



**CITY OF GAINESVILLE**  
**NOTICE OF REGULAR CALLED CITY COUNCIL MEETING**  
**Tuesday, April 2, 2024 6:30 P.M.**  
**MUNICIPAL BUILDING, 200 SOUTH RUSK, GAINESVILLE, TEXAS**

*Tommy Moore, Mayor*

*Keanna Franklin, Councilmember, Ward 1*  
*Brandon Eberhart, Councilmember, Ward 2*  
*Michael Hill, Councilmember, Ward 3*

*Ken Keeler, Councilmember, Mayor Pro Tem*  
*Jeff Johnson, Councilmember, Ward 5*  
*Mary Jo Dollar, Councilmember, Ward 6*

---

**AGENDA**

- 1. CALL TO ORDER .....Mayor Tommy Moore**
- 2. INVOCATION**
- 3. PLEDGE TO THE FLAG**
- 4. RECOGNITIONS/PROCLAMATIONS**
- 5. REPORTS**
- 6. CITIZEN COMMENTS**
- 7. CONSENT AGENDA**
  - A.** Approve Minutes of March 19, 2024 City Council Meeting.
  - B.** Consideration of and action on a Resolution appointing the Presiding Judge and Alternate Judge for the General Election to be held May 4, 2024 and establishing the rate of pay for election workers.
  - C.** Consideration of and action on a Resolution approving appointments to the Gainesville Housing Authority of the City of Gainesville, Texas.
- 8.** Public Hearing on an Ordinance amending Ordinance 1219-12-2008; Appendix A, “Zoning” of the Code of Ordinances of the City of Gainesville, Texas, to amend Article III, “Use of Land or Premises.” Section 3.2, “Overlay Districts” to add Section 3.2.02 entitled “Major Corridor Overlay District”; defining district boundaries to extend along Highway 51 (California Street), Broadway Street, Interstate 35, Highway 82, FM 372 (Grand Avenue), FM 3092 (Radio Hill Road), CR 404, FM 1200, FM 1201, FM 1202, and FM 1306; providing for the prohibition of Mini-Storage , Recreational Vehicle (RV) Storage, Trailer Storage, Warehouses, Wind Turbines, and Solar Farms in the District; providing for amendment of the Official Zoning Map of the City of Gainesville, Texas; providing for a Severability Clause; providing for Cumulative Repealer; providing for a penalty; providing for an effective date and publication; and making an open meeting finding.
- 9.** Consideration of and action on a Resolution approving an Improvement Area #1 Reimbursement Agreement with Lackland Liberty Pointe Development, LLC providing for the construction and acquisition of Public Improvements within Improvement Area #1 of the Liberty Pointe Public Improvement District and authorizing Mayor to execute said

Improvement Area #1 Reimbursement Agreement in the name of and on behalf of the City of Gainesville, Texas.

- 10. Consideration of and action on a Resolution declaring certain equipment to be surplus; finding that the items may be best sold at auction over the internet; and directing the Department Director to sell them accordingly, depositing the proceeds of sale into the fund that provided the funding.
- 11. Consideration of and action on an Ordinance amending Ordinance 1219-12-2008; Appendix A, "Zoning" of the Code of Ordinances of the City of Gainesville, Texas, to amend Article III, "Use of Land or Premises." Section 3.2, "Overlay Districts" to add Section 3.2.02 entitled "Major Corridor Overlay District"; defining district boundaries to extend along Highway 51 (California Street), Broadway Street, Interstate 35, Highway 82, FM 372 (Grand Avenue), FM 3092 (Radio Hill Road), FM 1200, FM 1201, FM 1202, and FM 1306; providing for the prohibition of Mini-Storage Facilities, Recreational Vehicle (RV) Storage Facilities, Trailer Storage Facilities, Wind Turbines, and Solar Farms in the district; providing definitions; providing for amendment of the Official Zoning Map of the City of Gainesville, Texas; providing for a severability clause; providing for a cumulative repealer; providing for a penalty; providing for an effective date and publication; and making an open meeting finding.
- 12. Consideration of and action on a Resolution of the City Council of the City of Gainesville, Texas awarding RFP 2024-02 for a Comprehensive Plan, Downtown Plan, and Parks & Trails Plan.

**ADJOURN**

*At any time during the meeting and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the City Council may meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); deliberation regarding security devices (§551.076); and deliberation regarding economic development negotiations (§551.087). Any subject discussed in executive session may be subject to action during the open meeting.*

- i. *Citizen comments will be limited to persons who have registered with the City Secretary in advance, except by majority vote of the City Council. In accordance with the Open Meetings Act, the Council will hear comments of public interest, but any discussion shall be limited to placing the item on a future agenda for consideration.*
- ii. *Items on the Consent Agenda will be voted on in one motion unless request is made for separate discussion and approved by the City Council.*
- iii. *In order to be fair to all persons who have items on the agenda or interest in one or more of the items, the Council may impose time limitations on speakers in Public Hearings. Applicants must limit presentations to 5 minutes. The Mayor may impose other time constraints at his discretion, depending on other prevailing factors. Speakers will be notified by the Mayor Pro Tem when their time has expired.*
- iv. *The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.*
- v. *The Council reserves the right to suspend the Charter and adopt any ordinance without three readings.*
- vi. *Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (940) 668-4500 two working days prior to the meeting so that appropriate arrangements can be made.*

I, Diana Alcalá, City Secretary, posted this Agenda on the official City of Gainesville bulletin board in the Municipal Building, 200 S. Rusk Street, Gainesville, Texas 76240, which is accessible to the public twenty-four hours each day at 3:10 a.m./p.m. on March 28, 2024.

*Diana Alcalá*  
Diana Alcalá

Sworn to and subscribed before me on this the 28 day of March, 2024.



*Karley Simmons*  
Notary Public, State of Texas  
My Commission expires: 2-20-2027