

MINUTES

CITY OF GAINESVILLE PLANNING AND ZONING COMMISSION MEETING NOVEMBER 12, 1986

Members Present: Van Knight, Jr., Russell Duncan, Allen Fleitman, Jim Purcell, Luann Shortnacy, and Don Hawkins.

Staff Members Present: Bill Gaither, Barry LeBaron and Pat Payne

Visitors Present: List Attached.

The meeting was called to order by Vice-Chairman Jim Purcell at approximately 2:00 P.M.

The second item on the agenda was approval of the Minutes from the October 22, 1986 meeting. Motion was made by Mr. Russell Duncan to accept the minutes as presented with Mrs. Luann Shortnacy seconding the Motion. Motion carried unanimously.

The next item of business was the swearing in of Don Hawkins as a new member to the Planning and Zoning Commission to fill the vacancy left by Mr. Scott McMahon.

The third item on the Agenda was consideration of a request by Fay J. Wheelock to rezone Lot 12, Block 2, out of the Gladney and Leach Addition, also known as 1029 Ritchey Street, from Single Family Three (SF-3) to Office (O). Mr. Purcell asked for discussion in favor of or in opposition to the request. No one was present to speak either for or against the request for the rezone. It was pointed out that the request does follow a proposed plan of rezoning the area from O'Neal Street to Myrtle Street for purposes of creating a medical center area, which would be beneficial because of direct access to the hospital across the street. A motion was made by Mr. Van Knight and seconded by Mr. Allen Fleitman to recommend approval to the City Council for the rezone request. Motion carried unanimously.

The fourth item on the Agenda was consideration of a request from Mr. Archie Hurst to rezone Lot 11, Block 2, out of the Gladney and Leach Addition, also known as 1031 Ritchey Street, from Single Family (SF-3) to Office (O). Mr. Purcell asked for discussion for or against the request. No one was present to voice either in favor of or in opposition against the request. A motion was made by Mrs. Luann Shortnacy and seconded by Mr. Russell Duncan to recommend approval to the City Council for rezoning the property. Motion carried unanimously.

The fifth item on the Agenda was a request from Mr. Larry Stewart and Mr. Jerry Wimmer to rezone Lot 2, Block D, Ernwood Addition, also known as 1303 North Clements Street, from Single Family Two (SF-2) to Commercial (C). Mr. Purcell asked for discussion from anyone who wanted to speak in favor of the request. Mr. Jerry Wimmer stated that he and Mr. Stewart wanted to rezone the property for purposes of building a car repair garage on the West side of the property, leaving the East side of the property as a residential area, and keeping the house intact which is located on the property. Ms. Nicki Walker also spoke in favor of the request. Mr. Purcell then asked for discussion from anyone who had any opposition to the rezoning of the property. Mrs. Carlton Moss and Mrs. O. S. Turner both voiced their opposition stating they felt that a commercial zoning would lower their property values and cause a noise problem in their neighborhood. Mr. Bobby Bradshaw spoke next, presenting a petition in opposition to the requested rezone signed by residents of the neighborhood. Further discussion ensued as to the detrimental effects the proposed garage would have on the neighborhood. It was also pointed out that the lot is not 75 feet wide as stated on the notice, but is indeed 50 feet wide as are the other lots surrounding it. After no further discussion, Mr. Wimmer and Mr. Stewart asked to withdraw their request for rezoning the property until they could take another look at what they wanted to do with the property.

The sixth item on the Agenda was a Public Hearing on the proposed rezoning of West Highway 82. Mr. Purcell asked Mr. LeBaron to make a preliminary presentation. He pointed out that the proposed area needed to be rezoned from Agricultural to a proper zoning that would suit the needs of adjacent property owners, but also benefit the future expansion needs of the City of Gainesville. Mr. LeBaron also indicated that the proposal he presented was not final but was subject to change to suit the needs of everyone involved. Mr. Purcell then asked if anyone would like to address what Mr. LeBaron had presented. Mr. Henry Schroeder asked if the proposed Multi-Family zoning next to the Gainesville West Subdivision meant low-rent, government subsidized development. Mr. LeBaron stated that it could mean that, but there are no present plans for that type of development and any type of Multi-Family development could go into that area, such as duplexes or fourplexes. He also pointed out that the idea of the proposed Multi-Family zoning was to be a buffer zone between the Floral Drive area and the proposed Industrial zoning. Mr. Jim Myrick spoke next asking if the area on which the Fairground Barn is located could be considered a natural buffer zone if the area to the East, which is proposed Multi-Family, could be zoned Single Family. Mrs. Marynel Patterson spoke next asking if there were a height limitation in a Multi-Family

zoning. Mr. LeBaron told her there is. Mrs. Patterson said she does not want apartment complexes with bright lights and massive amounts of concrete parking areas behind her property, as she is located on one of the cul-de-sacs on the West side of Floral Drive. Mrs. Sheree Fields spoke next in opposition of the proposed Multi-Family zoned area saying she agreed with Mrs. Patterson. She also wanted to know the status of the propane tanks that are located on the West side of the Floral Drive area and if they were to remain in a Commercial zoning. Mr. Bill Etter spoke next and presented a petition of opposition from property owners in the Gainesville West Subdivision to the proposed Multi-Family zoning and additional Commercial zoning, with the petition stating that the neighborhood would feel the impact of additional construction and too much traffic on their already too heavily traveled street. He also presented an alternate plan to the Multi-Family zoning proposal, with the plan revealing an option for two additional streets for Single Family zoning to the West and parallel of Floral Drive. Discussion ensued as to a possible entry to that type of development. Again, Mr. Schroeder spoke, as the Principal of and as a representative of the Lindsay Independent School District, voicing his disapproval to Multi-Family Housing in their school district. After much discussion was made on the various proposed rezoning changes, it was decided to reclassify the Multi-Family area as Single Family and include the area where the propane tanks are located, moving the West boundary to the Fair Ground line, with it being the buffer zone, since the Fair Ground boundary runs to Highway 82. Mr. W. R. Roberts spoke next voicing his opposition to further traffic being routed onto Floral Drive, since there is already a traffic hazard with danger to pedestrians trying to cross the busy street. Discussion was presented at this point on redrawing the rezoning plat to accommodate the needs of the people who spoke their opposition to the Multi-Family zoning West of Floral Drive. The next suggestion for a change in the proposed zoning map was from Mr. Herman Smith to change the proposed General Retail, which includes his property, to Commercial, which he said would benefit his sign business in a more profitable manner. A point in question was presented concerning the area around the Airport and the eventual possible selling of land around it. Mr. Gaither explained to the audience that the City cannot sell off any of the Airport land due to it being donated by grant to the City in 1944 and the land can only be sold if approved by the Federal Aviation Agency. He further explained that in all probability the City would never consider selling any of the land anyway because the Airport is too valuable to the City. Mr. LeBaron then explained the process of obtaining street right-of-ways or rights for thoroughfares for access to new development. After no further discussion of the proposed West Highway 82 zoning map, Mrs. Shortnacy made the motion with Don Hawkins seconding the motion that the Multi-Family

designation be changed to Single-Family Three, with the designation to also include the asphalt plant and the area where the propane tanks are located, and the General Retail be changed to Light Industrial before the final presentation of the proposed West Highway 82 Rezoning is presented to the City Council. Motion carried unanimously. With that, the Public Hearing on the Proposed West Highway 82 Rezoning was closed.

The seventh item on the Agenda was a Public Hearing and discussion of the proposed Zoning Ordinance Amendment. Mr. LeBaron pointed out that one reason more requests for non-residential main buildings are not made for construction is because of the too-wide side yards requirement of twenty feet. He indicated that he was proposing that the permit requirements be changed to be ten percent for side yards with a minimum of five feet minimum and a 10 feet maximum required width for non-residential property. After no further discussion, a motion was made by Mr. Russell Duncan and seconded by Mr. Allen Fleitman to recommend approval to the City Council of the Zoning Ordinance Amendment. Motion carried unanimously.

The eighth item on the Agenda was discussion of a Zoning Training Workshop to be held in Arlington, Texas on Friday, November 21, 1986, sponsored by the North Central Texas Council of Governments for Planning and Zoning Commissioners. Mr. LeBaron indicated that this particular workshop will focus on zoning.

There being no further business, the meeting adjourned at approximately 4:00 p.m.