



Planning and Zoning Commission Minutes

Tuesday, September 10, 2024 | 4:00 PM

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

Chairperson Present:	Phil Neelley
Commissioners Present:	Larry Smith, Dan Doss, Debra Beavers, Nathan Dempsey
Commissioners Absent:	Lee Russell, Chad Sieger
Staff Present:	Community Development Director, Mike Doughty, Administrative Assistant, Javonna Cannon, Permit Technician, Patty Pierce
Visitors Present:	Miriam Otts, Robert Jones, Virginia Fleitman, Lisa Knabe, Jasmine Jones, Isauro Negro, Riofrio Negron

ITEM 1 – Call to order.

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

ITEM 2 – Discuss, consider, and possible action on the August 13, 2024 Planning and Zoning Commission meeting minutes.

Commissioner Smith moved to approve the minutes and Commissioner Dempsey seconded the motion. All present voted AYE and the motion carried unanimously.

ITEM 3 – Public hearing to take comments on a request for a Special Use Permit (SUP) to operate a short-term rental unit located in the Gainesville Addition; Block 124; Lot 1 of Minor Plat; TR 8; Acres 0.1780; (PID) 18462; commonly known as 1401 Cherry and located in the Single Family (SF-2) zoning district; within the city limits of Gainesville, Cooke County, Texas.

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

Community Development Director, Mike Doughty, addressed the committee and stated we overlooked the parking for the short term rental and they would have to add more parking space. No tandem stacking is allowed in the city ordinance for meeting parking requirements. Our recommendation is either denial or

approved parking space be added to approve the short term rental. They need to add approximately four feet on each side of the driveway or the home owner can add parking in the back. Several visitors addressed they did not want the short term rental. The owner stated they do check the people they rent to because they do occupy the premise. They want the short term rental because the city can benefit from it and they will comply to have the parking corrected.

Chair Neelley closed the public hearing at 4:11 p.m.

ITEM 4 – Discussion and possible action on a request for a Special Use Permit (SUP) to operate a short-term rental unit located in the Gainesville Addition; Block 124; Lot 1 of Minor Plat; TR 8; Acres 0.1780; (PID) 18462; commonly known as 1401 Cherry and located in the Single Family (SF-2) zoning district; within the city limits of Gainesville, Cooke County, Texas

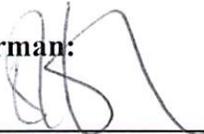
A vote for approval will be with an addendum for an additional parking space per city ordinance.

Commissioner Doss made a motion to approve the short term rental and Commissioner Dempsey seconded the motion. All present voted AYE and the motion carried unanimously.

ITEM 5 - ADJOURN

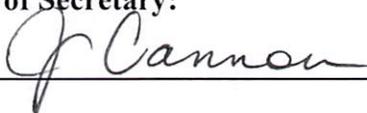
With no further business, Acting Chair Russell adjourned the meeting at 4:15 p.m.

Signature of Chairman:



Date 10/8/24

Signature of Secretary:



Date 10/8/24