



## Planning and Zoning Commission Minutes

Thursday, January 25, 2024 | 4:00 PM

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

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<b>Chairperson Present:</b>	Phil Neelley
<b>Commissioners Present:</b>	Lee Russell, Chad Sieger, Larry Smith, Dan Doss and Nathan Dempsey, Debra Beavers
<b>Commissioners Absent:</b>	
<b>Staff Present:</b>	Community Development Director Mike Doughty, Code Enforcement Officer Jennifer Ekstrand, Administrative Assistant Javonna Cannon, Permit Technician Patty Pierce, Code Enforcement Officer Tim Stanley, Code Enforcement Officer David Lauteren
<b>Visitors Present:</b>	Jeff Haygood, Mark Leon, S. Fulton

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### 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 December 12, 2023 Planning and Zoning Commission meeting minutes.

Commissioner Dempsey moved to approve the minutes and Commissioner Smith seconded the motion. All present voted AYE and the motion carried unanimously.

### ITEM 3 – A public hearing to take comments on a request for a rezone of 11.520 acres, J Dobkins Survey; Abstract #0316; (PID) 155104; M. McCall Survey, Abstract #0703; (PID) 82850; R. Alexander Survey, Abstract #0013, (PID) 82845; commonly known as FM 372, City of Gainesville, Cooke County, Texas; from the current Commercial Zoning District (C-2) to a Multi-Family High Density Zoning District (MF-2).

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

Visitor Haygood and Visitor Leon were present but did not speak.

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

### ITEM 4 – Consideration of and recommendation on a request for a rezone of 11.520 acres, J Dobkins Survey; Abstract #0316; (PID) 155104; M. McCall Survey; Abstract #0703; (PID) 82850; R. Alexander Survey; Abstract #0013, (PID) 82845; commonly known as FM 372, City of Gainesville, Cooke County, Texas from the current Commercial Zoning District (C-2) to a Multi-Family High Density Zoning District (MF-2).

Community Development Director, Mike Doughty addressed the committee and stated the re-zone is a good fit for the requested area and it is far enough north on Grand that we feel like with this development along with other developments it will boost the area for C2 type businesses like doctor's offices and cleaners. Commissioner Doss asked if this was all residential and not commercial for leasing on the first floor. Director Doughty confirmed it would be all residential.

Commissioner Russell made a motion to approve and Commissioner Beavers seconded the motion. All present voted AYE and the motion carried unanimously.

**ITEM 5 – Consideration of and recommendation on a request for a preliminary plat for Bonita Estates, Phase I, Lots 1-8; Block A; Lots 1-6; Block B; Lots 1-11; Block C; being 5.812 acres in the Peter Clark Survey; Abstract #0232; City of Gainesville, Cooke County, Texas.**

Community Development Director, Mike Doughty addressed the committee and spoke about how they had heard a request before for rezone on this property but the owner pulled it after all the visitors showed up in protest of the rezone. The owner is now going forward with it being SF2 Subdivision and this meets the requirements for this land use. This plat does not affect the flood area and the owner is working on a future use plan with a letter of map revision (LOMR). Commissioner Russell asked about houses facing Grand Ave and new driveways. Director Doughty explained that TXDOT will only allow one entrance. The commission questioned the total number of houses and were told this is 25 lots and that the city staff recommends approval.

Commissioner Smith made a motion to approve the preliminary plat and Commissioner Doss 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 4:08 p.m.

Signature of Chairman:

*Lee Fussen*

Date 2/13/24

Signature of Secretary:

*Javonna Cannon*

Date 2/13/24