



**Planning and Zoning Commission and  
Capital Impact Advisory Committee Joint Meeting  
Tuesday, August 12, 2025, 4:00 pm  
City Hall, 200 South Rusk, Gainesville, Texas**

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*Phil Neelley, Chair*

*Scotty Thurman, Commissioner  
Nathan Dempsey, Commissioner  
Dan Doss, Commissioner*

*Debra Beavers, Commissioner  
Lee Russell, Commissioner  
Chad Sieger, Commissioner*

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**AGENDA**

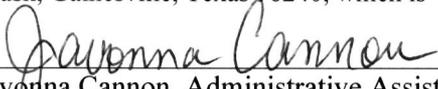
**1. PLANNING AND ZONING COMMISSION ACTION ITEMS**

- A. Call to Order
- B. Consideration of and action on the approval of the minutes from the July 24, 2025, Planning and Zoning Commission meeting.
- C. Public hearing for a final plat in the extra-territorial jurisdiction (ETJ) for the City of Gainesville; located in the Red Oaks Two Addition; Cooke County Appraisal (PID) NOS 30139 and 31396; Lot 1; commonly known as 476 CR 260, Gainesville, Texas 76240.
- D. Public hearing for a replat with a variance located in the John Walker Addition; Cooke County Appraisal (PID) Nos 10530 and 10824; commonly known as 1605 N Weaver, Gainesville, Texas 76240 and Cooke County Appraisal (PID) Nos 16346; commonly known as 1607 N. Weaver, Gainesville, Texas 76240; Cooke County Appraisal (PID) Nos 16284; commonly known as 1611 N Weaver, Gainesville, Texas 76240.
- E. Discuss and consider a final plat in the extra-territorial jurisdiction (ETJ) for the City of Gainesville; located in the Red Oaks Two Addition; Cooke County Appraisal (PID) NOS 30139 and 31396; Lot 1; commonly known as 476 CR 260, Gainesville, Texas 76240.
- F. Discuss and consider a replat with a variance located in the John Walker Addition; Cooke County Appraisal (PID) Nos 10530 and 10824; commonly known as 1605 N Weaver, Gainesville, Texas 76240; Cooke County Appraisal (PID) Nos 16346; commonly known as 1607 N. Weaver, Gainesville, Texas 76240; Cooke County Appraisal (PID) Nos 16284; commonly known as 1611 N Weaver, Gainesville, Texas 76240.
- G. Adjourn

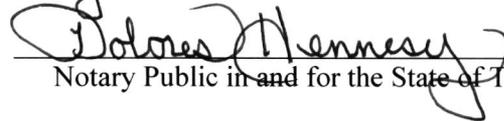
**2. CAPITAL IMPACT ADVISORY COMMITTEE ACTION ITEMS**

- A. Call to Order
- B. Discuss, consider, and possible action on approving the semi-annual report on the progress of capital improvement projects and impact fees.
- C. Adjourn

This is to certify that I, Javonna Cannon, Administrative Assistant, posted this Agenda by 4:00 PM, Wednesday August 06, 2025, 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.

  
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Javonna Cannon, Administrative Assistant

Sworn to and subscribed before me on this the 5<sup>th</sup> day of August, 2025.

  
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Notary Public in and for the State of Texas

