



MEETING NOTES

Client:	City of Gainesville
Project:	Gainesville GLO Ordinance Updates
Subject:	Zoning and Subdivision Ordinance Update Advisory Committee Meeting #2
Date:	Thursday, August 13, 2026
Time:	6:00 – 7:30 PM
Location:	Gainesville Civic Center, 311 S. Weaver Street, 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 the issuance date, these minutes shall be deemed approved.

COMMITTEE MEMBERS

- Barry Sullivan, City Manager
- Nancy Brannon, Airport Advisory Board
- Dick Haayen, Parks & Recreation Board
- Jasmine Jones, Planning & Zoning Commission
- Matt Carlson, Gainesville Economic Development Corporation Director

GUESTS

- Patty Haayen, Gainesville Housing Authority
- Lynette Scruggs, Building & Standards Commission

PROJECT TEAM

- Mary Tate, Antero Group
- Sean Norton, Antero Group
- Leslie Rios Cruz, Antero Group

ACTION ITEMS

Description	Lead
Provide impact fee documentation and design manual illustrations to project team.	City of Gainesville
Distribute community survey to networks prior to close date.	Advisory Committee
Incorporate committee feedback into the Diagnostic Assessment and initial ordinance redline drafts.	Antero Group
Revise the Stakeholder Workshop agenda and resources based on committee feedback.	Antero Group

SUMMARY

- **Diagnostic Code Assessment**

- The project team briefed the Committee on the role of the draft Diagnostic Assessment memorandum. This document establishes a technical baseline by evaluating applicable state laws, identifies master plan policy gaps, and diagnoses structural barriers to inform the upcoming ordinance drafting phase.
- Statutory Compliance
 - The project team reviewed recent Texas laws that impact zoning, infrastructure, and annexation processes.
 - The Capital Improvements Advisory Committee composition was recently updated within the last six months.
- Master Plan Analysis
 - The project team confirmed that upcoming training will include educational walkthroughs for applicable parties regarding the application of form-based and hybrid zoning codes.
 - The updated code will evaluate expanding outdoor commercial opportunities to more areas rather than restricting them to single street segments. Committee members noted that while the community generally supports outdoor dining, sidewalk cafés, and parklets, current parklet utilization remains low despite a design manual issued by the City.
- Design Standards
 - City staff directed the project team to draft provisions eliminating side-yard utility easements in standard residential subdivisions, reserving them only for limited circumstances where specific engineering connectivity is required.
 - Staff requested that the project team explore expanding front easements to at least 10 feet with a dedicated easement specifically for city-owned water and sewer services.
 - The committee recommended cross-referencing external technical design manuals within the ordinance rather than embedding specific measurements directly into the text to reduce administrative burden and ensure consistency when engineering manuals are updated.

- **Community Survey Update**

- The project team presented a preliminary analysis of community survey responses collected through early August 2026.
 - Over 200 survey responses have been recorded to date. Most of the respondents are individuals who've rarely or never interacted with the development ordinance. Of the responses, over 100 were complete.
 - Preliminary findings indicate strong community interest in establishing clear performance buffers, vegetative screening, and noise-dampening standards for heavy utility and industrial uses, specifically regarding data centers.
 - The community survey has been extended to Friday, August 21, 2026, to maximize participation.

- **Stakeholder Workshop Strategy & Feedback**

- The project team presented the proposed format for the upcoming stakeholder workshop.
 - The workshop features two interactive mapping exercises, a discussion on the organization and accessibility of the draft ordinance, and opportunities for attendees to provide feedback on the draft Developer Design Guidelines.
- The committee requested that the workshop include a visual demonstration comparing the fiscal and tax revenue impacts of different land-use scenarios across similarly sized parcels.
- The financial comparison will help participating stakeholders evaluate the long-term municipal revenue trade-offs associated with various development patterns and infrastructure investments.

- **Next Steps**

- The Stakeholder Workshop was officially confirmed for Thursday, September 17, 2026, from 4:00-6:00 PM.
- The next Advisory Committee meeting was confirmed for Thursday, October 22, 2026, at 6:00 PM.

**** END OF NOTES ****