



BOARD OF APPEALS
Thursday, December 14, 2023, 4:00pm
City Hall, 200 South Rusk, Gainesville, Texas 76240

Tim Camp, Chairperson

Robert Hawkins, Board Member
Emmanuel Albarado, Board Member

Jess Cason, Board Member
Jeff Johnson, Board Member

AGENDA

Item 1: Call to Order

Item 2: Approval of minutes from the November 9, 2023 Board of Appeals public hearing

Item 3: Public hearing to take comments on a request for a variance to allow operation of a package store (liquor store) within 300 feet of a church located at Woodsmith Addition; Block 7; Lots 8, 9, & 12; Acres .4649; CCAD Property ID 1212 and commonly known as 817 N Grand.

Item 4: Discuss, consider, and take action on a request for a variance to allow operation of a package store (liquor store) within 300 feet of a church located at Woodsmith Addition; Block 7; Lots 8, 9, & 12; Acres .4649; CCAD Property ID 1212 and commonly known as 817 N Grand.

Item 5: Adjourn

This is to certify that I, Javonna Cannon, Administrative Assistant, posted this Agenda by 4:00 PM Monday, December 11, 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.

Javonna Cannon
Javonna Cannon, Administrative Assistant

Sworn to and subscribed before me on this the 5th day of December, 2023.



Jennifer Ekstrand
Notary Public, State of Texas

Board of Appeals Minutes

Thursday November 09, 2023 | 4:00 PM

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

the ordinance which was provided by the staff. Mr. Gohlke talked about the City of Denton being 3 Ft and the City of Flower Mound being 5 Ft. for their easements. Commissioner Cason asked if we had collected any core studies.

Public hearing closed at 4:15 p.m.

Item 5 – Consider and take action on a request for a variance to allow an accessory structure (swimming pool) to be built within five (5) feet of the principle structure located in a Planned Development (PD) zoning district at 1367 Orange Blossom Ct. Legally described as Black Hill Farm Addition; Phase 1; Block H; Lot 3; Acres .19; Cooke County Appraisal District Property ID 149614.

Member Camp asked why the City of Gainesville was 10 Ft. Mike Doughty stated there are no standard codes for pools. Member Johnson requested we should change the ordinance and Member Albarado agreed. Member Johnson asked if we could grant approval with conditions and Mike Doughty talked about hardships and there was not one in this case.

Chairperson Camp made a motion to approve with condition of submitting an engineer stamped letter. Member Johnson seconded.

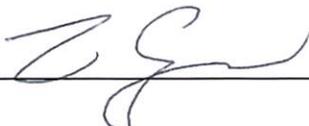
Member Cason voted AYE and Member Albarado voted NAY.

The variance was not approved because there was not a unanimous vote.

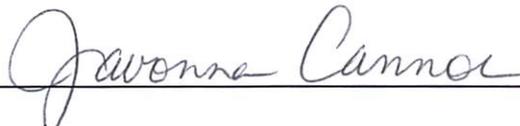
Item 6 – Adjourn.

Chairperson Camp made a motion to adjourn the meeting. The motion was seconded by Member Cason. All present voted AYE. The motion carried unanimously. The meeting was adjourned at 4:36 p.m.

Signature of Chairman:


_____ Date 12-14-2023

Signature of Secretary:


_____ Date 12-14-2023