



Planning and Zoning Commission Meeting
Tuesday, September 09, 2025, 4:00 pm
City Hall, 200 South Rusk, Gainesville, Texas

Phil Nee/ley, Chair

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

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

AGENDA

1. Call to Order
2. Consideration of and action on the approval of the minutes from the August 12, 2025, Planning and Zoning Commission meeting.
3. Public hearing to take comments on a request to rezone approximately 3 acres of land located at 1101 Woods Avenue, Gainesville, Texas; Cooke County Property ID No. 6736; A. Boutwell Survey; Abstract 0099; from Commercial Zoning (C3) to Industrial Zoning (I).
4. Public hearing to take comments on a request for a Special Use Permit (SUP) to allow a Short-Term Rental (STR) located in the Wheeler Creek Addition; Block 23; Lot 1; Cooke County Property ID 9948; commonly known as 317 Wheeler Creek Ct, Gainesville, Cooke County, Texas.
5. Public hearing to take comments on a request for a Special Use Permit (SUP) to allow a Short-Term Rental (STR) located at Original Donation GV Addition; Block 2; Lot 1 W 1/2; Cooke County Property ID 12720; commonly known as 115 W California, Gainesville, Cooke County, Texas.
6. Public hearing to take comments on an ordinance of the City Council of the City of Gainesville, Texas, amending Appendix A - zoning, section 3.4 accessory uses and structures, subsection 3.4.02 general provisions for all districts; providing for an effective date; containing a severability clause; and making an open meeting finding.
7. Discuss and consider a request to rezone approximately 3 acres of land located at 1101 Woods Avenue, Gainesville, Texas; Cooke County Property ID No. 6736; A. Boutwell Survey; Abstract 0099; from Commercial Zoning (C3) to Industrial Zoning (I).

8. Discuss and consider a request for a Special Use Permit (SUP) to allow a Short-Term Rental (STR) located in the Wheeler Creek Addition; Block 23; Lot 1; Cooke County Property ID 9948; commonly known as 317 Wheeler Creek Ct, Gainesville, Cooke County, Texas
9. Discuss and consider a request for a Special Use Permit (SUP) to allow a Short-Term Rental (STR) located at Original Donation GV Addition; Block 2; Lot 1 W 1/2; Cooke County Property ID 12720; commonly known as 115 W California, Gainesville, Cooke County, Texas.
10. Discuss and consider a request on an ordinance of the City Council of the City of Gainesville, Texas, amending Appendix A - zoning, section 3.4 accessory uses and structures, subsection 3.4.02 general provisions for all districts; providing for an effective date; containing a severability clause; and making an open meeting finding.
11. Discuss and consider a request from the owner to paint a mural on the front of the building located at 200 S Weaver, Gainesville, Texas; Cooke County Property ID # 3965; Original Donation of GV; Block 9; Cooke County Library Ex.
12. Adjourn

This is to certify that I, Javonna Cannon, Administrative Assistant, posted this Agenda by 4:00 PM, Wednesday September 03, 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.

Javonna Cannon
 Javonna Cannon, Administrative Assistant

Sworn to and subscribed before me on this the 2 day of September 2025.

Jennifer Ekstrand
 Notary Public in and for the State of Texas

