



## Planning and Zoning Commission Minutes

Tuesday, June 11, 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, Nathan Dempsey, Lee Russell
<b>Commissioners Absent:</b>	Debra Beavers, Dan Doss, Larry Smith
<b>Staff Present:</b>	City Manager, Barry Sullivan, Community Development Director, Mike Doughty, Administrative Assistant, Javonna Cannon, Permit Technician, Patty Pierce, Code Enforcement Officer, Tim Stanley
<b>Visitors Present:</b>	

---

### ITEM 1 – Call to order.

Chair Neelley called the meeting to order at 4:02 p.m.

### ITEM 2 – Discuss, consider, and possible action on the May 14, 2024 Planning and Zoning Commission meeting minutes.

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

### ITEM 3 – Public hearing to take comments on an ordinance amending the zoning ordinance of the City of Gainesville, Texas, authorizing the City of Gainesville, Texas, to amend Appendix A Zoning, Section 3.1.07 - MF-2 High Density Multifamily Residential defined, Subsection C minimum living area.

Chair Neelley opened the public hearing at 4:03 p.m.

Community Development Director, Mike Doughty, spoke to the commissioners and explained with the amendment of the ordinance it would allow more single bedroom apartments. He stated we surveyed several cities and found we were in the middle range of those cities on the footage. City Manager, Barry Sullivan, stated people are staying single longer and couples are waiting longer to have children.

Chair Neelley closed the public hearing at 4:06 p.m.

**ITEM 4 – Discuss, consider and possible action on an ordinance amending the zoning ordinance of the City of Gainesville, Texas, authorizing the City of Gainesville, Texas, to amend Appendix A Zoning, Section 3.1.07 - MF-2 High Density Multifamily Residential defined, Subsection C minimum living area.**

Commissioner Russell made a motion to approve the amendment of the zoning ordinance and Commissioner Sieger seconded the motion. All present voted Aye and the motion carried unanimously.

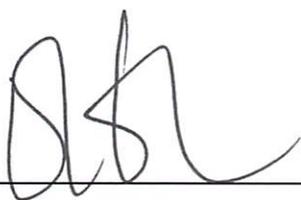
**ITEM 5 – Discuss, consider and make a recommendation for an ordinance providing for the abandonment of an alley in the City of Gainesville, Cooke County, Texas, being an alley located in Block A of the Peery Second Addition to the adjoining properties owner.**

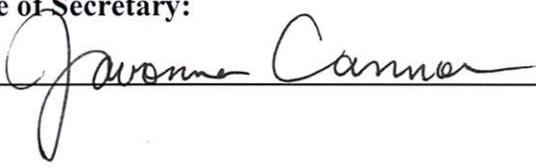
Community Development Director, Mike Doughty spoke and stated that the abandonment of the alley would benefit the city. The property owner owns both sides and the alley runs east to west and has a waterline that can be blocked at the end. Commissioner Russell asked if the owner has a plan for the property. Mike stated he had long term plans for future use. Commissioner Neelley asked about the property price that was in the appraisal report.

Commissioner Russell made a motion to approve the abandonment of the alley, contingent on utilities being abandoned, and Commissioner Sieger seconded the motion. All present voted Aye and the motion carried unanimously.

**ITEM 6 - ADJOURN**

With no further business, Chair Neelley adjourned the meeting at 4:12 p.m.

**Signature of Chairman:**  \_\_\_\_\_ **Date** 7/9/24

**Signature of Secretary:**  \_\_\_\_\_ **Date** 7/9/24