

**CITY OF GAINESVILLE
PLANNING AND ZONING COMMISSION**

**2:00 p.m.
Tuesday, November 2, 1993**

Members Present: Marge Clement, Jan Russell, Robyn Byars, Roy Brewer and Joyce Rigler.

Members Absent: Debra Beavers and Bill Williams

Staff Present: Mike Land and Pat Payne

Visitors Present: List

The first item of business was calling the public hearing to order at 2:07 p.m. by Co-Chairman Marge Clement.

The second item of business on the agenda was consideration and action on the minutes from the regular meeting of October 13, 1993. 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: Clement, Rigler, Russell, Brewer and Byars. Nays: None. Absent: Williams and Beavers. Abstentions: None.

The third item of business on the agenda was review and recommend on a Preliminary Plat for Ridge Estates Subdivision, located within the ETJ of the City of Gainesville, as submitted by J.R. Polk and Ronnie Ortowski.

Mike Land explained that the tract is located at the intersection of Radio Hill Road (F.M. 3092) and the extension of Harris Street. There is approximately 74 acres in the total tract. The Developers have agreed to voluntary annexation. The first phase of development will be rezoned, after annexation, from Agriculture to Single Family Estates (requiring a minimum of one acre tracts) and shall contain some 44 acres. The balance of the property will be zoned Agriculture until further development occurs on that remaining portion of the tract. The annexation and rezoning will possibly be considered at the next meeting of the Planning and Zoning Board on December 7, 1993. This Preliminary Plat, after consideration this date, will be presented to City Council on November 16, 1993 for their action.

Mr. Land continued to explain the provisions regulating development within the Extraterritorial Jurisdiction of the City of Gainesville (ETJ) to the P & Z Board, beginning with submission to the Community Development Department, Planning and Zoning Board/City Council, and then finally to the County (Commissioners) for final acceptance (this stage is for the Final Plat).

Mr. Land also explained that Mr. Polk and Mr. Ortowski have worked closely with City staff to bring the proposed subdivision into compliance with City codes. All lots in Phase I will be minimum

one acre lots with the lots facing Harris Road being somewhat larger. There will be a total of 31 lots in that phase with the homes being restricted to a minimum 1800 square feet in size. Phase II has not been platted. The developers will let Phase I determine how that will be effected. The project will be serviced by a central water system with the City, but will utilize septic systems for each lot. The primary reason for the septic systems is economics. A sewer system would cost in excess of \$200,000 to be extended to that area at the present time. With minimum one acre lots, septic systems will be sufficient.

The Preliminary Plat has been reviewed by the Development Review Committee, consisting of the Fire Marshal, Utilities Director, Public Works Director, Director of Community Development and Building Official/Inspector. Mr. Land also explained that after review, and because the Planning and Zoning Commission has authority to vary from the strictness of the Subdivision Ordinance if the intent of the ordinance is still met, it has been recommended that no sidewalks be required because of the extreme expense in building them. Also the cul-de-sacs are required, by the ordinance, to be no longer than 600 feet; one street will be approximately 650 feet in length and another will be approximately 700 feet. The Fire Marshal and Building Official did not object to these lengths because they do not threaten life and safety issues due to the open space of the large lots. Mr. Land said soil testing had been done on the tract for suitability of septic systems. The lot sizes will accommodate just about any soil, but perk tests will be required. Mr. Polk verified that the Environmental Health Officer for Cooke County will have to certify each septic system when it is installed. Each home will have to meet certain charted requirements and specifications for installation of a septic system.

Mr. Land reviewed the covenants for the Ridge Estates for the Board. He said the intent is to develop a residential subdivision, even though it will be built on estate lots.

Mr. Land then asked the Board to express opinions or ask questions regarding the proposed subdivision. Jan Russell asked what would be the total lot count of the whole subdivision; Mr. Land said they did not know that yet. She asked how much it will cost to put in a septic system. Mr. Polk said it would vary according to the perk. Ms. Russell said she would like to know a worst case scenario. Mr. Polk said the perk of the soil would determine how large the tank would have to be and how long the lateral lines would be.

Joyce Rigler said she has driven out by the proposed subdivision site and feels that it is exactly what the City needs at this time, because there are no buildable lots for larger homes. She said she commends the developers for doing this project. The setting is beautiful and the City will be proud of it.

Mike Land said that a 10" water line will be run to the tract, which will open up developmental possibilities for other parcels in

that area and present an opportunity to extend the utilities further east so they will be cost effective. He also said that in the Capital Improvements Program, there are plans to put in a 500,000 gallon elevated water tank in the general area; the long-range plan is to loop the system. However, the economics are just not there to extend the sewer lines at the present time. Another issue concerning the sewer lines is the hilly terrain. A lift station would have to be installed and that would be a major expense in itself.

Jan Russell said her big problem with the septic systems is that the City will probably grow to the east and this proposed subdivision will be in that area. She said she is concerned about whether the City is taking the long view of this situation. Mr. Land said all angles of the subdivision issue have been evaluated many times by all involved persons. Ms. Russell said she is still very concerned when future development is built all around this area.

Roy Brewer said, according to the plat map, the terrain has good lines for fall, opposed to flat land, letting the septic systems work to their best capabilities.

Marge Clement asked about property owners being able to tap into the sewer system if the day should later come when the sewer is extended in that direction. Mr. Land said they could; they can also be required to tap into the sewer system after the City installs the line. The homeowner would only be responsible for the line from the tap to the residence. Mr. Byars affirmed the homeowner would be required to do this. Pat Payne gave an example of another development which has tapped into the sewer system after having only septic tanks.

Mr. Polk said that when septic systems are put in wrong, they will give trouble. However, the County now has someone who checks and inspects all septic systems for the proper tank size and adequate feet of line to handle the household for which it is built. He also said that there is no place for water to stand on the whole tract; it all runs off. He reiterated that the homes that will be built in this subdivision will be large, executive type homes.

Mr. Land explained that the drainage system will be an open type swale system, curb and gutter. The Developers will prepare the base for the streets; then the City will provide the asphalt and other materials, as well as labor, for paving the streets within the project. The Developers of the subdivision will have to agree to meet all City specifications before it can be annexed into the City.

Jan Russell said she still has serious misgivings about the septic system procedure of sewerage management, although, she affirmed, the City is in dire need of it. Roy Brewer said he is very positive about Mr. Polk's attitude of doing the subdivision the right way the first time. Mr. Land said that the County is the ultimate permitting agency for septic systems. However, our own

environmental health officer as well as the Building Official will be involved also to ensure there are plenty of checks to make sure the systems work.

After no further comments, discussion or questions, a motion was made by Joyce Rigler to **recommend approval of the Preliminary Plat of Ridge Estates Subdivision**, located within the ETJ of the City of Gainesville. The motion was seconded by Roy Brewer. Motion carried by the following votes: Ayes: Clement, Rigler, Russell, Brewer and Byars. Nays: None. Absent: Williams and Beavers. Abstentions: None.

The **fourth item of business** was discussion of the proposed Comprehensive Plan. Items to be discussed with neighborhood groups will be urban design, housing, land use, transportation, etc. A land use inventory study has been started.

Mr. Land told the Board that the City Attorney has still not worked on the Bed and Breakfast Ordinance; hopefully, it will be forthcoming.

After no further discussion, the meeting was adjourned at 2:50 p.m.