

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

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2:00 p.m.

Wednesday, January 13, 1993

- Members Present:** Chris Kaden, Marge Clement, Roy Brewer, David Hutcherson, *& Don Hawkins*
- Members Absent:** Vince Rippy and ~~Don Hawkins~~ *Correction 4/21/93*
- Staff Present:** Pat Payne and Mike Land
- Visitors Present:** List.

The meeting was called to order at 2:05 p.m by Chairman Don Hawkins

Let it be noted that Vincent Rippy was removed from the Board because of non-attendance.

The **second item of business on the agenda** was consideration and approval of the minutes from the regular meeting of December 09, 1992. A motion was made by Chris Kaden and seconded by Roy Brewer to approve the minutes as presented. Motion carried by the following votes: Ayes: Clement, Kaden, Hawkins, Brewer and Hutcherson. Nays: None. Absent: None. Abstentions: None.

The **third item of business on the agenda** was consideration and approval of the minutes from the special meeting of December 23, 1992. A motion was made by Roy Brewer and seconded by Marge Clement to approve the minutes as presented. Motion carried by the following votes: Ayes: Clement, Kaden, Hawkins, Brewer and Hutcherson. Nays: None. Absent: None. Abstentions: None.

The **fourth item of business on the agenda** was consideration and discussion of the Gainesville Comprehensive Plan. Mr. Hawkins asked Mr. Land to present any facts and data he had. Mr. Land began by explaining a checklist he had prepared for the Board's information. He said he was hoping that the review and prioritizing of information will help to set a March goal of scheduling a workshop to obtain further information and details in order to get the plan implemented. It will also let the Board make goals on which issues are the most prevalent to be accomplished. He also pointed out that the CIP will play a major part in structuring the Comprehensive Plan and an extensive mapping system will be integrated with the presentation. Another component, he continued, of the overall planning will be public workshops.

In summary, Mr. Land explained that the Board will be developing goals, objectives and policies, and setting up time frames. He emphasized that the planning will be dynamic, not a static document-it can change, which will be a part of the plan.

Chris Kaden said the proposed document information is "heaping a lot on us" but agreed that it is a very good start.

Mr. Land said it is a tool that helps the general public know what to expect; it helps the staff to know how to evaluate it on a better basis and helps the Planning and Zoning Board and the City Council from a policy standpoint.

Mapping was discussed at length, including the present lack of accurate and adequate base maps for the City, which is extremely important for almost any project which the City undertakes. There is no good base map for the City. Pat Payne said the Tax Appraisal District is partially working off of the incomplete maps the City has.

The fifth item on the agenda was discussion of the proposed new Building Codes and fees. Mr. Land presented Johnny Vance, Building Official, to explain the revisions briefly. The last adopted Building Code was the 1985 version. Mr. Vance explained other Codes which will be presented for adoption. The proposed revision of the fee structure was based on a survey done with nine communities in the North Texas area to get an idea about what fees are being charged. However, other criteria included user capacity, building services, and staff time. The proposed fees are still less than the average fees but are still reasonable. The costs of fees, inspections, paper work, staff time, etc. should be justified.

Pat Payne pointed out that any appendices to the Codes proposed for adoption will not be included, unless specifically stated as such.

Mr. Vance said that the building fees are proposed to be based on a square foot basis, not valuation. Most cities are doing this. This procedure will also be much easier for staff members to calculate so there will not be errors in fee calculations due to an incorrect valuation. It will also cause less problems due to judgements of valuations by the Tax Appraisal District. Mr. Vance said that when he came to work for the City of Gainesville, he was shocked to learn of the extremely low fee structure for building permits. Of all the cities in the fee survey, Gainesville will still be below most of them even after an increase. Some contractors have agreed that the fees are low. Mr. Vance explained that because the current local Plumbing Code is very old (adopted-1970), the City could be liable for damages, i.e., backflow preventers are required, and the local plumbers are not required to put them in according to the local 1970 Code.

Chris Kaden asked Mr. Vance several questions concerning plumbing requirements, particularly irrigation and lawn sprinklers. The advantages of having a flat fee for sprinkler systems was discussed.

Mr. Land said that another advantage of adopting new and current codes is the education that has been put into their updates. Also, the Building Official and Building Inspector are also more educated.

David Hutcherson questioned the need for a permit for reroofing a structure. Mr. Vance explained the standards for roofing and the need to do inspections, therefore requiring permitting. Mr. Vance also reviewed various procedures which do not need a permit, such as painting, replacing a light fixture, ceiling fans, etc. However, if a

wall is torn out, then a permit is required in order to eliminate the question of structural weakening.

The Board continued discussing various requirements of permitting and permit fees.

Mr. Land said there will be a public relations program associated with the new permit fees and the newly adopted codes later. Also, there will be a meeting on January 28 for building contractors and any businesses or enterprises associated with building and construction to discuss building and housing in Gainesville. He and Mr. Vance also explained bonding for electrical and plumbing contractors along with Homeowner's Exemptions.

Mike Land asked the Board if they felt they had enough information regarding the change in permit fees and adoption of new codes to make a recommendation to the City Council. Don Hawkins said the proposed ordinance looked very good to him and the new fees were much needed since the present ones are very low. The Board made recommendation to the City Council that the new fee structure and code ordinance be adopted.

The **sixth item of business on the agenda** was general discussion of any other business which was brought before the Board. Mike Land gave an update on the downtown improvements.

Marge Clement asked that the regular meetings of the Planning and Zoning Commission be temporarily moved to the third Wednesday of each month to allow her and Mike Land to attend the Leadership Gainesville meetings which are being held on the second Wednesdays of each month through May. The Board voted unanimously to temporarily reschedule the meetings during that period of time.

After no further business the meeting was adjourned at 3:13 p.m.