

Minutes
Planning and Zoning Commission
April 08, 2014 – 5:30 P.M.
Commission Chambers – City Offices
105 North Rose Avenue

Those Present: Jesse Geron, Mike Hinyard, Linda Hill, Tim Bundick, David Anthony, City Manager McCuiston, City Secretary Robertson, Fire Chief Calvin Chaney, Mike Murray, Pieter Kessels, Jim Dye

Those Absent: Lane Petty, Elaine Moore, Joyce Toland

1. **Call to order:** Mike Hinyard at 5:31 P.M, a quorum was established.
2. **Approval of Minutes: Meeting(s): March 11th, 2014**

Tim Bundick made a motion, seconded by Mike Hinyard, for the approval of minutes: meeting(s): March 11th, 2014. When the motion was put to vote, it prevailed as follows: Ayes: Geron, Hinyard, Hill, Bundick, Anthony. Nays: None. Absent: Toland, Petty, Moore

3. Scheduled Agenda Items:

- A. **PZ 14-04 Kimley-Horn & Associates on behalf of Catherine Meyer request zone change from Agriculture to C-3. General Business District at 3800 W. Walker, A1223 LAL, Sec 6, Tract SW14, acres 56 in Breckenridge, Texas**

Mike Murray introduced himself as an attorney with McMahon, Surovik, & Suttle attorneys out of Abilene. He represents the applicant of the new proposed Walmart tract, and is asking for the property to be rezoned for commercial. The posted zoning notice was for 22.995 acre tract and has been reduced to 22.641 acre tract. He showed the current site plan, stating that it is still subject to change based on how things develop.

Tim Bundick stated he had a question about the paperwork. The letter they have is proposing it be amended from 22.995 to 22.641, does that need to be reflective in the application and on what we approve or disapprove? City Manager McCuiston stated he had talked to the City attorney, Lois Rockefeller, she said that we don't need to start the whole process over again because all the land they had requested to be annexed is included in the original request. Legally we are OK. City Secretary Robertson-Caraway stated that whoever makes the motion needs to stipulate the 22.641 acre tract. City Manager McCuiston added the decision is contingent upon the annexation of the property. Mike Murray stated that these are running concurrently with the City presently working on the annexation request that will be heard in the first week of May. City Manager McCuiston stated we have two public hearings, one on April 14th at 8:00 A.M. and the other on April 15th at 5:30 P.M. and the final decision will occur on May 6th at 5:30 P.M. and the Commission Meeting.

Mike Murray stated what you decide here is contingent upon the annexation for construction and timing purpose we are running them together. The site plan is the new Walmart building which is 30,000 feet larger than the current Walmart. It will be a supercenter type project, but not the 180,000 feet as the normal supercenters. It will be between the size of what you have now and a full size supercenter. It will have groceries, general merchandise, garden center and a pharmacy. We will have a fuel express but not the tire & lube express. Attached to the letter is a map of what we originally asked for and what we have down sized to.

Tim Bundick made a motion, seconded by Linda Hill, for the approval of PZ 14-04 Kimley-Horn & Associates on behalf of Catherine Meyer request zone change from Agriculture to C-3, General Business District at 3800 W. Walker. The zone change request encompasses 22.641 acres located in A1223 LAL, Sec 6, Tract SW14, acres 56 in Breckenridge, Texas contingent upon the properties annexation within the West boundary lines of the City. When the motion was put to vote, it prevailed as follows: Ayes: Geron, Hinyard, Hill, Bundick, Anthony. Nays: None. Absent: Toland, Petty, Moore.

4. Discussion Items.

Tim Bundick asked if there has been any discussion about traffic control. City Manager McCuistion stated that they were working with Brownwood on the intersection of 180 and 3099. Mike Murray stated that TxDOT is going to work with us to get the intersection fixed. Pieter Kessel added there will be deceleration lanes and two driveways that the Brownwood office and TxDOT said that will be granted with this overall development on 180.

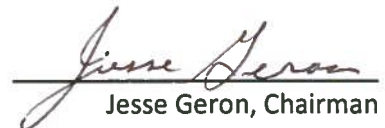
5. Citizens Presentations.

None

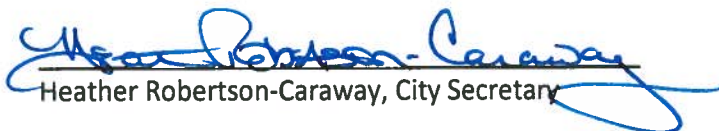
6. Adjourn

Mike Hinyard made a motion, seconded by Tim Bundick, to adjourn the meeting. When the motion was put to vote, it prevailed as follows: Ayes: Geron, Hinyard, Hill, Bundick, Anthony. Nays: None. Absent: Toland, Petty, Moore.

Meeting adjourned at 5:40 P.M.


Jesse Geron, Chairman

ATTEST:


Heather Robertson-Caraway, City Secretary

