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**PLANNING & ZONING COMMISSION**

**April 5, 2010**

**Minutes**

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Members Present: Bruce Bixby  
Fred Famble  
Gary Glenn  
Clint Rosenbaum  
David Todd

Members Absent: Ovelia Campos  
Tim McClarty

Staff Present: Jon James, Director of Planning and Development Services  
Dan Santee, City Attorney  
Ed McRoy, Assistant Director of Planning and Development Services  
Kelley Messer, Assistant City Attorney  
Ben Bryner, Planning Services Manager  
Molinda Parker, Historic Preservation Officer  
Matt Jones, Planner I  
Zack Rainbow, Planner I  
JoAnn Sczech, Executive Secretary, Recording

Others Present: Jim Carrillo, Halff and Associates  
Mercy McNally  
Jon Thorne  
Bill Spencer  
Jamie V  
Riley Griffith  
Barbara Printer  
Dave Boyll  
Ron Konstantin

**Item One: Call to Order**

Mr. Fred Framble called the meeting to order at 1:33 p.m. and declared a quorum present.

**Item Two: Invocation**

Mr. Famble gave the Invocation.

**Item Three: Approval of Minutes**

**Mr. Clint Rosenbaum moved to approve the minutes of the January 25, March 1, and March 3, 2010, meetings. Mr. Bruce Bixby seconded the motion and the motion carried unanimously.**

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

**Item Four: Plats**

- a. MRP-3109  
A public hearing to consider a plat of Lots 116-118, A Replat of Lots 2 and 3, Block A, Wildlife Trails Addition, To the City of Abilene, Taylor County, Texas.
- b. MP-1110  
A public hearing to consider a plat of Section 3, Scenic Point Addition, to the City of Abilene, Taylor County, Texas.
- c. MRP-1210  
A public hearing to consider a plat of Lots 208 & 209, Replat of Lots 108, 109, & 110, of A Replat of Lots 8 Thru 13, Block A, Section 1, Bayshore Addition.
- d. MRP-1310  
A public hearing to consider a plat of Lot 1, Block A, Lenches Subdivision, a replat of Lot 4 and 5, Block 3, Riverside Drive Addition, City of Abilene, Taylor County, Texas.

Mr. Zack Rainbow presented the staff report for these plats. Staff recommends approval as all plats meet the requirements of the Subdivision Regulation.

Mr. Famble opened the public hearing. No one came forward and the public hearing was closed.

**Mr. Bixby moved to approve MRP-3109; MP-1110; MRP-1210, and, MRP-1310. Mr. Glenn seconded the motion and the motion carried by a vote of five (5) in favor (Bixby, Famble, Glenn, Rosenbaum and Todd) to none (0) opposed.**

**Item Five: Rezoning Request:**

- a. Z-2010-03  
Public hearing and possible vote to recommend approval or denial to the City Council on a request from Abilene Griffith Road Apartments, LP to rezone property from AO (Agricultural Open Space) to RM-2 (Multi Family Residential) zoning, located at 2001 Griffith Road.

The proponent has requested that this item be tabled until the May 3, 2010, meeting of the Planning and Zoning Commission.

Mr. Matt Jones presented the staff report for this case. The request is to rezone property from AO to RM-2. The subject parcel totals approximately 5.6 acres out of a larger 56 acre tract and is currently zoned AO (Agricultural Open Space). The parcel is currently vacant and has never been developed. The adjacent properties have AO to the east, west, and south with GC (General Commercial) to the north.

The area was annexed in 1964 and zoned AO when it was annexed. In 1998 it was then rezoned to PDD (Planned Development District) as part of a larger PDD zoning district. The property was then rezoned to AO in 2005.

Property owners within 200 feet of the rezoning request were notified. No comment forms were received in favor and three (3) were received in opposition of the request.

Planning staff recommends approval , with some reservations due to the current condition of surrounding streets.

Mr. Famble opened the public hearing. No one came forward to speak on this item and the public hearing was closed.

**Mr. Bixby moved to table Z-2010-03 to the May 3, 2010, meeting of the Planning and Zoning Commission. Mr. Glenn seconded the motion and the motion carried by a vote of four (4) in favor (Bixby, Famble, Glenn and Rosenbaum) and one abstention (Todd).**

**Item Six: Discussion Item**

Presentation and discussion on the City of Abilene South Downtown Master Plan.

Mr. Jim Carrillo, Director of Planning for Halff Associates, presented an overview of the South Downtown Abilene Master Plan.

Following Mr. Carrillo’s presentation, Mr. Bixby recommended the following revisions:

Page 28, Paragraph 3 – CBD Description currently stated “West of Sycamore” and should read “West of Locust.”

Page 109, Recommended Policy Actions, Add “Land Assembly Option” to this table (Section 5.4).

Mr. James stated that the overview provided at this meeting is for informational purposes only and no vote will be taken at this meeting. The South Downtown Abilene Master Plan will be on the Commission’s agenda in May for a recommendation to the City Council.

**Item Seven: Director’s Report**

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

Mr. James stated that one rezoning request was forwarded to the City Council. Item Z-2010-02, a request to rezone property from RM-2 to PDD zoning, located at 5802 Texas Avenue, was recommended for approval as a PDD by the Planning and Zoning Commission by a vote of five (5) in favor (Bixby, Campos, McClarty, Rosenbaum, Famble) to none (0) opposed and one (1) abstention (Todd).

The City Council approved the request as recommended by the Planning and Zoning Commission (7-0).

The City Council will consider the Land Development Code at Public Hearings at their April 8<sup>th</sup> and April 22<sup>nd</sup> meetings. These meetings will be public hearings. Planning Commissions were asked to notify staff if they plan to attend these meetings to determine if a quorum of P & Z members will be present and if a public notice will be required.

**Item Eight: Adjourn**

There being no further business, the Planning and Zoning Commission meeting was adjourned at 2:25 p.m.

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