



**Planning and Zoning Commission Meeting  
Tuesday, October 14, 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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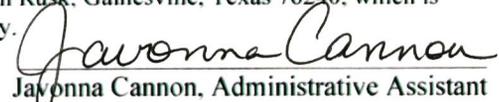
**AGENDA**

1. Call to Order
2. Consideration of and action on the approval of the minutes from the September 09, 2025, Planning and Zoning Commission meeting.
3. Public hearing to take comments on a request to rezone approximately 0.8035 acres of land located at (TBD) Field, Gainesville, Texas; Cooke County Property ID 16329; Peery Addition; Block 41; Lot 2-8; from Commercial Zoning (C2) to Multifamily (MF1).
4. Public hearing to take comments on a request for a Special Use Permit (SUP) to allow a Short-Term Rental (STR) located at Clark P Addition 0232; 7.92 Acres; Cooke County Property ID 3703; commonly known as 1200 Anthony, 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 Robertson Addition; Block 3; Lot 10 PT OF; Cooke County Property ID 22063; commonly known as 1209 E Garnett, Gainesville, Cooke County, Texas.
6. Discuss and consider a request to rezone approximately 0.8035 acres of land located at (TBD) Field, Gainesville, Texas; Cooke County Property ID NO 16329; Peery Addition; Block 41; Lot 2-8; from Commercial Zoning (C2) to Multifamily (MF1).
7. Discuss and consider a request for a Special Use Permit (SUP) to allow a Short-Term Rental (STR) located at Clark P Addition 0232; 7.92 Acres; Cooke County Property ID 3703; commonly known as 1200 Anthony, Gainesville, Cooke County, Texas.
8. Discuss and consider a request for a special use permit (SUP) to allow a short-term rental (STR) located at Robertson Addition; Block 3; Lot 10 PT OF; Cooke County Property ID 22063; commonly known as 1209 E Garnett, Gainesville, Cooke County, Texas.

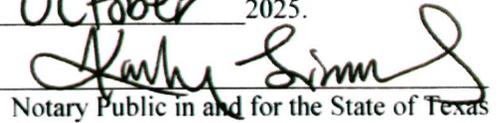
9. Discuss and consider a request on a final plat for approximately 10.298 acres of land located at 4401 E Hwy 82, Gainesville, Texas; Cooke County Property IDS 69676 & 5537; Bailey ACC Addition; approval is required due to 5.7 acres of the property being located within the city's Extra-Territorial Jurisdiction (ETJ).

10. Adjourn

This is to certify that I, Javonna Cannon, Administrative Assistant, posted this Agenda by 4:00 PM, Wednesday October 08, 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, Administrative Assistant

Sworn to and subscribed before me on this the 8 day of October 2025.

  
Notary Public in and for the State of Texas

