

MINUTES
PLANNING AND ZONING COMMISSION

JUNE, 11, 1986
2:00 P.M.

Members present: Russell Duncan, Luann Shortnancy, Van Knight, Jim Purcell, and Scott McMahon.

Staff present were: Barry LeBaron and Pat Payne

Meeting was called to order by Chairman Van Knight at 2:00 P.M. The first item on the agenda was consideration of a request from Mr. Donald Stogner for the City to issue a Specific Use Permit for a day care center on Lot 2, Block 30, of the George Sparks Addition at 1510 N. Weaver Street. Mrs. Stogner spoke in favor of this request indicating that she was interested in opening a day care center in the area. She felt that there seemed to be a need for additional day care services in Gainesville and that the proposed location near Highway 82 would provide good traffic flow and was compatible with the surrounding neighborhood. There are several vacant lots in the area and the improvements to the structure would be an improvement in the neighborhood. There was no one present to speak in opposition to Mrs. Stogner's request. Russell Duncan made the motion, which was seconded by Luann Shortnancy, to recommend approval of the Specific Use Permit to the City Council.

The next item on the agenda was a request from Bomber Bait Company to close Modrall Street from Lindsay Street to the Santa Fe Railroad right-of-way. Mr. Tim Bullard represented Bomber Bait Company and said that his company purchased the land on the North side of Modrall Street and it was their desire to construct a building on the new site, which would also include Modrall Street. There was no one speaking in opposition of the request to close Modrall Street and Chairman Van Knight asked the staff to provide any information which it might have in reference to any possible conflicts with utilities located within the street right-of-way. Barry LeBaron indicated that he had contacted the Lone Star Gas Company and Texas Power and Light Company and had received letters from each company indicating that the closing of Modrall Street would not have any adverse impact on the utility companies. Mr. LeBaron also indicated that the City of Gainesville did not have any water or sewer lines located within the right-of-way and the closing of Modrall Street would not have any impact on the City's utilities. Motion was made by Jim Purcell and seconded by Scott McMahon to recommend approval of the request by Bomber Bait Company to close Modrall Street from Lindsay Street to the Santa Fe Railroad right-of-way.

The next item on the Agenda was the discussion of Long Range Planning Objectives for the City of Gainesville. Chairman Knight asked Barry LeBaron to explain the list of Long Range Planning

Objectives which had been included as a part of the Agenda package. Barry LeBaron explained that over the past several months members of The Planning and Zoning Commission had indicated certain types of projects that the Planning and Zoning Commission should be reviewing as a part of the planning process for the City. Barry LeBaron presented a list of fourteen (14) items for their discussion. During the course of the discussion, several additional items were included on the list. Chairman Knight asked members of the Planning and Zoning Commission if they wanted to put these items into a priority list. The Planning and Zoning Commission then elected to prioritize the work tasks and review them at their next meeting.

The Long-Range Planning Objectives, in priority order, are as follows:

1. Establish Numerical Goals for Removal of Deteriorated Structures and Abandoned Vehicles
2. West Highway 82 Zoning Plan
3. Conduct a Concentrated Land Use Study of Grand Avenue
4. Identify Deteriorated Structures
5. Extend City Limits South Along I-35 and East to Radio Hill Road
6. Strengthen Building Permit Review Procedures
7. Revise and Updating of Zoning Ordinance
8. Revise and Broaden Subdivision Regulations
9. Adopt Uniform Construction Specifications
10. Conduct a Land Use Survey
11. Promote Development of Deteriorated Structures
12. Encourage Quality Development
13. Review Modular Housing Regulations
14. Protect Existing Residential Neighborhoods from Encroachment of Objectionable Land Uses
15. Park Plan
16. Conduct a Housing Condition Survey
17. Update Master Plan
18. Thoroughfare Study
19. Review Home Occupation Regulations

There being no further business, the Planning and Zoning Commission adjourned at approximately 4:30 P.M.