
PLANNING & ZONING COMMISSION

February 2, 2009

Minutes

Members Present: Fred Famble
Ovelia Campos
Gary Glenn
Tim McClarty
David Todd

Members Absent: Bruce Bixby
Clint Rosenbaum

Staff Present: Jon James, Director of Planning and Development Services
Kelly Messer, Assistant City Attorney
Ben Bryner, Planning Services Manager
Matt Jones, Planner I
Zack Rainbow, Planner I
JoAnn Sczech, Executive Secretary, Recording

Others Present: Ross Merkling
Dave Boyll

Item One: Call to Order

Mr. Fred Famble called the meeting to order at 1:43 p.m. and declared a quorum present.

Item Two: Invocation

Mr. Todd gave the Invocation.

Item Three: Approval of Minutes

Mr. Todd moved to approve the minutes of the January 5, 2009, Planning and Zoning Commission meeting. Ms. Campos seconded the motion and the motion carried unanimously.

Mr. Famble read the opening statement for the Planning and Zoning Commission.

The order of consideration of items was changed and Item Five was considered next.

Item Five: Rezoning Requests

a. Z-2009-02

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Auto Wash L.L.C. to amend PDD-91 concerning permitted uses, located at 1402, 1434 and 1438 East Overland Trail, and 1602, 1634, 1650, 1702 and 1766 Highway 351.

Mr. Matt Jones presented the staff report for this case. The request is to Amend PDD-91 concerning permitted uses. The subject parcels total approximately 40 acres and are currently zoned PDD (Planned

Development District). Part of the area was annexed in 1964 and the remainder later annexed in 1980, the property was zoned PDD (Planned Development District) in 2004.

The applicant is requesting that the language of PDD-91 be amended to allow for a free standing auto wash. The regulations of this PDD were originally written to allow auto washes as a permitted use, but only when incidental to a primary use and when attached to a department store. The PDD allows for Retail uses along with some additional office type uses. The regulations of the PDD are similar to GC (General Commercial) or SC (Shopping Center) zoning which both allow for Auto Washes as a permitted use. There are several stand alone auto washes in the City that are compatible with their surrounding uses and the request for free standing auto wash at this location seems to be appropriate.

Planning staff recommends approval as requested.

Property owners within 200 feet of the zoning request were notified. No comment forms were returned in favor of the request and one (1) was returned in opposition.

Mr. Famble opened the public hearing.

Mr. Ross Merkling stated that he is present at this meeting to represent the developer of the auto wash. Mr. Merkling stated that he would be happy to answer any questions Commissioners might have regarding this development.

There were no questions from the Commission members.

Mr. Famble closed the public hearing.

Ms. Campos moved to approve Z-20098-02. Mr. Glenn seconded the motion and the motion carried by a vote of four (4) in favor (Campos, Famble, Glenn and Todd) to none (0) opposed.

Item Four: Plats

MRP-5808

A public hearing to consider a plat of Lots 301, 302 and 303, Block 1, Over Place Addition, Abilene, Taylor County, Texas - A replat of Lots 101 and 203, Block 1, Over Place Addition, Abilene, Taylor County, Texas.

Mr. Zack Rainbow presented information regarding the plat listed on the agenda. Mr. Rainbow stated that staff is recommending approval of this plat as it meets Subdivision Regulation requirements.

Mr. McClarty opened the public hearing and asked if anyone wished to speak regarding any of the plats being presented for approval. No one come forward and the public hearing was closed.

Mr. Fable moved to approve the plat as submitted. Ms. Campos seconded the motion and the motion carried by a vote of four (4) in favor (Campos, Famble, Glenn and McClarty) and one (1) abstention (Todd).

Item Six: Director's Report

- a. Recent City Council decisions regarding items recommended by the Planning and Zoning Commission.

Commissioners were provided a memorandum regarding recent Council decisions.

Mr. James introduced a new member of the Planning and Zoning Commission, Mr. Gary Glenn.

For informational purposes Mr. James provided the following:

- ⇒ Staff has received a draft of the Land Development Code from the Consultant. Staff is reviewing this information and the Land Development Code Review Committee should receive this information in March.
- ⇒ Staff has reviewed and selected a consultant for the South Downtown Plan. City Council will be consider awarding the contract to staff's selected consultant on February 12, 2009.
- ⇒ The revised draft of the Lake Fort Phantom Plan will be submitted the Commissioners very soon.
- ⇒ The February 16th special meeting of the Commission has been cancelled. The Commission will consider the Fort Phantom Plan and the CIP program either at the regular meeting of the Commission on March 2nd or at a special meeting on March 16th (5:30 p.m. meeting).

Item Seven: Adjourn

There being no further business, the Planning and Zoning Commission meeting was adjourned at 2:00 p.m.

Approved: _____, Chairman
