

**Minutes**  
Planning and Zoning Commission Meeting  
Tuesday, July 12, 2005

Members Present: David Wright, Bill Williams, Randy Jones and Jan Russell

Members Absent: Dr. John Gage, Lupe Lozano

Staff Present: Carlos Vigil and Linda Webb

Visitors Present: List on file.

MEETING OPENED: 4:04 P.M.

MEETING ADJOURNED: 5:45 P.M.

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

**Item # 2** - Citizen Comments – none were presented.

**Item # 3 – Oath of Office** – Kay Lunnon, City Secretary, delivered the oath to Bill Williams, Jan Russell, and Randy Jones.

**Item #4 – Approval of the minutes from the meetings of May 16, 2005 and June 14, 2005.**

Jan Russell made a motion to approve the minutes as presented, with a second by David Wright.

The motion carried by the following vote:

AYES: Jones, Williams, Russell, and Wright.

NAYS: None.

ABSENT: Lozano, Dr. Gage.

ABSTENTION: None

**Item #5 – Sign Variance – to consider and make a recommendation for the following signs: 1) 200 Sq. Ft. Interstate Sign Cabinet. 2) 55' Overall Height Interstate Sign. 3) Increase of 22 Sq. Ft. Wall Sign area, located at NW Corner of Gainesville Factory Store. Submitted by Cracker Barrel Old Country Store, Inc. Case #PZ-21-05.**

Don Roder with Cracker Barrel explained how the test was administered to show the Commissioners how the overall height request was reached. Commissioner Williams agreed that the Interstate sign needed to be 55' for the North bound traffic to see in time to take the exit. Mr. Roder also explained that the Wall sign presented is the standard size for Cracker Barrel.

Jan Russell made the following motion and stipulations:

1. The height variance to 55' was approved.
2. The 200 square foot sign was denied and must conform to the Corridor Ordinance of 160 square foot requirements on the freestanding sign.

3. The two 91 square foot building wall signs totaling 182 square foot was denied and both signs must conform to the maximum 160 square foot requirement.

The motion was seconded by Randy Jones. The motion carried by the following vote:

AYES: Williams, Russell, Wright, and Jones.

NAYS: None

ABSENT: Dr. Gage, Lozano

ABSTENTIONS: None

**Item #6: Site Plan Review – to consider and make a recommendation for a site plan of Hampton Inn & Suites, located at 4325 N I-35. Submitted by Victor Patel. Case #PZ-12-05.**

Staff made a presentation to Commissioners, showing the proposed location and building graphics.

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

The motion carried by the following vote:

AYES: Williams, Russell, Wright, and Jones.

NAYS: None

ABSENT: Dr. Gage, Lozano

ABSTENTIONS: None

**Item #7: Site Plan Review – to consider and make a recommendation for a site plan of Cowboy Honda, located at 1420 N. I-35. Submitted by Walter Umphrey. Case #PZ-20-05.**

A presentation of the site plan was made by staff, and Justin Howard, Architect for Cowboy Honda.

David Wright made a motion to approve the plans with the following stipulations:

1. Add E.F.I.S. finish to North side of main building and finish with trim molding of the same color as in front.
2. Use concealed seam metal panels for storage building and East (rear) of main building.
3. For North side of warehouse building:
  - a. Add E.F.I.S. on north wall or
  - b. Install landscaping to block view of metal panel wall.

The motion was seconded by Randy Jones. The motion carried by the following vote:

AYES: Williams, Russell, Wright and Jones.

NAYS: None

ABSENT: Dr. Gage, Lozano

ABSTENTION: None

**Item #8: 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.**

The Planning & Zoning Commission approved the site plan for Tractor Supply at the June 14, meeting based on further information on drainage, landscaping, and building motif to be presented to the Commission before July 12.

Randy Jones made the motion to approve the plans as presented with the following stipulations:

1. Additional landscaping should be installed in the 2 parking islands at the West corners of the building facing Grand Avenue with Crepe Myrtle trees, evergreens or something similar.
2. Add a red band across the top of the building similar to the band along the mid wall of the building so that there are two bands in order to eliminate the expansive look of the wall.

The motion was seconded by David Wright. The motion carried by the following vote:

AYES: Williams, Russell, Wright, Jones

NAYS: None

ABSENT: Dr. Gage, Lozano

ABSTENTIONS: None

**Item #9: Staff Report** – The Commissioners agreed to schedule a special meeting at 4:00 p.m. on July 26, 2005 for a workshop conducted by Dr. Paul Geisel of the University Of Texas at Arlington. Dr. Geisel will present information on a Community Planning Course that may be attended by citizens, City employees, and organizations that are interested in compiling a plan for the future growth of Gainesville.

Carlos Vigil informed the Commission that the Nuisance Ordinance was approved by the City Council. The Specific Use Permit for Day Care Facilities Ordinance was tabled but will be presented to the Council again at a later date.

Staff is working on amendments to the Sign Ordinance. The Ordinance will be presented to the Commission in the near future.

**Item #10 – Adjournment.**

The meeting adjourned at 5:45 p.m.