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## PLANNING & ZONING COMMISSION

June 1, 2009

### Minutes

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

Members Absent: David Todd

Staff Present: Jon James, Director of Planning and Development Services  
Dan Santee, City Attorney  
Ed McRoy, Assistant Director of Planning and Development Services  
Ben Bryner, Planning Services Manager  
Matt Jones, Planner I  
Zack Rainbow, Planner I

Others Present: Dwayne Zinn  
Barbara Pointer

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

Mr. Tim McClarty called the meeting to order at 1:32 p.m. and declared a quorum present.

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

Mr. McClarty gave the Invocation.

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

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

- a. MRP-0609- A public hearing to consider a plat of Lots 101 and 102, Block "C", Five Points Business Park, Abilene, Taylor County, Texas. A Replat of Lots 1 and 2, Block "C", Five Points Business Park, and Lot 2, Block "A", Greater Abilene Industrial District, Abilene, Taylor County, Texas.
- b. MP-5108- A public hearing to consider a plat of Ball Addition, 19.75 Acres, Being a Part of Lot 20, Steffens Subdivision of the Merchant Pasture Suburban Addition, Situated in the James R. Shipman Survey, Abst. No. 230, City of Abilene, Taylor County, Texas.
- c. MRP-1109- A public hearing to consider a plat of Lots 101 and 102, West Replat of Lots 8 and 9 and part of Lot 7 and part of the West 1/2 of an abandoned alley, Block 13, Riverside Drive Addition, to the City of Abilene, Taylor County, Texas, and a portion of the original creek bed of Elm Creek adjacent to Lots 7, 8, and 9, Block 13, Riverside Drive Addition to the City of Abilene, Taylor County, Texas

Mr. Zack Rainbow presented information regarding the plats listed on the agenda. Mr. Rainbow stated that staff is recommending approval of the three (3) 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 came forward and the public hearing was closed.

Prior to voting, Ms. Campos asked when the project for MP-5108 would begin.

Mr. McClarty reopened the public hearing so that this question could be addressed.

Mr. Dwayne Zinn, Cross Engineering, stated that currently the planning of the apartments is underway. As soon as the plat is recorded, the funding can be released to begin this project. Mr. Zinn stated that plans for this project should be submitted to City staff very soon for review and approval.

Mr. McClarty closed the public hearing.

**Mr. Glenn moved to approve MRP-0609, MP-5108 and MRP-1109. Mr. Famble seconded the motion and the motion carried by a vote of six (6) in favor (Bixby, Campos, Famble, Glenn, McClarty and Rosenbaum) to none (0) opposed.**

**Item Three: Approval of Minutes**

Approval of the minutes of the May 4, 2009, meeting was postponed until the July meeting of the Planning and Zoning Commission.

**Item Five: Director's Report**

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

Mr. Jon James stated that the Council approved the recommendations of the Planning and Zoning Commission with two (2) exceptions:

1. The Weatherbee rezoning request from PDD to AO was tabled to allow the property owner and the neighborhood group to meet in order to come to a consensus.
2. The Office rezoning request on Chimney Rock that was technically denied by this Commission (two votes in favor and two to deny) was approved by the City Council.

Ms. Campos stated that Mr. James provided an outstanding presentation at the Town Hall meeting regarding the Pine Street Corridor. There were many questions.

Mr. McClarty asked if everyone seemed to feel more comfortable with the corridor following this meeting.

Mr. James stated that not everyone left the meeting comfortable with the Corridor zoning; however, many left the meeting understanding that the Corridor was not more restrictive in some ways and, in fact, the Corridor added flexibility for development.

**Mr. McClarty moved that Ms. Campos be elected to sign the plats for this meeting. Mr. Famble seconded the motion and the motion carried unanimously.**

**Item Six: Adjourn**

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

Approved: \_\_\_\_\_, Chairman