



**Planning and Zoning Commission Minutes**  
Tuesday, March 12, 2024 | 4:00 PM  
City Hall, 200 South Rusk Street, Gainesville, TX, Council Chambers

<b>Chairperson Present:</b>	Phil Neelley
<b>Commissioners Present:</b>	Chad Sieger, Larry Smith, Debra Beavers, Lee Russell, Nathan Dempsey
<b>Commissioners Absent:</b>	Dan Doss
<b>Staff Present:</b>	City Manager, Barry Sullivan, Community Development Director, Mike Doughty, Code Enforcement Officer, Jennifer Ekstrand, Code Enforcement Officer, Tim Stanley, Administrative Assistant, Javonna Cannon, Permit Technician, Patty Pierce
<b>Visitors Present:</b>	Approximately 100

**ITEM A – Call to order.**

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

**ITEM B – Discuss, consider, and possible action on the February 13, 2024 Planning and Zoning Commission meeting minutes.**

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

**ITEM C – A public hearing to take comments on a request to amend 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 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.**

Chair Neelley opened the public hearing at 4:02 p.m.

Community Development Director, Mike Doughty, spoke to the commissioners and wanted to clarify to the public that the amendment of the zoning ordinance was not going to affect anyone in a residential area and that the ordinance would increase taxability on commercial not residential properties. The director also stated they would like to request the amendment, in a motion, to state the removal of road 404 and to add the word facilities after the word Mini-Storage, Recreational Vehicle (RV) Storage, Trailer Storage, and Warehouses in the ordinance.

Citizens Debra Hester, Steve Colson, Roberta West, Bill Schultz, Nelson Mullens, Todd Hollar, Shannon Bryan and others that did not identify themselves, addressed the commission stating they were against the ordinance. No citizen spoke in favor.

Chair Neelley closed the public hearing at 5:14 p.m.

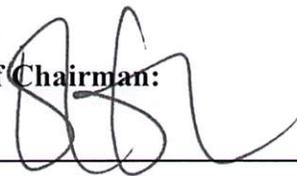
**ITEM D – Discussion and possible action on a recommendation to amend Appendix A, “Zoning” of the code of ordinances of the City of Gainesville, Texas, to amend Article III, “Use of Land or Premises.” Section 3.2, “Overlay Districts” to add section 3.2.02 entitled “Major Corridor Overlay District”; 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 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.**

Community Development Director, Mike Doughty addressed the committee and stated that the staff recommends approval to amend the ordinance.

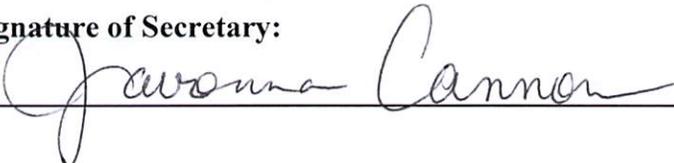
Commissioner Russell made a motion to recommend the City Council deny the zoning change and Commissioner Sieger seconded the motion. All present voted Aye and the motion carried unanimously.

**ITEM F - ADJOURN**

With no further business, Chair Neelley adjourned the meeting at 5:20 p.m.

Signature of Chairman: 

Date 5/14/24

Signature of Secretary: 

Date 5/14/24