



MEETING NOTES

Client:	City of Gainesville
Project:	Gainesville GLO Ordinance Updates
Subject:	Zoning and Subdivision Ordinance Update Advisory Committee Meeting #1
Date:	Thursday, June 18, 2026
Time:	6:00 PM
Location:	Gainesville City Council Chambers, 200 South Rusk, Gainesville, TX 76240

The following is a summary of the meeting held on the date above. This record is not a direct transcript, but rather a summary of the discussion including next steps. Please notify Antero Group of any changes needed within five (5) business days of the issuance date. If no comments, additions, or corrections are received within five (5) business days of issuance date, these minutes shall be deemed approved.

ATTENDEES

- Barry Sullivan, City Manager
- Nancy Brannon, Airport Advisory Board
- Dick Haayen, Parks & Recreation Board
- Jasmine Jones, Planning & Zoning Commission
- Teresa Sprouse, Chamber/Business Representative
- Allen McDonald, Public Works Director
- Mike Doughty, Community Development Director
- Michael Schmitz, Antero Group
- Sean Norton, Antero Group
- Adrian Sims, Antero Group

ACTION ITEMS

Description	Lead
Update community survey to reflect meeting feedback	Antero Group
Provide feedback on community survey by June 25	Advisory Committee
Begin diagnostic code assessment	Antero Group
Confirm Civic Center meeting space for next Advisory Meeting	City of Gainesville

SUMMARY

- **Project Overview & Schedule**
 - The project team delivered an overview of the ordinance update project and its associated schedule with the aim to complete by the end of the year.
 - The project is funded by a Texas General Land Office grant through the Resilient Communities Program.
 - Three advisory meetings, a stakeholder workshop, and hearings before the Planning & Zoning Commission and City Council are anticipated during the project.
- **Public Engagement Strategy**
 - The project team will facilitate a mapping exercise at the stakeholder workshop.
 - A 19-question draft community survey was reviewed.
 - The project team will include direct links to existing Guiding Gainesville plans and current ordinances within the survey text to provide context for respondents.
 - The project team will update the survey to include specific feedback options regarding modern land uses, such as data centers and cold storage facilities.
 - The committee requested that ambiguous planning terms within the survey be clarified with plan language definitions to maximize data collection quality from the public.
- **Downtown Core/Historic District**
 - The committee emphasized that preserving architectural and local cultural heritage is a priority for the downtown area.
 - The updated ordinance will establish clear mechanisms to restrict non-compliant, out-of-character structures such as barndominiums or metal buildings.
 - The committee expressed support for rooftop developments in the downtown area, specifically mentioning rooftop bars and dining spaces as desirable uses.
- **Housing Compatibility/Transitional Uses**
 - The committee identified mixed-use development models as successful transitional spaces to buffer commercial activity from quiet residential neighborhoods.
 - The North Grand Avenue corridor and commercial stretch from Walmart to Interstate 35 were identified as good opportunities for transitional mixed-use planning.
 - The committee expressed a desire to protect high-visibility commercial frontages along the Walmart to I-35 corridor by restricting them to primarily commercial uses, while utilizing Planned Development overlays to manage unique proposals.
 - The project team will draft clear, modernized regulations to address the integration and placement of tiny homes within the housing framework.
 - The committee discussed exploring options for establishing a dedicated hospitality district in West Gainesville.
- **Design Standards**
 - The committee encouraged reducing or limiting maximum parking minimums, especially if it would allow developers to increase the number of pad sites and also boost local property values.
 - The project team will research modern consumer behavior trends (e.g., shopping delivery, drone delivery, grocery pickup services) for recommendations related to site-design requirements.
- **Infrastructure**
 - The project team will evaluate building setbacks and utility easements to eliminate structural conflicts while maintaining developer flexibility.
 - The committee discussed eliminating utility easements in side yards across subdivisions unless a specific engineering or connectivity need dictates otherwise.

- **Airport Mixed-Use Corridor**
 - The committee noted that future development within the airport zone must carefully account for adjacent land uses and strictly enforce active height restrictions to protect navigable airspace.
 - The project team will analyze the City of Denton’s airport mixed-use implementation.
- **Industrial/Power-Reliant Development**
 - The committee discussed locations for heavy-utility or power-reliant developments such as data centers, cold storage facilities, and solar farms.
 - The large tracts of land located in south Gainesville may be preferred geographic area to host high-infrastructure industrial uses.
 - The project team will draft a holistic definition for “data center” that encapsulates data mining or similar tech-infrastructure operations to prevent future legislative or regulatory loopholes.
 - Interest was shown in exploring co-location standards for solar farms, such as allowing agricultural integration like plant nurseries or active farming underneath solar arrays.
- **Diagnostic Code Assessment**
 - The committee directed the project team to thoroughly evaluate definitions and enforcement mechanisms for poker and game rooms, noting that operators have been increasingly creative in challenging existing municipal use restrictions.
 - The project team will synthesize specific departmental pain points and use-restriction challenges directly into the Code Assessment and Diagnostic Memorandum.
- **Next Steps**
 - The project team will apply all approved revisions to the community input survey and deploy online through the Guiding Gainesville website.
 - The project team will initiate the diagnostic code assessment.
 - The next Advisory Committee meeting is confirmed for Thursday, August 13, 2026, at 6:00 PM.

**** END OF NOTES ****