



Planning and Zoning Commission Meeting Minutes

Tuesday, September 09, 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, Debra Beavers
Commissioners Absent:	Nathan Dempsey
Staff Present:	Community Development Director, Mike Doughty, Administrative Assistant, Javonna Cannon, Permit Tech, Patty Pierce, Code Enforcement Officer, Tim Stanley, Code Enforcement Officer, David Lauteren
Visitors Present:	Randi Rivera, Patricia Fant, Betty Jo Carroll, Stan Carroll, Rod Tyler, Mitch Felderhoff, Tiffany Hampton, Tammy Smith, Jimmy Smith, Chad Felderhoff, Brad Andrews, Rudy Paclik, Anna Whitetto, Shirley Thomasen, Gary Sutton, Jennifer Johnson, Jason Jones, Randy Jones

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 August 12, 2025, Planning and Zoning Commission meeting minutes.

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

ITEM 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).

Chair Neelley opened the public hearing at 4:00 p.m.

Community Development Director Mike Doughty stated that staff was recommending denial of the zoning change request based on prior City Council direction that the future zoning of this area remain Commercial, and further explained that the proposed change would not be considered spot zoning since the property is designated as Industrial (I) in the City's current Future Land Use Plan. Visitor Rivera presented a PowerPoint in support of the zoning change, citing potential economic benefits and job creation; Visitor Felderhoff also spoke in support, noting lost opportunities if denied, the positive economic impact, and the higher salaries associated with industrial jobs; and Visitor Hampton, representing Petroflex, spoke in support of the zoning change

Chair Neelley closed the public hearing at 4:34 p.m.

ITEM 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.

Community Development Director Mike Doughty explained that the applicant will expand the driveway to have enough space for parking.

ITEM 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.

Community Development Director Mike Doughty explained that this was previously a short-term rental by another owner, and the current owner wants to keep it.

ITEM 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.

Community Development Director Mike Doughty presented an ordinance change to allow accessory buildings to be 35 ft in height.

ITEM 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).

Commissioner Russell made a motion to approve the zoning change, and Commissioner Beavers seconded the motion. All present voted AYE, and the motion carried unanimously.

ITEM 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.

Commissioner Thurman made a motion to approve the Short-Term Rental, and Commissioner Sieger seconded the motion. All present voted AYE, and the motion carried unanimously.

ITEM 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.

Commissioner Russell made a motion to approve the Short-Term Rental, and Commissioner Thurman seconded the motion. All present voted AYE, and the motion carried unanimously.

ITEM 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.

Commissioner Doss made a motion to approve the ordinance amendment, and Commissioner Beavers seconded the motion. All present voted AYE, and the motion carried unanimously.

ITEM 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.

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

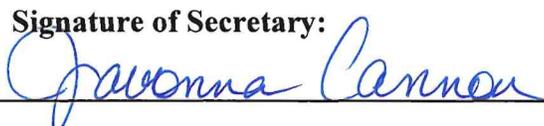
ITEM 12 – Adjourn

Chair Neeley adjourned the meeting at 5:00 p.m.

Signature of Chairman:


Date 10-14-25

Signature of Secretary:


Date 10-14-2025