



Planning and Zoning Commission Meeting Minutes

Tuesday, October 14, 2025 | 4:00 PM

City Hall, 200 South Rusk Street, Gainesville, TX, Council Chambers

Chairperson Present:	Acting Chair Dan Doss
Commissioners Present:	Chad Sieger, Scotty Thurman, Debra Beavers
Commissioners Absent:	Nathan Dempsey, Lee Russell, Phil Neelley
Staff Present:	Community Development Director, Mike Doughty, Administrative Assistant, Javonna Cannon
Visitors Present:	Dan Ott, Wendy Ott, Rheta Gilmer, Laurette Laster, Jess Cason

ITEM 1-- Call to order.

Acting Chair Doss called the meeting to order at 4:00 p.m.

ITEM 2 -- Discuss, consider, and take possible action on the September 09, 2025, Planning and Zoning Commission meeting minutes.

Commissioner Thurman moved to approve the minutes, and Commissioner Beavers 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 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).

Acting Chair Doss opened the public hearing at 4:01 p.m.

Community Development Director Mike Doughty spoke on the rezone and clarified that it was not spot zoning because the land across the street is adjacent to the request for Multi-family (MF-1).

Acting Chair Doss closed the public hearing at 4:06 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 at Clark P Addition 0232; 7.92 Acres; Cooke County Property ID 3703; commonly known as 1200 Anthony, Gainesville, Cooke County, Texas.

Acting Chair Doss opened the public hearing at 4:07 p.m.

Community Development Director Mike Doughty explained that the Short-Term Rental meets all the requirements.

Acting Chair Doss closed the public hearing at 4:08 p.m.

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 Robertson Addition; Block 3; Lot 10 PT OF; Cooke County Property ID 22063; commonly known as 1209 E Garnett, Gainesville, Cooke County, Texas.

Acting Chair Doss opened the public hearing at 4:08 p.m.

Community Development Director Mike Doughty explained that the Short-Term Rental meets all the requirements. Debra Beavers inquired about the potential issue of having too many Short-Term Rentals.

Acting Chair Doss closed the public hearing at 4:13 p.m.

ITEM 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).

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

ITEM 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.

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 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.

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 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).

Commissioner Sieger made a motion to approve the Final Plat, and Commissioner Thurman seconded the motion. All present voted AYE, and the motion carried unanimously.

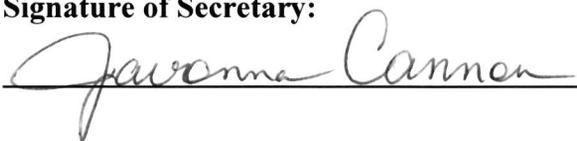
ITEM 10 – Adjourn

Acting Chair Doss adjourned the meeting at 4:22 p.m.

Signature of Chairman:


_____ **Date** 11-19-25

Signature of Secretary:


_____ **Date** 11-19-25