



**Planning and Zoning Commission and
Capital Impact Advisory Committee Joint Meeting Minutes**

Tuesday, August 12, 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, Ben Hawkins, Shane Lee
Commissioners Absent:	Debra Beavers, Nathan Dempsey
Staff Present:	City Manager, Barry Sullivan, Community Development Director, Mike Doughty, Administrative Assistant, Javonna Cannon, Permit Tech, Patty Pierce, Code Enforcement Office, Tim Stanley
Visitors Present:	Gary Sutton, Elliott Bogart, John Morris

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 July 24, 2025, Planning and Zoning Commission meeting minutes.

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

ITEM 3 – 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.

Chair Neelley opened the public hearing at 4:03 p.m.

Community Development Director Mike Doughty spoke about the reason we take extra-territorial jurisdiction (ETJ) plats to the Planning and Zoning (P&Z) committee. One visitor asked about the location of the property.

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

ITEM 5 - 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.

Visitor Bogart stated he was present to answer any questions and gave a brief description of the property. Community Development Director Mike Doughty explained that the property was originally laid out for residential development. The property was later zoned Commercial (C2). The property is currently landlocked, and adding additional property to this plat is not feasible.

ITEM 6 -- 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.

Commissioner Russell made a motion to approve the final plat, and Commissioner Thurman seconded the motion. All present voted AYE, and the motion carried unanimously.

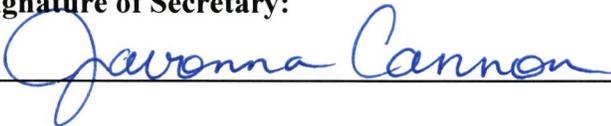
ITEM 7 - Discuss and consider a replat with a variance located in the John Walker Addition; Cooke County Appraisal (PID) Nos 10530 and 10824; commonly known as 1605 N Weaver, Gainesville, Texas 76240; Cooke County Appraisal (PID) Nos 16346; commonly known as 1607 N. Weaver, Gainesville, Texas 76240; Cooke County Appraisal (PID) Nos 16284; commonly known as 1611 N Weaver, Gainesville, Texas 76240.

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

ITEM 8 - ADJOURN

With no further business, Chair Neelley adjourned the meeting at 4:18 p.m.

Signature of Chairman:  _____ Date 9/9/25

Signature of Secretary:  _____ Date 9/9/25

2. CAPITAL IMPACT ADVISORY COMMITTEE ACTION ITEMS

ITEM 1 - Call to order

Chair Neelley called the meeting to order at 4:19 p.m.

ITEM 2 - Discuss, consider, and take possible action on approving the semi-annual report on the progress of capital improvement projects and impact fees.

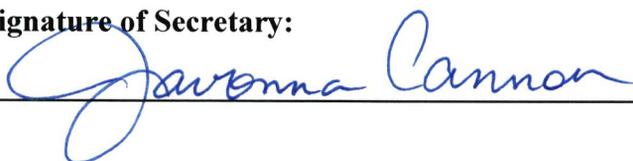
City Manager Barry Sullivan provided the semiannual capital improvement report. Community Development Director Mike Doughty presented information on impact fees, and several Commissioners inquired further on the topics discussed.

Commissioner Russell made a motion to approve the semi-annual report, and Commissioner Doss seconded the motion. All present voted AYE, and the motion carried unanimously.

ITEM 3 – Adjourn

Chair Neelley adjourned the meeting at 4:43 p.m.

Signature of Chairman:  _____ Date 9/9/25

Signature of Secretary:  _____ Date 9/9/25