



Planning and Zoning Commission Minutes

Tuesday, July 09, 2024 | 4:00 PM

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

Chairperson Present:	Phil Neelley
Commissioners Present:	Chad Sieger, Nathan Dempsey, Lee Russell
Commissioners Absent:	Debra Beavers, Dan Doss, Larry Smith
Staff Present:	City Manager, Barry Sullivan, Community Development Director, Mike Doughty, Administrative Assistant, Javonna Cannon, Permit Technician, Patty Pierce
Visitors Present:	Chris McRae, Jessica McRae, Jasmine Jones, OC Vest, Steve Schmitz

ITEM 1 – Call to order.

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

ITEM 2 – Discuss, consider, and possible action on the June 11, 2024 Planning and Zoning Commission meeting minutes.

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

ITEM 3 – Public hearing to take comments on a request to annex a 40.263 acre tract of land situated in the James C. Dobkins Survey; Abstract 0315; inside the City of Gainesville Extraterritorial Jurisdiction (ETJ) that is not currently zoned and will require re-zoning of the existing Commercial (C-2) zoned area and the zoning of the non-zoned area to be combined into one Planned Development (PD) zoning district.

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

City Manager, Barry Sullivan, spoke to the commissioners and explained the annexation process. Visitor McRae spoke about his land being on the property line of this annexation.

Chair Neelley closed the public hearing at 4:15 p.m.

ITEM 4 – Public hearing to take comments on a request to Rezone 105.525 acres in the Miram McCall Survey; Abstract 0703; (PID) 9050 & 146409; James C Dobkins Survey; Abstract 0315; and J Dobkins survey; Abstract 0316; (PID) 69661 & 146408; generally located east of 2501 N Grand Avenue; from Commercial C-2; (partial) remainder un-zoned; to a Planned Development (PD) Zoning District.

Chair Neelley opened the public hearing at 4:16 p.m.

City Manager, Barry Sullivan, spoke about the process of planned developments and that we were changing a few items on the planned development district regulations. Examples of items to be changed are regulating redundancy on residential properties and commercial property must be on N Grand and must follow the intent of our C1 zoning that requires it to be businesses such as neighborhood services.

Chair Neelley closed the public hearing at 4:28 p.

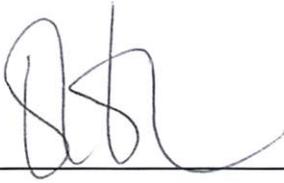
ITEM 5 – Discuss, consider and make a recommendation for an ordinance providing for the abandonment of an alley in the City of Gainesville, Cooke County, Texas, being an alley located in Block A of the Peery Second Addition to the adjoining properties owner.

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 from the east side of N Weaver.

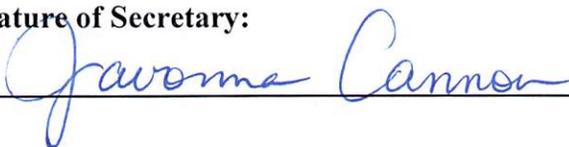
Commissioner Russell made a motion to approve the abandonment of the alley. Commissioner Sieger seconded the motion. All present voted Aye and the motion carried unanimously.

ITEM 6 - ADJOURN

With no further business, Chair Neelley adjourned the meeting at 4:33 p.m.

Signature of Chairman: 

Date 8/13/24

Signature of Secretary: 

Date 8/13/24