



CITY OF GAINESVILLE

NOTICE OF REGULAR CALLED CITY COUNCIL MEETING

March 03, 2026

06:30 PM

MUNICIPAL BUILDING, 200 SOUTH RUSK, GAINESVILLE, TEXAS

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE TO THE FLAG

4. RECOGNITIONS/PROCLAMATIONS

- a. Star of North Texas: Elvira Torres Martinez

5. REPORTS

- a. Heartland Flyer Report
- b. CDBG Grant Section 3 Presentation

6. CITIZEN COMMENTS

7. CONSENT AGENDA

- a. Approve Minutes from February 14, 2026 City Council Workshop.
- b. Approve Minutes from February 17, 2026 City Council Meeting.
- c. Consideration of and action on a resolution approving the sale of alcohol during the County Seat Sip and Shop event to be held in the 100 block of South Dixon on Saturday, March 21, 2026.
- d. Consideration of and action on a Resolution approving the actions of the Gainesville Economic Development Corporation of the City of Gainesville, which voted to approve the Executive Director of the Corporation as a signer of the GEDC Checking Account.

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 22; Lot 2-3 PTS OF; (PID) 3137; Commonly Known as 300 S Commerce 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.
- b. Discussion on Asphalt Zipper Machine.
- c. Consideration of and action on a resolution of the City Council of the City of Gainesville, Texas, authorizing the submission of a Texas Community Development Block Grant Program Application to the Texas Department of Agriculture for the Downtown Revitalization Program.
- d. 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 22; Lot 2-3 PTS OF; (PID) 3137; Commonly Known as 300 S Commerce 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. 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 §551.087 - Economic Development: Project Electra

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.

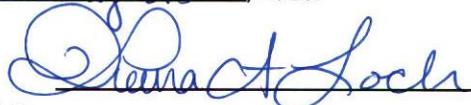
iii. In order to be fair to all persons who have items on the agenda or interest in one or more of the items, the Council may impose time limitations on speakers in Public Hearings. Applicants must limit presentations to 5 minutes. The Mayor may impose other time constraints at his discretion, depending 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.

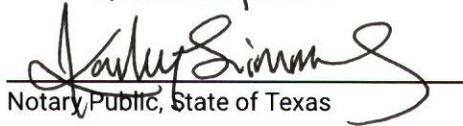
v. The Council reserves the right to suspend the Charter and adopt any ordinance without three readings.

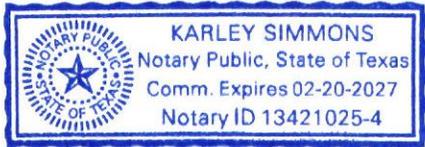
vi. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (940) 668-4500 two working days prior to the meeting so that appropriate arrangements can be made.

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 4:00 a.m./p.m. on February 25, 2026.

 Diana Loch

Sworn to and subscribed before me on this the 25 day of February, 2026.


Notary Public, State of Texas



COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE SALE OF ALCOHOL DURING THE COUNTY SEAT SIP AND SHOP EVENT TO BE HELD IN THE 100 BLOCK OF SOUTH DIXON ON MARCH 21, 2026.

DISCUSSION:

This resolution authorizes the sale of alcohol during the County Seat Sip and Shop event scheduled for March 21, 2026. The public assembly agreement provides that street closures in the 100 block of South Dixon will begin at 3:00 p.m., with the event taking place from 6:00 p.m. to 9:00 p.m. The event will include vendors and live music.

The event was previously held in the 100 block of North Dixon. However, it was recommended that the location be moved to minimize the impact on surrounding businesses whose parking was affected by street closures. Relocating the event to the 100 block of South Dixon provides additional space and reduces disruption, as the county offices in that area are closed on the day of the event.

Staff recommends approval of the resolution.

ATTACHMENTS:

Resolution

Application for Parade or Public Assembly

Originating Department Head:

Diana Loch, City Secretary

City Council Meeting Date:

March 3, 2026

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION APPROVING THE ACTIONS OF THE GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF GAINESVILLE, WHICH VOTED TO APPROVE THE EXECUTIVE DIRECTOR OF THE CORPORATION AS A SIGNER OF THE GEDC CHECKING ACCOUNT.

DISCUSSION:

This resolution approves the actions of the GEDC board to establish the Executive Director as a signatory. GEDC board members at their regularly scheduled meeting on February 18, 2026, approved a resolution to establish signatories for checks, financial documents, or other agreements of the Gainesville Economic Development Corporation.

The GEDC Board voted 6 AYES, 0 NAYS, 0 ABSENT, 0 ABSTENTIONS

ATTACHMENTS:

Resolution
GEDC Resolution

Originating Department Head:

Matt Carlson, GEDC Director

City Council Meeting Date:

March 3, 2026

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 22 LOT 2-3 PTS OF; (PID) 3137; COMMONLY KNOWN AS 300 S COMMERCE 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 Original Donation GV; Block 22; Lots 2-3 PTS OF; (PID) 3137; commonly known as 300 S Commerce 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 Zoning 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 three full baths. 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:

March 03, 2026

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

DISCUSSION ON ASPHALT ZIPPER.

DISCUSSION:

February 6th, the City conducted a demo of the Asphalt Zipper, a road reclaimer that pulverizes asphalt and mixes it with the existing base material. City staff added hydrated lime to the process to be incorporated into the base material for stabilization, set up barricades and handled any traffic issues. The Asphalt zipper was attached to the front of the Streets Department existing loader and the loader was operated by City staff. The Zipper component was operated by their employees. This process took approximately 2.5 hours to complete 5,616 sq ft of work. That afternoon, A-1 paving was on-site to grade, and compact the street. The following Monday A-1 Paving completed the paving portion after the lime had stabilized the base material.

Materials

Lime – \$1,204.89

A-I Paving – \$19,656.00

Total Materials – \$20,860.89

Labor – \$1,898.00

Equipment – \$1,542.00

Grand Total – \$24,300.89

Cost per sq. ft. – \$4.33

This could be a way to improve the drivability of our streets in a faster manner than we are currently doing with the SUMP Program.

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

March 3, 2026

COUNCIL COMMUNICATION

CAPTION/SUBJECT:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GAINSVILLE, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE DOWNTOWN REVITALIZATION PROGRAM.

DISCUSSION:

This resolution authorizes the City to submit an application for TxCDBG funding under the Downtown Revitalization Program. As part of the application requirements, the City Council is formally designating the study area from the Downtown Master Plan as the City’s official downtown district. This is identified by the following boundaries and outlined on the map attached as *Exhibit A*.

Boundaries of the Downtown District

- North: Scott Street
- South: Church Street
- East: Denison Street
- West: I-35

The Texas Department of Agriculture (TDA) has officially opened the Downtown Revitalization Grant Program. The Phase 1 application deadline is April 3. This program provides up to \$1,000,000 in grant funding for infrastructure and community development improvements within a city’s downtown area. A \$50,000 local match is recommended to be competitive.

If an applicant scores high enough during Phase 1, TDA is expected to issue award notifications and invitations to submit a Phase 2 application in early May.

The City of Gainesville’s preliminary score is 78.03 points, which places the City in a marginally competitive position. For reference, in the previous funding cycle, TDA awarded applications scoring 79.5 points and higher. Even though the City does not appear to be hypercompetitive in this program, it is still worth submitting a Phase 1 application because it is relatively simple and things could work out in the City's favor this year.

Staff recommends approval of this resolution.

ATTACHMENTS:

- Resolution
- Map

Originating Department Head:

Barry Sullivan, City Manager

City Council Meeting Date:

March 3, 2026

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 22 LOT 2-3 PTS OF; (PID) 3137; COMMONLY KNOWN AS 300 S COMMERCE 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 300 S Commerce.

The property owner has requested issuance of a Special Use Permit (SUP) for a Short-Term Rental (STR) located in the Original Donation GV; Block 22; Lot 2-3 PTS OF; (PID) 3137; commonly known as 300 S Commerce, 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 three (3) full baths. 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:

March 03, 2026