

MINUTES OF PLANNING AND ZONING COMMISSION MEETING  
FOR JUNE 14, 2005

**MEMBERS PRESENT:** BILL WILLIAMS, LUPE LOZANO, JAN RUSSELL, DR. GAGE, AND DAVID WRIGHT

**MEMBERS ABSENT:** RANDY JONES

**STAFF PRESENT:** Carlos Vigil and Linda Webb

**VISITORS PRESENT:** LIST AVAILABLE

**MEETING OPENED: 4:00 P.M. MEETING ADJOURNED: 5:22 P.M.**

**The First item** of business was: To call the meeting to order.

**The Second item** of business was Citizen comments. None

**The Third item** of business was a **Specific Use Permit** – to consider and make a recommendation for a Specific Use Permit for the property located at 1906 Greenbriar to operate as a Child Day Care Facility. Submitted by Phyllis Dubois. Case #PZ-16-05.

Dr. Gage made a motion to approve the Specific Use Permit as written for a time period of 2 years , seconded by Mr. Wright.

The motion carried by the following vote: AYES: Gage, Russell, Lozano, Williams, Wright:  
NAYS: None: ABSENT: Jones: ABSTENTION: None.

**The Fourth item** of business was an **Open Public Hearing** on a **Zoning District Change** –for 35 acres located South of Gainesville Factory Shops, from Commercial ( C) to Single family Dwelling.

Carlos Vigil made a presentation to the Commissioners explaining that the staff would like to see this area zoned as a Planned Development (PD) District instead of Single family. If the housing development did not occur, the use could be done at a later time.

**Close Public Hearing.** Before the Zoning District Change, Mr. Morgan told the Commissioners that the engineer is doing a study on the pond to see how big it needs to be. He also told them the development would have a club house with a work out room and a pool. Mr. Morgan explained that the roads would be built by developer.

**The Fifth item** of business was the **Zoning District Change** – to consider and make a recommendation for a Zoning District Change located South of Gainesville Factory Shops, from Commercial ( C) to Single Family Dwelling. Submitted by Gainesville Outlet Mall, LLC. Case

PZ#-18-05.

After hearing a presentation by staff during the public hearing, the Commissioners made a recommendation for approval of the Zoning District Change from (C ) Commercial to Planned Development as recommended by staff.

The motion was made by David Wright and seconded by Dr, Gage.

The motion carried by the following vote: AYES: Gage, Russell, Lozano, Williams, Wright:  
NAYS: None: ABSENT: Jones: ABSTENTION: None.

**The Sixth item** of business was a **Site Plan Review** to consider and make a recommendation for the site plan of approximately 200 homes proposed to be built on 35 acres located South of Gainesville Factory Shops, to be known as Saddle Ridge. Submitted by Gainesville Outlet Mall, LLC. Case #PZ-10-05.

Carlos Vigil presented the plat to the Commissioners. He explained that the plan meets Building and Standards approval, and TXDOT still needs to give their approval for the curb cut. Pictures of four sample homes were shown to the Commissioners. Jan Russell asked about sidewalks. Mr. Morgan agreed that sidewalks would be included in plans since the City requires them in sub-division guidelines.

Dr. Gage made the motion to approve the site plan for Saddle Ridge with the following stipulation:

- Sidewalks

The motion was seconded by David Wright.

**The Seventh item** of business was a **Site Plan Review** to consider and make a recommendation for the site plan of Tractor Supply, to be located on 3.29 acres at 1700 N. Grand Ave. submitted by Kelly Zwinggi. Case #PZ-20-05.

Carlos Vigil made presentation to the Commissioners. Kelly Zwinggi, Engineer answered questions about the plan. He mentioned that the entrance to the building faces South because of the location of the sewer line on the East side of the lot. Commissioners explained that the Grand Overlay Guidelines and Requirements need to be followed on all new developments built along Grand Ave. Mr. Zwinggi agreed to follow all guidelines and make any corrections necessary.

Jan Russell made the motion to accept the site plan as presented with the following improvements which must be presented to the Commissions on or before July 12, 2005:

- Drainage
- Landscaping

- Motif for Building

David Wright seconded the motion.

**Eight item for business** was to consider and make a recommendation for a **Specific Use Permit Ordinance** for Day Care Facilities including: fees, and time limits.

Carlos Vigil reviewed the sample Ordinance that came from the City of Richardson. After discussion, Jan Russell made a motion to adopt the Ordinance as presented with the following changes:

- Maximum number permitted shall follow the State Regulations.
- The initial fee for Day Cares shall be \$375.00 for 2 years.
- The renewal fee if made before expiration date shall be \$50.00. If not renewed on time the specific use permit will have to be reviewed by the Planning & Zoning Commission and the applicant will pay \$375.00 to cover application process.

Lupe Lozano seconded the motion.

The motion carried by the following vote: AYES: Wright, Williams, Lozano, Gage, and Russell. NAYS: None. ABSENT: Jones ABSTENTIONS: None.

Without further business to discuss, the meeting was adjourned @ 5:22 p.m.