

**MINUTES
CITY OF GAINESVILLE
PLANNING AND ZONING COMMISSION**

2:00 p.m.
Tuesday, May 3, 1994

Members Present: Joyce Rigler, Jan Russell, Robyn Byars, Bill Williams, Marge Clement, and Debra Beavers (2:08 p.m.)

Members Absent: Roy Brewer

Staff Present: Mike Land and Pat Payne

Visitors Present: List

The first item of business was calling the public hearing to order at 2:05 p.m.

The second item of business was consideration and action on the minutes of the meeting of April 4, 1994. A motion was made by Joyce Rigler and seconded by Jan Russell to approve the minutes as presented. Motion carried by the following votes: Ayes: Rigler, Russell, Byars, Williams and Clement. Nays: None Absent: Beaver and Brewer. Abstentions: None.

The third item of business was consideration and action on the minutes of the special meeting of April 18, 1994. A motion was made by Marge Clement and seconded by Robyn Byars to approve the minutes as presented. Motion carried by the following votes: Ayes: Rigler, Russell, Byars, Williams and Clement. Nays: None Absent: Beaver and Brewer. Abstentions: None.

The fourth item of business was consideration and recommendaton on the Final Plat for the Red Oaks Subdivision, located within the ETJ, by Lacy B. Wheeler. Proposed subdivision is a part of the F.H. Stroud Survey A-951 and front on County Road #260.

Mr. Williams confirmed with Mr. Land that this presentation is the Final Plat; Mr. Land replied it is. Mr. Land also said it will require a signature from Mr. Williams, Chairman of the P & Z, if it is approved. Mr. Land said there have been no further changes from review of the Preliminary Plat.

At that time, Mr. Williams asked if there were further comments, discussion or additions from the Board; there were none. A motion was made by Joyce Rigler and seconded by Marge Clement to recommend approval the Final Plat of the Red Oaks Subdivision located within the ETJ of the City of Gainesville. Motion carried by the following votes: Ayes: Rigler, Russell, Byars, Williams and Clement. Nays: None Absent: Beaver and Brewer. Abstentions: None.

The fifth item of business was consideration and recommendation on a request by Wayne Harper to rezone 4317 N. I-35, a 2.42 acre tract of land out of the Sarah Smith Survey A-913, from Agricultural (A) to Commercial (C).

Mr. Williams confirmed that the Board had had a chance to review the plat for the proposed restaurant that will eventually be built on that site. He asked Mr. Land if there had been any further modifications or changes by staff; Mr. Land replied there had not. Mr. Williams asked if there was any discussion from the Board or anyone else concerning the rezoning request; there was none. A motion was made by Marge Clement and seconded by Jan Russell to **recommend approval to rezone a 2.42 acre tract out of the Sarah Smith Survey from Agricultural (A) to Commercial (C)**. Motion carried by the following votes: Ayes: Rigler, Russell, Byars, Williams and Clement. Nays: None Absent: Beaver and Brewer. Abstentions: None.

The **sixth item of business** was consideration and recommendation on a request by Charles Wilson et al to rezone \pm 20 acres out of the M.L. Webster Survey A-1118 from Agricultural (A) to Single Family Two (SF-2). Said tract lies east of Aspen Road and south of O'Neal Street and is Phase I of the proposed Creek Subdivision.

Mr. Williams asked for a plat of the first phase of The Creek Subdivision for the Board to review more fully. Don Hawkins, agent for Mr. Wilson, presented the plat and explained that this first phase is out of a 100-acre tract that Mr. Wilson will eventually develop. He explained that there are 43 lots in Phase I. Rezoning will be requested as Phase II and Phase III are developed.

Mr. Williams asked if there was any discussion or questions from the Board or anyone else; there was none. A motion was made by Marge Clement and seconded by Debra Beavers to **recommend approval of the request by Charles Wilson et al to rezone \pm 20 acres out of the M.L. Webster Survey from Agricultural (A) to Single Family Two (SF-2)**. Motion carried by the following votes: Ayes: Rigler, Russell, Byars, Williams Beaver and Clement. Nays: None Absent: Brewer. Abstentions: None.

The **seventh item of business** was consideration and recommendation on a request by Charles Wilson et al for review of a Preliminary Plat for Phase I of The Creek Subdivision, being \pm 20 acres out of the M.L. Webster Survey.

With no discussion from the Board, a motion was made by Joyce Rigler and seconded by Marge Clement to **recommend approval of the Preliminary Plat for Phase I of The Creek Subdivision**. Motion carried by the following votes: Ayes: Rigler, Russell, Byars, Williams Beaver and Clement. Nays: None Absent: Brewer. Abstentions: None.

Other items of business were presented by Mike Land, as follows:

1. Update on the tornado and storm damage of April 26, 1994. Mr. Land explained various activities regarding the cleanup, construction and disaster relief. He explained that approximately 200 residents were materially affected by the tornado(s). About 30-40 of those were in mobile homes. About 15 single family residences were destroyed, which determination will be made by insurance companies. About 55 businesses

were affected with 10 of them more seriously. He further explained the function of the City during this time.

2. Mr. Land updated the Board on Phase II of the Factory Shops. He said that the site work plans have been submitted which contain the utilities and drainage. The dirt work will be starting shortly.
3. The City Council has approved the Commercial rezoning on Yates Street for Erwin L. Mosser and the rezoning on N. Morris Street for Mr. Pettigrew (re: Faye Handley).
4. \$400,000+ for restoration of the Santa Fe Depot has been granted. Application was made for more than that amount, so more money will have to be obtained.

Mr. Williams asked if there was further business to discuss; there was none.

The public hearing adjourned at 2:16 p.m.