



Planning and Zoning Commission Special Called Meeting
Wednesday, November 19, 2025, 4:00 pm
City Hall, 200 South Rusk, Gainesville, Texas

Phil Neelley, Chair

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

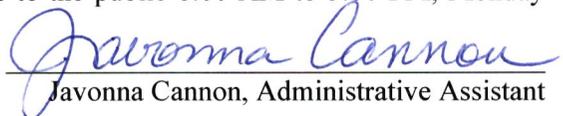
Debra Beavers, Commissioner
Lee Russell, Commissioner
Chad Sieger, Commissioner

AGENDA

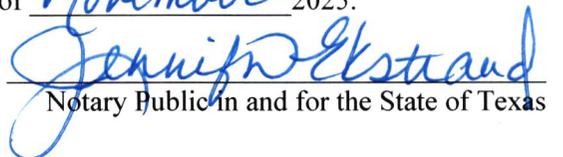
1. Call to Order
2. Consideration of and action on the approval of the minutes from the October 14, 2025, Planning and Zoning Commission meeting.
3. Public hearing to take comments on a request for a Special Use Permit (SUP) to allow a Short-Term Rental (STR) located at Original Donation GV; Block 6; Lot 6 & PT OF 5; (PID) 322758; commonly known as 115 E Pecan St, Gainesville, Cooke County, Texas.
4. Public hearing to take comments on a request for a Special Use Permit (SUP) to allow a Short-Term Rental (STR); located at W J Hawkins Survey; Abstract 0497; (PID) 5152; commonly known as 1406 W California, 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 Hall Addition; Block 3; Lot 1 & 2; 0.3632 Acres; (PID) 7377; commonly known as 1400 Jean St, Gainesville, Cooke County, Texas.
6. Public hearing to take comments on a request to rezone approximately 0.2517 acres located at 909 E Broadway; (PID) 5035; approximately 0.2351 acres located at 917 E Broadway; (PID) 8820; and approximately 0.0497 acres located on Gossett Street; (PID) 27529; all within the Farthing Addition; Block B; Lots 1–3 PT OF; from Single Family (SF-2) to Commercial (C-2)/ Loft Overlay District.
7. Public hearing to take comments on a request to rezone approximately 3.62 acres of land located at 1411 Southland, Gainesville, Texas; A Boutwell Survey; Abstract 0099;(PID) 6971; 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 at Original Donation GV; Block 6; Lot 6 & PT OF 5; (PID) 322758; commonly known as 115 E Pecan St, 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 W J Hawkins Survey; Abstract 0497; (PID) 5152; commonly known as 1406 W California, Gainesville, Cooke County, Texas.
10. Discuss and consider a request for a Special Use Permit (SUP) to allow a Short-Term Rental (STR); located at Hall Addition; Block 3; Lot 1 & 2; 0.3632 Acres; (PID) 7377; commonly known as 1400 Jean St, Gainesville, Cooke County, Texas.
11. Discuss and consider a request to rezone approximately 0.2517 acres located at 909 E Broadway; (PID) 5035; approximately 0.2351 acres located at 917 E Broadway; (PID) 8820; and approximately 0.0497 acres located on Gossett Street; (PID) 27529; all within the Farthing Addition; Block B; Lots 1-3 PT OF; from Single Family (SF-2) to Commercial (C-2)/ Loft Overlay District.
12. Discuss and consider a request to rezone approximately 3.62 acres of land located at 1411 Southland, Gainesville, Texas; A Boutwell Survey; Abstract 0099; (PID) 6971; from Commercial Zoning (C3) to Industrial Zoning (I).
13. Adjourn

This is to certify that I, Javonna Cannon, Administrative Assistant, posted this Agenda by 4:00 PM, Wednesday November 12th, 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 10 day of November 2025.


 Notary Public in and for the State of Texas

