

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

**2:00 p.m.
Tuesday, February 1, 1994**

Members Present: Marge Clement, Debra Beavers, Joyce Rigler, Jan Russell, Robyn Byars.

Members Absent: Roy Brewer and Bill Williams

Staff Present: Mike Land and Pat Payne

Visitors Present: Mrs. Billie Williams and Henry Popp

The first item of business was calling the public hearing to order at 2:05 p.m. by Co-Chairman Marge Clement.

The second item on the agenda was consideration and action on the minutes of the regular meeting of December 7, 1993. A motion was made by Joyce Rigler and seconded by Debra Beavers to approve the minutes as presented. Motion carried by the following votes: Ayes: Clement, Rigler, Beavers, Russell, Byars. Nays: None Absent: Williams & Brewer. Abstentions: None.

The third item on the agenda was consideration and action on the minutes of the special meeting of December 21, 1994. A motion was made by Joyce Rigler and seconded by Debra Beavers to approve the minutes as presented. Motion carried by the following votes: Ayes: Clement, Rigler, Beavers, Russell, Byars. Nays: None Absent: Williams & Brewer. Abstentions: None.

The fourth item on the agenda was consideration and recommendation on a request by Billie Monroe Williams to rezone 14 acres out of the Adam Dozier Survey A-318, from Light Industrial (I-1) to Agricultural (A). Said property fronts on West Highway 82 and is located south of the McCoy's Building Center property.

Ms. Clements asked Mr. Land if he had any comments regarding the rezoning request. Mr. Land indicated that Mrs. Williams was in attendance if members of the Board had questions for her. He then explained that the Williams' wanted to rezone the property from Light Industrial to Agricultural in order to build a home on their property. Residential structures are not allowed in Industrial districts. The land has been used for agricultural uses anyway. The Williams' have had their land since before the area was annexed into the corporate limits of the City of Gainesville. Mr. Land stated that staff recommends approval of the rezoning request.

Ms. Clements asked Mrs. Williams if she had any comments. Mrs. Williams replied that she agreed with Mr. Land.

Ms. Beavers asked Mrs. Williams if one home, their own personal residence on the 14-acre tract, was all that was being considered for construction. Mrs. Williams replied that it is. It was confirmed that the tract will not be considered for a housing tract or subdivision.

Ms. Clements asked Henry Popp if he had any comments. Mr. Popp said he was in attendance because he has property north of Highway 82 that he is considering for a residential building site and wanted to understand what procedures are required. Ms. Clements explained the procedures for rezoning to him.

Ms. Clements asked if anyone else on the Board had any comments; there was none. After no further discussion, a motion was made by Joyce Rigler and seconded by Debra Beavers to **recommend approval of rezoning 14-acres out of a 161-acre tract in the Adam Dozier Survey (A-318)**. Motion carried by the following votes: Ayes: Clement, Rigler, Beavers, Byars. Nays: None Absent: Williams & Brewer. Abstentions: Russell.

Mr. Land presented an update on the proposed voluntary annexation for 74 acres out of the A.C.C. Bailey Survey, as requested by James Ray Polk and Ronnie Ortowski. He stated that the second public hearing will be this date with the final public hearing to be held on February 21, 1994. Mr. Land also presented information on a subdivision that is unfolding in the Southpark area with 31 homes being the projection for development. Also, the Wilson tract has had preliminary drawings submitted to staff for an addition east of the Wheeler Creek Subdivision.

Mr. Land presented an update on the Comprehensive Plan project as well as the Bed and Breakfast ordinance. Other items that were discussed were the proposed Airport Terminal building and a grant through TxDOT that will help that project as well as other airport related projects.

After no further business, the meeting was adjourned at 2:25 p.m.