

**ORDINANCE NO. 1600-11-2025**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT (SUP) TO OPERATE A SHORT-TERM RENTAL (STR) LOCATED AT ROBERTSON ADDITION; BLOCK 3; LOT 10 PT OF; COOKE COUNTY PROPERTY ID 22063; COMMONLY KNOWN AS 1209 E GARNETT, GAINESVILLE, COOKE COUNTY, TEXAS; PROVIDING FOR AN EFFECTIVE DATE; CONTAINING A SEVERABILITY CLAUSE AND MAKING AN OPEN MEETING FINDING.**

**WHEREAS**, the Planning and Zoning Commission of the City of Gainesville, Texas, held a public hearing on October 14, 2025, following notices required by law for a Special Use Permit (SUP) for a Short-Term Rental (STR) located at 1209 E Garnett, at which time all affected persons were given an opportunity to be heard; and

**WHEREAS**, public notice, as required by law, was given of the public hearing before the City Council of the City of Gainesville on this date for the SUP, at which time all persons present were given an opportunity to be heard; and

**WHEREAS**, the Planning and Zoning Commission of the City of Gainesville filed its report of the findings and unanimously recommends City Council grant the SUP; and

**WHEREAS**, the City Council of the City of Gainesville has duly considered the Planning and Zoning Commission report, findings, and recommendations;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS:**

That the City Council of the City of Gainesville has approved the request for a Special Use Permit (SUP) for a Short-Term Rental (STR) in the Robertson Addition; Block 3; Lot 10 PT OF; Cooke County Property ID 22063; commonly known as 1209 E Garnett and located in the Single Family (SF-2) zoning district within the city limits of Gainesville, Cooke County, Texas.

**SECTION ONE: ISSUANCE OF A SPECIAL USE PERMIT**

The City of Gainesville, Cooke County, Texas, shall hereby issue a Special Use Permit (SUP) to operate a Short-Term Rental (STR) located in the Robertson Addition; Block 3; Lot 10 PT OF; Cooke County Property ID 22063; commonly known as 1209 E Garnett and located in the Single Family (SF-2) zoning district within the city limits of Gainesville, Cooke County, Texas. The property and structures shall be subject to all applicable Building Codes, Fire Codes, and any other applicable City Codes relating to property and the structures herein described. The SUP is subject to revocation upon sale of the property.

**SECTION TWO: EFFECTIVE DATE**

This ordinance shall be effective upon passage and publication.

**SECTION THREE: SEVERABILITY**

If any provision, section, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstance, if for any reason held to be unconstitutional, void, or invalid (or for any reason unenforceable), the validity of the remaining portion of this Ordinance or its application to other person or sets of circumstances shall not be affected thereby, it being the intention of the City Council and of the Mayor of the City of Gainesville in adopting and approving this Ordinance, that no portion hereof or provision or regulation contained herein shall become inoperative or fail by an reason of any unconstitutionality or invalidity of any other portion, provision, or regulation.

**SECTION FOUR: OPEN MEETING FINDING**

That it is hereby officially found and determined that the meeting at which this Ordinance is passed is open to the public as required by law and that public notice of the time, place, and purpose of said meeting was given as required.

**INTRODUCTION, FIRST READING, CHARTER SUSPENSION:**

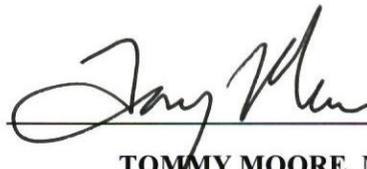
**INTRODUCED AND READ FOR THE FIRST TIME BEFORE THE CITY COUNCIL OF THE CITY OF GAINESVILLE ON THE 4th DAY OF NOVEMBER 2025, AT WHICH THE CHARTER PROVISION OF THE CITY OF GAINESVILLE REQUIRING THE READING OF THE ORDINANCE ON THREE SEPARATE OCCASIONS WAS SUSPENDED BY A VOTE OF:**

  7   AYES,   0   NAYS,   0   ABSENT, AND   0   ABSTENTIONS.

ATTEST:



DIANA LOCH, CITY SECRETARY



TOMMY MOORE, MAYOR

**ADOPTION**

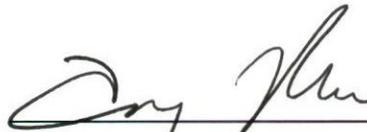
**ADOPTED BY THE CITY COUNCIL OF THE CITY OF GAINESVILLE ON THE 4th DAY OF NOVEMBER, 2025.**

  7   AYES,   0   NAYS,   0   ABSENT, AND   0   ABSTENTIONS.

ATTEST:

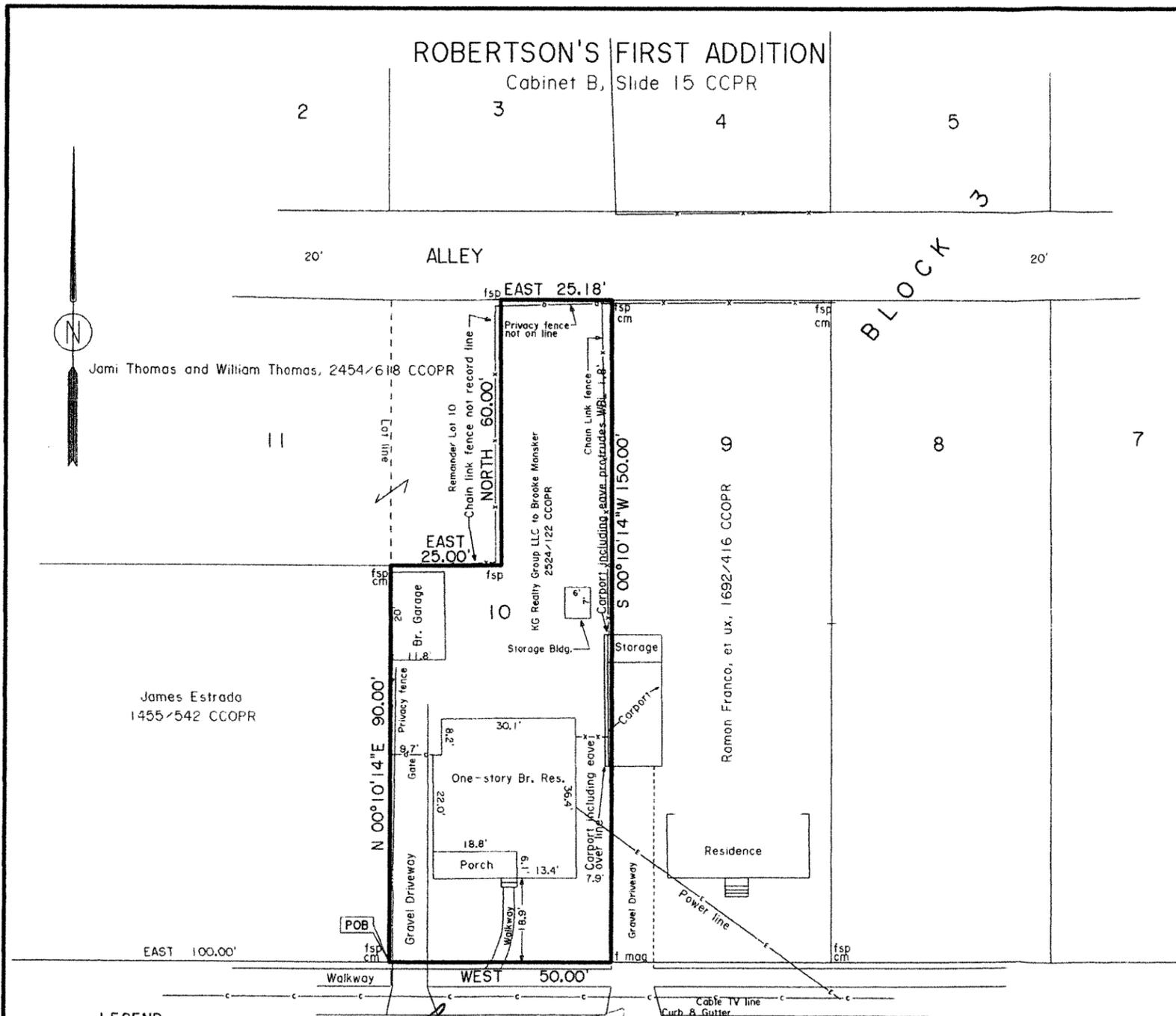


DIANA LOCH, CITY SECRETARY



TOMMY MOORE, MAYOR





FIELD NOTES TO A PART OF LOT 10 IN BLOCK 3 OF ROBERTSON'S FIRST ADDITION, CITY OF GAINESVILLE, COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in the City of Gainesville, Cooke County, Texas, being a part of Lot 10 in Block 3 of the Robertson's First Addition as shown by the Plat recorded in Cabinet B, Slide 15 of the Cooke County Plat Records, being the same lot described in a deed from KG Realty Group LLC to Brooke Mansker recorded in Volume 2524, page 122 of the Cooke County Official Public Records and being more particularly described as follows:

BEGINNING at a found steel pin at the common Southwest corner of said Mansker lot and said Lot 10, common to the Southeast corner of Lot 11, on the South line of said Block 3, common to the North line of Garnett Street, at a point located East, a distance of 100.00 feet from the Southwest corner of said Block 3;

THENCE North 00 degrees 10 minutes 14 seconds East, with the West line of said Lot 10, common to the East line of said Lot 11, a distance of 90.00 feet to a found steel pin at the Westernmost Northwest corner of said Brooke Mansker lot, on the South line of a lot described in a deed to Jami and William Thomas recorded in Volume 2454, page 618 of said Public Records;

THENCE East, with said line, a distance of 25.00 feet to a found steel pin at the Southeast corner of said Thomas lot, at an inside corner of said Brooke Mansker lot;

THENCE North, a distance of 60.00 feet to a found steel pin at the Northernmost Northwest corner of said Brooke Mansker lot, common to the Northeast corner of said Thomas lot, on the North line of said Lot 10 and the South line of an alley;

THENCE East, with said common line, a distance of 25.18 feet to a found steel pin at the Northeast corner of said Brooke Mansker lot, same being the Northeast corner of said Lot 10, common to the Northwest corner of Lot 9 of said Addition;

THENCE South 00 degrees 10 minutes 14 seconds West, a distance of 150.00 feet to a found mag nail at the Southeast corner of said Brooke Mansker lot and said Lot 10, common to the Southwest corner of said Lot 9, on said South line of Block 3, common to said North line of Garnett Street;

THENCE West, with said common line, a distance of 50.00 feet to the point of beginning.

PW File No. 17345.Jeg

- LEGEND**
- CM = CONTROLLING MONUMENT
  - FSF = FOUND STEEL PIN
  - SSP = SET STEEL PIN
  - PP = POWER POLE
  - PK = PK MASONRY NAIL
  - MH = MANHOLE
  - FC = FENCE CORNER
  - SS = SANITARY SEWER
  - WM = WATER METER
  - WV = WATER VALVE
  - BOUNDARY LINE
  - UTILITY EASEMENT LINE
  - BUILDING SETBACK LINE
  - FENCE LINE
  - POWER LINE
  - SANITARY SEWER LINE
  - PIPE LINE

Set-back line are subject to the City of Gainesville Building Regulations.  
 FLOOD STATEMENT: This lot lies in Zone X (areas outside the 0.2% annual chance floodplain) per FEMA, Map No. 48097C0410C, Panel No. 480154 0410C, dated 01/16/2008.

Bearings are referred to record bearing SBL vesting deed, 2454/741 CCOPR

CERTIFIED SURVEY SIGNED IN RED.  
 This plat and description/descriptions was prepared for the exclusive use of the parties for which this survey was provided, on the date shown, and does not extend to other parties without an expressed re-stating by the surveyor. Copyright has been reserved.

The Plat hereon is a true representation of the property as determined by an actual survey made on the ground by me, the lines and corners being as indicated. THERE ARE NO CONFLICTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT Fences not on record lines East neighbor's carport over line as shown



ADDRESS: 1209 E. GARNETT ST., GAINESVILLE, TX 76240

SCALE	1" = 30'
DATE	7/14/2025
FILE	7008/7008-9
DRAWN	DWW

**DELBERT W. WEST**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 107 NORTH DIXON STREET GAINESVILLE, TEXAS 76240  
 940/665-1914

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