

Board of Appeals Special Called Meeting Minutes

Thursday September 11, 2025 | 4:00 PM

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

Chairperson Present:	Tim Camp
Board Members Present:	Robert Hawkins, Christy Thunnan, Emmanuel Albarado, Keith Clegg
Board Members Absent:	
Staff Members Present:	Mike Doughty, Community Development Director, Javonna Cannon, Administrative Assistant, Patty Pierce, Permit Technician, Tim Stanley, Code Enforcement Officer, Jennifer Ekstrand, Code Enforcement Supervisor, Chance Llano, Code Compliance Officer
Visitors Present:	Rod Tyler, Scotty Thurman, Bob Bloom, Barbara Bloom, Michele Burch

Item 1- Call to order.

Time: 4:00

Item 2 -Approval of Minutes from April 10,2025, Board of Appeals Public Hearing.

Member Thurman made a motion to approve the minutes, followed by Member Hawkins. All members voted Aye, and the motion carried unanimously.

Item 3: County property ID no. 4674, Lindsay Addition, Block 8, Lot 10 S PT, commonly known as 313 Lindsay, Gainesville, Cooke County, Texas, to reduce the required front yard setback from twenty-five feet (25') to ten feet (10'), the rear yard setback from twenty feet (20') to fourteen feet (14'), and the north property line setback from seven and one-half feet (7.5') to five feet (5').

Community Development Director Mike Doughty explained the basis for the staffs recommendation of denial, noting that no hardship exists because the lot is not unbuildable, but rather the applicant's proposed house does not fit. A visitor asked about the project being a single-family home and its square footage, and Visitor Tyler requested that the letter of intent be read.

Item 4 - Discuss, consider, and take action on a request for a zoning variance for the property described as Cooke County property ID no. 4674, Lindsay Addition, Block 8, Lot 10 SPT, commonly known as 313 Lindsay, Gainesville, Cooke County, Texas, to reduce the required front yard setback from twenty five feet (25') to ten feet (10'), the rear yard setback from twenty feet (20') to fourteen feet (14'), and the north property line setback from seven and one-half feet (7.5') to five feet (5').

Member Hawkins made a motion to deny the variance, and Member Clegg seconded the motion. All members voted Nay, and the motion carried unanimously.

Board of Appeals Minutes

Thursday September 11, 2025 | 4:00 PM

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

Item 6 - Adjourn.

Chairperson Camp adjourned the meeting at 4:27 p.m.

Signature of Chairman:



Date/0 .9-2, aS'

Signature of Secretary:

_____, -tL -- Date _____

10-9-2025