

MINUTES

CITY OF GAINESVILLE  
PLANNING AND ZONING COMMISSION

SPECIAL MEETING

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2:00 p.m.

November 30, 1988

**Members Present:** Van Knight, Luann Shortnacy, Don Hawkins, Chris Kaden, Russell Duncan, John Schmitz and Allen Fleitman

**Members Absent:** None.

**Staff Present:** Gene Cravens, Pat Payne, Lyle Dresher, and Gilbert Villa.

**Visitors Present:** W. R. Winters and Shirley Lusk, L.W.U..

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 November 9 meeting. A motion was made by Russell Duncan and seconded by Luann Shortnacy to approve the minutes as presented. Motion carried by the following votes: Ayes: Duncan, Shortnacy, Knight, Hawkins, Schmitz, Fleitman and Kaden. Nays: None. Absent: None.

Informal minutes were recorded of the inspection tour on November 10 to evaluate areas in the City for rezoning to Single Family Four Residential. The minutes were accepted as presented and are recorded as an addendum to the minutes of November 9.

The third item on the agenda was consideration of and recommendation on a request from W. R. Winters for water service outside the corporate limits of the City of Gainesville. Mr. Knight asked Mr. Cravens to comment on the request. Mr. Cravens stated that the property belonging to Mr. Winters lies on the east side of F.M. 3092, approximately 1000 feet north of State Highway 82. Mr. Knight asked if there were any questions pertaining to the request; there were none. Mr. Knight explained to Mr. Winters that he would have to agree to be annexed into the City, should that time come while he is owner of the property in question. Mr. Winters stated he understood

that. Mr. Winters said he was less than a hundred feet from the place of connection and is anxious to receive City water. After no further comments, a motion was made by Russell Duncan and seconded by Don Hawkins to **recommend approval** to the City Council at their regular meeting of December 6 of the request by Mr. Winters for water service outside the City limits. Motion carried by the following votes: Ayes: Duncan, Shortnacy, Knight, Hawkins, Schmitz, Fleitman and Kaden. Nays: None. Absent: None.

The fourth item on the agenda was discussion on the proposed Interstate 35 Development Standards Ordinance (as an overlay zone). After the last discussion session on the ordinance, it was learned that any directives toward remodeling and expansion was not addressed in the proposed ordinance. Also any nonconforming use could be presented before the Board of Adjustment and Appeals on a case by case basis, if not meeting the criteria and regulations outlined within the ordinance and the setback standards within the Zoning Ordinance. After discussion among the Planning and Zoning members concerning the evaluation of the boundary lines of the I-35 overlay zone, they decided to change the boundaries beginning on the south end of the Corridor (east side), following Weaver Street to Broadway, up Broadway and on up Culberson, following Highway 82 to the west and following Refinery Road, excluding the Gainesville Livestock Auction, and one thousand feet from the right-of-way of I-35 north to the City limits.

Mr. Drescher emphasized that the land-use characteristics in the Corridor are not being changed; supplemental regulations are being added not related to the use of the property. The existing zoning has been in place since 1971; therefore the existing buildings which are in place now could have been nonconforming when the Zoning Ordinance was passed. Areas discussed were the old Curtwood Motel, old Gibson's building and the defunct Dairy Queen on the service road. It was agreed that any remodeling resulting in a change of use shall be in compliance with the new ordinance. Mr. Duncan suggested that separate stipulations be required for remodeling and expansion, and be considered on a case by case basis.

Mr. Knight confirmed that no action will be taken on the I-35 Corridor Regulations, but continuation of the public hearing will conclude on December 14, 1988, at which time action and recommendation will be made; therefore there will be no legal notification. Mr. Cravens suggested a notice of meeting be put in Register, only to confirm meeting time.

The fifth item of business was discussion of the proposed amendment to the Zoning Ordinance designating SF-4 Single Family Residential neighborhoods and also an amendment designating certain areas within the City to zone as Single

Family Four. Mr. Cravens stated that corrections had been made to the proposed ordinances as recommended at last P & Z meeting. He showed a slide presentation of various modular and manufactured homes to depict the quality of homes as required by the proposed ordinance amendment.

After review of proposed areas to be designated for the SF-4 zoning, it was agreed to leave the areas as set up by the Planning and Zoning Commission members from an on-site tour, as depicted below:

The first area considered was in the northwest section of the City, being bounded by Cloud Street on the north, Mill street on the east, the north property line of property owners on the north side of Star Street (being the south boundary), and on the west by an extension of Valentine Street.

The second area considered was also in the northwest section of the City, being bounded on the east by Buck Street, on the south by Doss Street, on the west by Fields Street and on the north by the south property line of property owners on the south side of Star Street.

The third and final area considered was in the southeast portion of the City, being bounded on the north by Harris Street, on the east by the rear property line of property owners on the east side of Locust Street, on the south by the rear property line of property owners on Hemming Street, and on the west by Wine Street.

The December 14 meeting will be held at the Civic Center, 311 S. Weaver.

Mr. Cravens reminded the Planning and Zoning members of the City Employee Christmas Banquet to be held on December 13 with all P & Z members are invited.

After no further business the meeting was adjourned at 4:15 p.m.