

Planning and Zoning Commission

MINUTES

Tuesday, April 12, 2005

4:00 P.M.

Members Present: David Wright, Bill Williams, Dr. John Gage and Randy Jones, Jan Russell, Lupe Lozano, Jan Russell (arrived after agenda item #4)

Members Absent:

Staff Present: Carlos Vigil and Linda Webb

Visitors Present: Danny Walterscheid, Kip Schiller

MEETING OPENED: 4:00 P.M.

MEETING ADJOURNED: 4:52 P.M.

ITEM # 1 - Call the meeting to order and declare a quorum.

ITEM # 2 - Citizen Comments – none

ITEM # 3 – Approval of the minutes from the meeting of March 8, 2005.

David Wright made a motion to approve the minutes as presented, seconded by Randy Jones.

The motion carried by the following vote:

AYES: Gage, Williams, Jones, Wright, Lozano

NAYS: 0

ABSENT: Russell

ABSTENTION: None

ITEM # 4 – Sign Variance – to consider and make a recommendation for an oversized banner located at Exotic Productions, 3839 E. Hwy. 82, Gainesville, Texas. Case #PZ-03-05.

Postponed

ITEM # 5 –Sign Variance – to consider and make a recommendation for an additional sign at Rumpy's, 801 N. I-35, Gainesville, Texas. Case # PZ-04-05.

Carlos and Danny Walterscheid explained how traffic coming from the South would not be able to see the name of the business without an additional sign placed on the East side. The commissioners discussed the second sign and agreed that the additional sign is needed.

Dr. Gage made a motion to approve the sign variance, seconded by Lupe Lozano.

The motion carried by the following vote:

AYES: Gage, Williams, Wright, Lozano, Russell

NAYS: 0

ABSENT: 0

ABSTENTION: Jones abstained from voting due to his business negotiations with the owners.

ITEM # 6 – Specific Use Permit – to consider and make a recommendation for an Office and Pipe Yard built in a 1-l(Light Industrial)Zone in the I-35 Corridor, located at 4539 I-35, Gainesville, Texas. Case #PZ-05-05.

Carlos explained how the Building Official and Fire Marshall while making inspections, discovered that H.E.P. Oil Company had purchased the property and had not checked zoning or received a Certificate of Occupancy. The I-35 Corridor Ordinance does not allow pipe yards along I-35. Bill Williams explained how procedures should be followed and permits should be issued before and not after the fact.

Jan Russell made a motion to approve the Specific Use Permit for 2 years with the following stipulations:

- Pump Jacks shall be at the back of the yard.
- The chain link fence on the East side of yard will be replaced with a privacy fence.

The motion was seconded by David Wright.

The motion carried by the following vote:

AYES: Gage, Jones, Williams, Wright, Russell, and Lozano

NAYS: 0

ABSENT: 0

ABSTENTION: 0

ITEM #7 – Staff Report –

Carlos Vigil gave a report on the large number of clean-up letters sent to citizens that have violations around the City. Carlos told the Commissioners about two motels that were going to be built in Gainesville.

A special called meeting was scheduled for April 26, 2005 at 4:00 P.M.

Jan Russell requested to review a Tree Preservation Ordinance, mud on construction trucks traveling city streets, regulation of window signs.

Jan Russell presented the idea of having Dr. Geisel from UNT talk with the City about urban planning.

ITEM # 12 –Adjournment of meeting at 4:52 P.M.