



## Planning and Zoning Commission Meeting Minutes

Tuesday, February 10, 2026 | 4:00 PM

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

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<b>Chairperson Present:</b>	Phil Neelley
<b>Commissioners Present:</b>	Chad Sieger, Scotty Thurman, Debra Beavers, Dan Doss, Lee Russell
<b>Commissioners Absent:</b>	Nathan Dempsey
<b>Staff Present:</b>	Community Development Director, Mike Doughty, Administrative Assistant, Javonna Cannon, Permit Technician, Patty Pierce
<b>Visitors Present:</b>	Jasmine Jones

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### ITEM 1-- Call to order.

Chair Neelley called the meeting to order at 4:01 p.m.

### ITEM 2 -- Discuss, consider, and take possible action on the January 13, 2026, Planning and Zoning Commission meeting minutes.

Commissioner Sieger moved to approve the minutes, and Commissioner Beavers 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 22; Lot 2-3 PTS OF; (PID) 3137; commonly known as 300 S Commerce, Gainesville, Cooke County, Texas.

Chair Neelley opened the public hearing at 4:02 p.m.

Community Development Director Mike Doughty spoke about the remodel being done at 300 S Commerce and that the parking will be corrected.

Commissioner Russell made a motion to close the public hearing, and Commissioner Thurman seconded the motion. All present voted AYE, and the motion carried unanimously.

Chair Neelley closed the public hearing at 4:05 p.m.

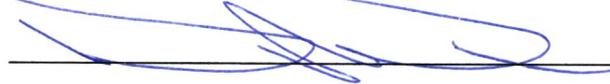
**ITEM 4 -- Discuss and consider a request for a special use permit (SUP) to allow a Short-Term Rental (STR); located at Original Donation GV; Block 22; Lot 2-3 PTS OF; (PID) 3137; commonly known as 300 S Commerce, Gainesville, Cooke County, Texas.**

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

**ITEM 13 – Adjourn**

Chair Neelley adjourned the meeting at 4:06 p.m.

**Signature of Chairman:**



Date 3-10-26

**Signature of Secretary:**



Date 3-10-26