



Planning and Zoning Commission Meeting Minutes

Tuesday, January 13, 2026 | 4:00 PM

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

| | |
|-------------------------------|--|
| Chairperson Present: | Phil Neelley |
| Commissioners Present: | Chad Sieger, Scotty Thurman, Debra Beavers, Dan Doss, Lee Russell |
| Commissioners Absent: | Nathan Dempsey |
| Staff Present: | City Manager, Barry Sullivan, Community Development Director, Mike Doughty, Administrative Assistant, Javonna Cannon, Permit Technician, Patty Pierce, Code Enforcement Officer, Tim Stanley, Code Enforcement Officer, David Lauteren |
| Visitors Present: | Gary Sutton, Sean Norton, Michael Schmitz, Henry Koehler |

ITEM 1-- Call to order.

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

ITEM 2 -- Discuss, consider, and take possible action on the November 19, 2025, Planning and Zoning Commission meeting minutes.

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

ITEM 3 -- Public hearing to take comments on a request to make a recommendation to the City Council regarding the Guiding Gainesville 2040 Comprehensive Plan.

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

The Antero group gave a power point on the Guiding Gainesville 2040 Comprehensive Plan.

Chair Neelley closed the public hearing at 5:01 p.m.

ITEM 4 -- Discuss and consider a request to make a recommendation to the City Council regarding the Guiding Gainesville 2040 Comprehensive Plan.

Commissioner Doss made a motion to approve the comprehensive plan, and Commissioner Russell seconded the motion. All present voted AYE, and the motion carried unanimously.

ITEM 5 -- Discuss and consider a request from the owner to paint a mural on the north side of the building located at 600 Medal of Honor Blvd, Gainesville, Texas; legally described as Gainesville Addition, Block 88; (PID) 24824.

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

ITEM 13 – Adjourn

Chair Neelley adjourned the meeting at 5:03 p.m.

Signature of Chairman:  _____ Date 2/10/26

Signature of Secretary:  _____ Date 2/10/26