

MINUTES

CITY OF GAINESVILLE PLANNING AND ZONING COMMISSION MEETING SEPTEMBER 10, 1986

Members Present: Van Knight, Russell Duncan, Allen Fleitman, Jim Purcell, Luann Shortnacy, and Scott McMahon.

Staff Members Present: Barry LeBaron and Pat Payne

Visitors Present: Mr. and Mrs. Tom Binford, Jim Neale, L. J. Miller, Don Hobbs, Tom Cunningham, David H. Spaeth, Kevin Mangum, and Shirley Lusk.

The meeting was called to order by Chairman Van Knight at approximately 2:00 P.M.

The first item on the agenda was approval of the Minutes from the August 13, 1986 meeting. Motion was made by Mr. Jim Purcell to accept the minutes as presented with Mr. Allen Fleitman seconding the Motion. Motion carried unanimously.

The second item on the Agenda was consideration of a request by Mr. Kevin Mangum for rezoning of Lot #4, Tract 1, out of the W. J. Hawkins Survey, A-427, located on F.M. Highway 51, from SF-2 (Single Family Two) to C (Commercial). Mr. Mangum was recognized and presented information regarding his desire for the zone change to construct a convenience store. He presented a drawing of the facade of the store and presented facts as to the unemployment rate in Gainesville, stating he would employ five people full time. He further elaborated on his door to door survey of the surrounding neighborhood and their reaction to the placement of the convenience store in the area. He also stated facts as to the feasibility of the store being in the area of the Cooke County Junior College. Mr. Knight asked for any other discussion favoring the request and there was none. He then asked for discussion opposing the request. Mr. Tom Binford, who owns the property directly to the North of Mr. Mangum's property, spoke in opposition, stating he felt that the area should remain as a Single-Family residential area and several of his immediate neighbors feel as he does. Mr. Tom Cunningham then gave his opinion as to the opposition of the rezone. Mr. Jim Neale was recognized next and he stated that some nine months earlier he had requested a zone change from Multi-Family to Commercial of an area located to the South of the tract in question and was turned down due to the locale being strictly residential and he felt that the policy adopted then should remain consistent within the area at this time also. Discussion was made among the Commission members about the existing residential character of the neighborhood and possible negative impact the proposed development would have to the adjacent properties. Motion was made by Mr. Jim Purcell and seconded by Mrs. Luann Shortnacy to

recommend to the City Council denial of the request to rezone from Single-Family Two to Commercial. Motion carried unanimously.

The third item on the Agenda was review of the Preliminary Plat of the Bonner Heights Addition, which name has been changed from Wind Manor Addition as it was originally presented during preliminary staff review. Mr. LeBaron presented facts on the cooperation between the City Council and Mr. Don Hobbs concerning water and sewer lines to be extended to the Bonner Heights Addition along F.M. Highway 51 and crossing College Avenue. He further elaborated on the purpose of the area and the zoning of the two lots, both of which are zoned Commercial. One of the main questions of the area has been the access to the lot lying directly behind the lot fronting on Highway 51. The Plat was shown to indicate a cul-de-sac being a part of the Plat which will direct the traffic flow to the entire area off of Highway 51, making the commercially zoned area feasible for commercial construction. Another question in fact was the size of the water and sewer lines, which were indicated to be substantial for the proposed development. The proposed access street was indicated on the plat to be named Bonner Court. Mr. Neale reported he had talked to a representative from the Highway Department as to the traffic flow through the area and on Highway 51, and they felt there would be no problem. After no further discussion, Mr. McMahon made a motion with a second from Mr. Duncan that the Preliminary Plat for the Bonner Heights Addition be recommended for approval to the City Council. Motion carried unanimously.

The fourth item on the Agenda was a discussion of the proposed West Highway 82 Zoning Plan. The staff indicated that the results of a recent land use survey of the area was shown on a large map. Mr. LeBaron pointed out the different areas on the Zoning Plan Map were color coded according to their existing land use. He also indicated that a critical area to be considered are the tracts of land on each side of Floral Drive which have the potential for conflicting land use being developed in the future and possibly present a situation as difficult as the one recently experienced on Arkansas Drive. Van Knight pointed out that the area provided limited accessibility, except on the South and the North ends of the street, and had no access to the West. He pointed out the adverse problems which could develop if the area surrounding Floral Drive is not zoned correctly. Further discussion ensued on the area around the Fairground area and the need to utilize the land surrounding it in a manner that would buffer the industrial area to the west from the residential lands along Floral Drive. The staff indicated that a proposed zoning plan would be prepared for their review and consideration at the October meeting. No action was taken on this item since it was presented for information purposes only.

The fifth item on the Agenda was a discussion and review of a proposed Site-Plan Ordinance. The Site-Plan Ordinance would be used to supplement the Zoning Ordinance by requiring specific

site plan review and approval by the Planning and Zoning Commission for certain types of Multi-Family development, mobile home parks, commercial, office and industrial buildings of 15,000 square feet and larger. Several comments were made regarding the need to have input on major developments of this nature. Scott McMahon suggested that a site-plan review be required for Multi-Family developments of six units or more. After a lengthy discussion of the proposed Ordinance, the Commission agreed to postpone action until the City Attorney had been provided with an opportunity to offer comments.

Mr. Knight gave a brief report of the Planning and Zoning workshop which he, Mrs. Shortnacy, and Mr. LeBaron attended in Arlington in August. He also reported that efforts are being made to conduct a combined meeting of the Planning and Zoning Commission and City Council to discuss long range planning activities and review planning priorities. Members were to be notified when the meeting can be arranged.

There being no further business, the meeting adjourned at approximately 3:30 p.m.