



Planning and Zoning Commission Minutes

Tuesday, November 14, 2023 | 4:00 PM

City Hall, 200 South Rusk Street, Gainesville, TX, Council Chambers

Chairperson Present:	Phil Neelley
Commissioners Present:	Debra Beavers, Chad Sieger, Larry Smith, Dan Doss and Nathan Dempsey
Commissioners Absent:	Lee Russell
Staff Present:	Community Development Director Mike Doughty, Code Enforcement Officer Jennifer Ekstrand, Administrative Assistant Javonna Cannon, Permit Tech Patty Pierce, Code Enforcement Tim Stanley
Visitors Present:	N/A

ITEM 1 – Call to order.

Chairperson, Commissioner Neelley called the meeting to order at 4:00 p.m.

ITEM 2 – Discuss, consider, and possible action on the October 10, 2023 Planning and Zoning Commission meeting minutes.

Commissioner Doss moved to approve the minutes from October 10, 2023. Commissioner Dempsey seconded the motion. All present voted AYE and the motion carried unanimously.

ITEM 3 – Public hearing to take comments on a request from Dunn Land & Investments to rezone 12.126 acres out of the A. Boutwell Survey, Abstract 0099, a portion of Cooke County Appraisal District Property ID 3273, commonly known as 1471 Southland Drive, Gainesville Cooke County, Texas, from its current Outdoor Commercial (C-3) zoning district to an Industrial (I) zoning district to provide outdoor storage for Petroflex.

Commissioner Neelley opened the public hearing at 4:01 p.m.

Community Development Director, Mike Doughty addressed the commission and stated The purpose of the Industrial (I) zoning district is to provide locations for a variety of work processes such as manufacturing, warehousing, distribution, indoor and outdoor storage, and a wide range of commercial and industrial operations. This rezone does conform to the current Comprehensive Land Use Plan. For this reason staff recommended approval of the rezone.

Commissioner Neelley closed the public hearing at 4:02 p.m.

Chair Neelley asked if there were any questions or further discussion necessary.

Commissioner Doss moved to accept the proposal to approve Item 3 as presented by staff. Commissioner Sieger seconded the motion. All present voted AYE and the motion carried unanimously.

ITEM 4 – Public hearing to take comments on a request from Wensquare for a special use permit (SUP) for a short term rental (STR) located at 1304 Whaley, legally described as Hillcrest Addition, Block 7, Lot 7, Cooke County Appraisal District Property ID 15491, located in a Single Family (SF-2) zoning district.

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

Community Development Director Mike Doughty addressed the commission stating that the request meets the city’s short term rental ordinance and falls under the STR Not Occupied by Owner/Owner Lives Further Than One Mile of STR” provision of the STR ordinance. This provision requires one (1) on-site parking space and one (1) on-street parking space per bedroom. The ordinance limits the number of guestrooms to four (4). The property currently has three (3) bedrooms and one and one half (1 ½) bathrooms. Garbage is collected in the city-provided cart already located on the premises. Director Doughty then read in a letter from the owner explaining how the property would be used. He then read in a letter in favor of the SUP and a letter against the SUP.

There being no further comments from the public chair Neelley closed the public hearing at 4:07 p.m.

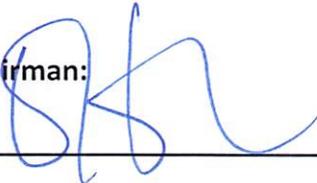
Chair Neelley requested a motion which was given by Commissioner Sieger to accept staff’s recommendation as presented. The motion was seconded by Commissioner Dempsey. All present voted AYE and motion carried unanimously.

ITEM 5 – Discussion, consideration and possible action on a request from Bonita Development LLC for a Preliminary Plat of Bonita Estates, Phase 1 Addition, Lots 1-8 Block A, Lots 1-6 Block B, Lots 1-11 Lot C; being 5.812 acres in the Peter Clark Survey, Abstract 0232, Cooke County Appraisal District Property ID 1582, commonly known as 1315 S Grand Avenue, Cooke County, Texas.

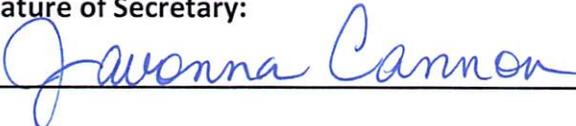
Community Director Mike Doughty advised the commission that at the request of the owner Item 5 would be tabled until the January hearing.

ITEM 6--Adjourn

With no further business Chair Neelley adjourned the hearing at 4:09 p.m.

Signature of Chairman: 

Date 12/12/23

Signature of Secretary: 

Date 12/12/23