



Planning and Zoning Commission Minutes
Tuesday, September 12, 2023 | 4:00 PM
City Hall, 200 South Rusk Street, Gainesville, TX, Council Chambers

Chairperson Present:	Phil Neelley
Commissioners Present:	Lee Russell, Debra Beavers, Chad Sieger, Larry Smith and Dan Doss
Commissioners Absent:	Nathan Dempsey
Staff Present:	Community Development Director Mike Doughty, Permit Tech Javonna Cannon and Planning Admin Susan Raabe
Visitors Present:	Brandon Eberhart, Jack Frost, Debbie Frost

ITEM 1 – Call to order.

Acting Chair, Commissioner Smith called the meeting to order at 4:00 p.m.

ITEM 2 – Swearing in of appointed Commissioner by City Secretary.

New commissioner, Debra Beavers, sworn in by City Secretary, Diana Alcala.

ITEM 3 – Discuss, consider, and possible action on the July 11, 2023 Planning and Zoning Commission meeting minutes.

Commissioner Doss moved to approve the minutes from July 11, 2023. Commissioner Sieger seconded the motion. All present voted AYE and the motion carried unanimously.

ITEM 4 – A public hearing to take comments on a request to rezone plus or minus 0.3480 acres out of the Clements I Addition; Block 4; Lot 1 Sec; Cooke County Appraisal District property ID 7495 and 7496, commonly known as 1315 E California, from the current Single Family (SF-2) zoning district to a General Commercial (C-2) zoning district.

Commissioner Smith opened the public hearing at 4:02 p.m.

Chairperson Neelley arrived at 4:03 p.m.

Community Development Director, Mike Doughty, addressed the commission with staff recommendations. The applicant of the property explained why he was requesting the zoning change from SF-2 to C-2.

The City Manager, Barry Sullivan, explained how residential use can stay residential use in a Commercial Zoning District.

Commissioner Smith closed the public hearing at 4:08 p.m.

ITEM 5 – Consideration of and recommendation on a request to rezone plus or minus 0.3480 acres out of the Clements I Addition; Block 4; Lot 1 Sec; Cooke County Appraisal District property ID 7495 and 7496, commonly known as 1315 E California, from the current Single Family (SF-2) zoning district to a General Commercial (C-2) zoning district.

Community Development Director, Mike Doughty, addressed the commission with staff recommendations, which will be to approve the zoning change from Single Family (SF2) to General Commercial (C2).

Commissioner Sieger moved to accept the proposal to approve Item 5 as presented by staff. Commissioner Dan Doss seconded the motion. All presented voted AYE and the motion carried unanimously.

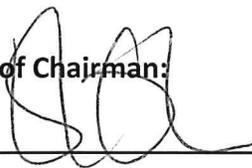
ITEM 6 – Consideration of and recommendation of a final plat consisting of four lots, with each being plus or minus 2.789 acres located in the Castillo Addition; being plus or minus 11.57 acres out of the Hillis W.W. survey; Abstract 0454; Cooke County Appraisal District property ID 315704; located on CR 401 approximately 700 feet south of CR 444, within the Extraterritorial Jurisdiction (ETJ) of the City of Gainesville, Cooke County, Texas.

Community Development Director, Mike Doughty addressed the Commission regarding staff recommendations, which was to table the item in order to allow the applicant to submit a completed concept plan and revisit the requested land use.

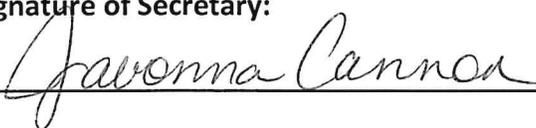
Chairman Russell moved to accept the proposal to table ITEM 6 as presented by staff. Commissioner Beavers seconded the motion. All present voted AYE and the motion carried unanimously.

ITEM 7 – Adjourn

Commissioner Smith adjourned the meeting at 4:11 p.m.

Signature of Chairman:


Date 10/10/23

Signature of Secretary:


Date 10-10-2023