



CITY OF GAINESVILLE

NOTICE OF REGULAR CALLED CITY COUNCIL MEETING

December 16, 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

5. REPORTS

6. CITIZEN COMMENTS

7. CONSENT AGENDA

- a. Approve Minutes of the December 2, 2025 City Council Meeting.

8. ACTION ITEMS

- a. Public Hearing on an Ordinance Granting a Special Use Permit (SUP) to Operate a Short-Term Rental (STR) Located in the Original Donation GV; Block 6; Lot 6 & PT OF 5; (PID) 322758; Commonly Known as 115 E Pecan St and Located in the Commercial (CA) Zoning District; Within the City Limits of 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 Amending Ordinance 1219-12-2008; the Zoning Ordinance of the City of Gainesville, Texas, Authorizing the Rezone of 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; Providing for an Effective Date; Containing a Severability Clause and Making an Open Meeting Finding.
- c. Public Hearing on an Ordinance Granting a Special Use Permit (SUP) to Operate a Short-Term Rental (STR) Located in the Hall Addition; Block 3; Lot 1 & 2; Acres 0.3632; (PID) 7377; Commonly Known as 1400 Jean St and Located in the Single Family (SF-2) Zoning District; Within the City Limits of Gainesville, Cooke County, Texas; Providing for an Effective Date; Containing a Severability Clause and Making an Open Meeting Finding.
- d. Public Hearing on an Ordinance Granting a Special Use Permit (SUP) to Operate a Short-Term Rental (STR) Located in the W J Hawkins Survey; Abstract 0497; (PID) 5152; Commonly Known as 1406 W California and Located in the Single Family (SF-2) Zoning District; Within the City Limits of Gainesville, Cooke County, Texas; Providing for an Effective Date; Containing a Severability Clause and Making an Open Meeting Finding.

- e. Public Hearing on an Ordinance Amending Ordinance 1219-12-2008; the Zoning Ordinance of the City of Gainesville, Texas, Authorizing the Rezone of Approximately 3.62 Acres of Land Located at 1411 Southland, Gainesville, Texas; (PID) 6971; A Boutwell Survey; Abstract 0099; From Commercial Zoning (C3) to Industrial Zoning (I); Providing for an Effective Date; Containing a Severability Clause and Making an Open Meeting Finding.
- f. Consideration of and Action on an Ordinance Granting a Special Use Permit (SUP) to Operate a Short-Term Rental (STR) Located in the Original Donation GV; Block 6; Lot 6 & PT OF 5; (PID) 322758; Commonly Known as 115 E Pecan St and Located in the Commercial (CA) Zoning District; Within the City Limits of Gainesville, Cooke County, Texas; Providing for an Effective Date; Containing a Severability Clause and Making an Open Meeting Finding.
- g. 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 0.2517 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; Providing for an Amendment of the Official Zoning Map of the City of Gainesville; Providing for an Effective Date; Containing a Severability Clause and Making an Open Meeting Finding.
- h. Consideration of and Action on an Ordinance Granting a Special Use Permit (SUP) to Operate a Short-Term Rental (STR) Located in the Hall Addition; Block 3; Lot 1 & 2; Acres 0.3632; (PID) 7377; Commonly Known as 1400 Jean St and Located in the Single Family (SF-2) Zoning District; Within the City Limits of 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 Operate a Short-Term Rental (STR) Located In The W J Hawkins Survey; Abstract 0497; (PID) 5152; Commonly Known as 1406 W California and Located in the Single Family (SF-2) Zoning District; Within the City Limits of 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 3.62 Acres of Land Located at 1411 Southland, Gainesville, Texas; (PID) 6971; A Boutwell Survey; Abstract 0099; From Commercial Zoning (C3) to Industrial Zoning (I); Providing for an Effective Date; Containing a Severability Clause and Making an Open Meeting Finding.
- k. Consideration of and action on a resolution authorizing the City Manager to execute Amendment No. 3 to the agreement with Kimley-Horn and Associates for engineering services related to the Sump L Wine Street Project from Tennie Street to California Street.
- l. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, authorizing expenditures for the purchase of 250 water meters and 5 hydrant meters from Metron.
- m. Action on the appointment of a Charter Review Commission.
- n. Action on the final slate of proposed amendments to the City's Charter.
- 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 § 551.074 Personnel Matters - City Manager Annual Review

- p. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas authorizing the Mayor to amend the contract for employment with City Manager Barry Sullivan.

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.

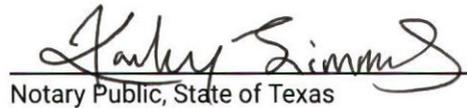
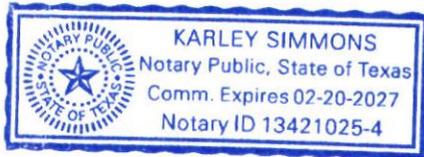
vi. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (940) 668-4500 two working days prior to the meeting so that appropriate arrangements can be made.

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 2:10 a.m./p.m. on December 10, 2025.



Diana Loch

Sworn to and subscribed before me on this the 10 day of December, 2025.



Notary Public, State of Texas

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

PUBLIC HEARING ON AN ORDINANCE GRANTING A SPECIAL USE PERMIT (SUP) TO OPERATE A SHORT-TERM RENTAL (STR) LOCATED IN THE ORIGINAL DONATION GV; BLOCK 6; LOT 6 & PT OF 5; (PID) 322758; COMMONLY KNOWN AS 115 E PECAN ST AND LOCATED IN THE COMMERCIAL (CA) ZONING DISTRICT; WITHIN THE CITY LIMITS OF 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 operate a Short-Term Rental (STR) located in the Original Donation GV; Block 6; L6 & PT OF 5; (PID) 322758; commonly known as 115 E Pecan St and located in the Commercial (CA) zoning district; within the city limits of Gainesville, Cooke County, Texas.

The property is located in a Commercial (CA) zoning district. Short-term rentals (STR) are permitted within the Commercial (CA) zoning district. The property falls under the "STR Not Occupied by Owner/Owner Lives Within One Mile of STR" provision of the STR ordinance. The property currently has two (2) bedrooms and one (1) full bath. The ordinance provisions require one on-site parking space per bedroom and one on-street parking space. Garbage is collected in the city-provided container 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:

December 16, 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 0.2517 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; 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 0.2517 acres of land located at 909 E Broadway, approximately 0.2351 acres of land located at 917 E Broadway, and approximately 0.0497 acres of land on Gossett St, Gainesville, Texas. The subject property is directly adjacent to parcels currently zoned C-2/Loft Overlay District.

The applicant is requesting to rezone the properties located at 909 and 917 E. Broadway, and a portion of Gossett St. The subject properties are directly adjacent to parcels currently zoned Commercial C-2/Loft Overlay District, and are concurrent with our Future Land Use Plan.

Originating Department Head:

Michael Doughty
Community Development Director

City Council Meeting Date:

December 16, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

PUBLIC HEARING ON AN ORDINANCE GRANTING A SPECIAL USE PERMIT (SUP) TO OPERATE A SHORT-TERM RENTAL (STR) LOCATED IN THE HALL ADDITION; BLOCK 3; LOT 1 & 2; ACRES 0.3632; (PID) 7377; COMMONLY KNOWN AS 1400 JEAN ST AND LOCATED IN THE SINGLE FAMILY (SF-2) ZONING DISTRICT; WITHIN THE CITY LIMITS OF 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 operate a Short-Term Rental Unit (STR) located in the Hall Addition; Block 3; Lot 1 & 2; Acres 0.3632; (PID) 7377; commonly known as 1400 Jean St and located in the Single Family (SF-2) zoning district; within the city limits of Gainesville, Cooke County, Texas.

The property is located in a Single-Family District (SF-2). Short-term rentals (STR) are permitted within the SF-2 zoning district. The property falls under the “STR Not Occupied by Owner/Owner Lives Within One Mile of STR” provision of the STR ordinance. The property currently has three bedrooms and one full bath. The ordinance provisions require one on-site parking space per bedroom and one on-street parking space. Garbage is collected in the city-provided container 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:

Mike Doughty

Community Development Director

City Council Meeting Date:

December 16, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

PUBLIC HEARING ON AN ORDINANCE GRANTING A SPECIAL USE PERMIT (SUP) TO OPERATE A SHORT-TERM RENTAL (STR) LOCATED IN THE W J HAWKINS SURVEY; ABSTRACT 0497; (PID) 5152; COMMONLY KNOWN AS 1406 W CALIFORNIA AND LOCATED IN THE SINGLE FAMILY (SF-2) ZONING DISTRICT; WITHIN THE CITY LIMITS OF 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 operate a Short-Term Rental (STR) located in the W J Hawkins Survey; Abstract 0497; (PID) 5152; commonly known as 1406 W California and located in the Single Family (SF-2) zoning district; within the city limits of Gainesville, Cooke County, Texas.

The property is located in a Single-Family District (SF-2). Short-term rentals (STR) are permitted within the SF-2 zoning district. The property falls under the "STR Not Occupied by Owner/Owner Lives Within One Mile of STR" provision of the STR ordinance. The property currently has three (3) bedrooms and three (3) full bathrooms. The ordinance provisions require one on-site parking space per bedroom and one on-street parking space. Garbage is collected in the city-provided container 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:

Mike Doughty

Community Development Director

City Council Meeting Date:

December 16, 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 3.62 ACRES OF LAND LOCATED AT 1411 SOUTHLAND, GAINESVILLE, TEXAS; (PID) 6971; A BOUTWELL SURVEY; ABSTRACT 0099; FROM COMMERCIAL ZONING (C3) TO INDUSTRIAL ZONING (I); 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 3.62 acres of land located at 1411 Southland, in Gainesville, Texas. The subject property is directly adjacent to parcels currently zoned Industrial (I).

The current Commercial (C3) district permits a range of retail, service, and business uses that serve the community and the surrounding area. The applicant is seeking Industrial zoning to allow uses more oriented toward manufacturing and distribution, which are not permitted within the Commercial (C3) district.

Originating Department Head:

Michael Doughty
Community Development Director

City Council Meeting Date:

December 16, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

AN ORDINANCE GRANTING A SPECIAL USE PERMIT (SUP) TO OPERATE A SHORT-TERM RENTAL (STR) LOCATED IN THE ORIGINAL DONATION GV; BLOCK 6; LOT 6 & PT OF 5; (PID) 322758; COMMONLY KNOWN AS 115 E PECAN ST AND LOCATED IN THE COMMERCIAL (CA) ZONING DISTRICT; WITHIN THE CITY LIMITS OF 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 115 E Pecan. The property owner has requested issuance of a Special Use Permit (SUP) for a Short-Term Rental (STR) located at Original Donation GV; Block 6 & PT OF 5; (PID) 322758; commonly known as 115 E Pecan St, Gainesville, Cooke County, Texas.

The property is located in a Commercial (CA) zoning district. Short-term rentals (STR) are permitted within the Commercial (CA) 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. The ordinance limits the number of guestrooms to five (5). The property currently has two (2) bedrooms and one (1) full bathroom. The ordinance provisions require one on-site parking space per bedroom and one on-street parking space. 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 & 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

ATTACHMENT F: Conditions for Short-Term Rental in Commercial (CA) District

Originating Department Head:

Michael Doughty

Community Development Director

City Council Meeting Date:

December 16, 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 0.2517 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; PROVIDING FOR AN AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF GAINESVILLE; 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 0.2517 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.

The applicant is requesting to rezone the properties located at 909 and 917 E. Broadway, and a portion of Gossett St, to permit the development of a future building intended for administrative and operational use.

The subject properties are directly adjacent to parcels across the street, which are currently zoned Commercial (C2)/Loft Overlay District. The Future Land Use Plan is designated as Commercial (C-2)/Loft Overlay District.

RECOMMENDATION:

The Planning & Zoning Commission and Staff recommend approval of the rezone.

ATTACHMENTS:

Application A - Zoning Ordinance

Application B – Application

Application C – Letter of Intent

Application D – Site Plan

Application E – Survey

Originating Department Head:

Michael Doughty

Community Development Director

City Council Meeting Date:

December 16, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

AN ORDINANCE GRANTING A SPECIAL USE PERMIT (SUP) TO OPERATE A SHORT-TERM RENTAL UNIT LOCATED IN THE HALL ADDITION; BLOCK 3; LOT 1 & 2; ACRES 0.3632; (PID) 7377; COMMONLY KNOWN AS 1400 JEAN ST AND LOCATED IN THE SINGLE FAMILY (SF-2) ZONING DISTRICT; WITHIN THE CITY LIMITS OF 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 1400 Jean St. The property owner has requested issuance of a Special Use Permit (SUP) for a Short-Term Rental (STR) located in the Hall Addition; Block 3; Lot 1 & 2; Acres 0.3632; (PID) 7377; commonly known as 1400 Jean St, 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 three (3) bedrooms and one (1) full bath. 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:

Planning & 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:

December 16, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

AN ORDINANCE GRANTING A SPECIAL USE PERMIT (SUP) TO OPERATE A SHORT-TERM RENTAL (STR) LOCATED IN THE W J HAWKINS SURVEY; ABSTRACT 0497; (PID) 5152; COMMONLY KNOWN AS 1406 W CALIFORNIA AND LOCATED IN THE COMMERCIAL (CA) ZONING DISTRICT; WITHIN THE CITY LIMITS OF 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 1406 W California. The property owner has requested issuance of a Special Use Permit (SUP) for a Short-Term Rental (STR) located in the W J Hawkins Survey; Abstract 0497; (PID) 5152; commonly known as 1406 W California, Gainesville, Cooke County, Texas.

The property is located in a Commercial (CA) zoning district. Short-term rentals (STR) are permitted within the Commercial (CA) 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. The property currently has three (3) bedrooms and three (3) full bathrooms. The ordinance provisions require one on-site parking space per bedroom and one on-street parking space. 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:

Planning & 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:

December 16, 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 3.62 ACRES OF LAND IN THE A BOUTWELL SURVEY; ABSTRACT 0099; (PID) 6971; COMMONLY KNOWN AS 1411 SOUTHLAND, GAINESVILLE, COOKE COUNTY TEXAS; FROM COMMERCIAL ZONING (C3) TO INDUSTRIAL ZONING (I); PROVIDING FOR AN AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF GAINESVILLE; 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 3.62 acres of land located at 1411 Southland, Gainesville, Texas.

The current Commercial (C3) district permits a range of retail, service, and business uses that serve the community and the surrounding area. The applicant is seeking Industrial zoning to allow for uses that are more manufacturing- and distribution-oriented, which are not permitted within the Commercial (C3) district. The subject property is directly adjacent to parcels currently zoned Industrial (I).

This request is in alignment with the Future Land Use Plan and the recent direction provided to staff by the City Council.

RECOMMENDATION:

The Planning and Zoning Commission and staff recommend approval of the rezone.

ATTACHMENTS:

Attachment A: Ordinance

Attachment B: Application

Attachment C: Letter of Intent

Attachment D: Site Plan

Attachment E: Survey

Originating Department Head:

Michael Doughty

Community Development Director

City Council Meeting Date:

December 16, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 3 TO THE AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES FOR ENGINEERING SERVICES RELATED TO THE SUMP L WINE STREET PROJECT FROM TENNIE STREET TO CALIFORNIA STREET.

DISCUSSION:

This resolution is approving a contract amendment for the Sump L project with Kimley-Horn to include bidding and construction contract administration for Wine Street. This was removed from the original scope of Sump L. The cost will be paid from 2025 CO Bonds. This resolution increases the engineering costs by \$80,000.

Staff recommends that the City Council approve this resolution.

ATTACHMENTS:

Resolution

Amendment Order No. 3 Agreement

Originating Department Head:

Allen McDonald, Public Works Director

City Council Meeting Date:

December 16, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING EXPENDITURES FOR THE PURCHASE OF 250 WATER METERS AND 5 HYDRANT METERS FROM METRON.

DISCUSSION:

This resolution authorizes the City to purchase 250 Metron residential water meters and 5 Metron hydrant meters for \$89,475.

The meters are budgeted in account number 501-30-23-66512 as part of our meter automation system to reduce labor cost and increase service. This idea was developed by employees as a Lean-Sigma project. We have been replacing our manual read meters over the past several years. This type of meter uses cellular signals to send the readings for billing.

This purchase supports the City’s Major Goals in Resolution 09-16-2025J, including Goal 4 to improve staff efficiency through technology and training and its related subsection, Goal 4.1, to install 250 automatic water-meter readers.

Staff recommends approval of this Resolution.

ATTACHMENTS:

- Resolution approving purchase
- Quote
- Capital Outlay Form

Originating Department Head:

Kevin Kelcey, IT Director

City Council Meeting Date:

December 16, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

ACTION ON THE APPOINTMENT OF A CHARTER REVIEW COMMISSION

DISCUSSION:

This item is to discuss and take action on the appointment of a Charter Review Commission.

ATTACHMENTS:

Draft Charter Commission Timeline prepared by City Attorney

Originating Department Head:

Diana Loch, City Secretary

City Council Meeting Date:

December 16, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

ACTION ON THE FINAL SLATE OF PROPOSED AMENDMENTS TO THE CITY'S CHARTER

DISCUSSION:

This item is to take action on the final slate of proposed amendments to the City Charter.

The City Attorney has changed this language from the previous meetings. If the council opts to appoint a Charter Review Commission, they will technically be submitting their proposed amendments to the commission, not the voters, and the election will be in November, not May.

ATTACHMENTS:

Charter Review Calendar

Final Amendments

Originating Department Head:

Diana Loch, City Secretary

City Council Meeting Date:

December 16, 2025

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS AUTHORIZING THE MAYOR TO AMEND THE CONTRACT FOR EMPLOYMENT WITH CITY MANAGER BARRY SULLIVAN.

DISCUSSION:

This Resolution authorizes the Mayor to sign an amended contract with City Manager Barry Sullivan.

The City Council provides the City Manager with an annual review at which time it also determines the appropriate salary and benefits for the City Manager.

This year employee raises were reduced to 1%, 2%, and 3% because of budget constraints. I did not budget for a raise for the City Manager position because of the limited raises for employees.

The attached contract leaves my compensation and benefits the same. The severance agreement has been updated to reflect a new state law that limits severance payment to twenty (20) weeks along with the payout of vacation and sick leave.

ATTACHMENTS:

Resolution
Current City Manager Contract

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

December 16, 2025