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**PLANNING & ZONING COMMISSION**

**May 17, 2010**

**Minutes**

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Members Present:           Bruce Bixby  
                                  Ovelia Campos  
                                  Fred Famble  
                                  Tim McClarty  
                                  David Todd

Members Absent:           Gary Glenn  
                                  Clint Rosenbaum

Staff Present:             Jon James, Director of Planning and Development Services  
                                  Kelley Messer, Assistant City Attorney  
                                  Ed McRoy, Assistant Director of Planning and Development Services  
                                  Ben Bryner, Planning Services Manager  
                                  Molinda Parker, Historic Preservation Officer  
                                  Tony Neitzler, Community Services  
                                  Megan R. Santee, Public Works

Others Present:            Jeff Salmon  
                                  Paul Johnson  
                                  Dennis Miller

**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.

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

**Item Three:                 South Downtown Master Plan**

Public hearing and possible vote to recommend approval or denial to the City Council on a proposal to adopt the City of Abilene South Downtown Master Plan.

Ms. Mo Parker presented the slide show for the South Downtown Master Plan.

After the presentation, Mr. Bixby inquired about the phasing out of the storage & warehouse uses from the warehouse district and whether that matches the City's desire. He asked whether storage & warehouse uses are compatible with the plan.

Mr. James stated that the short answer is 'no'. The uses may be compatible as long as it accomplishes the intent of the plan.

Ms. Parker stated that it's not what you do, but how you do it.

Mr. Bixby suggested not including "warehouses" in the "phasing out" process.

Ms. Campos feels that a mix is possible and the Fort Worth Stockyards is a good example.

Mr. McClarty opened the public hearing at 1:35 PM.

Mr. Paul Johnson stated that there are two plans within the South Downtown Master Plan, South of tracks and the Northeast downtown area. He spoke about his property on Plum. He feels the plan is good but does not expect to see anything happen for 20 years. He said it is a long term plan.

Mr. Dennis Miller, a representative of the Abilene Downtown Association, is supportive of the plan as currently written.

Mr. Jeff Salmon, executive director of Frontier Texas, is excited about the plan and understands the concern of Mr. Johnson but supports the plan. He feels that it addresses critical mass, sightlines, and the importance of the Farmer's Market.

Mr. Johnson was called back up to discuss his property on Plum.

Mr. McClarty, after some discussion, asked whether it would be appropriate to keep some warehousing.

Mr. James did not agree but can state that some warehousing might be appropriate, although there are still some concerns.

Ms. Campos suggested setting a limit, such as a percentage of the area.

Mr. James said it is possible but it creates restrictions for those who are over the limit.

Mr. Bixby asked whether we should phase out warehousing.

Mr. McClarty said he did not have a problem with some warehousing in a mixed use district.

Mr. McClarty closed the public hearing at 2:08 PM.

**Mr. Bixby moved to approve the South Downtown Master Plan but adding/deleting "storage/warehousing" in appropriate locations on page 58. Mr. Famble seconded the motion and the motion carried by a vote of five (5) in favor (Bixby, Campos, Famble, McClarty and Todd) to none (0) opposed.**

**Item Four: Ordinance Amendment**

Public hearing and possible vote to recommend approval or denial to the City Council on a proposal to amend various portions of the Land Development Code.

Mr. Jon James made a presentation on the proposed amendments.

Mr. McClarty recommended the removal of the first sentence of (h) on page 1-25 and the barrier requirement for right-of-way on page 4-18.

Discussion was held on Historic Preservation, water lines in the ETJ, that the car wash use in Neighborhood Retail zoning is not appropriate, and art schools in a Neighborhood Office zoning should be permitted.

Mr. James stated that these can be brought up at a future Planning & Zoning Commission meeting.

Mr. McClarty opened and closed the public hearing at 3:14 PM.

**Mr. Famble moved to approve the amendments to the Land Development Code with the two changes identified by Mr. McClarty. Ms. Campos seconded the motion and the motion carried by a vote of five (5) in favor (Bixby, Campos, Famble, McClarty and Todd) to none (0) opposed.**

Further discussion was held on the water lines in the ETJ. Staff will contact Water Services and Public Works-Engineering, as well as local engineers to attend and participate in the discussion.

**Item Five: Adjourn**

There being no further business, the Planning and Zoning Commission meeting was adjourned at 3:24 PM.

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