



**CITY OF GAINESVILLE**  
**Planning and Zoning Commission Meeting**  
**Tuesday, March 14, 2023, 4:00pm**

*Phil Neelley, Chairperson*

*Gina Dill, Commissioner*  
*Nathan Dempsey, Commissioner*  
*Larry Smith, Commissioner*

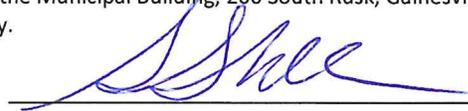
*Dan Doss, Commissioner*  
*Andrew Ploeger, Commissioner*

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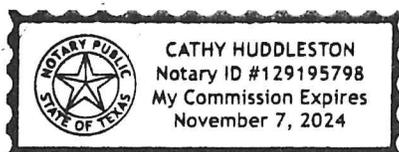
**AGENDA**

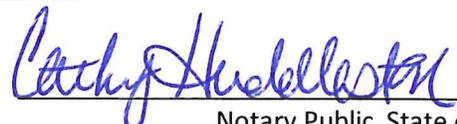
1. Call to Order
2. Discussion and possible action on the approval of the minutes from the February 14, 2023 Planning and Zoning Commission meeting.
3. Discussion and possible action on the approval of the minutes from the February 20, 2023 Planning and Zoning Commission Special-Called meeting.
4. Public hearing to take comments on a request to rezone 0.2433 acres located at Belmont Addition, Lot 9, Block 10, Parcel ID 17863; commonly known as 1120 S Grand, from the current Single Family (SF-2) zoning district to a Restricted Commercial (C1) zoning district.
5. Discussion and possible action on a rezoning request to rezone 0.2433 acres located at Belmont Addition, Lot 9, Block 10, Parcel ID 17863; commonly known as 1120 S Grand, from the current Single Family (SF-2) zoning district to a Restricted Commercial (C1) zoning district.
6. Discussion and possible action on a final plat for 1.755 acres of land located at Sparks Addition, Block 30, Lots 6-10; commonly known as 206 Thomas, and 1509, 1503 and 1521 N Commerce; Property IDs 2357, 3925, 5656 and 31764.
7. Adjourn

This is to certify that I, Susan Raabe, Administrative Assistant, posted this Agenda by 4:00 PM, Friday, March 10, 2023, on the official City of Gainesville bulletin board in the front of the Municipal Building, 200 South Rusk, Gainesville, Texas, on the west side at the main entrance, which is accessible to the public twenty-four (24) hours each day, and in the foyer of the Municipal Building, 200 South Rusk, Gainesville, Texas 76240, which is accessible to the public 8:00 AM to 5:00 PM, Monday through Friday.

  
Susan Raabe, Administrative Assistant

Sworn to and subscribed before me on this the 10<sup>th</sup> day of March, 2023.



  
Notary Public, State of Texas



## Planning and Zoning Commission Minutes

Tuesday, February 14, 2023 | 4:00 PM

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

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<b>Chairperson Present:</b>	Phil Neelley
<b>Commissioners Present:</b>	Dan Doss, Gina Dill, Larry Smith, and Nathan Dempsey
<b>Commissioners Absent:</b>	Andrew Ploeger
<b>Staff Present:</b>	Mike Doughty, Community Development Director; Susan Raabe, Community Development Administrative Assistant; and Javonna Cannon, Planning & Permit Technician
<b>Visitors Present:</b>	Mike Stolle, Landon Darwin

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### ITEM 1 – Call to order.

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

### ITEM 2 – Discuss, consider, and possible action on the December 13, 2022 Planning and Zoning Commission meeting minutes.

Commissioner Doss moved to accept the minutes as presented by staff. Commissioner Dill seconded the motion. All present voted AYE and the motion carried unanimously.

### ITEM 3– Public hearing to take comments on a request to rezone .37 acres located at Sparks Addition; Block 20; Lot 1; Tract B, Parcel ID 20010, commonly known as 1128 N Commerce, from the current Industrial (I) zoning district to a Low Density Multi-Family (MF1) zoning district.

Community Development Director, Mike Doughty addressed the Commission regarding staff recommendations.

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

No comments from the public.

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

### ITEM 4 – Discussion and possible action on a rezoning request for .37 acres located at Sparks Addition; Block 20; Lot 1; Tract B, Parcel ID 20010, commonly known as 1128 N Commerce, from the current Industrial (I) zoning district to a Low Density Multi-Family (MF1) zoning district.

Commissioner Doss made a motion to recommend approval of the rezoning request. Chairman Neelley seconded the motion. All present voted AYE and the motion carried unanimously.



**ITEM 5 – Public hearing to take comments on a request for a Special Use Permit to operate a short term rental property located at Gainesville Addition; Block 126; Tract 16; Parcel ID 9240 and commonly known as 1010 Locust.**

Community Development Director, Mike Doughty addressed the Commission regarding staff recommendations.

Chairman Neelley opened the public hearing at 4:04 p.m. No comments from the public.

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

**ITEM 6 – Discussion and possible action on a request for a Special Use Permit to operate a short term rental property located at Gainesville Addition; Block 126; Tract 16; Parcel ID 9240 and commonly known as 1010 Locust.**

Commissioner Dill made a motion to recommend approval of the Special Use permit. Larry Smith seconded the motion. All present voted AYE and the motion carried unanimously.

**ITEM 7 – Discussion and possible action on a final plat for 1.755 acres of land located at Sparks Addition; Block 30; Lots 6-10; commonly known as 206 Thomas; 1509, 1503 and 1521 N Commerce; Property IDs 2357, 3925, 5656 and 31764.**

Chairman Neelley made a motion to recommend approval of the final plat. Commissioner Doss seconded the motion. All present voted AYE and the motion carried unanimously.

**ITEM 8 – Discussion and possible action on a final plat for 20.946 acres of land located in the A.C.C. Bailey Survey of Lots 16-28, Block 1; Lots 9-11, 12x, 13-20, Block3; Lots 6-27, Block 4; Lots 5-32, Block 5; Lots 1-16, Block 6; Lots 1-14, block 7; Abstract 44; Parcel ID 3136; on FM 3092, commonly known as Radio Hill Road.**

Chairman Neelley made a motion to recommend approval of the final plat. Commissioner Doss seconded the motion. All present voted AYE and the motion carried unanimously.

**ITEM 9 – Commission training, “How to Develop a Recommendation for Council” presented by the city manager, Barry Sullivan.**

**ITEM 10 – Adjourn**

Chairman Neelley adjourned the meeting at 4:43 p.m.



**Signature of Chairman:**

\_\_\_\_\_ **Date** \_\_\_\_\_

**Signature of Secretary:**

\_\_\_\_\_ **Date** \_\_\_\_\_



**Planning and Zoning Commission Minutes**

Tuesday, February 20, 2023 | 4:00 PM

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

<b>Chairperson Present:</b>	Phil Neelley
<b>Commissioners Present:</b>	Dan Doss, Gina Dill, Larry Smith, and Nathan Dempsey
<b>Commissioners Absent:</b>	Andrew Ploeger
<b>Staff Present:</b>	Mike Doughty, Community Development Director; Susan Raabe, Community Development Administrative Assistant; and Javonna Cannon, Planning & Permit Technician
<b>Visitors Present:</b>	Tom Borrego

**ITEM 1 – Call to order.**

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

**ITEM – 2 Discussion and possible action on a preliminary plat located at Patriot Addition; being plus or minus 1.755 acres out of the Thomas survey; Block A, Lots 1-5, Abstract Number 0706, generally located southwest of the intersection Thomas street and North Commerce, within the city limits of Gainesville, Cooke County, Texas.**

Commissioner Smith moved to recommend approval of the final plat as presented by staff. Commissioner Doss seconded the motion. All present voted AYE and the motion carried unanimously.

**ITEM 3 – Adjourn**

Chairman Neelley adjourned the meeting at 4:05 p.m.

**Signature of Chairman:**

\_\_\_\_\_ **Date** \_\_\_\_\_

**Signature of Secretary:**

\_\_\_\_\_ **Date** \_\_\_\_\_

**PLANNING & ZONING COMMUNICATION**

**Date:** March 9, 2023

**Page** 1 of 1

**Agenda Item No.** 4

**CAPTION/SUBJECT:**

PUBLIC HEARING TO TAKE COMMENTS ON A REQUEST TO REZONE 0.2433 ACRES LOCATED AT BELMONT ADDITION, LOT 9, BLOCK 10, PARCEL ID 17863; COMMONLY KNOWN AS 1120 S GRAND, FROM THE CURRENT SINGLE FAMILY (SF-2) ZONING DISTRICT TO A RESTRICTED COMMERCIAL (C1) ZONING DISTRICT.

Approval:

Recommendation:

Discussion:

Other:

**Discussion:**

SEE AGENDA ITEM NO. 5

Originating Department Head: **Michael Doughty, Community Development Director**

Planning and Zoning Commission Meeting Date: **March 14, 2023**

**PLANNING & ZONING COMMUNICATION**

<b>Date:</b> March 9, 2023	<b>Page</b> 1 of 1	<b>Agenda Item No.</b> 5
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**CAPTION/SUBJECT:**  
DISCUSSION AND POSSIBLE ACTION ON A REQUEST TO REZONE PLUS OR MINUS 0.2433 ACRES LOCATED AT BELMONT ADDITION, LOT 9, BLOCK 10, PARCEL ID 17863; COMMONLY KNOWN AS 1120 S GRAND, FROM THE CURRENT SINGLE FAMILY (SF2) ZONING DISTRICT TO A RESTRICTED COMMERCIAL (C1) ZONING DISTRICT.

Approval:       Recommendation:       Discussion:       Other:

**Discussion:**  
A request to rezone plus or minus 0.2433 acres located at Belmont Addition, Lot 9, Block 10, Property ID 17863; Commonly known as 1120 S Grand, from the current Single-Family (SF2) zoning district to a Restricted Commercial (C1) zoning district.  
  
Two lots directly south of 1120 S Grand are currently zoned C1 and would create a contiguous zoning district. However, they are also currently a non-conforming land-use by operating as businesses only allowed in the C3 zoning district. The purpose of the Restricted Commercial District is to “provide the necessary shopping, services, recreation, employment, and institutional facilities that are required and supported by the surrounding community, while maintain the integrity of the district by restricting outdoor sales of merchandise. See attached land use allowed in C1.

**FINANCIAL:**  
There are no financial implications for approval of the request to rezone.

**RECOMMENDATION:**  
Staff recommends approval for the land use as defined in the City of Gainesville, Texas, municipal code for Restricted Commercial (C1) zoning district land use requirements.

- ATTACHMENT A:** Zoning Change Application
- ATTACHMENT B:** Letter of Intent
- ATTACHMENT C:** Survey
- ATTACHMENT D:** Location Map
- ATTACHMENT E:** Current Zoning
- ATTACHMENT F:** C1-Municipal Code

Originating Department Head: **Michael Doughty, Community Development Director**  
  
Planning and Zoning Commission Meeting Date: **March 14, 2023**

**Universal Development  
Application**



**Gainesville**  
Totally Texas. All American.

Community Development  
104 W. Hird Street  
Gainesville, Texas 76240  
(940) 668-4799 | cs@cogtx.org

**APPLICATION TYPE**

Please check the appropriate box below to indicate the type of application you are requesting.

- Annexation Petition       Planned Development       Site Plan       Plat Vacation  
 Final Plat       Preliminary Plat       Sign Variance  
 Special Use Permit (SUP)       Zoning Variance (BOA)       Zoning Change

\* See appropriate checklist and fee schedule for minimum requirements for each application.

**PROJECT INFORMATION**

Project Name:			
Project Address (Location): 1120 S. GRAND AVE		Parcel(s) Tax ID#: 17863	
Existing Zoning: SF2	Proposed Zoning: C1	Lots: 1	Gross Acres: .2433
Subdivision/Survey:		Lot/Tract:	Abstract/Block:
Existing Use:		Proposed Use:	
Description of Proposed Use: STORAGE FACILITY			

**APPLICANT INFORMATION**

Contact Information – Owner	Contact Information – Agent/Representative
Name: Trey Schalk	Name:
Company: JAZZAWAY, LLC	Company:
Address: 302 S. DENYON ST., Gainesville	Address:
Phone: 512.426.3331	Phone:
Email: trey.schalk@btmail.com	Email:

**PROPERTY OWNER CONSENT/AGENT AUTHORIZATION**

I certify that I am the legal owner of the above referenced property, or his/her authorized agent, and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the accuracy of the legal description given.

Signature: Trey Schalk

Date: 2/15/23

# Letter of Intent

February 15, 2023

City of Gainesville  
104 W. Hird St.  
Gainesville, TX 76240

RE: Letter of Intent for 1120 S. Grand Avenue

Dear P&Z team,

Speaking on behalf of Jazzandy, LLC, the owner of the property at 1120 S. Grand Avenue. We would like to have this lot rezoned to "C1" from "SF2".

We own the storage facility located on the corner of Grand and Moss called Colt's Storage at 1122 S. Grand Ave., which is next to this lot.

Due to the lack of storage options in the surrounding neighborhoods and immediate area, we plan to increase the footprint of the existing facility into the lot at 1120 S. Grand Ave. We plan to keep a consistent and uniform look across the complete facility.

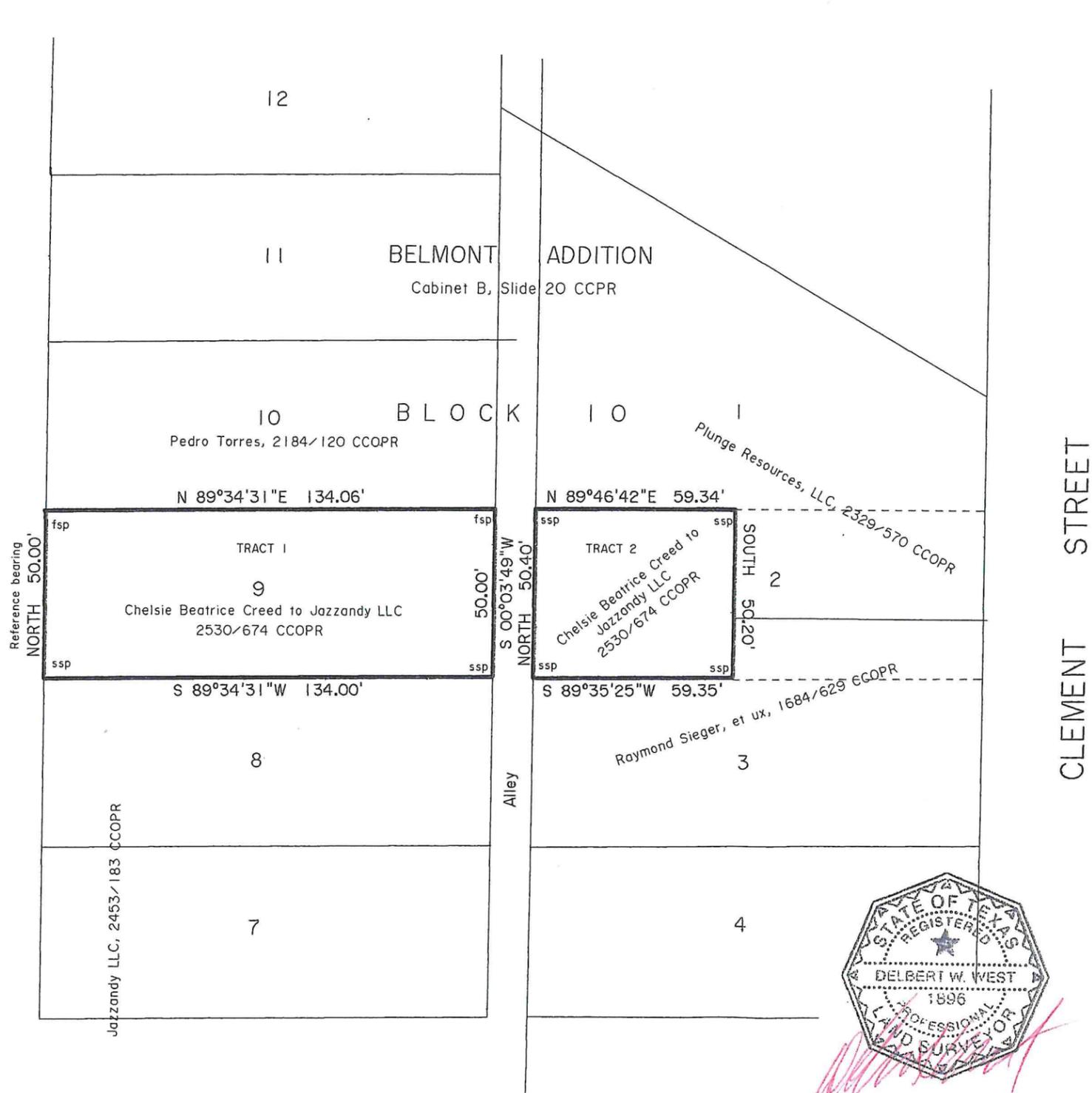
Sincerely,



Trey Schalk  
Partner, Jazzandy, LLC.



GRAND AVENUE



TRACT 1  
Being all of Lot 9 in Block 10 of the Belmont Addition as shown by the Plat recorded in Cabinet B, Slide 20 of the Cooke County Plat Records

TRACT 2  
FIELD NOTES TO A PART OF LOT 2 IN BLOCK 10 OF THE BELMONT ADDITION, CITY OF GAINESVILLE, COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in the City of Gainesville, Cooke County, Texas, being a part of Lot 2 in Block 10 of the Belmont Addition as shown by the Plat recorded in Cabinet B, Slide 20 of the Cooke County Plat Records, further being the same part of Lot 2 described in a deed from Chelsie Beatrice Creed to Jazzandy, LLC recorded in Volume 2530, page 674 of the Cooke County Official Public Records and being more particularly described as follows:

BEGINNING at a set steel pin at the Southwest corner of said Lot 2, common to the Northwest corner of Lot 3 in said Block 10 of the Belmont Addition, on the East line of an alley;

THENCE North, with said East line of said alley, a distance of 50.40 feet to a set steel pin at the Northwest corner of said Lot 2, common to the Southwest corner of Lot 1 in said Block 10;

THENCE North 89 degrees 46 minutes 42 seconds East, with the North line of said Lot 2, common to the South line of said Lot 1, a distance of 59.34 feet to a set steel pin near a fence corner;

THENCE South, along a privacy fence, a distance of 50.20 feet to a set steel pin on the South line of said Lot 2, common to the North line of said Lot 3;

THENCE South 89 degrees 35 minutes 25 seconds West, with said common line, a distance of 59.35 feet to the point of beginning.

17446.leg

LEGEND

- CM CONTROLLING MONUMENT
- FSP FOUND STEEL PIN
- SSP SET STEEL PIN
- PP POWER POLE
- PK PK MASONRY NAIL
- MH MANHOLE
- FC FENCE CORNER
- SS SANITARY SEWER
- WM WATER METER
- WV WATER VALVE
- BOUNDARY LINE
- UTILITY EASEMENT LINE
- BUILDING SETBACK LINE
- FENCE LINE
- POWER LINE
- SANITARY SEWER LINE
- PIPE LINE

Bearings are referred to WBL Block 10 of Belmont Addition.

CERTIFIED SURVEY SIGNED IN RED.  
This plat and description/descriptions was prepared for the exclusive use of the parties for which this survey was provided, on the date shown, and does not extend to other parties without an expressed re-stating by the surveyor. Copyright has been reserved.  
This survey was done without benefit of title commitment.



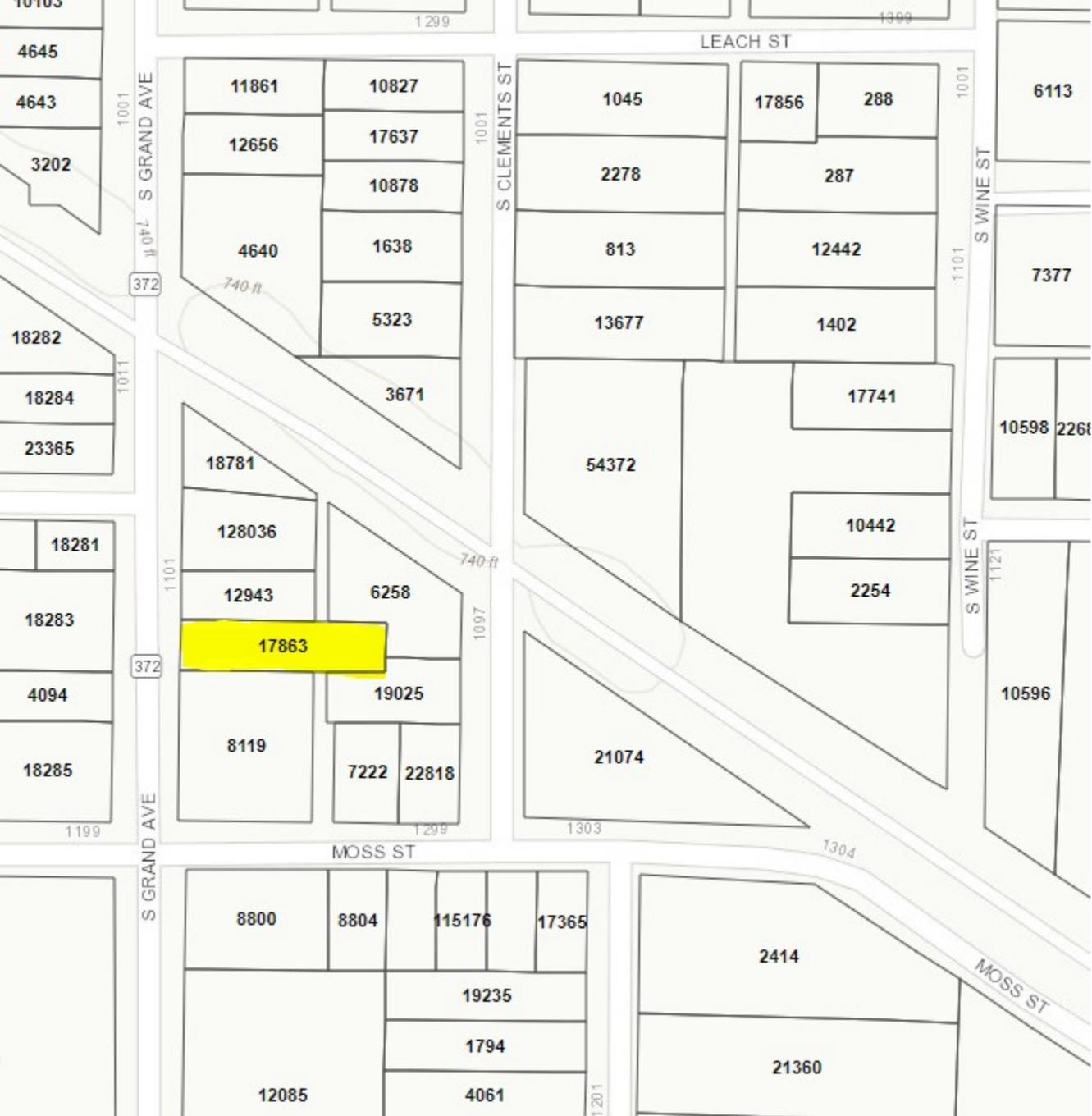
The Plat hereon is a true representation of the property as determined by an actual survey made on the ground by me, the lines and corners being as indicated. THERE ARE NO CONFLICTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT None

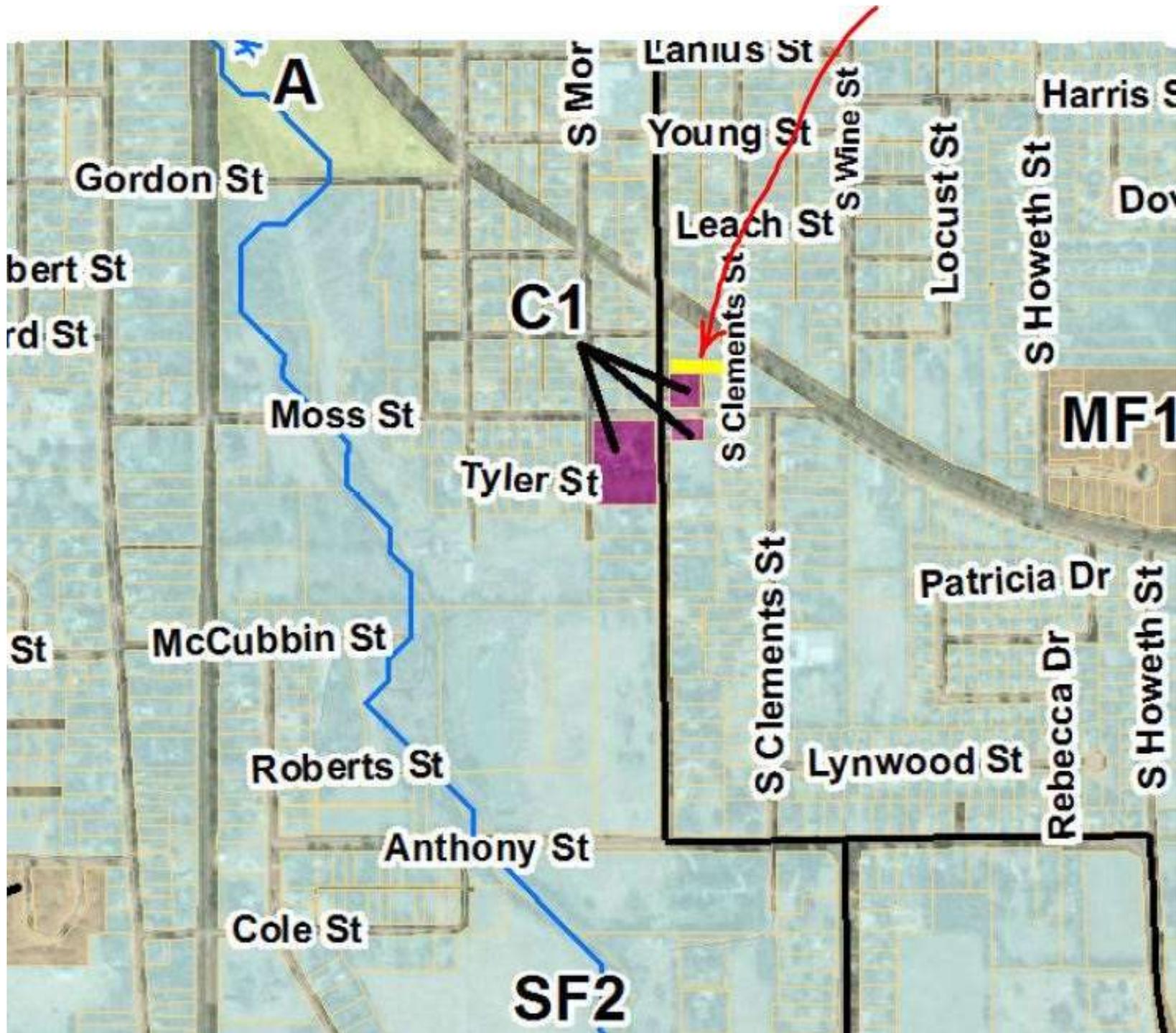
ADDRESS: 1120 S. GRAND AVE., GAINESVILLE, TX 76240

SCALE	1" = 40'
DATE	11/29/2022
FILE	3957-KK/3957-38
DRAWN	bb/DWW

DELBERT W. WEST  
REGISTERED PROFESSIONAL LAND SURVEYOR  
107 NORTH DIXON STREET GAINESVILLE, TEXAS 76240  
940/665-1914

Copyright 2022 Delbert W. West, RPLS





- A. *Purpose.* The C1 Restricted Commercial District is established to provide the necessary shopping, services, recreation, employment, and institutional facilities that are required and supported by the surrounding community, while maintaining the integrity of the district by restricting outdoor display sales of merchandise.
- B. *Land Use.*
- (1) Animal Clinic, Small.
  - (2) Barber and beauty shops.
  - (3) Spas.
  - (4) Business/Professional offices.
  - (5) Churches.
  - (6) Convalescent or rest homes.
  - (7) Dressmaking, tailor shops, shoe repair shops and similar shops.
  - (9) Fraternal uses.
  - (9) Laundries.
  - (10) Nurseries, retail only.
  - (11) Restaurants and eateries.
  - (12) Religious, educational and philanthropic institutions, but not animal care.
  - (13) Retail sales, excluding automobiles, trucks, motorcycles, farm machinery and equipment, building materials and agricultural and farm supplies, and subject to the following conditions:
    - a. That all uses or activities be conducted wholly within an enclosed building.
    - b. That yards not be used for display, sale, or for storage of vehicles, equipment, containers or waste materials, with the exception of approved city dumpsters and receptacles.
    - c. That such use not be objectionable because of odor, excessive light, vapor, dust, steam or other airborne material, pollutants, presence of vermin or rodents, or similar nuisances.
    - d. Any and all businesses requiring a license issued by the Texas Commission on Environmental Quality (TCEQ) are strictly prohibited.
  - (14) Studios [studios] of artist and photographers.
  - (15) Telephone exchange.
  - (16) Snow Cone Stands may operate from April 1 through September 30. A Snow Cone Stand is defined as a temporary facility that serves shaved

or crushed ice with flavored syrup and other prepackaged foods and drinks. In no case, shall a snow cone stand serve cooked or heated food.

- C. *Bulk Regulations.* The minimum area, setbacks, density and maximum height shall be as prescribed in Table 3.1.10.B1.
- D. *Outdoor Activities or Uses.* No outdoor activity or uses shall be permitted within this zoning district except under the following conditions:
- (1) A minimum of thirty-six (36) inches of clear space is provided for pedestrians.
  - (2) Any outside display must be cleared from the public right-of-way each day after business hours.
  - (3) Outdoor display can take place four (4) times per year, for a period of seven (7) or less consecutive calendar days, and allowing not less than sixty (60) calendar days between the block dates of said outdoor displays, unless display is associated with an approved public festival which will not count against block dates.
  - (4) Displays in the right-of-way shall not be placed within the sight visibility triangle, nor shall they in any way obstruct or prohibit vehicular traffic.
- E. No Structure or part of structure shall have in excess of twenty (20) percent of the floor area of the structure used for storage or warehousing; all articles, merchandise, or commodities stored upon a premises shall be sold at retail or fabricated upon the premises.
- F. *Refuse Facilities.* All refuse containers over four (4) cubic yards shall be gated and screened from view on all sides from all public rights-of-way and persons standing at ground level on the site or immediately adjoining property, by an opaque fence or wall of wood or masonry not less than six (6) feet, nor more than eight (8) feet in height. Additionally refuse containers and collection areas are to be maintained in a manner to satisfy city public health and sanitary regulations. Each refuse facility and/or container shall be located so as to provide safe and convenient pickup by refuse collection agencies, and be in compliance with all other City ordinances related to solid waste disposal and collection.
- G. Metal and steel buildings are prohibited.
- H. Eighty (80) percent of all sides, excluding all windows and doors, shall be covered in masonry.
- I. *Existing Residential Uses.* All legal and valid residential uses existing on the effective date of this Ordinance within the Restricted Commercial District shall have legal conforming status. The owners of the property where such uses are located shall be permitted, if necessary or desired, to rebuild, expand or remodel. All expansions or remodels shall comply with the provisions of this Ordinance.
- J. *Existing Zero Lot Line Commercial Uses.* All legal and valid zero lot line commercial uses existing on the effective date of this Ordinance within the Restricted Commercial District shall have legal conforming status. The owners of the property where such uses are located shall be permitted, if necessary or desired, to rebuild, expand, or remodel. All expansions or remodels shall comply with the provisions of this Ordinance.
- K. *Cargo Containers.* No cargo containers are allowed within the C1 district.

**TABLE 3.1.10.B1**

**RESTRICTED COMMERCIAL DISTRICT (C1)**

**BULK REGULATIONS**

**PLANNING AND ZONING COMMUNICATION**

<b>Date:</b> March 9, 2023	<b>Page:</b> 1	<b>Agenda Item:</b> 6
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**CAPTION/SUBJECT:**

DISCUSSION AND POSSIBLE ACTION ON A FINAL PLAT FOR 1.755 ACRES OF LAND LOCATED AT SPARKS ADDITION, BLOCK 30, LOTS 6-10; COMMONLY KNOWN AS 206 THOMAS, AND 1509, 1503 AND 1521 N COMMERCE; PROPERTY IDS 2357, 3925, 5656 AND 31764.

Approval:       Recommendation:       Discussion:       Other:

**DISCUSSION:**

The property owner is requesting a final plat of Lots 1-5, Block A, Patriot Addition being 1.755 acres in the J. Miller survey, Abstract No. 0706.

The property is located in a Multi-Family Zoning District (MF1) which is appropriate for the proposed 4-unit residential dwellings that are proposed. All lots on the plat meet the requirements of the required lot dimensions of 100 feet of width and 120 feet of length. The plat exhibit meets the required setbacks of the zoning district as shown below:

Setback Requirements for MF1		
Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
25 feet	25 Feet (abutting street) 10 Feet (interior)	20 feet

**RECOMMENDATION:**

Staff advocates this final plat be approved.

**ATTACHMENT A:** Application for Final Plat

**ATTACHMENT B:** Letter of Intent

**ATTACHMENT C:** Plat Exhibit

**ATTACHMENT D:** Site Plan

Originating Department Head: **Michael Doughty, Community Development Director**

Planning and Zoning Commission Meeting Date: **March 14, 2023**

**Universal Development  
Application**



Community Development  
104 W. Hird Street  
Gainesville, Texas 76240  
(940) 668-4799|cs@cogtx.org

**APPLICATION TYPE**

Please check the appropriate box below to indicate the type of application you are requesting.

- Annexation Petition       Planned Development       Site Plan       Plat Vacation  
 Final Plat       Preliminary Plat       Sign Variance  
 Special Use Permit (SUP)       Zoning Variance (BOA)       Zoning Change

\* See appropriate checklist and fee schedule for minimum requirements for each application.

**PROJECT INFORMATION**

<b>Project Name:</b> Patriot Addition, Lots 1-5, Block A			
<b>Project Address (Location):</b> 206 Thomas, and 1521, 1509, 1503 N. Commerce		<b>Parcel(s) Tax ID#:</b> 5656, 31764, 3925, 2357	
<b>Existing Zoning:</b> MF-1	<b>Proposed Zoning:</b> MF-1	<b>Lots:</b> 1-5	<b>Gross Acres:</b> 1.755 acres
<b>Subdivision/Survey:</b> J. Miller Survey (Currently Sparks Addn)		<b>Lot/Tract:</b> Currently Lots 6-10	<b>Abstract/Block:</b> Abstract #706
<b>Existing Use:</b> Vacant Land		<b>Proposed Use:</b> 4-Plex Housing Units	
<b>Description of Proposed Use:</b> 4-Plex Housing Development			

**APPLICANT INFORMATION**

Contact Information – Owner	Contact Information – Agent/Representative
<b>Name:</b> Michael B. Stolle	<b>Name:</b> Tom Borrego
<b>Company:</b>	<b>Company:</b> JMT Patriot Holdings, LLC
<b>Address:</b> 3504 Villanova Dr. - Denton, TX 76210	<b>Address:</b> 1517 Centre Place Dr., Suite 300 Denton, TX 76205
<b>Phone:</b> 940-231-0720	<b>Phone:</b> 214-557-4636
<b>Email:</b> mstolle@patriotdevelopment.com	<b>Email:</b> tborrego@patriotdevelopment.com

**PROPERTY OWNER CONSENT/AGENT AUTHORIZATION**

I certify that I am the legal owner of the above referenced property, or his/her authorized agent, and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the accuracy of the legal description given.

Signature: 

Date: 1-18-2023



City of Gainesville 104 W.  
Hird Street  
Gainesville, Texas 76240

**Re: Letter of Intent for Patriot Addition - 206 Thomas, 1521, 1509, & 1503 N. Commerce**

To Whom it may concern:

The proposed Patriot Addition consists of parcels in the original Sparks Addition, Lots 6-10, and includes present addresses 206 Thomas, and 1521, 1509, and 1503 N. Commerce in Gainesville. Legal description: SPARKS ADDN; BLOCK 30; LOT 6-10. The total land area is approximately 1.755 acres of land. The land is all zoned MF-1 and is vacant land.

The Proposed development would consist of (5) 4-plex unit properties with parking and fenced back yard areas for each individual unit. The buildings will be 2 story and will be sided with any combination of brick, Hardie horizontal siding, and batten vertical siding. The goal is to make each building unique, while maintaining a consistent and harmonious look between the buildings. Each entry will have a covered porch with cedar post.

The interior of the units will each have 2 beds and 1.5 baths and will be approximately 1,000 sf of living space. The interior finishes will consist of a mixture of LVT and carpet flooring, cabinets to be wood shaker panels, with level 1 granite throughout.

The following documents are included:

1. Universal Development Applications
2. Locational Site Plan
3. 3D Color Rendering
4. Proposed Plat

Thank you for your consideration. If you need any more information, please don't hesitate to contact me at 214-557-4636 or [tborrego@patriotdevelopment.com](mailto:tborrego@patriotdevelopment.com)

Thanks again and I look forward to hearing from you.

  
Tom Borrego

1517 Centre Place Dr., Suite 300  
Denton, TX 76205  
940-230-2900

**OWNERS DEDICATION**

WHEREAS MIKE STOLLE IS THE OWNER OF ALL THAT CERTAIN TRACT OF PARCEL OF LAND SITUATED IN THE J. MILLER SURVEY, ABSTRACT NUMBER 706, COOKE COUNTY, TEXAS BEING ALL OF LOTS 6, 7, 8, 9 AND 10, BLOCK 30, OF SPARKS ADDITION, AN UNRECORDED ADDITION IN GAINESVILLE, TEXAS AND BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO MIKE STOLLE AS RECORDED IN VOLUME 2541, PAGE 407 OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS, ALL OF A THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO MIKE STOLLE AS RECORDED IN VOLUME 2545, PAGE 433 OF SAID OFFICIAL PUBLIC RECORDS AND ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO JMT PATRIOT HOLDINGS LLC AS RECORDED IN VOLUME 2542, PAGE 111 OF SAID OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 6, IN THE WEST LINE OF A ROAD UNDER APPARENT PUBLIC USE POSTED AS NORTH COMMERCE STREET AND IN THE SOUTH LINE OF A ROAD UNDER APPARENT PUBLIC USE POSTED AS THOMAS STREET;

THENCE SOUTH 01 DEGREES 01 MINUTES 02 SECONDS EAST WITH THE WEST LINE OF SAID NORTH COMMERCE STREET, PASSING EN ROUTE A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID GD & E INVESTMENTS TRACT AT A DISTANCE OF 67.42 FEET AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 429.45 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO JMT PATRIOT HOLDINGS LLC AS RECORDED IN VOLUME 2542, PAGE 111 OF SAID OFFICIAL PUBLIC RECORDS AND THE SOUTHEAST CORNER OF SAID LOT 10;

THENCE SOUTH 89 DEGREES 34 MINUTES 36 SECONDS WEST WITH THE SOUTH LINE OF SAID STOLLE TRACT AT A DISTANCE OF 180.10 FEET FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID STOLLE TRACT IN THE EAST LINE OF AN UNIMPROVED ALLEY;

THENCE NORTH 00 DEGREES 59 MINUTES 23 SECONDS WEST WITH THE WEST LINE OF SAID STOLLE TRACT AND THE EAST LINE OF SAID ALLEY A DISTANCE OF 170.00 FEET TO A CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 01 DEGREES 00 MINUTES 55 SECONDS WEST WITH THE EAST LINE OF SAID ALLEY A DISTANCE OF 259.55 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 6, IN THE SOUTH LINE OF SAID THOMAS STREET;

THENCE NORTH 89 DEGREES 35 MINUTES 34 SECONDS EAST WITH THE NORTH LINE OF SAID BLOCK 30, ALONG THE SOUTH LINE OF SAID THOMAS STREET A DISTANCE OF 180.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.877 OF AN ACRE OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, MIKE STOLLE DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1-5, BLOCK A, OF PATRIOT ADDITION IN THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEY'S SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF GAINESVILLE AND ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME, NO BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. THE CITY OF GAINESVILLE AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND THE CITY OF GAINESVILLE AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OR PROCURING THE PERMISSION OF ANYONE. A BLANKET EASEMENT OF A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF ALL FIRE HYDRANTS AND A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, METER BOXES, STREET LIGHTS) IS HEREBY GRANTED TO THE CITY OF GAINESVILLE FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE NAMED APPURTENANCES.

WE DO FURTHER DEDICATE, SUBJECT TO THE EXCEPTIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, MIKE STOLLE DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-5, BLOCK A, OF PATRIOT ADDITION, COOKE COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON.

MIKE STOLLE

STATE OF TEXAS §  
COUNTY OF COOKE §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MIKE STOLLE, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN THE STATE OF TEXAS.  
MY COMMISSION EXPIRES \_\_\_\_\_.

**SURVEYORS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COOKE §

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY SUPERVISION.

J.E. THOMPSON II R.P.L.S.  
TEXAS REGISTRATION NO. 4857

STATE OF TEXAS §  
COUNTY OF COOKE §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN THE STATE OF TEXAS.  
MY COMMISSION EXPIRES \_\_\_\_\_.

**OWNER**  
MIKE STOLLE  
(940) 230-2900  
MIKE.STOLLE8@GMAIL.COM

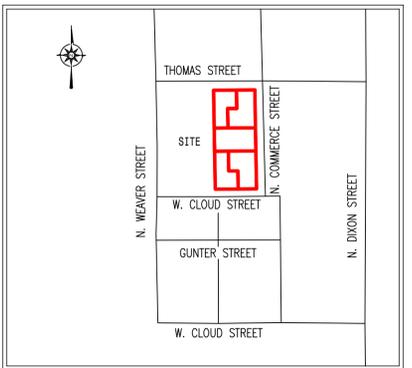
**SURVEYOR**  
ALL AMERICAN SURVEYING  
111 N. DIXON STREET  
GAINESVILLE, TX 76240

**LINETYPE LEGEND**

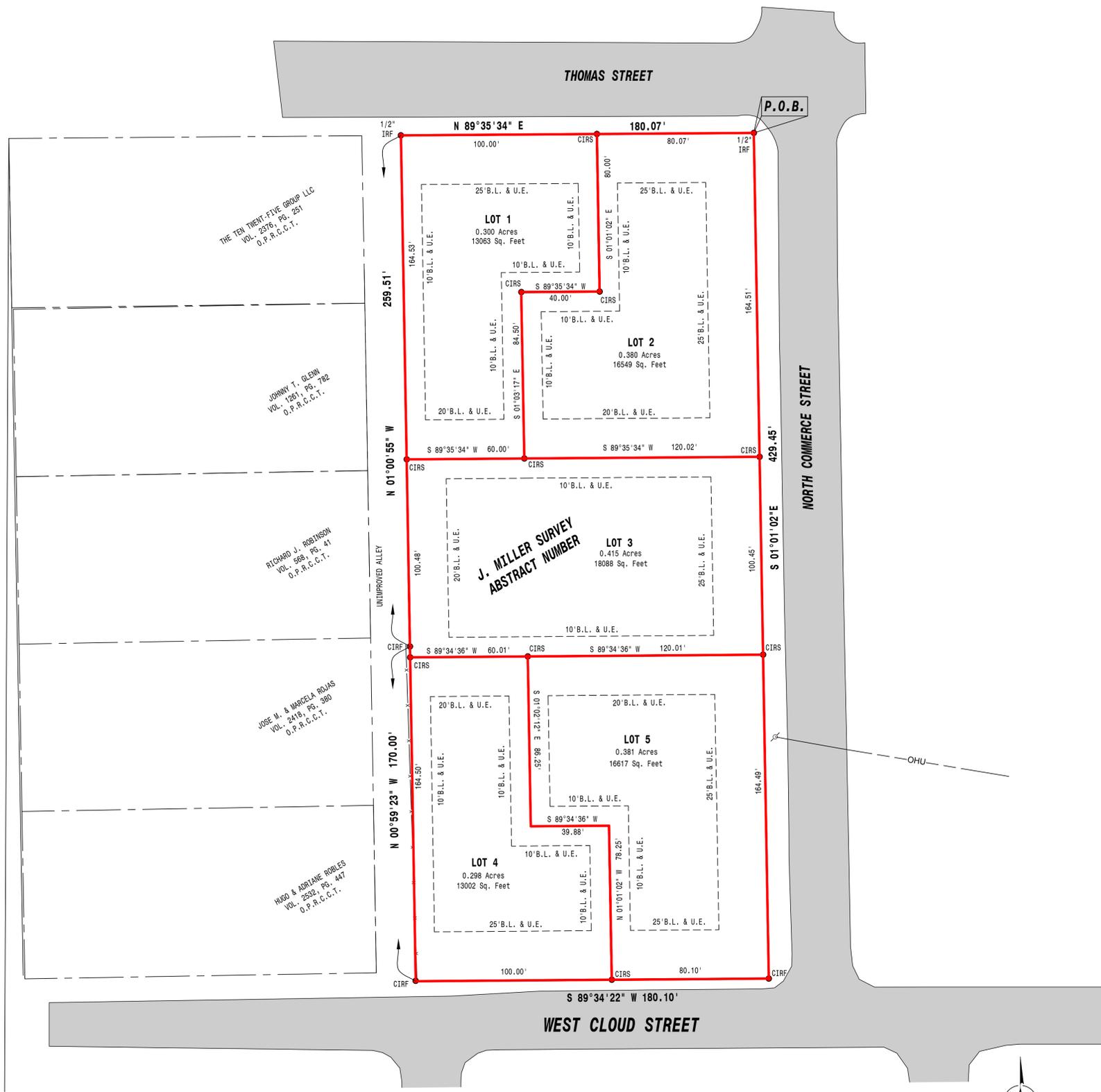
PROPERTY LINE	---
EASEMENT LINES	---
DEED LOT LINES	---
ADJOINING LINES	---
OVERHEAD UTILITY	---
ASPHALT ROAD	---
GRAVEL ROAD	---
FENCE LINES	---

**LEGEND**

●	= PROPERTY CORNER	CIRP	= CAPPED IRON ROD FOUND
⊕	= BENCHMARK	IRF	= IRON ROD FOUND
⊕	= TELEPHONE UTILITY RISER (TRUR)	CIRS	= CAPPED IRON ROD SET
⊕	= BURIED CABLE MARKER (BCM)	MFCP	= METAL FENCE CORNER POST
⊕	= TELEPHONE MANHOLE (TMH)	WFCP	= METAL FENCE CORNER POST
⊕	= POWER UTILITY POLE (PPUP)	( )	= PLAT/DEED CALLS
⊕	= LIGHT POLE (LP)	P.O.B.	= POINT OF BEGINNING
⊕	= GUY WIRE (GW)	R.O.W.	= RIGHT-OF-WAY
(E)	= ELECTRIC VAULT (E.V.)	(VLT)	= CONCRETE SURFACE
(E)	= ELECTRIC TRANSFORMER (TRAN)	(ASPH)	= ASPHALT SURFACE
⊕	= WATER METER (WM)	(GRAV)	= GRAVEL SURFACE
⊕	= WATER VALVE (WV)		



VICINITY MAP  
(NOT TO SCALE)



**CERTIFICATE OF ADMINISTRATIVE PLAT APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY MANAGER OF THE CITY OF GAINESVILLE, TEXAS.

CITY MANAGER \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

**FINAL PLAT**  
1.755 ACRES  
LOTS 1-5, BLOCK A  
PATRIOT ADDITION  
IN THE J. MILLER SURVEY,  
ABSTRACT NO. 706  
CITY OF GAINESVILLE  
COOKE COUNTY, TEXAS

