



Planning and Zoning Commission Minutes
Tuesday, June 8, 2021 | 4:00 PM
City Hall, 200 Rusk Street, Gainesville TX, Council Chambers

Chairperson Present:	Phil Neelley
Commissioners Present:	Gina Dill, Patrick Abu, and Dan Doss
Commissioners Absent:	Nathan Dempsey, and Cal Koontz
Staff Present:	Calvin Manuel. Community Development Director, Administrative Assistant Jessie Redfearn, and Planning and Permit Technician David Lauteren
Visitors Present:	N/A

Item A – Call to order.

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

Item B – Discuss, consider, and possible action on the approval of the minutes from the May __, 2021 Planning and Zoning Commission meeting.

Commissioner Doss made a motion to approve the minutes as with the change of referencing Commissioner Neelley as Chairperson. Commissioner Abu seconded the motion. All present voted AYE. The motion carried unanimously

Item C- Public hearing on an ordinance of the City of Gainesville, Texas amending appendix a: Zoning, Section 3.3: Special Use Permits, Subsection 3.3.03 [Allowable Special Use and Conditions]; providing for regulations allowing recreational vehicle parks as a special use in the C-3, Outdoor Commercial zoning district, and I, Industrial zoning district

Chairperson Neelley opened the public hearing at 4:05 p.m.

Mr. Jim Zimmerer came to the meeting to inform the Planning and Zoning Commission that the revision to allow RV Parks as a special use in the C-3 and I zones would be a benefit to the city and county, if done properly.

Chairperson Neelley closed the public hearing at 4:07 p.m.

Item D – Discuss, consider, and possible action on an ordinance of the City of Gainesville, Texas amending “Appendix A:Zoning Section 3.3: Special Use Permits, , Subsection 3.3.03 [Allowable Special Use and Conditions]; providing for regulations allowing recreational vehicle parks as a special use in the C-3, Outdoor Commercial zoning district, and I, Industrial zoning district.

CDD Manuel addressed the commission that recreational parks are prohibited in the city limits. Manuel suggested that if approved the parks should have a 14 day stay period every 3 months. He was also concerned that the parks need to be maintained in appearance.

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Commissioner Dill mentioned that she was concerned that the recreational vehicle parks would not be occupied and left vacant.

Commissioner Abu stated that he was concerned that the parks would be safe.

Chairperson Neelley had asked CDD Manual to define to the Commission the zones that the variance request was for.

Chairperson Neelley replied that since the RV Parks would not be in the main corridor of town, he is okay with the request.

Commissioner Abu asked if it would allow the RV Parks in town.

CDD Manuel replied that nothing downtown would be allowed due to the occurring zones.

Commissioner Abu said that there would need to be good limitations to comply.

Commissioner Dill asked if the parks out by the outlet mall had recently been put in.

CDD Manuel replied that they were pre-existing.

Commissioner Abu made a motion to approve the item as presented. Commissioner Dill seconded the motion. All present voted AYE. The motion carried unanimously.

Item E- Discuss, Consider and possible action on a sign variance from the City of Gainesville sign ordinance with respect to the total sign surface area requirements for the upcoming Road Ranger Travel Center to be located at 3707 North Interstate 35, legally described as 9.85 plus or minus acres in the S. Smith Survey, Abstract Number 913.(PID #3371)

CDD Manuel addressed the council regarding the variance request for reducing the total sign surface area to 1,519 total square feet including “High-Rise” signage and all other building and site signs.

Commissioner Neelley stated that he still does not see a strong reason to allow the variance.

CDD Manuel addressed the council with Road Ranger Traveling Center’s variance request to reduce their original request of 95’ to 73’3”. He also stated they did not make a case for the variance request, it was just the normal process of Road Ranger Traveling Center.

Chairperson Neelley made a motion to deny the request. Commissioner Dill seconded the motion. All present voted AYE. The motion carried unanimously.

Item F- Discuss, consider, and possible action on a sign variance from the City of Gainesville Sign Ordinance with respect to the height requirements for pole signs proposed for the upcoming Road Ranger Travel Center to be located at 3707 North Interstate 35, legally described as 9.85 plus or minus acres in the S. Smith Survey, Abstract Number 913. (PIC #3371)

Commissioner Dill said that she would like them to comply with the ordinance that is already in place.

Chairperson Neelley agreed with Commissioner Dill.

Chairperson Neelley made a motion to deny the request as presented. Commissioner Doss seconded the motion. All present voted AYE. The motion carried unanimously.

Item G – Adjourn.

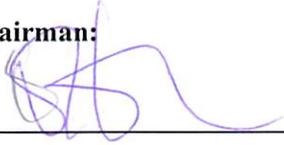
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The meeting Adjourned at 4:25

Signature of Chairman:



Date

7/13/21

Signature of Secretary:

Date