



CITY OF GAINESVILLE

NOTICE OF REGULAR CALLED CITY COUNCIL MEETING

November 04, 2025

06:30 PM

MUNICIPAL BUILDING, 200 SOUTH RUSK, GAINESVILLE, TEXAS

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE TO THE FLAG**

4. **RECOGNITIONS/PROCLAMATIONS**

a. Employee of the Month

Employee of the Month for October 2025 - Ryan Huchton

5. **REPORTS**

6. **CITIZEN COMMENTS**

7. **CONSENT AGENDA**

a. Approve Minutes of the October 21, 2025 City Council Meeting.

b. Consideration of and action on a resolution making appointments to the Board of Appeals for the City of Gainesville, Texas.

8. **ACTION ITEMS**

a. Public Hearing on an Ordinance Granting 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; Providing for an Effective Date; Containing a Severability Clause and Making an Open Meeting Finding.

b. Public Hearing on an Ordinance Granting a Special Use Permit (SUP) to Operate 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; Providing for an Effective Date; Containing a Severability Clause and Making an Open Meeting Finding.

c. Public hearing on an Ordinance amending Ordinance 1219-12-2008; the Zoning Ordinance of the City of Gainesville, Texas, authorizing the rezone of approximately 0.8035 acres of land located at (TBD) Field St, Gainesville, Texas; Cooke County Property ID No 16329; Peery Addition; Block 41; Lot 2-8; from Commercial Zoning (C2) to Multi-Family Zoning (MF-1); providing for an effective date; containing a severability clause and making an open meeting finding.

d. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, approving the Sex Offender Restriction Zones Map attached to this resolution as the official record of the location and boundaries of the sex offender residency restriction zones within the City of Gainesville as defined by City of Gainesville Code of Ordinances Article VI. – Registered Sex

Offenders.

- e. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, approving a final plat for the Bailey ACC Addition, Abstract No. 0044, Being 10.298 acres, located within the Wheeler Creek RV & Storage Addition, and commonly known as 4401 East Highway 82, Gainesville, Cooke County, Texas.
- f. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, renaming Jaycee Park to Kiwanis Park; providing an effective date; and providing an open meetings clause.
- g. Consideration of and action on an ordinance authorizing the issuance and sale of up to \$10,000,000 of City of Gainesville, Texas Combination Tax and Revenue Certificates of Obligation, Series 2025 for street and utility system improvements; levying an annual Ad Valorem Tax for the payment of said certificates; engaging bond counsel; approving a paying agent/registrar agreement and an official statement; and enacting other provisions relating to the subject.
- h. Consideration of and Action on an Ordinance Granting 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; Providing for an Effective Date; Containing a Severability Clause and Making an Open Meeting Finding.
- i. Consideration of and Action on an Ordinance Granting 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; Providing for an Effective Date; Containing a Severability Clause and Making an Open Meeting Finding.
- j. Consideration of and action on an Ordinance amending Ordinance 1219-12-2008; the Zoning Ordinance of the City of Gainesville, Texas, authorizing the rezone of approximately 0.8035 acres of land located at (TBD) Field St, Gainesville, Texas; Cooke County Property ID No 16329; Peery Addition; Block 41; Lot 2-8; from Commercial Zoning (C2) to Multi-Family Zoning (MF-1); providing for an effective date; containing a severability clause and making an open meeting finding.
- k. Consideration of and action on an ordinance of the City of Gainesville, Texas granting to Oncor Electric Delivery Company LLC, its successors and assigns, an electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways and public property of the City of Gainesville, Texas, providing for compensation therefor; providing for an effective date and a term of said franchise; providing for written acceptance of this franchise; providing for the repeal of all existing franchise ordinances to Oncor Electric Delivery Company LLC, its predecessors and assigns; finding that the meeting at which this ordinance is passed is open to the public and providing an effective date.
- l. Discussion regarding City of Gainesville Charter Review and amendments required to ensure Charter is consistent with state law.
- m. Consideration and action on adding state law compliance amendments to the slate of proposed amendments to the City's Charter to be submitted to voters at the May 2026 election.
- n. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas awarding RFP 2025-17 for the Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Communities Program (RCP) Planning and Management Services.
- o. Executive Session

Adjourn into closed or executive session in compliance with Vernon's Texas Codes Annotated, Government Code, Chapter 551 (Open Meetings Act), to discuss the following:

Under Government Code §551.087 Economic Development

9. **ADJOURN**

At any time during the meeting and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the City Council may meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); deliberation regarding security devices (§551.076); and deliberation regarding economic development negotiations (§551.087). Any subject discussed in executive session may be subject to action

during the open meeting.

i. Citizen comments will be limited to persons who have registered with the City Secretary in advance, except by majority vote of the City Council. In accordance with the Open Meetings Act, the Council will hear comments of public interest, but any discussion shall be limited to placing the item on a future agenda for consideration.

ii. Items on the Consent Agenda will be voted on in one motion unless request is made for separate discussion and approved by the City Council.

iii. In order to be fair to all persons who have items on the agenda or interest in one or more of the items, the Council may impose time limitations on speakers in Public Hearings. Applicants must limit presentations to 5 minutes. The Mayor may impose other time constraints at his discretion, depending on other prevailing factors. Speakers will be notified by the Mayor Pro Tem when their time has expired.

iv. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.

v. The Council reserves the right to suspend the Charter and adopt any ordinance without three readings.

vi. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (940) 668-4500 two working days prior to the meeting so that appropriate arrangements can be made.

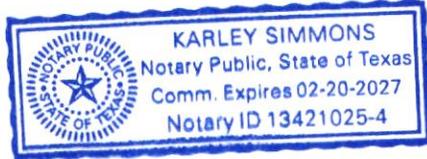
I, Diana Loch, City Secretary, posted this Agenda on the official City of Gainesville bulletin board in the Municipal Building, 200 S. Rusk Street, Gainesville, Texas 76240, which is accessible to the public twenty-four hours each day at 3:30 a.m./p.m. on October 29, 2025.

Diana Loch

Sworn to and subscribed before me on this the 29 day of October, 2025.

Notary Public, State of Texas

My Commission expires: 2-20-2027



COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION MAKING APPOINTMENTS TO THE BOARD OF APPEALS FOR THE CITY OF GAINESVILLE, TEXAS.

DISCUSSION:

This resolution reappoints Robert Hawkins, Tim Camp, and Emmanuel Albarado to the Board of Appeals.

ATTACHMENTS:

Resolution

Table of board appointments

Originating Department Head:

Diana Loch, City Secretary

City Council Meeting Date:

November 4, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

PUBLIC HEARING ON AN ORDINANCE GRANTING 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; PROVIDING FOR AN EFFECTIVE DATE; CONTAINING A SEVERABILITY CLAUSE AND MAKING AN OPEN MEETING FINDING.

DISCUSSION:

This is a public hearing, as required by law, pursuant to Texas Local Government Code §211.006.

The property owner has requested issuance of 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.

The property is located in a Single-Family (SF-2) zoning district. Short-term rentals (STR) are permitted within the (SF-2) zoning district. The property falls under the “STR Not Occupied by Owner/Owner Lives Further Than One Mile of STR” provision of the STR ordinance. This provision requires one (1) on-street parking space per bedroom. The ordinance limits the number of guestrooms to five (5). The property currently has one (1) bedroom and one (1) bathroom. Garbage is collected in the city-provided cart already located on the premises. The City Council should consider the following conditions:

- A. The proposed use complies with all the requirements of the zoning district in which the property is located.
- B. The proposed use, as located and configured, will contribute to or promote the general welfare and convenience of the City.
- C. The benefits that the City gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.
- D. Adequate utilities, road access, drainage, and other necessary supporting facilities have been or shall be provided.
- E. The design, location, and arrangement of all public and private streets, driveways, parking spaces, entrances, and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.

F. The issuance of the Special Use Permit does not impede the normal and orderly development and improvement of neighboring vacant property.

G. The location, nature, and height of buildings, structures, walls, and fences are not out of scale with the neighborhood. This does not include communication towers.

H. The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.

I. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration, and visual blight.

J. Sufficient on-site lighting is provided for adequate safety of patrons, employees, and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect neighboring properties.

K. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.

L. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.

M. The proposed use is in accordance with the City of Gainesville Comprehensive Land Use Plan.

Originating Department Head:

Michael Doughty

Community Development Director

City Council Meeting Date:

November 04, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

PUBLIC HEARING ON AN ORDINANCE GRANTING 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; PROVIDING FOR AN EFFECTIVE DATE; CONTAINING A SEVERABILITY CLAUSE AND MAKING AN OPEN MEETING FINDING.

DISCUSSION:

This is a public hearing, as required by law, pursuant to Texas Local Government Code §211.006.

The property owner has requested issuance of a Special Use Permit (SUP) for 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.

The property is located in a Single-Family (SF-2) zoning district. Short-term rentals (STR) are permitted within the (SF-2) zoning district. The property falls under the “STR Not Occupied by Owner/Owner Lives Further Than One Mile of STR” provision of the STR ordinance. This provision requires one (1) on-street parking space per bedroom. The ordinance limits the number of guestrooms to five (5). The property currently has four (4) bedrooms and four (4) bathrooms. Garbage is collected in the city-provided cart already located on the premises. The City Council should consider the following conditions:

- A. The proposed use complies with all the requirements of the zoning district in which the property is located.
- B. The proposed use, as located and configured, will contribute to or promote the general welfare and convenience of the City.
- C. The benefits that the City gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.
- D. Adequate utilities, road access, drainage, and other necessary supporting facilities have been or shall be provided.
- E. The design, location, and arrangement of all public and private streets, driveways, parking spaces, entrances, and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
- F. The issuance of the Special Use Permit does not impede the normal and orderly development and improvement of neighboring vacant property.

G. The location, nature, and height of buildings, structures, walls, and fences are not out of scale with the neighborhood. This does not include communication towers.

H. The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.

I. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration, and visual blight.

J. Sufficient on-site lighting is provided for adequate safety of patrons, employees, and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect neighboring properties.

K. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.

L. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.

M. The proposed use is in accordance with the City of Gainesville Comprehensive Land Use Plan.

Originating Department Head:

Michael Doughty, Community Development Director

City Council Meeting Date:

November 04, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

PUBLIC HEARING ON AN ORDINANCE AMENDING ORDINANCE 1219-12-2008; THE ZONING ORDINANCE OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE REZONE OF APPROXIMATELY 0.8035 ACRES OF LAND LOCATED AT (TBD) FIELD ST, GAINESVILLE, TEXAS; COOKE COUNTY PROPERTY ID NO 16329; PEERY ADDITION; BLOCK 41; LOT 2-8; FROM COMMERCIAL ZONING (C2) TO MULTI-FAMILY ZONING (MF-1); PROVIDING FOR AN EFFECTIVE DATE; CONTAINING A SEVERABILITY CLAUSE AND MAKING AN OPEN MEETING FINDING.

DISCUSSION:

This is a public hearing, as required by law, pursuant to Texas Local Government Code §211.006.

This ordinance approves a rezone request for approximately 0.8035 acres of land located at (TBD) Field St, from Commercial (C2) zoning to Multifamily (MF1). The subject property is currently vacant and is situated in an area with a mix of residential and commercial uses. The land is immediately adjacent to properties currently zoned MF-1.

According to the future land use plan, multifamily developments are located near this lot alongside other residential and commercial uses.

”MF-1 District Overview (Sec. 3.1.06):

- **Purpose:** The MF-1 district is intended to accommodate moderate-density multifamily residential uses, including two-family and four-family dwellings. This district is designed to provide a transition between higher-density multifamily, commercial, or industrial areas and lower-density residential developments. MF-1 zoning should be located along principal collector streets and near appropriate community facilities.
- **Permitted Land Uses:** Two-family dwellings, four-family dwellings, public schools, municipal buildings, public utilities, and public parks.
- **Bulk Regulations (Table 3.1.06.B1):**
 - Minimum lot area: 12,000 sq. ft.
 - Maximum density: 12 units/acre
 - Lot dimensions: 100’ width, 120’ depth minimum
 - Setbacks: 25’ front, 10’ interior side (25’ street side), 20’ rear
 - Maximum lot coverage: 45%
 - Maximum height: 35’

Originating Department Head:

Michael Doughty, Community Development Director

City Council Meeting Date:

November 04, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, APPROVING THE SEX OFFENDER RESTRICTION ZONES MAP ATTACHED TO THIS RESOLUTION AS THE OFFICIAL RECORD OF THE LOCATION AND BOUNDARIES OF THE SEX OFFENDER RESIDENCY RESTRICTION ZONES WITHIN THE CITY OF GAINESVILLE AS DEFINED BY CITY OF GAINESVILLE CODE OF ORDINANCES ARTICLE VI. – REGISTERED SEX OFFENDERS.

DISCUSSION:

This resolution approves the sex offender restriction zones map.

The City of Gainesville map defining the sex offender residency restriction zones has been updated and redrawn by Kimley-Horn. Once adopted, the map establishes the zones where registered sex offenders may not establish a permanent residence or temporary residence in the city due to their proximity within two thousand (2,000) feet of any premises where children commonly gather, including a public or private school, day care facility, public park, playground, public or private youth center, public swimming pool or video arcade facility.

Staff recommends approval of this resolution.

ATTACHMENTS:

Resolution

Map of sex offender restriction zones

List of locations

Originating Department Head:

Kevin Phillips, Police Chief

City Council Meeting Date:

November 4, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, APPROVING A FINAL PLAT FOR THE BAILEY ACC ADDITION, ABSTRACT NO. 0044, BEING 10.298 ACRES, LOCATED WITHIN THE WHEELER CREEK RV & STORAGE ADDITION, AND COMMONLY KNOWN AS 4401 EAST HIGHWAY 82, GAINESVILLE, COOKE COUNTY, TEXAS.

DISCUSSION:

This resolution approves a Final Plat for the Bailey ACC Addition, a 10.298-acre tract located at 4401 East Highway 82 in Abstract No. 0044, within the Wheeler Creek RV & Storage Addition, with 5.7 acres situated in the City’s Extraterritorial Jurisdiction (ETJ).

According to Section 1.8 of the City Code of Ordinances, all plats within the ETJ are required to be approved by the City Council.

Approval of this plat would establish the lots of record for future development and ensure consistency with the City’s subdivision requirements within the ETJ.

RECOMMENDATION:

Staff supports the Planning and Zoning Commission, recommending that the City Council approve the final plat.

ATTACHMENTS:

- Attachment A: Resolution
- Attachment B: Application
- Attachment C: Survey

Originating Department Head:

Michael Doughty
Community Development Director

City Council Meeting Date:

November 04, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, RENAMING JAYCEE PARK TO KIWANIS PARK; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

DISCUSSION:

This Resolution renames Jaycee Park to Kiwanis Park.

The Gainesville Kiwanis Club has expressed interest in supporting and enhancing Jaycee Park through improvements, amenities, and ongoing community involvement. As part of their commitment, the Kiwanis Club requested that Jaycee Park be renamed Kiwanis Park.

Kiwanis would like to provide:

- Two water fountains up to a cost of \$5,000
- Five 8 ft. picnic tables up to a cost of \$3,000
- Five 8 ft. benches up to a cost of \$3,000

Their logo would be displayed on the amenities wherever possible.

The Parks and Recreation Advisory Board considered this request during their meeting on August 26, 2025, and voted to recommend approval of the name change.

RECOMMENDATION:

The City Manager is a Kiwanian, so any staff recommendation could be a conflict of interest. Therefore, this item is being presented without a recommendation.

ATTACHMENTS:

Kiwanis Park Proposal

Originating Department Head:

Kevin Gann, Parks and Recreation Director

City Council Meeting Date:

November 4, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF UP TO \$10,000,000 OF CITY OF GAINESVILLE, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025 FOR STREET AND UTILITY SYSTEM IMPROVEMENTS; LEVYING AN ANNUAL AD VALOREM TAX FOR THE PAYMENT OF SAID CERTIFICATES; ENGAGING BOND COUNSEL; APPROVING A PAYING AGENT/REGISTRAR AGREEMENT AND AN OFFICIAL STATEMENT; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT.

DISCUSSION:

This ordinance authorizes the issuance and sale of up to \$10,000,000 of combination tax and revenue certificates of obligation for street and utility system improvements.

The attached ordinance is boiler plate. The bonds will be taken to the market on Tuesday, November 4. The interest rates and payment schedule will be provided the night of the meeting.

ATTACHMENTS:

Ordinance

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

November 4, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

AN ORDINANCE GRANTING A SPECIAL USE PERMIT (SUP) TO OPERATE 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; PROVIDING FOR AN EFFECTIVE DATE; CONTAINING A SEVERABILITY CLAUSE AND MAKING AN OPEN MEETING FINDING.

DISCUSSION:

This is an ordinance approving a Short-Term Rental located at 1209 E Garnett.

The property owner has requested issuance of 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.

The property is located in a Single-Family (SF-2) zoning district. Short-term rentals (STR) are permitted within the (SF-2) zoning district. The property falls under the "STR Not Occupied by Owner/Owner Lives Further Than One Mile of STR" provision of the STR ordinance. This provision requires one (1) on-street parking space per bedroom. The ordinance limits the number of guestrooms to five (5). The property currently has one (1) bedroom and one (1) bathroom. Garbage is collected in the city-provided cart already located on the premises. The City Council should consider the following conditions:

- A. The proposed use complies with all the requirements of the zoning district in which the property is located.
- B. The proposed use, as located and configured, will contribute to or promote the general welfare and convenience of the City.
- C. The benefits that the City gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.
- D. Adequate utilities, road access, drainage, and other necessary supporting facilities have been or shall be provided.
- E. The design, location, and arrangement of all public and private streets, driveways, parking spaces, entrances, and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
- F. The issuance of the Special Use Permit does not impede the normal and orderly development and improvement of neighboring vacant property.

G. The location, nature, and height of buildings, structures, walls, and fences are not out of scale with the neighborhood. This does not include communication towers.

H. The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.

I. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration, and visual blight.

J. Sufficient on-site lighting is provided for adequate safety of patrons, employees, and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect neighboring properties.

K. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.

L. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.

M. The proposed use is in accordance with the City of Gainesville Comprehensive Land Use Plan.

RECOMMENDATION:

The Planning and Zoning Commission and Staff recommend that the City Council approve this ordinance.

ATTACHMENTS:

ATTACHMENT A: Ordinance

ATTACHMENT B: SUP Applications

ATTACHMENT C: Letter of Intent

ATTACHMENT D: Site Plan

ATTACHMENT E: - Survey

Originating Department Head:

Michael Doughty

Community Development Director

City Council Meeting Date:

November 04, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

AN ORDINANCE GRANTING A SPECIAL USE PERMIT (SUP) TO OPERATE 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; PROVIDING FOR AN EFFECTIVE DATE; CONTAINING A SEVERABILITY CLAUSE AND MAKING AN OPEN MEETING FINDING.

DISCUSSION:

This is an ordinance approving a Short-Term Rental located at 1200 Anthony.

The property owner has requested issuance of a Special Use Permit (SUP) for 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.

The property is located in a Single-Family (SF-2) zoning district. Short-term rentals (STR) are permitted within the (SF-2) zoning district. The property falls under the “STR Not Occupied by Owner/Owner Lives Further Than One Mile of STR” provision of the STR ordinance. This provision requires one (1) on-street parking space per bedroom. The ordinance limits the number of guestrooms to five (5). The property currently has four (4) bedrooms and four (4) bathrooms. Garbage is collected in the city-provided cart already located on the premises. The City Council should consider the following conditions:

- A. The proposed use complies with all the requirements of the zoning district in which the property is located.
- B. The proposed use, as located and configured, will contribute to or promote the general welfare and convenience of the City.
- C. The benefits that the City gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.
- D. Adequate utilities, road access, drainage, and other necessary supporting facilities have been or shall be provided.
- E. The design, location, and arrangement of all public and private streets, driveways, parking spaces, entrances, and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
- F. The issuance of the Special Use Permit does not impede the normal and orderly development and improvement of neighboring vacant property.

G. The location, nature, and height of buildings, structures, walls, and fences are not out of scale with the neighborhood. This does not include communication towers.

H. The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.

I. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration, and visual blight.

J. Sufficient on-site lighting is provided for adequate safety of patrons, employees, and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect neighboring properties.

K. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.

L. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.

M. The proposed use is in accordance with the City of Gainesville Comprehensive Land Use Plan.

RECOMMENDATION:

The Planning and Zoning Commission and Staff recommend that the City Council approve this ordinance.

ATTACHMENTS:

ATTACHMENT A: Ordinance

ATTACHMENT B: SUP Applications

ATTACHMENT C: Letter of Intent

ATTACHMENT D: Site Plan

ATTACHMENT E: - Survey

Originating Department Head:

Michael Doughty

Community Development Director

City Council Meeting Date:

November 04, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

AN ORDINANCE AMENDING ORDINANCE 1219-12-2008; THE ZONING ORDINANCE OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE REZONE OF APPROXIMATELY 0.8035 ACRES OF LAND LOCATED AT (TBD) FIELD ST, GAINESVILLE, TEXAS; COOKE COUNTY PROPERTY ID NO 16329; PEERY ADDITION; BLOCK 41; LOT 2-8; FROM COMMERCIAL ZONING (C2) TO MULTI-FAMILY ZONING (MF-1); PROVIDING FOR AN EFFECTIVE DATE; CONTAINING A SEVERABILITY CLAUSE AND MAKING AN OPEN MEETING FINDING.

DISCUSSION:

This is an ordinance approving a rezone request for approximately 0.8035 acres of land located at (TBD) Field St in Gainesville, Texas.

The applicant is requesting to rezone approximately 0.8035 acres of land from Commercial (C2) zoning to Multifamily (MF1). The subject property is currently vacant and is situated in an area with a mix of residential and commercial uses. The land is immediately adjacent to properties currently zoned MF-1.

According to the future land use plan, multifamily developments are located near this lot alongside other residential and commercial uses.

”MF-1 District Overview (Sec. 3.1.06):

- **Purpose:** The MF-1 district is intended to accommodate moderate-density multifamily residential uses, including two-family and four-family dwellings. This district is designed to provide a transition between higher-density multifamily, commercial, or industrial areas and lower-density residential developments. MF-1 zoning should be located along principal collector streets and near appropriate community facilities.
- **Permitted Land Uses:** Two-family dwellings, four-family dwellings, public schools, municipal buildings, public utilities, and public parks.
- **Bulk Regulations (Table 3.1.06.B1):**
 - Minimum lot area: 12,000 sq. ft.
 - Maximum density: 12 units/acre
 - Lot dimensions: 100’ width, 120’ depth minimum
 - Setbacks: 25’ front, 10’ interior side (25’ street side), 20’ rear
 - Maximum lot coverage: 45%
 - Maximum height: 35’

RECOMMENDATION:

The Planning and Zoning Commission and Staff recommend that the City Council approve this ordinance.

ATTACHMENTS:

Application A - Zoning Ordinance
Application B – Application
Application C – Letter of Intent
Application D – Site Plan
Application E – Letter of Opposition

Originating Department Head:

Michael Doughty, Community Development Director

City Council Meeting Date:

November 04, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

AN ORDINANCE OF THE CITY OF GAINESVILLE, TEXAS GRANTING TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS SUCCESSORS AND ASSIGNS, AN ELECTRIC POWER FRANCHISE TO USE THE PRESENT AND FUTURE STREETS, ALLEYS, HIGHWAYS, PUBLIC UTILITY EASEMENTS, PUBLIC WAYS AND PUBLIC PROPERTY OF THE CITY OF GAINESVILLE, TEXAS, PROVIDING FOR COMPENSATION THEREFOR; PROVIDING FOR AN EFFECTIVE DATE AND A TERM OF SAID FRANCHISE; PROVIDING FOR WRITTEN ACCEPTANCE OF THIS FRANCHISE; PROVIDING FOR THE REPEAL OF ALL EXISTING FRANCHISE ORDINANCES TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS PREDECESSORS AND ASSIGNS; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AND PROVIDING AN EFFECTIVE DATE.

DISCUSSION:

This ordinance grants Oncor Electric an electric delivery franchise. The City’s current electric Franchise Agreement with Oncor Electric Delivery expires December 31, 2025. This ordinance repeals the expiring franchise and grants Oncor a new 20-year non-exclusive franchise (through December 31, 2045), with provisions for automatic six-month renewals unless terminated by either party. The Franchise Agreement authorizes Oncor to construct, maintain, and operate electric facilities within public rights-of-way in Gainesville, ensuring continued delivery of electricity to residents and businesses.

The ordinance includes requirements for relocation of facilities when needed for City projects, indemnification and liability protections for the City, and City rights to regulate placement to minimize conflicts with traffic and infrastructure. Oncor will continue quarterly franchise payments to the City based on electricity delivered within city limits.

The franchise fee factor remains 0.002914 per kilowatt-hour. The City also receives 4% of gross revenues from certain discretionary service charges.

The agreement includes a Favored Nations Clause, meaning that if another city secures a better deal, Gainesville has the right to receive the same agreement.

Staff recommends approval of this ordinance.

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

November 4, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

DISCUSSION REGARDING CITY OF GAINESVILLE CHARTER REVIEW AND AMENDMENTS REQUIRED TO ENSURE CHARTER IS CONSISTENT WITH STATE LAW.

DISCUSSION:

This discussion will allow Council to review and provide feedback on the current direction of the proposed amendments before the City Attorney prepares the final language. The goal is to ensure that the Council's intent and priorities are accurately reflected in the draft amendments as they are finalized.

ATTACHMENTS:

City Charter

Originating Department Head:

Diana Loch, City Secretary

City Council Meeting Date:

November 4, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

ACTION ON ADDING STATE LAW COMPLIANCE AMENDMENTS TO THE SLATE OF PROPOSED AMENDMENTS TO THE CITY'S CHARTER TO BE SUBMITTED TO VOTERS AT THE MAY 2026 ELECTION.

DISCUSSION:

As part of the ongoing Charter review process, the City Attorney is continuing to prepare and refine proposed amendments for Council's consideration. The proposed amendments are still being finalized; therefore, detailed section-by-section language is not yet available and will be presented to the Council at the November 4, 2025 meeting.

At this stage, the purpose of this agenda item is to allow Council to take an informal action to include the proposed amendments in the list of potential Charter amendments to be considered further. This action does not represent final approval of the amendments, but simply acknowledges them as items for continued review and refinement.

There will be at least two additional Council actions prior to the election:

1. **Final Approval of the Full Slate of Amendments:** Council will review and vote on the complete list of proposed Charter amendments once all revisions are finalized.
2. **Election Ordinance:** Council will then consider and adopt an election ordinance calling the Charter amendment election, which will include the full text of each proposed amendment.

The final slate of amendments will be presented for formal Council approval at the conclusion of the review process.

Originating Department Head:

Diana Loch, City Secretary

City Council Meeting Date:

November 4, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS AWARDED RFP 2025-17 FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT-MITIGATION (CDBG-MIT) RESILIENT COMMUNITIES PROGRAM (RCP) PLANNING AND MANAGEMENT SERVICES.

DISCUSSION:

This Resolution awards RFP 2025-17 for the Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Communities Program (RCP) Planning and Management Services to Antero Group.

ATTACHMENTS:

Rating Sheet
Reference Check
Antero Group Proposal
RFP Packet

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

November 4, 2025