

MINUTES

CITY OF GAINESVILLE
PLANNING AND ZONING COMMISSION

~ ~ ~ ~ ~

2:00 p.m.

January 12, 1989

- Members Present:** Van Knight, Don Hawkins, Chris Kaden, Russell Duncan, John Schmitz and Allen Fleitman
- Members Absent:** Luann Shortnacy.
- Staff Present:** Gene Cravens, Pat Payne, and Gilbert Villa.
- Visitors Present:** List attached.

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

The second item on the agenda was consideration of and approval of the minutes from the December 14, 1988 meeting. A motion was made by Don Hawkins and seconded by Chris Kaden to approve the minutes as presented. Motion carried by the following votes: Ayes: Knight, Hawkins, Fleitman, Schmitz Duncan and Kaden. Nays: None. Absent: Shortnacy .

The third item on the agenda (agenda item #4) was consideration and recommendation on a request by William B. Sullivant for water service outside the City limits for a residence on F.M. Road 3092, north of U.S. Highway 82; the request originally included a sixteen acre tract of pasture land for watering cattle. Mr. Cravens stated there is a two-inch line running down the west side of F.M. 3092 to Mr. Royal Winters's house, who has recently received out-of-City water service, and a one-inch is currently in place from there to the house Mr. Sullivant is requesting water for. Mr. Sullivant stated that the well which has been serving the house has almost ceased to pump water, and the one-inch line can be extended for the usage he requests. Mr. Sullivant stated further that he understands, after talking with Staff, he cannot receive water service to water cattle; therefore he withdrew that portion of the request.

Mr. Cravens told the P & Z members that Mr. Sullivant has been advised of all stipulations and regulations concerning

voluntary annexation and the water usage cost, being one and a half times regular water rates. Mr. Sullivant agreed.

After no further discussion, a motion was made by Russell Duncan and seconded by Don Hawkins to **recommend approval** of the out-of-City water service to Mr. William Sullivant to be heard at City Council on January 17, 1989. Motion carried by the following votes: Ayes: Duncan, Kaden, Knight, Hawkins, Schmitz and Fleitman. Nays: None. Absent: Shortnacy.

The fourth item of business (being agenda item #5) was discussion only on a request from Mr. Sherman M. (Mike) Smith to rezone a tract located at 836 E. California Street from General Retail to Commercial to build a pet store with 10 outside runs for daytime use. Mr. Knight asked Mr. Cravens if he would comment and Mr. Tom Robinson asked if he could talk. He said that Mr. Smith wanted to amend his request because he no longer wanted to build 10 outside runs, which was the only item of contention on the project. Pet stores are allowed in General Retail, but not with outside runs, or kennels. Mr. Knight asked Mr. Robinson if, in deed, what they were saying is that they were withdrawing their request for a zone change; Mr. Robinson said yes. Mr. Cravens asked if he could comment before Mr. Robinson presented the proposed amended site plan for the pet store. He said that the proposed business originally called for 10 outside runs for daytime use with the animals being shut up for the night. However, after looking at the Zoning Ordinance, under General Retail, outside kennels are not allowed, so the request was to rezone the lot to Commercial, but it is in the middle of the General Retail zoned district and that would entail a spot zoning situation. Therefore the new plans for the pet store were drawn which basically put the runs inside the building with ventilation, a six-foot double brick wall and a roof over the area.

Mr. Robinson said the building would consist of approximately 4000 square feet and will not be an annoyance to the surrounding neighborhood. In essence, there will not be a "kennel" situation. Parking will be available at the front and on the east side of the building, with a drive-through from California to Main Street. After no further discussion, the issue was closed.

Mr. Cravens told Mr. Smith he would be given a refund on his zone change request

The fifth item of business (#2 on the agenda) was consideration and recommendation on the Preliminary and Final Flats submitted by Ray King for the King Estates located in the Extraterritorial Jurisdiction of the City of Gainesville and being approximately 895 feet from the

southern City limits and located on the east side of F.M. Road 372. Mr. King was unable to attend the meeting.

Mr. Cravens presented discussion by saying that what he is recommending on the proposed subdivision is one review which includes both the Preliminary and Final Plats due to the simplicity of the proposal. He stated the County Commissioners have already reviewed the plats and have submitted their recommendation for acceptance of the plan. Mr. Cravens stated that there will be three residential lots of approximately five acres each which will be served by individual water wells and individual septic tanks. There are no new roads being proposed, with the two front lots (Lots 2 and 3) being bordered on F.M. Road 372 and the back lot (Lot 1) will be served by Mr. King's own private and existing driveway. All three lots are out of the Flood Plain. Mr. Cravens indicated the Fire Department has reviewed the plat. He also reviewed the covenants with the Planning and Zoning members.

After no further discussion, a motion was made by Don Hawkins and seconded by Allen Fleitman to **recommend approval** of the King Estates Preliminary and Final Plats in the ETJ. Motion carried by the following votes: Ayes: Duncan, Kaden, Knight, Hawkins, Schmitz and Fleitman. Nays: None. Absent: Shortnacy.

Mr. Cravens then presented an item for discussion concerning the newly zoned SF-4 Residential Districts. He said there was sufficient interest in the new zoning to possibly consider extending the zoning to other areas within the City.

Another item for discussion was consideration of the recycling of cans and metals at the Joe Walter Workshop at Broadway and Culberson. Mr. Cravens stated the recycling and collection of aluminum cans is not allowed in a Commercially zoned area. A letter has been sent informing them of this fact. Mr. Cravens said the term "Recycling Centers" may need to be addressed and redefined, i.e., a place that only collects cans and/or metals in an enclosed trailer or a place that additionally has machinery that compresses the products. Mr. Cravens suggested that maybe a definition should be added to the Commercial zone designation allowing only the collection centers.

After no further business the meeting was adjourned at 2:40 p.m.