



Planning and Zoning Commission Minutes

Tuesday, November 8, 2022 | 4:00 PM

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

Chairperson Present:	Phil Neelley
Commissioners Present:	Dan Doss, Nathan Dempsey and Andrew Ploeger
Commissioners Absent:	Larry Smith and Gina Dill
Staff Present:	Community Development Director Mike Doughty, CEO Jennifer Ekstrand, CCO David Lauteren, Permit Tech Jovanna Cannon and Planning Admin Susan Raabe
Visitors Present:	Brent Libby, Jannet Jackson

ITEM 1 – Call to order.

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

ITEM 2 – Discuss, consider, and possible action on the October 11, 2022 Planning and Zoning Commission meeting minutes.

Commissioner Dempsey moved to accept the minutes as presented by staff. Commissioner Doss seconded the motion. All present voted AYE and the motion carried unanimously.

ITEM 3–Rezoning request from Brent Libby at Rockhill Capital & Investments to rezone plus or minus 110 acres located in the Sara Smith survey, 0913, parcel ID 17566, commonly known as 2460 FM 1202, from the current A (Agriculture) zoning district to a PD (Planned Development) zoning district with I (Industrial) 75% and C3 (Outdoor Commercial) 25% underlying zones.

Community Development Director, Mike Doughty addressed the Commission regarding staff recommendations, which was to table the item in order to allow the applicant to submit a completed concept plan and revisit the requested land use.

Brent Libby, of Rockhill Capital & Investments stated they will no longer request a Planned Development land use. They will proceed by delineating by meets and bounds, the location of C3 land use requested for re-zoning per their discussion with city manager, Barry Sullivan. Libby stated that they will come back next month with their updated proposal.

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

No comments from the public.

Chairman Neelley closed the public hearing at 4:03 p.m.

Chairman Neelley moved to accept the proposal to table ITEM 3 as presented by staff. Commissioner Dempsey seconded the motion. All present voted AYE and the motion carried unanimously.

ITEM 4– Rezoning request from owner Jannet Jackson for plus or minus 6.961 acres in the A.J. Shannon survey, 0937, parcel ID 15002, commonly known as 3910 E Highway 82, from the current C3 (Outdoor Commercial) to an I (Industrial) zoning district for a towing and storage facility for Dennie’s Towing.

Community Development Director, Mike Doughty addressed the Commission regarding staff recommendations, which was to deny the request due to it not following the comprehensive land use plan.

Property owner, Jannett Jackson, and co-owner of Dennis’s Towing would like to move their family business to their property as originally intended twenty-five years ago. She requested that at least the storage facility be allowed to operate at that location. Jackson stated that the buildings would be new and be an asset to the Gainesville community. Jackson claimed that if the family business is not able to relocate to their property at 3910 E Highway 82, they would go out of business.

Director Doughty clarified land use classification guidelines to the commission.

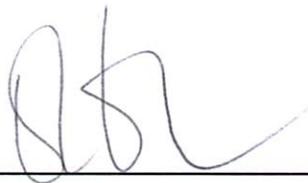
Chairman Neelley opened the public hearing at 4:10 p.m. and asked for comments. No comments made. Public hearing was closed at 4:11 p.m.

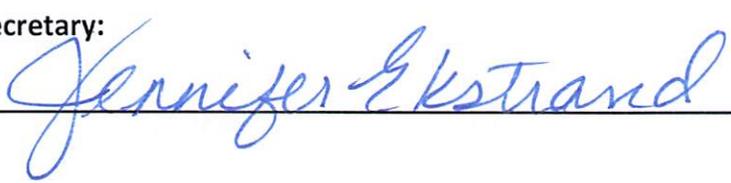
Director Doughty furthered clarified questions regarding land use classification guidelines to the commission. Chairman Neelley moved to accept the proposal to deny Item 4 as presented by staff. Commissioner Doss, seconded the motion. Commissioners Neelley, Doss, Dempsey voted AYE and Commissioner Ploeger voted NAY, the motion carried.

ITEM 5 – Commission training, “Planning and Zoning 101” presented by the city manager, Barry Sullivan.

ITEM 6 – Adjourn

Chairman Neelley adjourned the meeting at 4:30 p.m.

Signature of Chairman:  _____ Date 2/14/23

Signature of Secretary:  _____ Date 2/14/23