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## PLANNING & ZONING COMMISSION

March 2, 2009

### Minutes

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Members Present: Bruce Bixby  
Ovelia Campos  
Fred Famble  
Gary Glenn  
Tim McClarty  
Clint Rosenbaum  
David Todd

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

Others Present: Dave Boyll  
Mary Ann Fergus  
Tal Fillingim

#### **Item One: Call to Order**

Mr. Tim McClarty called the meeting to order at 1:30 p.m. and declared a quorum present.

#### **Item Two: Invocation**

Mr. McClarty gave the Invocation.

#### **Item Three: Approval of Minutes**

**Mr. Gary Glenn moved to approve the minutes of the February 2, 2009, Planning and Zoning Commission meeting. Mr. Famble seconded the motion and the motion carried unanimously.**

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

#### **Item Four: Plats**

- a. FP-2308- A public hearing to consider a plat of Butterfield Meadows, 44.926 Acres out of the John Adams Survey No. 44, Abstract No. 3, City of Abilene, Taylor County, Texas.
- b. MRP-6008- A public hearing to consider a plat of Lots 101 and 102, Replat of Lot 1, Block B, Section 1, Enchanted Mesa Estates Addition to the City of Abilene, Taylor County, Texas.
- c. MRP-0109- A public hearing to consider a plat of Lot 301 and 302, Block 8, Jones and Legett Subdivision, Abilene, Taylor County, Texas. A Replat of the remainder of Lot 6, Block 8, Jones and Legett Subdivision, Lot 106, Block 8, Jones and Legett Replat, Blocks "A" and "B", Southwest Park Addition, Abilene, Taylor County, Texas.
- d. MP-0209- A public hearing to consider a plat of Lot 33, Block B, Section 1, Oldham Forbes Estates, An Addition to the City of Abilene, Taylor County, Texas.

Mr. Ben Bryner presented information regarding the plat listed on the agenda. Mr. Bryner stated that staff is recommending approval of the four (4) plats as all meet 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. Rosenbaum moved to approve the plats as submitted. Mr. Bixby seconded the motion and the motion carried by a vote of seven (7) in favor of FP-2308, MRP-6008 and MP-0209 (Bixby, Campos, Famble, Glenn, McClarty, Rosenbaum and Todd); six (6) in favor of MRP-0109 (Bixby, Campos, Famble, Glenn, McClarty and Rosenbaum) and one (1) abstention (Todd).**

**Item Five: Rezoning Requests**

a. Z-2009-03

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Brian Delehanty, Agent: Paul Johnson & Associates, to rezone property from O (Office) to GC (General Commercial) zoning, located at 701 South. Judge Ely Boulevard.

Mr. Matt Jones presented the staff report for this case. The request is to rezone property from O (Office) to GC (General Commercial).

Planning staff recommends denial of General Commercial zoning.

Property owners within 200 feet of the zoning request were notified. One (1) comment form was returned in favor of the request and none (0) in opposition.

Mr. Jones stated that the proponent has requested that this item be tabled until next month's meeting so that a PDD (Planned Development District) ordinance can be developed.

Mr. McClarty opened the public hearing.

Ms. Mary Ann Fergus representing the Sojourner Family stated that the Sojourner Family is in support of the proposed rezoning of Application Z-2009-03.

Mr. McClarty closed the public hearing.

**Ms. Campos moved to table item Z-2009-03 until the April 6<sup>th</sup> meeting of the Planning and Zoning Commission. Mr. Famble seconded the motion and the motion carried by a vote of seven (7) in favor (Bixby, Campos, Famble, Glenn, McClarty, Rosenbaum and Todd) to none (0) opposed.**

**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. The zoning case for Patio Home Overlay, recommended for approval by this Commission to the Council, was also approved by the Council.

Also, the Planning and Zoning Commission will hold a meeting on March 16, 2009, at 5:30 p.m. to consider the Capital Improvement Program for the City of Abilene.

**Item Seven: Adjourn**

There being no further business, the Planning and Zoning Commission meeting was adjourned at 1:37 p.m.

Approved: _____, Chairman
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