

## MINUTES

Planning and Zoning Commission  
200 South Rusk  
Gainesville, Texas 76240  
December 13, 2022

**Chairperson Present:** Phil Neelley

**Commissioners Present:** Gina Dill, Dan Doss, Andrew Ploeger, and Larry Smith

**Commissioners Absent:** Nathan Dempsey

**Staff Present:** Barry Sullivan, City Manager; Mike Doughty, Community Development Director; Jennifer Ekstrand, CEO; David Lauteren, CCO; Javonna Cannon, Permit Technician; Susan Raabe, Administrative Assistant

**Visitors Present:** Jeffery Williams, Brent , Kelsey Campbell, Lexi Cassels, Mike Stolle, Tom Borrego

### **Agenda Item 1: Call to Order**

Chair Neelley called the meeting to order at 4:00 p.m.

### **Agenda Item 2: Approve minutes of the November 8, 2022 Planning and Zoning Commission meeting.**

Commissioner Smith moved to accept the minutes as presented by staff. The motion was seconded by Commissioner Doss and carried by vote 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent.

### **Agenda Item 3: Public hearing to take comments on a re-zoning request from Brent Libby at Rockhill Capital & Investments to re-zone plus or minus 110 acres located in the Sara Smith survey, 0913, parcel ID 17566, commonly known as 2460 FM 1202, from the current A (Agriculture) zoning district to I (Industrial) 75% and C3 (Outdoor Commercial) 25% zoning districts.**

Chair Neelley opened the public hearing at 4:03 p.m.

Community Development Director, Mike Doughty addressed the Commission regarding staff recommendations. He explained that the proposed re-zoning falls within the guidelines of the City of Gainesville Comprehensive Land Use Plan and therefore, staff recommends approval.

No comments from the public.

Chairman Neelley closed the public hearing at 4:04 p.m.

### **Agenda Item 4: Discussion and possible action on the rezoning request from Brent Libby at Rockhill Capital & Investments to rezone plus or minus 110 acres located in the Sara Smith survey, 0913, parcel ID**

**17566, commonly known as 2460 FM 1202, from the current A (Agriculture) zoning district to I (Industrial) 75% and C3 (Outdoor Commercial) 25% zoning districts.**

Chairman Neelley moved to accept the proposal as presented by staff. The motion was seconded by Commissioner Doss and carried by vote 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent

**Agenda Item 5: Public hearing to take comments on the request from Tom Borrego and Mike Stolle, Patriot Development, to rezone 0.1322 acres located at 1509 N Commerce; Sparks Addition; Block 30; Pt of Lot 9; Parcel ID 3925; and, 0.7317 acres located at 1521 N Commerce; Sparks Addition; Block 30; Lot 7 & 8 and S ½ of 6; Parcel ID 31764; and, 0.2789 acres located at 206 Thomas; Sparks Addition; Block 30; N 67.5' of Lot 6 & Part of Alley; Parcel ID 5656, from a C2 (General Commercial) zoning district to a MF1 (Low Density Multi-family) zoning district.**

Chair Neelley opened the public hearing at 4:06 p.m.

Community Development Director, Mike Doughty addressed the Commission regarding staff recommendations. He explained that the proposed re-zoning falls within the guidelines of the City of Gainesville Comprehensive Land Use Plan and therefore, staff recommends approval.

Commissioner Doss asked if this re-zoning request would create "spot" zoning. Director Doughty replied that it would not create "spot" zoning.

No comments from the public.

Chairman Neelley closed the public hearing at 4:07 p.m.

**Agenda Item 6: Discussion and possible action on the request from Tom Borrego and Mike Stolle, Patriot Development, to rezone 0.1322 acres located at 1509 N Commerce; Sparks Addition; Block 30; Pt of Lot 9; Parcel ID 3925; and, 0.7317 acres located at 1521 N Commerce; Sparks Addition; Block 30; Lot 7 & 8 and S ½ of 6; Parcel ID 31764; and, 0.2789 acres located at 206 Thomas; Sparks Addition; Block 30; N 67.5' of Lot 6 & Part of Alley; Parcel ID 5656, from a C2 (General Commercial) zoning district to a MF1 (Low Density Multi-family) zoning district.**

Commissioner Doss moved to accept proposal as presented by staff. The motion was seconded by Commissioner Dill and carried by vote 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent

**Agenda Item 7: Discussion and possible action on the request from Jeff and Lauri Johnson to paint a mural on the building located at 312 E California, legally described as Lindsay Addition; Block 3; Parts of Lot 3-4; Acres 0.0606, parcel ID 16829.**

Commissioner Doss moved to accept the proposal as presented by staff. The motion was seconded by Commissioner Ploeger and carried by vote 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent

**Agenda Item 8: Public hearing to take comments on the request from city staff to amend the 1997 Comprehensive Land Use Plan by replacing the Thoroughfare Plan Map from 1997 with the updated Thoroughfare Plan Map from the 2020 Master Thoroughfare and Sidewalk Plan completed in March 2021.**

Chair Neelley opened the public hearing at 4:10 p.m.

Community Development Director, Mike Doughty addressed the Commission regarding staff recommendations.

No comments from the public.

Chairman Neelley closed the public hearing at 4:12 p.m.

**Agenda Item 9: Discussion and possible action on the request from city staff to amend the 1997 Comprehensive Land Use Plan by replacing the Thoroughfare Plan Map from 1997 with the updated Thoroughfare Plan Map from the 2020 Master Thoroughfare and Sidewalk Plan completed in March 2021.**

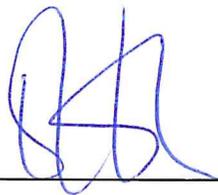
Commissioner Smith moved to accept the proposal as presented by staff. The motion was seconded by Commissioner Smith and carried by vote 5 Ayes, 0 Nays, 0 Abstentions, 1 Absent

**Agenda Item 10: Commission Training Session – Zoning Districts**

**Agenda Item 11: Adjourn**

Chair Neelley adjourned at 4:52 p.m.

Signature of Chairman:



Date

2/14/23

Signature of Secretary:



Date

2/14/23