

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

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2:00 p.m.

Wednesday, November 11, 1992

Members Present: Chris Kaden, Don Hawkins, Roy Brewer, Marge Clement, David Hutcherson (2:25 p.m.)

Members Absent: Vince Rippy.

Staff Present: Mike Land, Pat Payne, and Johnny Vance

Visitors Present: List.

The meeting was called to order at 2:11 p.m by Chairman Don Hawkins.

The first item of business on the agenda was consideration and action on the minutes from the regular meeting held on October 21, 1992. A motion was made by Roy Brewer and seconded by Chris Kaden to approve the minutes as presented. Motion carried by the following vote: Ayes: Chris Kaden, Don Hawkins, Roy Brewer, Marge Clement. Nays: None. Absent: Vince Rippy and David Hutcherson Abstentions: None.

The second item of business on the agenda was consideration and recommendation on a request by the Texas Youth Commission (TYC), also known as the Gainesville State School, for out-of-city water service at their facility on F.M. 678. Mr. Hawkins asked Mike Land if he would explain the request. Mr. Land began by saying that the property does lie within the ETJ of the City of Gainesville. 5100' linear feet of new line will have to be installed for the water service connection. He said that he had talked with Claude Tamplin, Director of Utilities, and the TYC personnel will be paying for the labor, materials, and installation of the line. Because the property lies within the Woodbine Water System territory, a letter has been submitted from that organization stating that the School may tap into another source (City) other than theirs. The City will be participating in the costs of upsizing the lines which will allow for future water users in that area. The demand for the School is only for a 10" line. Mr. Land confirmed that the user rate will be determined by the 1 1/2 user rate for all out-of-city water customers for the City of Gainesville and will be introduced to the City Council by Resolution.

Mr. Kaden asked if fire hydrants will be installed. Mr. Land said that is being addressed.

Mr. Hawkins asked Gary Guenther, representative of the TYC, if the water line will be tied into the existing water tower on the School property; Mr. Guenther replied it will, and the tower will eventually become a part of the City's water system.

After no further discussion, a motion was made by Chris Kaden and seconded by Roy Brewer to **recommend approval for the out-of-city water user request by the Texas Youth Commission.** Motion carried by the following votes: Ayes: David Hutcherson, Chris Kaden, Don Hawkins, Marge Clement, Roy Brewer. Nays: None. Absent: Vince Rippy. Abstentions: None.

The **third item on the agenda** was Site Plan Review-Construction Plans, Phase I-for the Gainesville Factory Shops Ltd. Partnership. Mr. Land explained that the plans submitted at this time were for review only since they are only a part of a complete set of construction plans for the Factory Shops. A pre-construction bid conference was scheduled for the following day. The Board discussed several elements of the plans, i.e. landscaping, parking, drainage, etc.

Mr. Land said as soon as the building and landscape plans are submitted, he will let the Planning and Zoning Board to review those as well. Mr. Hawkins said he felt that the Board would feel as he does in that they would meet any time plans need to be reviewed in order to expedite the process for construction to began.

Mr. Land suggested that any concerns expressed by the Board, the engineer, staff, or any other body or persons directly related to the planning of the Factory Shops, should be documented and delivered to the persons in charge of the project. That will help to dissipate some of the problems later. Also, Mr. Land said that until all plans are presented for review, the I-35 Corridor Regulations cannot be fully analyzed for conformance of the Factory Shops to those regulations.

Mr. Drescher explained that the review of the drainage and grading plans submitted to P & Z this date needed to have all concerns outlined in order for the Bid Conference to proceed the next day as scheduled. He also commented that the plans have been submitted to the State for their review of drainage into the culverts and drains in the State's right-of-way.

Mr. Hawkins asked if anyone had comments that needed to be addressed further on the review; there was none. (NOTE: No action taken/review only.)

The **fourth item on the agenda** was discussion on the proposed new housing construction incentives for the City of Gainesville (information attached herewith *). Mr. Land began by saying that he had had opportunity to meet with local builders, bankers, and other local officials. He said he had also talked with other builders in the Dallas/Ft. Worth area, and the proposal at this time is to "throw ideas out on the table-here are some ideas, do you have other ideas" in proposing to get new housing construction started within the City of Gainesville. He said a proposal he has is that a non-profit organization be established, and, through a consortium, put their money together and let them do the funding in a way they can develop new sites they would in interested in, and also in the purchasing of lots, funding construction, anything to help out on the financial side. He also said the banks are investigating some programs that can also help. Around the first of the year, they will possibly have some further information to help first time home buyers and other

incentives for others wanting to build new homes. He said the home builders will be getting back in touch with him in the next few weeks. The resources are available. Mr. Land asked for discussion at that time.

Mr. Hawkins asked the group if they understood what the intent of the presentation was and if they had any questions or comments on anything Mr. Land had just presented.

Mr. Hutcherson asked what had been done in the past. Mr. Hawkins said there had been nothing done in the vein that Mr. Land has presented. He also said that the City had been encouraged in the past to install sewer and water infrastructure, but there had been no vehicle to proceed to do that. Now, maybe there is a way for that type of assistance.

Mr. Land said another way to assist in development is tax increment financing. It is used commonly in the commercial areas of a downtown area, but we need to find out what kind of a tool it is for our needs or what other tools are available.

Mr. Hawkins asked if anyone had further questions or comments; there was none.

The Board agreed that they wanted Mr. Land to move forward with securing other ways of obtaining input from other sources in order to promote construction within the City.

The fifth item on the agenda was discussion on the Comprehensive Plan required data and inventory (information attached herewith**). Mr. Land said the first step was developing the data and analysis, goals and objectives and policies. He presented a format that he will be using in the future outlining the purpose for the plan and further explained the program for updating the plan. He said it can be as flexible or restrictive as the City wants it to be.

After no further business the meeting was adjourned at 3:02 p.m.