



Planning and Zoning Commission Minutes

Tuesday, October 08, 2024 | 4:00 PM

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

Chairperson Present:	Phil Neelley
Commissioners Present:	Larry Smith, Dan Doss, Lee Russell, Chad Sieger
Commissioners Absent:	Nathan Dempsey, Debra Beavers
Staff Present:	Community Development Director, Mike Doughty, Administrative Assistant, Javonna Cannon, Permit Technician, Patty Pierce, Code Enforcement Officer, Tim Stanley, City Secretary, Diana Alcala
Visitors Present:	Jasmine Jones, Kayra Morgan

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 September 10, 2024 Planning and Zoning Commission meeting minutes.

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

ITEM 3 – Public hearing to take comments on a request to annex approximately 198.6683 acres generally located at FM 1202 and County Road 444 in Cooke County, Texas; and including Tract 1; an approximately 138.6674 acres situated in the WW Hillis Survey; Abstract No. 0454; BC Forbes Survey; Abstract No. 1614; and the J M Williamson Survey; Abstract No. 1109; and Tract 2; an approximately 60.0009 acres situated in the BBB and CRR Survey; Abstract No. 0156; and in the JP Havins Survey; Abstract No. 0455.

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

Community Development Director, Mike Doughty, addressed the committee and stated this meets our future land use plan and the staff recommends approval.

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

ITEM 4 – Public hearing to take comments on a request to rezone approximately 198.6683 acres generally located at FM 1202 and County Road 444 in Cooke County, Texas; and including Tract 1; an approximately 138.6674 acres situated in the WW Hillis Survey; Abstract No. 0454; BC Forbes Survey; Abstract No. 1614; and the J M Williamson Survey; Abstract No. 1109; and Tract 2; an approximately 60.0009 acres situated in the BBB and CRR Survey; Abstract No. 0156; and in the JP Havins Survey; Abstract No. 0455; that is not currently zoned and will require re-zoning of the non-zoned area to be combined into the Industrial (I) zoning district.

Chair Neelley opened the public hearing at 4:04 p.m.

Community Development Director, Mike Doughty, addressed the committee and stated that the staff recommends approval of the rezone to be located at FM 1202 and CR 444 which is to be rezoned into the Height Overlay Industrial Zoning District and that the Gainesville City Council will rule on this as well at their regular scheduled meeting on November 5, 2024.

Chair Neelley closed the public hearing at 4:04 p.m.

Item 5 - Discuss, consider and possible action on a request to annex approximately 198.6683 acres generally located at FM 1202 and County Road 444 in Cooke County, Texas; and including Tract 1; an approximately 138.6674 acres situated in the WW Hillis Survey; Abstract No. 0454; BC Forbes Survey; Abstract No. 1614; and the J M Williamson Survey; Abstract No. 1109; and Tract 2; an approximately 60.0009 acres situated in the BBB and CRR Survey; Abstract No. 0156; and in the JP Havins Survey; Abstract No. 0455.

Commissioner Russell made a motion to approve the annexation and Commissioner Sieger seconded the motion. All present voted AYE and the motion carried unanimously.

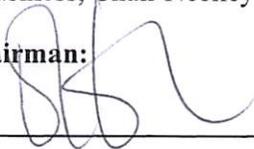
Item 6 - Discuss, consider and possible action on a request to rezone approximately 198.6683 acres generally located at FM 1202 and County Road 444 in Cooke County, Texas; and including Tract 1; an approximately 138.6674 acres situated in the WW Hillis Survey; Abstract No. 0454; BC Forbes Survey; Abstract No. 1614; and the J M Williamson Survey; Abstract No. 1109; and Tract 2; an approximately 60.0009 acres situated in the BBB and CRR Survey; Abstract No. 0156; and in the JP Havins Survey; Abstract No. 0455; that is not currently zoned and will require re-zoning of the non-zoned area to be combined into the Industrial (I) zoning district.

Commissioner Doss made a motion to approve the rezone request and Commissioner Smith seconded the motion. All present voted AYE and the motion carried unanimously.

ITEM 7 - ADJOURN

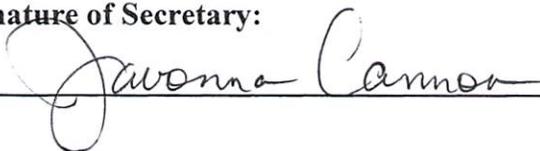
With no further business, Chair Neelley adjourned the meeting at 4:15 p.m.

Signature of Chairman:



Date 2/11/25

Signature of Secretary:



Date 2/11/25