

Board of Appeals Minutes

Thursday April 10, 2025 | 4:00 PM

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

Chairperson Present:	Tim Camp
Board Members Present:	Robert Hawkins, Emmanuel Albarado, Keith Clegg, Christy Thurman
Board Members Absent:	
Staff Members Present:	Mike Doughty, Community Development Director, Javonna Cannon, Administrative Assistant, Patty Pierce, Permit Technician, Tim Stanley, Code Enforcement Officer, David Lauteren, Code Enforcement Officer, Chance Llano, Code Enforcement Officer, Diana Alcala, City Secretary
Visitors Present:	Sherian Dyer, Nora Lovato, Scotty Thurman, Kathryn Quinn

Item 1: Meeting called to order at 4:00 p.m.

Item 2: Swearing in of board member Christy Thurman by City Secretary Diana Alcala.

Item 3: Approval of Minutes from May 09, 2024 Board of Appeals Public Hearing

Commissioner Hawkins made a motion to approve the minutes followed by Commissioner Camp. All in attendance voted Aye and the motion carried unanimously.

Item 4: Public hearing to take comments on a request for a variance to allow a carport to be built 2 ft over the side street building line which is 10 ft according to the plat. This property is located in the Single-Family Zoning District (SF-2); Hillcrest Addition; Block 9; Lot 9; Property ID (15363); commonly known as 1115 N Howeth, Gainesville, Cooke County, Texas.

Community Development Director, Mike Doughty, spoke to the commissioners and stated the request for the variance does not meet any hardship and the variance does not meet ordinance. The contractor and the owner both spoke on why they requested the variance.

Item 5: Public hearing to take comments on a request for a variance to allow the rear yard setback of 25 ft to be reduced to 15 ft to allow for a new commercial business located in the Loft Overlay District (C-2); Gossett Addition; Block 1; Lot 7; Property ID (7305); commonly known as 741 E Broadway, Gainesville, Cooke County, Texas.

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Community Development Director, Mike Doughty, spoke to the commissioners and stated the request for the variance should be approved. The lot was smaller than what would be allowed now and granting the variance will open up more room for the required landscaping and parking that is needed.

Item 6: Discuss, consider, and take action on a request for a variance to allow a carport to be built 2 ft over the side street building line which is 10 ft according to the plat. This property is located in the Single-Family Zoning District (SF-2); Hillcrest Addition; Block 9; Lot 9; Property ID (15363); commonly known as 1115 N Howeth, Gainesville, Cooke County, Texas.

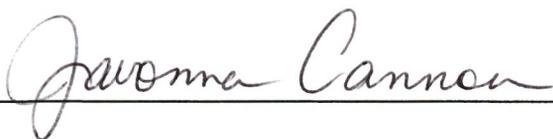
Commissioner Hawkins made a motion to deny the variance and Commissioner Albarado seconded the motion. Variance did not meet ordinance and no hardship was determined. All in attendance voted NAY and the motion carried unanimously. The variance was not approved.

Item 7: Discuss, consider, and take action on a request for a variance to allow the rear yard setback of 25 ft to be reduced to 15 ft to allow for a new commercial business located in the Loft Overlay District (C-2); Gossett Addition; Block 1; Lot 7; Property ID (7305); commonly known as 741 E Broadway, Gainesville, Cooke County, Texas.

Commissioner Hawkins made a motion to approve the variance and Commissioner Clegg seconded the motion. All in attendance voted AYE and the motion carried unanimously. The variance was approved.

Item 8 – Adjourn.

Chairperson Camp adjourned the meeting at 4:13 p.m.

Signature of Chairman:Date 8-7-2025**Signature of Secretary:**Date 8-7-2025