

CITY OF GAINESVILLE
PLANNING AND ZONING COMMISSION
MINUTES

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2:00 p.m.

Wednesday, December 12, 1990

Members Present: Chris Kaden, Allen Fleitman, Don Hawkins, John Schmitz and Bill Bibby (new member).

Members Absent: Luann Shortnacy and Vince Rippy.

Staff Present: Gene Cravens, David Hall, and Pat Payne.

Visitors Present: List.

The meeting was called to order by Chairman at 2:04 p.m.

The **second item of business on the agenda** was the swearing in of new Board member, Bill Bibby, by acting Chairman, Don Hawkins.

The **third item of business** was selection of a new Board Chairman. Don Hawkins was nominated by Allen Fleitman with Chris Kaden seconding the nomination. Allen Fleitman also made his motion to include cessation of the nominations; Mr. Kaden also seconded that motion. Both motions carried by the following vote: Ayes: Chris Kaden, Allen Fleitman, John Schmitz and Bill Bibby. Nays: None. Absent: Vince Rippy and Luann Shortnacy. Abstentions: Don Hawkins.

The **fourth item of business** was consideration of minutes from the regular meeting of September 12, 1990. A motion was made by Allen Fleitman and seconded by John Schmitz to approve the minutes as presented. Motion carried by the following votes: Ayes: Kaden, Bibby, Schmitz, Hawkins and Fleitman. Nays: None. Absent: Shortnacy and Rippy.

The **fifth item on the agenda** was consideration and recommendation on a request from Phyllis Dubois for renewal of a Specific Use Permit for a day care home in her residence located at 1906 Greenbriar for a two-year period.

Mr. Hawkins opened the public hearing on Ms. Dubois' request by asking if anyone present wanted to speak regarding the request for the day care home. Phyllis Dubois spoke and said she has been operating the day care home for seven years and would like a two-year renewal of her Specific Use Permit. She stated she had all her up-to-date health inspection receipts and certification for operation of her business. Mr. Hawkins asked if anyone else present wanted to speak for or against said request; there was none. Mr. Hawkins asked Mr. Cravens

if there had ever, to his knowledge, been any problems with the operation at that location; Mr. Cravens replied there had not.

After no further discussion, a motion was made by Chris Kaden and seconded by Bill Bibby to **recommend renewal of the Specific Use Permit** for a two year period at 1906 Greenbriar for a day care home. Motion carried by the following votes: Ayes: Hawkins, Kaden, Bibby, Schmitz and Fleitman. Nays: None. Absent: Shortnacy and Rippy.

The **sixth item on the agenda** was consideration and recommendation on a request by Gary Devleer, representing AFCD, for site plan review for a service station at the corner of Highway 82 and Refinery Road. David McCay of Abilene, Texas, was present in Mr. Devleer's behalf to present the site plan for review by the Planning and Zoning Commission.

Mr. McCay began by explaining the outlay of the property as it relates to the proposed service station. He said the existing station will be demolished along with the canopy and a modular 37' X 22' building will be set up along with a new canopy. All set backs were reviewed and discussed. He said that the existing tanks will be used. Mr. McCay also stated that the sign height was omitted from the Site Plan because they would like to use the maximum sign height allowed [maximum sign height is 35']. A landscaping and sprinkler plan was also presented with the Site Plan. Mr. McCay also said that no prepared foods would be sold, only packaged foods.

Mr. Hawkins asked for a motion at that time. A motion was made by Allen Fleitman and seconded by John Schmitz to **approve the Site Plan as presented with exception of the signage**, which will be reviewed further by Staff. Motion carried by the following votes: Ayes: Hawkins, Kaden, Bibby, Schmitz and Fleitman. Nays: None. Absent: Shortnacy and Rippy.

The **seventh item on the agenda** was review of the proposed Airport Industrial Subdivision. Mr. Cravens introduced Ray Flemmons, an engineer with the firm of Bucher, Willis & Ratliff. Phase I of the plan was reviewed. Entrances and landscaping was also noted. He also explained that by recommendation of the Airport Board, the East/West Runway will not be closed and the lots which abut Highway 82 [south side of the proposed subdivision] will be smaller than originally planned for since they cannot be too close to the runway. FAA will not allow direct access to a runway; they have to be entered via a taxiway. Approximately 10 acres will be deleted from the Master Plan of the Industrial Subdivision in order to keep the East/West Runway, and the lot sizes will be redistributed in order to keep the lots a realistic size for the uses intended for the subdivision.

Mr. Cravens continued by saying that all utilities will be underground; there will be lay-back curbs; all concrete street will be used. No lots will face the highway. All lots will be entered by the parkway which meanders through the subdivision.

Both sale and lease of lots were discussed. Mr. Dresher said that FAA can declare land non-aviation use and the land can be sold at fair market value.

Mr. Cravens said the plan will be brought back to P & Z at their next meeting after adjustments are made.

The **eighth item on the agenda** was discussion and recommendation of Alley Abandonment Guidelines. Mr. Cravens explained that due to a State law, the land [alley] cannot be given away as has been done in the past by Quit Claim Deed. Fair market value has to be obtained if the City abandons any land it owns. Therefore, the new Alley Abandonment Guidelines were created and reviewed by the City Attorney before being presented to the Planning and Zoning Commission for their recommendation to the City Council. Also 100% of all property owners abutting the alley have to sign a petition if the alley, or any portion thereof, is abandoned. Any request for abandonment of an alley has to be presented before the Planning and Zoning Commission prior to the City Council acting upon it. If Council approves it, an ordinance is passed declaring the land abandoned.

The P & Z members discussed various aspects of the proposed alley guidelines. A motion was made by Chris Kaden and seconded by Allen Fleitman to **recommend approval of the Alley Abandonment Guidelines** for action by the City Council at their next regular meeting. Motion carried by the following votes: Ayes: Hawkins, Kaden, Bibby, Schmitz and Fleitman. Nays: None. Absent: Shortnacy and Rippy.

The **ninth item on the agenda** was discussion of a course on Zoning to be held at the North Central Texas Council of Governments in Arlington on January 11, 1991, for any P & Z member who wants to attend.

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