



Planning and Zoning Commission Special Called Meeting Minutes
Thursday, November 19, 2025 | 4:00 PM
City Hall, 200 South Rusk Street, Gainesville, TX, Council Chambers

Chairperson Present:	Acting Chair Lee Russell
Commissioners Present:	Chad Sieger, Scotty Thurman, Debra Beavers, Dan Doss
Commissioners Absent:	Nathan Dempsey, Phil Neelley
Staff Present:	Community Development Director, Mike Doughty, Administrative Assistant, Javonna Cannon, Permit Technician, Patty Pierce, Code Enforcement Officer, Tim Stanley
Visitors Present:	Rod Tyler, Gary Sutton, Crista Rosado, Martha Ruiz

ITEM 1-- Call to order.

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

ITEM 2 -- Discuss, consider, and take possible action on the October 14, 2025, Planning and Zoning Commission meeting minutes.

Commissioner Doss moved to approve the minutes, and Commissioner Thurman seconded the motion. All present voted AYE, and the motion carried unanimously.

ITEM 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.

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

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

Acting Chair Russell closed the public hearing at 4:01 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 W J Hawkins Survey; Abstract 0497; (PID) 5152; commonly known as 1406 W California, Gainesville, Cooke County, Texas.

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

Community Development Director Mike Doughty explained that the Short-Term Rental meets all the requirements and has adequate parking, and that it is clearly identified.

Acting Chair Russell 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 Hall Addition; Block 3; Lot 1 & 2; 0.3632 Acres; (PID) 7377; commonly known as 1400 Jean St, Gainesville, Cooke County, Texas.

Acting Chair Russell opened the public hearing at 4:09 p.m.

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

Acting Chair Russell closed the public hearing at 4:09 p.m.

ITEM 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.

Acting Chair Russell opened the public hearing at 4:10 p.m.

Community Development Director Mike Doughty spoke on the rezone and stated that the staff recommends approval. The property is directly adjacent to the Commercial (C-2)/Loft Overlay District across the street.

Acting Chair Russell closed the public hearing at 4:12 p.m.

ITEM 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).

Acting Chair Russell opened the public hearing at 4:13 p.m.

Community Development Director Mike Doughty spoke on the rezone and stated that the staff recommends approval. The property is directly adjacent to the Industrial (I) zoning district across the street.

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

ITEM 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.

Commissioner Doss made a motion to approve the Short-Term Rental, and Commissioner Thurman seconded the motion. All present voted AYE, and the motion carried unanimously.

ITEM 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.

Commissioner Thurman made a motion to approve the Short-Term Rental, and Commissioner Beavers seconded the motion with the condition that adequate parking is clearly identified. All present voted AYE, and the motion carried unanimously.

Item 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.

Commissioner Doss 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 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.

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

ITEM 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).

Commissioner Sieger made a motion to approve the rezone, and Commissioner Doss seconded the motion. All present voted AYE, and the motion carried unanimously.

ITEM 13 – Adjourn

Acting Chair Russell adjourned the meeting at 4:18 p.m.

Signature of Chairman:

Lee Russell Date 1/13/26

Signature of Secretary:

Javonna Cannon Date 1/13/26