



Planning and Zoning Commission Minutes

Tuesday, December 12, 2023 | 4:00 PM

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

Chairperson Present:	Phil Neelley
Commissioners Present:	Lee Russell, Chad Sieger, Larry Smith, Dan Doss and Nathan Dempsey
Commissioners Absent:	Debra Beavers
Staff Present:	Community Development Director Mike Doughty, Code Enforcement Officer Jennifer Ekstrand, Administrative Assistant Javonna Cannon, Permit Technician Patty Pierce, Code Enforcement Officer 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 November 14, 2023 Planning and Zoning Commission meeting minutes.

Commissioner Dempsey moved to approve the minutes from November 14, 2023. Commissioner Doss seconded the motion. All present voted AYE and the motion carried unanimously.

ITEM 3 – Public hearing to take comments on a request for a Special Use Permit (SUP) to operate three short-term rental units located in the Belmont Addition; lot(s) W ½ 11 and 12, and lot(s) E ½ 11 and 12; block 15; PID(s) 14488 and 14489; commonly known as 1017 A, 1017 B, and 1019 A Moss Street, and located in the Single Family (SF-2) zoning district; within the city limits of Gainesville, Cooke County, Texas.

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

There were no speakers present for the public hearing.

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

ITEM 4 – Discussion and possible action on a request for a Special Use Permit (SUP) to operate three short-term rental units located in the Belmont Addition; lot(s) W ½ 11 and 12, and lot(s) E ½ 11 and 12; block 15; PID(s) 14488 and 14489; commonly known as 1017 A, 1017 B, and 1019 A Moss Street, and located in the Single Family (SF-2) zoning district; within the city limits of Gainesville, Cooke county, Texas.

Community Development Director, Mike Doughty addressed the committee and recommended approval. Commissioner Doss stated it was already a rental and Mike addressed that the owner was going to a short term rental because it is less on upkeep and evictions are not needed. Commissioner Sieger stated it is like the hotel/motel where they can just have you removed instead of having to go through the eviction process.

Chair Neelley made a motion to approve the short term rentals and Commissioner Russell seconded the motion. All present voted AYE and the motion carried unanimously.

ITEM 5 – Discussion and possible action on a request for a Preliminary Plat of Lots 1-6, Valentine Commercial Addition, being 14.21 acres in the Boutwell A Survey, Abstract 0099, Gainesville, Cooke County, Texas.

Community Development Director, Mike Doughty, addressed the committee and stated changes were being corrected on the plat. There will be no change to any use or configuration of the property and it is not located in the floodplain. Commissioner Doss questioned the location of the lots and Director Doughty confirmed it to be the property just northeast of Freddy’s on I-35. Director Doughty advised the commission although the plat called out Valentine Street it is actually confirmed by the city staff that it is Valenite. This is one of the changes required by the city for final approval of the plat. The other conditions are as listed:

1. Make sure TXDOT is good with drive distance
2. Add street side building line and utility easement
3. Remove the private drainage easements
4. Add 20 foot front building line and utility easement
5. Add the width of the fire lane
6. Change Collin County to Cooke County
7. Add rear building lines and 20 foot utility easement
8. Add the minimum finish floor elevation on each lot
9. Add side building lines and a 10 foot easement on each side
10. Remove the private drainage easement from the fire line
11. Add the width of the front easement
12. Add street side building line and utility easement
13. Add 20 foot front building line and utility easement
14. Add the width of the fire lane

Chair Neelley made a motion for conditional approval for the preliminary plat and Commissioner Smith seconded the motion. All present voted AYE and the motion carried unanimously.

ITEM 6 - ADJOURN

With no further business Chair Neelley adjourned the hearing at 4:10 p.m.

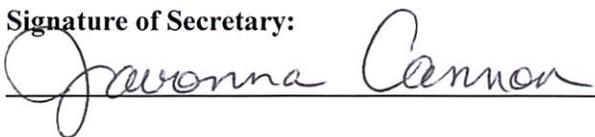
Signature of Chairman:



Date

1/25/24

Signature of Secretary:



Date

1/25/24