



**Planning and Zoning
Special Called Meeting Commission Minutes**

Thursday, July 24, 2025 | 4:00 PM

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

Chairperson Present:	Phil Neelley
Commissioners Present:	Chad Sieger, Dan Doss, Lee Russell, Scotty Thurman
Commissioners Absent:	Debra Beavers, Nathan Dempsey
Staff Present:	Community Development Director, Mike Doughty, Administrative Assistant, Javonna Cannon, Permit Tech, Patty Pierce
Visitors Present:	Samantha Romo, Arvill McNutt, Glenda McNutt

ITEM 1 – Call to order.

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

ITEM 2 – Discuss, consider, and take possible action on the June 10, 2025, Planning and Zoning Commission meeting minutes.

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

ITEM 3 – Public hearing to take comments on a request for a replat with a variance; located in the Bell Addition; Cooke County CAD Property NO 19572; Block E; Lot 1 & 2; commonly known as 117 E Tennie, Gainesville, Texas 76240

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

Community Development Director, Mike Doughty, spoke on the reason for the variance. Visitors spoke regarding the use of the property. The property owner stated it would remain as a single-family residence.

Chair Neelley closed the public hearing at 4:14 p.m.

ITEM 6 -- Discuss and consider a request for a replat with a variance; located in the Bell Addition; Cooke County CAD Property NO 19572; Block E; Lot 1 & 2; commonly known as 117 E Tennie, Gainesville, Texas 76240.

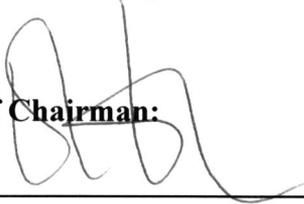
Motion recommended to change to approve the replat from being used as one property to be subdivided into three separate properties.

Commissioner Russell made a motion to approve the replat with a variance, and Commissioner Doss seconded the motion. All present voted AYE, and the motion carried unanimously.

ITEM 7 - ADJOURN

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

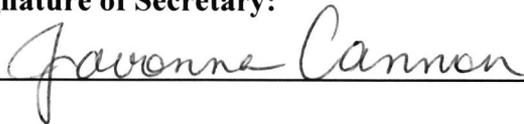
Signature of Chairman:



Date

8/12/25

Signature of Secretary:



Date

8/12/25