



Planning and Zoning Commission Minutes

Tuesday, February 13, 2024 | 4:00 PM

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

Chairperson Present:	Acting Chair Lee Russell
Commissioners Present:	Chad Sieger, Larry Smith, Dan Doss and Debra Beavers
Commissioners Absent:	Phil Neelley, Nathan Dempsey
Staff Present:	City Manager, Barry Sullivan, Public Works Director, Allen McDonald, Community Development Director, Mike Doughty, Code Enforcement Officer, Jennifer Ekstrand, Code Enforcement Officer, David Lauteren, Code Enforcement Officer, Tim Stanley, Administrative Assistant, Javonna Cannon, Permit Technician, Patty Pierce
Visitors Present:	Jasmine Jones

ITEM A – Call to order.

Acting Chair Russell called the meeting to order at 4:00 p.m.

ITEM B – Discuss, consider, and possible action on the January 25, 2024 Planning and Zoning Commission meeting minutes.

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

ITEM C – A public hearing to amend the zoning ordinance of the City of Gainesville, Texas, authorizing the City of Gainesville, Texas, to amend appendix a zoning, section 3.4.02 by adding subsection 3.4.02 I; dealing with the location of swimming pools.

Chair Russell opened the public hearing at 4:01 p.m.

Community Development Director, Mike Doughty, spoke to the commissioners and stated that we did not have the ability in our ordinance that has been written to make a significant difference between swimming pools and accessory buildings. This is a clarification ordinance which will give us better clarification to

allow proper setbacks for builders and homeowners. Commissioner Doss asked if this was for in ground structures and Director Doughty stated this was for in-ground pools only.

Chair Russell closed the public hearing at 4:03 p.m.

ITEM D – Discussion and possible action on a recommendation to amend the zoning ordinance of the City of Gainesville, Texas, authorizing the City of Gainesville, Texas, to amend Appendix A Zoning Section 3.4.02 by adding subsection 3.4.02 I; dealing with the location of swimming pools.

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

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

ITEM E – Discussion and possible action on a request for a final plat of lots 1-6, Valentine Commercial Addition, being 14.21 acres in the Boutwell A. Survey; Abstract 0099; Gainesville, Cooke County, Texas.

Director Doughty told the commissioners that we had previously seen this item on a previous preliminary plat and there are no changes and the final plat meets all the requirements, and city staff recommends approval. Acting Chair Russell asked about renaming it from Valentine to Valenite. Director Doughty restated that it would change the plat to state Valenite for the street. The plat for the subdivision is still Valentine.

Commissioner Smith made a motion to approve the final plat and Commissioner Doss seconded the motion. All present voted AYE and the motion carried unanimously.

ITEM F - ADJOURN

With no further business, Acting Chair Russell adjourned the meeting at 4:05 p.m.

Signature of Chairman:

Lee Russell Date 3-12-24

Signature of Secretary:

Jasmine Cannon Date 3-12-24

Capital Impact Advisory Committee Meeting Minutes

Tuesday, February 13, 2024 | 4:00 PM

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

Chairperson Present:	Acting Chair Lee Russell
Commissioners Present:	Chad Sieger, Larry Smith, Dan Doss, and Debra Beavers
Commissioners Absent:	Phil Neelley, Nathan Dempsey
Staff Present:	City Manager, Barry Sullivan, Public Works Director, Allen McDonald, Community Development Director, Mike Doughty, Code Enforcement Officer, Jennifer Ekstrand, Code Enforcement Officer, David Lauteren, Code Enforcement Officer, Tim Stanley, Administrative Assistant, Javonna Cannon, Permit Technician, Patty Pierce
Visitors Present:	Jasmine Jones

Item A – Call to order.

Acting Chair Russell called the meeting to order at 4:06 p.m.

Item B - Wastewater Treatment Plant: Wet Weather Treatment Options. Presentation by Allen McDonald

Public Works Director, Allen McDonald spoke about improvements on the Wastewater Treatment Plant that were called for in the Impact Fee Capital Improvement Plan (CIP). The CIP identified a need for a 3 million gallon equalization basin for peak flow rain events. The EQ-basin and clarifier project required to install the basin would cost 8.7 million dollars. The city can utilize the final filtrations system in lieu of an equalization basin, which would save the city \$ 3.7 million. Acting Chair Russell asked if the aqua storm treatment would replace the 3 million gallon basin and clarifier. Director McDonald clarified that the filter system will replace the need for the equalization basin and clarifier. Commissioner Doss asked about maintenance difference and the cost down the road. Director McDonald said we are looking at every five to seven years at changing the filter. EQ basin would have to be cleaned constitutently. Commissioner Doss also asked about adding personnel and Director McDonald confirmed it would be the current staff. Director McDonald states it is for continuous use and better during peak times from huge

rain events. City Manager, Barry Sullivan stated it is the final polish on the water. Director McDonald stated this is the best way forward and we need to put it in the capital program for funding.

Item C - Discuss, consider, and possible action on approving the semi-annual report on the progress of capital improvement projects and impact fees.

City Manager, Barry Sullivan, presented the semi-annual report which included current collections and expenditures. Sullivan recommended that the City of Gainesville approve the report as written to the City Council.

Commissioner Smith made a motion to approve the semi-annual report on the progress of capital improvement projects and impact fees and Commissioner Lee seconded the motion. All present voted AYE and the motion carried unanimously.

Item D - Adjourn

With no further business, Acting Chair Russell adjourned the meeting at 4:30 p.m.

Signature of Chairman:

Barry Sullivan Date 3-12-24

Signature of Secretary:

Javonna Cannon Date 3-12-24