

PLANNING AND ZONING COMMISSION
November 3, 2003
MINUTES

A regular meeting of the Planning and Zoning Commission was held on Monday, November 3, 2003, at 1:30 p.m., in the City Council Room, Second Floor, City Hall, Abilene, Texas.

MEMBERS PRESENT Jack Harkins, Chairperson
 Ovelia Campos
 Eddie Boykin, Secretary
 Tim McClarty
 Jeff Luther
 Floyd Miller

MEMBERS ABSENT: Neomia Banks

CITY ATTORNEY: Dan Santee, Asst. City Attorney

STAFF PRESENT: Richard Gertson, Director of Community Development
 Elizabeth Grindstaff, Asst. Director of Community Dev.
 Jeff Armstrong, Development Services Manager
 Shannon Meinhold, Planner II
 Helen Clanahan, Senior Secretary

NEWS MEDIA: Melissa Borden, Abilene Reporter-News

VISITORS: Trey Yarbrough
 Crystal Davis Fagunds
 David Ellibee
 Bryon L. Gundersen
 Kim Gundersen
 Ashley Harris
 Toni Kirby
 Steve Krazer
 Harold R. Preston
 Keith Rollins
 Terri Domingues
 Eddie Chase
 Randy Darden
 Bob Hammond
 Terrill Perkin
 Susan Shelton
 Anita Pugh
 Yomeida L. Soliz
 Raymond G. Gomez
 Jerry Conner
 Teresa S. Gonzalez
 Geneva Eubank
 Scott Eubank

Larry Eubank
Nan N. Fox
David Hogan
David White
Dan Weber
and others

Invocation: The invocation was given by Jeff Luther.

Approval of Minutes: Floyd Miller moved to approve the October 6, 2003, minutes with the amendment on page 6 fourth paragraph add "to the collector" in the sentence "The double frontage lots will have no access to the collector street.". Tim McClarty seconded the motion. The motion carried by voice vote and the October 6, 2003, minutes were approved as amended.

AGENDA ITEMS:

Case No.: MRP-1303, FP-1403, MRP-3103, MRP-3303, RP-3803, MRP-3903, MP-4003,
FP-4203

Request: RP-1303
Public hearing to consider minor plat of Lots 1-6, Block A, **Shops at Abilene**, a replat of Lots 201, 102, 103 & 105-107, a replat of Lots 101, 3, 5 & the remainder of Lot 2, Block C, Sections 1 & 2, Southwest Drive Addition, Abilene, Taylor County, Texas, located at Southwest & Catclaw Drives.

FP-1403
Public hearing to consider final plat of Section 3, Catclaw Place Addition, Abilene, Taylor County, Texas, located on Catclaw Drive.

MRP-3103
Public hearing to consider minor plat of Lot 106, a replat of part of Lots 4, 5 & 10 and all of Lots 6-9, Block 96, Original Town, Abilene, Taylor County, Texas, located at South 3rd & Treadaway.

MRP-3303
Public hearing to consider minor plat of Lot 102, a replat of Lot 2, Block A, D & H Rig Subdivision, Abilene, Taylor County, Texas, located in the 4500 block of S. Treadaway.

RP-3803
Public hearing to consider replat of Blocks A-D, **Rainey Creek Acres**, a replat of Lots 4 & 5 and a portion of Lots 3 & 6, Rainey Creek Ranch Estates, Callahan County, Texas, located at F.M. Hwy 18 & Rainey Creek Ranch Road (2-5 mile ETJ)

MRP-3903

Public hearing to consider minor plat of Lot 203, a replat of Lot 103, Block A, Section 2, Oldham Farms Addition, and 0.482 acres out of the west ½ of Section 68, Blind Asylum Lands, Abilene, Taylor County, Texas, located on F.M. 1750.

MP-4003

Public hearing to consider minor plat of Lot 10, Block C, Section 1, Oldham Forbes Estates, Abilene, Taylor County, Texas, located on Benz Drive.

FP-4203

Public hearing to consider final plat of Section 4, Colonial Hills Subdivision, Taylor County, Texas, located on Pilgrim Road. (1 mile ETJ)

Discussion: Jeff Armstrong said the above items all deal with subdivision or resubdivision of land. All eight are ready for consideration. They all meet the requirements and staff recommends.

The public hearing was opened.

Dave Hogan, 30 Gardenia Circle, said he was concerned about the Shops of Abilene. He is not opposed to the development but would ask that the city consider the traffic and have a plan for the area. In most jurisdictions, the developer will help the city pay for traffic requirements. This intersection is not designed to handle traffic that is presently occurring. For example the north bound traffic has only one left turn lane. There is now a traffic problem. In addition, there is a need for an additional right turn lane onto Clack. He believes there will be a need for additional signal control at Curry and Catclaw. Hopefully the city has been talking with the developer about this. Another traffic improvement that needs to be made is a right turn lane is needed at Southwest and Brentwood.

Mr. Harkins said he believes everyone agrees this is a problem. With this being an existing zoning, we cannot control that.

Mr. Gertson said since the city is about to begin its year for CIP, we can keep that in mind and see about getting it in the CIP.

Mr. Armstrong said Danville and turning right is part of the State right-of-way. They do upgrades as needed.

Mr. Harkins said there is no mechanism that will require the developer to do paving offsite.

Mr. Armstrong said that is right.

The public hearing was closed.

Vote: Eddie Boykin moved to vote for approval. Ovelia Campos seconded the motion.

6 approvals: 1. Eddie Boykin
 2. Ovelia Campos
 3. Tim McClarty
 4. Jeff Luther
 5. Floyd Miller
 6. Jack Harkins

Decision: ases MRP-1303, FP-1403, MRP-3103, MRP-3303, RP-3803, MRP-3903, MP-4003, FP-4203 were approved.

Case No.: Z-04503

Request: From Nick Coates to rezone property at F.M. 600 (West Lake Road) and I-20 from AO & GC (Agricultural Open Space & General Commercial to PDD (Planned Development District) zoning district.

Legal

Description: 33.730 acres out of William Stith Survey 30 and Block 30, North Park Addition, Abilene, Taylor County, Texas.

Discussion: Shannon Meinhold gave the staff presentation. She said the request is to rezone 33 acres from AO and GC to PDD. The access will be off Overland & FM 600. It will be a 145' lot development with commercial lots on the south side. It is divided into two tracts. The residential lots will be approximately 60' x 90' size. There will be a central park in the development. The PDD will have landscaped medians as well as signage. We have called for a landscape buffer in the commercial area. We have negotiated for a pedestrian easement. It will be provided at the time of platting.

She said there will be an extension of the east-west collector which is Jolly Roger. The development will be surrounded by a solid wall.

Staff does recommend installation of sidewalks throughout the development. She understands they are marketing for retirees or older citizens. Tract 2 is retail services and offices. They have requested pole signage. Tall signage is necessary due to the location of the interstate. There will be a 15' landscape area on the frontage road. This is in the Northeast Land Use Plan.

She discussed the land uses.

Notification: Twenty-four comment forms were mailed. One was returned in favor; none in opposition.

She presented photos of the area.

Mr. Boykin said on the commercial tract there will be no parking in front but will have landscaping. That would suggest there would be no entry.

Mrs. Meinhold said that was discussed some in the premeeting. Texas Department of Transportation have prohibited some curb cuts so access may have to be off FM 600.

Mr. Boykin said freight access is usually in the rear, what about parking in the rear.

Mrs. Meinhold said she sees no problem.

The public hearing was opened.

Ken Kline, agent, said we hope you will be as excited as we are with having a large nice development on the north side of Abilene. The home owners association will be maintaining the open park area. We hope to obtain a major restaurant on this side of town. We concur with most of the requirements, however we do not believe we need sidewalks. We need to keep finishing costs as low as possible but still go forward with the project. Our entire project will be walled so there will be no access to Plum. Also we will be dedicating right-of-way for Jolly Rogers. We will be required to put in paving on Plum and curb and gutter. We do not think the addition of sidewalks would be used much. With respect to the commercial area and sidewalks adjacent to the interstate, we do not believe that would be used. There are no connecting streets in the development so there will be minimal traffic. Our engineer has done a rough estimate and it would be over \$100,000. We would asked you to delete the requirement for sidewalks.

Case No.: Z-04603

Request: From Hardin-Simmons University; agent, Harold R. Preston, to rezone property in the 2500-2600 block of Cedar, 2500-2600 block of Hickory, 1200 block of North 26th from RM-2 & RS-6 (Residential Multi-Family & Residential Single Family) to CU (College-University) zoning district.

Legal

Description: Out of Blocks 11, 12 & 13, North Park Addition, out of Lots 8 & 9, Mrs. M.E. Wellborn Addition, out of Block 12, Hutchison Addition and out of Block 1, Olsen Place Addition, Abilene, Taylor County, Texas.

Discussion:

Case No.: SNC-04703

Request: From the City of Abilene; agent, Daniel T. Weber, to change the name of Lance Drive to Eagle Avenue, located at the Abilene Regional Airport.

Discussion:

Case No.: Z-04803

Request: From Randy Blanton/Kevin Haley; agent, Trey Yarbrough, to rezone property in the 700 block of Chestnut, east side, from RM-3 (Residential Multi-Family) to HC (Heavy Commercial) zoning district.

Legal

Description: Lots 17, 18, 19 and the north 19' of Lot 20, Block 1, Northington Subdivision, Abilene, Taylor County, Texas.

Discussion: Mr. Armstrong presented the staff report and highlighted the PDD ordinance.

Mr. Harkins opened the public hearing. Trey Yarbrough, proponent, spoke in support of the request and the PDD ordinance, but asked the Commission to remove the landscape strip requirement along the north property line. This issue was discussed. The public hearing was closed and the Commission further discussed the landscape strip requirement and discussed clarification of the permitted use of parking. --- made a motion to approve the request with elimination of the landscape strip and clarification of the wording, --- seconded the motion. The motion carried by a vote of 6 in favor, 0 opposed.

The meeting was adjourned.