



## Planning and Zoning Commission Minutes

Tuesday, February 11, 2025 | 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>	Chad Sieger, Dan Doss, Debra Beavers, Lee Russell
<b>Commissioners Absent:</b>	Nathan Dempsey, Larry Smith
<b>Staff Present:</b>	City Manager, Barry Sullivan, Community Development Director, Mike Doughty, Code Enforcement Officer, Tim Stanley, Administrative Assistant, Javonna Cannon, Permit Technician, Patty Pierce
<b>Visitors Present:</b>	Mitzie Underwood, Leslie Nichols, Ray Nichols, Gordon Smith, Randy Jones, Rod Tyler, Jasmine Jones

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### ITEM A – Call to order.

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

### ITEM B – Discuss, consider, and possible action on the December 10, 2024 Planning and Zoning Commission meeting minutes.

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

### ITEM C – Public hearing to take comments on a request for a Special Use Permit (SUP) to operate a Short-Term Rental Unit located at 1001 S Lindsay; Block 1; Lot 1& N PT of 2; Sternberger Addition; (PID) 16732; 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 the request for the special use permit meets the requirements needed to be approved. Several visitors including residents of the surrounding area spoke on the problems with parking on the street. They asked the P & Z commissioners not to pass the special use permit.

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

**ITEM D – Discussion and possible action on a request for a Special Use Permit (SUP) to operate a Short-Term Rental Unit located at 1001 S Lindsay; Block 1; Lot 1& N PT of 2; Sternberger Addition; (PID) 16732; located in the Single Family (SF-2) zoning district; within the city limits of Gainesville, Cooke County, Texas.**

A motion was made to deny by Commissioner Russell based on traffic and parking concerns on surrounding streets. Commissioner Sieger seconded the motion. All present voted NAY and the motion carried unanimously.

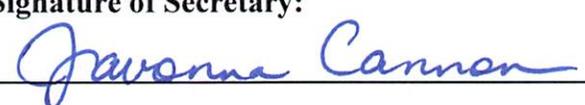
**ITEM E - Discuss, consider and possible action on a request from the owner to paint two murals on the front and back of the building located at 207 N Commerce, Gainesville Texas; legally described as BPP in GISD/CITY; (PID) 326037.**

Commissioner Doss made a motion to approve the request for the painting of two murals and Commissioner Sieger seconded the motion. All present voted AYE and the motion carried unanimously

**ITEM F - ADJOURN**

With no further business, Chair Neelley adjourned the meeting at 4:29 p.m.

**Signature of Chairman:**  
  
\_\_\_\_\_ **Date** 4/8/25

**Signature of Secretary:**  
  
\_\_\_\_\_ **Date** 4-8-25

## Capital Impact Advisory Committee Meeting Minutes

Tuesday, February 11, 2025 | 4:00 PM

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

<b>Chairperson Present:</b>	Phil Neelley
<b>Commissioners Present:</b>	Chad Sieger, Dan Doss, Debra Beavers, Lee Russell, Ben Hawkins, Shane Lee
<b>Commissioners Absent:</b>	Nathan Dempsey, Larry Smith
<b>Staff Present:</b>	City Manager, Barry Sullivan, Community Development Director, Mike Doughty, Code Enforcement Officer, Tim Stanley, Administrative Assistant, Javonna Cannon, Permit Technician, Patty Pierce
<b>Visitors Present:</b>	Mitzie Underwood, Leslie Nichols, Ray Nichols, Gordon Smith, Randy Jones, Rod Tyler, Jasmine Jones

### Item A – Call to order.

Chair Neelley called the meeting to order at 4:29 p.m.

### Item B - Discuss, consider, and possible action on approving the semi-annual report on the progress of capital improvement projects and impact fees.

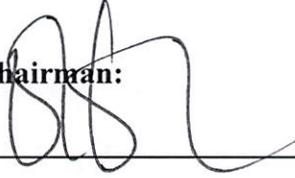
City Manager, Barry Sullivan, presented the semi-annual report which included current collections and expenditures. City Manager, Barry Sullivan stated the city is currently working on updating the water and wastewater master plans that are used to calculate Gainesville’s impact fees. City Manager, Barry Sullivan recommended that the City of Gainesville approve the report as written to the City Council.

Commissioner Russell made a motion to approve the semi-annual report on the progress of capital improvement projects and impact fees and Commissioner Doss seconded the motion. All present voted AYE and the motion carried unanimously.

**Item C - Adjourn**

With no further business, Chair Neelley adjourned the meeting at 4:51 p.m.

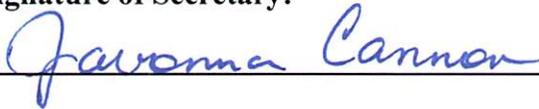
**Signature of Chairman:**



**Date**

4/8/25

**Signature of Secretary:**



**Date**

4-8-25