



Planning and Zoning Commission Minutes

Tuesday, June 10, 2025 | 4:00 PM

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

Chairperson Present:	Phil Neelley
Commissioners Present:	Chad Sieger, Dan Doss, Debra Beavers, Lee Russell
Commissioners Absent:	Scotty Thurman, Nathan Dempsey
Staff Present:	City Manager, Barry Sullivan, Community Development Director, Mike Doughty, Code Enforcement Officer, Tim Stanley, Code Enforcement Officer, Chance Llano, Code Enforcement Office, David Lauteren, Administrative Assistant, Javonna Cannon, Office Assistant, Maddie Luton
Visitors Present:	Jasmine Jones

ITEM 1 – Call to order.

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

ITEM 2 – Discuss, consider, and take possible action on the April 08, 2025, Planning and Zoning Commission meeting minutes.

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

ITEM 3 – Public hearing to take comments on a request to zone approximately 83.2075 acres of land; identified as Cooke CAD Property ID NOS 25433, 27209, and 26341; inside the City of Gainesville Extraterritorial Jurisdiction (ETJ); to Industrial (I) zone with the Gateway Industrial Park Building Height Overlay District.

Chair Neelley opened the public hearing at 4:01 p.m.

City Manager Barry Sullivan spoke on the land being annexed and zoned for the Industrial Rail Park.

Chair Neelley closed the public hearing at 4:05 p.m.

ITEM 5 – Public hearing to take comments on a request to zone approximately 61.0882 acres of land; identified as Cooke CAD Property ID NOS 4852, 4853, and 26339; inside the City of Gainesville Extraterritorial Jurisdiction (ETJ); to Industrial (I) Zone with The Gateway Industrial Park Building Height Overlay District.

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

City Manager Barry Sullivan spoke on the land being annexed and zoned for the Industrial Rail Park.

Chair Neelley closed the public hearing at 4:05 p.m.

ITEM 6 -- Discuss and consider a request to zone approximately 83.2075 acres of land; identified as Cooke CAD Property ID NOS 25433, 27209, and 26341; inside the City of Gainesville Extraterritorial Jurisdiction (ETJ); to Industrial (I) Zone with the Gateway Industrial Park Building Height Overlay District.

Commissioner Doss made a motion to approve the zoning request, and Commissioner Sieger seconded the motion. All present voted AYE, and the motion carried unanimously.

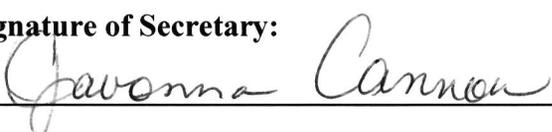
ITEM 7 - Discuss and consider a request to zone approximately 61.0882 acres of land; identified as Cooke CAD Property ID NOS 4852, 4853, and 26339; inside the City of Gainesville Extraterritorial Jurisdiction (ETJ); to Industrial (I) Zone with The Gateway Industrial Park Building Height Overlay District.

Commissioner Sieger made a motion to approve the zoning request, and Commissioner Doss 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 4:07 p.m.

Signature of Chairman:  _____ **Date** 7/24/25

Signature of Secretary:  _____ **Date** 7/24/25