



## Planning and Zoning Commission Minutes

Tuesday, October 11, 2022 | 4:00 PM

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

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<b>Chairperson Present:</b>	Phil Neelley
<b>Commissioners Present:</b>	Gina Dill, Dan Doss and Nathan Dempsey
<b>Commissioners Absent:</b>	Andrew Ploeger and Larry Smith
<b>Staff Present:</b>	Community Development Director Mike Doughty, CEO Jennifer Ekstrand, CCO David Lauteren, Planning Tech Susan Raabe
<b>Visitors Present:</b>	Tom Borrego, Patriot Development; Mike Stolle

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### Item A – Call to order.

Chair Neelley called the meeting to order at 4:17 p.m.

### Item B – Discuss, consider, and possible action on the September 13, 2022 Planning and Zoning Commission meeting minutes.

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

### Item C – Public hearing to take comments on the rezoning request at 1505 E HWY 82 legally described as Hardin JG 0460 parcel number 23689, 4.36 acres and HWY 82, legally described as Hardin JG 0460 Acres .8, parcel number 136281 from the current C2 general commercial zone to a C3 outdoor commercial zone.

Public hearing opened at 4:18 p.m. No comments from the public. Public hearing closed at 4:19 p.m.

### Item D – Discuss, consider, and possible action on the rezoning request at 1505 E HWY 82 legally described as Hardin JG 0460 parcel number 23689, 4.36 acres and HWY 82, legally described as Hardin JG 0460 Acres .8, parcel number 136281 from the current C2 general commercial zone to a C3 outdoor commercial zone.

Community Development Director Mike Doughty addressed the Commission advising they should determine whether the zoning should be recommended for approval based on the adopted comprehensive land use plan, whether the change would be appropriate in that area, and any other factors which will substantially affect the public health, safety, morals and general welfare of the citizens.

Director Doughty told the Commission that staff has observed that currently there is a large gas distributor abutting to the west, a tire shop abutting on the east, and a used car lot adjacent within 700 feet. Since the lot is just over five acres, staff does not consider this spot zoning and does believe the use would be appropriate.

Chairman Neelley stated that as there were no issues he would take a motion to recommend approval of the zoning change from C2 to C3 as it is an appropriate use for the property. Commissioner Doss made the motion to recommend approval; Commissioner Dempsey seconded. All present voted AYE and the motion carried unanimously.

**Item E – Public hearing to take comments on a rezoning request for .531 acres located at 1503 N Commerce, legally described as Sparks Addition; Block 30; Lot 10 and part of 9, from a General Commercial (C2) zoning district to a Low Density (MF1) zoning district. Requested by Tom Borrego, Patriot Development.**

Chair Neelley opened the public hearing at 4:20 p.m. and asked for comments. No comments made. Public hearing was closed at 4:22 p.m.

**Item F - Discuss, consider and possible action on a rezoning request for .531 acres located at 1503 N Commerce, legally described as Sparks Addition; Block 30; Lot 10 and part of 9, from a General Commercial (C2) zoning district to a Low Density (MF1) zoning district. Requested by Tom Borrego, Patriot Development.**

Director Doughty addressed the Commission telling them that Mr. Borrego is proposing two buildings, 4-units in each. Each property will have parking in the front and fenced back yards. Each building will be two story and consist of two bedrooms and one and one half baths.

Director Doughty stated the Planning and Zoning Commission should determine whether the zoning change should be recommended for approval based on the adopted comprehensive land use plan, whether the change will be appropriate in that area, and any other factors which will substantially affect the public health, safety, morals and general welfare. The property is abutting MF1 zoning to the south and therefore is not considered spot zoning. He advised the Commission that staff had no objections to this request.

Commissioner Dill asked if the siding on the buildings was going to be metal. Mr. Borrego stated that the buildings will be wood-framed with siding—not metal.

Commissioner Doss asked if any had been built in other places. Mr. Borrego advised that he had already built one in town on Buck Street. Commissioner Doughty added that the construction on that property had turned out very well.

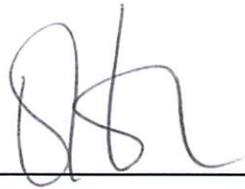
Mr. Stolle (development partner with Mr. Borrego) added that he was currently in talks to purchase additional land on the same block and his goal was to develop the entire block.

With no additional questions, Chair Neelley made a motion to recommend approval of the zoning change. Commissioner Dill seconded the motion. All present voted AYE and the motion carried unanimously.

**ITEM G - Adjourn**

Chair Neelley adjourned the meeting at 4:23 p.m.

Signature of Chairman:



Date 11/8/22

Signature of Secretary:



Date 11/8/2022