

CITY OF GAINESVILLE  
PLANNING AND ZONING COMMISSION  
MINUTES

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2:00 p.m.

Wednesday, August 8, 1990

- Members Present:** Van Knight, Luann Shortnacy, Chris Kaden, Allen Fleitman and Don Hawkins.
- Members Absent:** John Schmitz and Vincent Rippy.
- Staff Present:** Gene Cravens, Lyle Dresher, and Pat Payne.
- Visitors Present:** List.

The meeting was called to order by Chairman Van Knight at 2:05 p.m.

The **second item of business** was consideration of minutes from the regular meeting of July 11, 1990, and the special meeting of July 26, 1990. A motion was made by Luann Shortnacy and seconded by Don Hawkins to approve both sets of minutes as presented. Motion carried by the following votes: Ayes: Shortnacy, Kaden, Knight, Hawkins and Fleitman. Nays: None. Absent: Rippy and Schmitz.

The **third item on the agenda** was consideration and recommendation on a request from Robert A. Davis to replat Lots 7 & 8, Block 1, Painter Addition, also being the corner of Scott and Gladys Streets, into three lots of 50 foot widths each. The area is zoned Single Family General.

Mr. Knight asked Mr. Cravens to explain the request. Mr. Cravens began by presenting a plat to the Board for their observation. He said Mr. Davis wants to install three mobile homes on the proposed three lots; mobile homes are allowed in SFG. There are no new streets, utilities or easements created by the proposed replat. The existing lots faced Gladys Street, but the new lots will front on Scott Street and each will be fifty feet wide. He also said that Delbert West, Registered Surveyor, surveyed the area and the lots are out of the 100-year Flood Plain.

Mr. Knight asked Mr. Davis if he wanted to speak. Mr. Davis said the area had been zoned SFG for many years, even before he obtained property in the area.

After no further comments or discussion, a motion was made by Don Hawkins and seconded by Allen Fleitman to **recommend approval of the replat** to City Council at their meeting of September 4, 1990. Motion carried by the following votes: Ayes: Shortnacy, Kaden, Knight, Hawkins and Fleitman. Nays: None. Absent: Rippy and Schmitz.

The fourth item of business was consideration and recommendation on a request by the City of Gainesville to replat property bounded by S. Weaver, W. Garnett, I-35 Service Rd., and Church St. extension; said replat to enable the proposed Stanford House Senior Citizens Center to be built with frontage on W. Garnett Street and the property to be leased from the City for the Center. The property was formerly the old rodeo arena.

Mr. Cravens asked that Mr. Dresher explain the proposed plat and answer questions which may be relevant to the issue. Mr. Dresher began by clarifying the history of events leading up to the proposed replat and subsequent senior citizens center. A will of Mattie Stanford, which left her estate to the First Baptist Church, stipulated that a non-denominational senior citizen's center be erected within the community of Gainesville. Ultimately, this has resulted in the City becoming a partner in the endeavor and has been declared by the Courts as the Trustee for the Mattie Bell Stanford estate. The City has been charged with the task of seeing that the senior citizen's center be built. The other main stipulation is that Ms. Stanford did provide for three persons as a building committee to see that the center would be constructed. Those persons are Frank Blagg, Lacey Wheeler, and Wayne Wilson, which persons have been officially designated by the Trust, who is the City of Gainesville (City Council). The City has worked with this committee for some four or five months to seek land which would not come off the tax rolls, be as centrally located as possible, and be large enough to meet the immediate needs of the structure that can be built with the money that is available in the Trust and meet future needs of growth and expansion of the facility.

A plat was presented to the Board for their inspection. Said plan is directly south of the Lock Field baseball field and should pose no problems with the field, i.e. maintenance, lighting and usage restrictions. The tract proposed for the new structure will be composed of 2.46 acres (more or less). Lease on the property will be a low-dollar lease.

Mr. Dresher continued by saying that the building will be built of masonry, tilt-wall construction that can be easily expanded for future growth. The proposed building will be approximately 10,000 square feet with capabilities of 5,000 expanded square feet on each side (east and west) of the building. The parking lot will be to the west of the proposed building with it also have capabilities of expansion on its west end. The building will be elevated in order to be out of the One Hundred Year Flood Plain, meaning it will be built up approximately one foot.

Mr. Cravens spoke stating that in the agenda memo, he indicated there would be no new easements; however, in consultation with the Water Department, existing water lines and sewer lines were found on the property, so a fifteen foot easement will be created on the side and on the front.

Mr. Hawkins asked if the remainder of the tract will remain the same; Mr. Drescher replied that it will. Parking around the ball park will stay intact. He also asked if the whole 2.46 acres will be needed for the project; because if not, when the land is tied up in a trust, it will forever be tied to that trust with little hope of even a portion of the property ever being used for anything other than the Senior Citizen's Center or being "returned" to the City. Mr. Drescher said he understood what Mr. Hawkins was talking about. He said they [meaning the Trustees, etc.] wanted to "fix" it one time [in order for the land to always be available so other managements/administrations will not have to be bothered with securing more property]. Mr. Hawkins emphasized why tie up all that land if all of it is not needed for the Center; maybe what is not needed could be utilized for another project. Mr. Cravens pointed out that, according to the regulations of the I-35 Development Standards Ordinance, a certain amount of green space will be required. He said the subdividing can go ahead and take place, but after the plans are submitted for the building and all necessary structures, parking area, etc. then the City can decide how much or if all the land should be leased to the Center.

Mr. Knight asked if anyone else had anything to say. Bob Weber, owner of the old Linda Jo Shoe Company building to the south of the proposed Center site, spoke next. He said he didn't have any complaint with the building of the Center, because there is a need, but he is concerned about how much consideration has been given to locating the Center in the most centrally located area so more senior citizens can use it, possibly downtown. He also said the tract being considered, in his opinion, is the most valuable piece of property the City owns and when it is chopped up, it will become useless. He also said he thinks the property would be an ideal location for a new courthouse, even though that would be a county facility.

Chris Kaden said what he understands is that the City sees this tract of land as a way not to take a productive tract of land away from being taxed, even though it is a valuable tract. Other properties would have to be purchased to locate the Center in another location.

Mr. Knight asked for further comments from the public and from the Board; there was none. A motion was made by Don Hawkins and seconded by Luann Shortnacy to **recommend approval of the replat** of the property bounded by West Garnett, South Weaver, I-35 Service Road and an extension of Church Street. Motion carried by the following votes: Ayes: Shortnacy, Kaden, Knight, Hawkins and Fleitman. Nays: None. Absent: Rippy and Schmitz.

The **Fifth item of business** was discussion of the American Planning Association Conference to be held in Fort Worth October 3-6, 1990. Mr. Cravens said that as near as the conference is to the City this year, he felt it would be a good opportunity for the Board members to consider attending. He asked for any member who wants to attend to contact the Community Development Office before August 27.

Van Knight presented his resignation as a Planning and Zoning Board member effective this date, August 8, 1990, due to business and time conflicts. [A copy of the resignation is attached to these minutes.] He expressed his appreciation and thanks to the Board and to the Staff for all the cooperation he has encountered, especially in the past four to five years.

After no further business the meeting was adjourned at 2:32 p.m.