

Planning and Zoning Commission

**MEETING MINUTES**

Tuesday, October 12, 2004

Members Present: Randy Jones, David Wright, Bill Williams, Dr. John Gage and Jan Russell

Members Absent: Tom Carson and Lupe Lozano

Staff Present: Carlos Vigil and Marcia McLaughlin

Visitors Present: List on file.

MEETING OPENED: 4:00 P.M.

MEETING ADJOURNED: 6:12 P.M.

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

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

**ITEM # 3** - Approval of the Board Minutes for the meeting of August 10, 2004.

Dr. Gage made a motion to approve the minutes as written, with a second by Mr. Wright.

The motion carried by the following vote:

AYES: Jones, Russell, Gage, Williams, Wright.

NAYS: None.

ABSENT: Lozano, Carson.

ABSTENTION: None

**ITEM # 4 – Zoning District Change**

To consider and make a recommendation for rezoning from Single Family-2 (SF-2) to Single Family-3 (SF-3) and from Agriculture (A) to Two Family Dwelling (2-F) for the property, located at the Southeast corner of Harris Street and Kent Drive, requested by Mark Simpson for Woody Kern. Case # PZ-24-04.

After a presentation by staff and Mark Simpson of Simpson Homes, the Commissioners made a recommendation to approve the request for rezoning.

Items of discussion were:

1. The rezoning adheres to the City of Gainesville Comprehensive Land Use Plan.
2. Easements are provided as needed.
3. The square footage of the lots meets the zoning district requirements.
4. Nine lots will have 18 duplex units and be privately owned.
5. A proposed completion date of 2 years.
6. Sidewalks are to be included.
7. A traffic study is not required by the existing subdivision ordinance, so the impact of the additional development is not known.

Mr. Jones made a motion to approve this request with a second by Mr. Wright.

The motion carried by the following vote:

AYES: Jones, Gage, Williams, Wright.

NAYS: Russell.

ABSENT: Lozano, Carson.

ABSTENTION: None.

#### **ITEM # 5 - Preliminary Plat**

To consider and make a recommendation on the Preliminary Plat for the Vintage Square addition located at the Southeast corner of Harris Street and Kent Drive, requested by Mark Simpson for Woody Kern. Case # PZ-25-04.

After a presentation by staff and Mark Simpson of Simpson Homes, the Commissioners made a recommendation to approve the Preliminary Plat.

Items of discussion were:

1. The platting of the sixty-foot right-of-way and the 31' back to back of curb width meets the requirements of the subdivision ordinance.
2. The roads will be constructed to COG specifications, before they are dedicated to the City of Gainesville.
3. The nine lots, 18 duplexes in the 2F zoning district will be privately owned.
4. The plat has been reviewed by the Design Review Committee and the developer is complying with the request.

Mr. Wright made the motion to approve the preliminary plat with the stipulations that the drainage plans should be approved by the City and the notes on the preliminary plat should be reviewed by staff and deleted, it was seconded by Dr. Gage.

The motion carried by the following vote:

AYES: Jones, Gage, Williams, Wright.

NAYS: Russell.

ABSENT: Lozano, Carson.

ABSTENTION: None.

#### **ITEM # 6 - Sign Variance**

To consider and make a recommendation for a two-sided billboard to be installed at 1415 N. Grand Ave. for Lamar Advertising Company. Case # PZ-26-04.

After a presentation by staff and Thomas Thrash for Lamar Outdoor Advertising, a discussion was held about not considering any sign variances until after the revised sign ordinance is approved.

Ms. Russell made the motion to table this item until the completion and approval of the sign ordinance, with a second by Mr. Wright.

The motion carried by the following vote:

AYES: Jones, Gage, Russell, Williams, Wright.

NAYS: None.

ABSENT: Lozano, Carson.

ABSTENTION: None.

**ITEM # 7 - Sign Variance**

To consider and make a recommendation for a 8 foot variance from the 10 foot requirement of the sign ordinance for a sign to be located at the corner of 3200 E. Hwy 82. Case # PZ-27-04.

After a presentation by staff and Ronnie Brooks for Future Signs, a discussion was held about considering any sign variances until after the revised sign ordinance is approved.

Ms. Russell made the motion to table this item until the completion and approval of the sign ordinance, with a second by Mr. Jones.

The motion carried by the following vote:

AYES: Jones, Gage, Russell, Williams, Wright.

NAYS: None.

ABSENT: Lozano, Carson.

ABSTENTION: None.

**ITEM # 8 - Sign Variance**

To consider and make a recommendation to grant a variance to relocate the existing billboard at 608 N. I 35. Case # PZ-28-04

The Commissioners discussed that the relocation was due to the I-35 widening by TxDot and there is nothing they can do, however the relocation did not conform to the requirements of the sign ordinance.

There was not any action taken on this item.

**ITEM # 9 - Sign Variance**

To consider and make a recommendation for a billboard installation at 801 N. I 35. Case # PZ-29-04.

This request was withdrawn by the applicant prior to the meeting.

**ITEM # 10 - Specific Use Permit**

To consider and make a recommendation for a Specific Use Permit to operate a pre-school for the property located at 308 E. Broadway submitted by The First Baptist Church. Case # PZ-30-04.

After a presentation by staff, Mr. Wright made the motion to approve the SUP with a 2-year limit, with a second by Mr. Jones.

The motion carried by the following vote:

AYES: Jones, Gage, Russell, Williams, Wright.

NAYS: None.

ABSENT: Lozano, Carson.

ABSTENTION: None.

### **ITEM # 11 - Tattoo and Body Piercing Studio Ordinance**

To consider and make a recommendation to adopt an ordinance to regulate Tattoo and Body Piercing Studios and to adopt the State of Texas, Department of Health Rules Regulations and Laws that govern these operations.

After some discussion with the Commissioners, by citizens in attendance at the meeting, the Commissioners made a recommendation to the City Council to approve.

Ms. Russell made a motion to approve and recommended that the City Council set any fees to be required by the City, with a second by Mr. Jones.

The motion carried by the following vote:

AYES: Jones, Russell, Gage, Williams, Wright.

NAYS: None.

ABSENT: Lozano, Carson.

ABSTENTION: None.

### **ITEM # 12 - Presentation**

Mr. Mike Hallum with TXDOT made a presentation on the TxDot Access Management Policy.

### **ITEM # 13 - Grand Avenue Overlay District Ordinance**

To consider and make a recommendation to adopt an ordinance to regulate future development along Grand Avenue with an Overlay District.

The Commissioners recommended to staff that the Grand Overlay District Ordinance incorporate the Access Management standards and requirements.

### **ITEM # 14 - Sign Ordinance**

To consider and make a recommendation to amend the Sign Code Ordinance.

The commissioners directed staff to obtain input from Lamar Advertising representatives who were in attendance at the meeting and that the section on regulating political signs be revised to reflect the State of Texas requirements.

### **ITEM # 15 - Staff Report**

Staff informed the Commissioners that a request had been submitted for renaming Prime Outlet Boulevard, however this is being withheld until the proposed Water Park development is final. At that time a street name can be derived that is more indicative of the retail and recreation amenities in that area.

### **ITEM # 16 - Adjournment of meeting at 6:12 P. M.**