
PLANNING & ZONING COMMISSION
June 6th, 2011
Minutes

Members Present: Bruce Bixby
 Pam Yungblut
 Clint Rosenbaum
 Tim McClarty
 Gary Glenn
 Fred Famble

Members Absent: David Todd

Staff Present: Jon James, Director of Planning and Development Services
 Ed McRoy, Assistant Director of Planning and Development Services
 Kelley Messer, City Attorney
 Ben Bryner, Planning Services Manager
 Matt Jones, Planner II
 Zack Rainbow, Planner I
 Debra Hill, Secretary II (Recording)

Others Present: Dave Boyll
 Bob Lindley

Item One: Call to Order

Mr. McClarty called the meeting to order at 1:30 p.m. and declared a quorum present.

Item Two: Invocation

Mr. McClarty gave the Invocation.

Item Three: Approval of Minutes

Mr. Glenn moved to approve the minutes of the May 2, 2011 meeting. Mr. Rosenbaum seconded the motion and the motion carried unanimously.

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

Item Four: Plats

Mr. Rainbow presented the staff report for this case.

FP-1811

A public hearing to consider a preliminary plat of Beltway Park Addition, Section 1, An Addition to the City of Abilene, Taylor County, Texas.

MRP-2011

A public hearing to consider a preliminary plat of Lots 301 and 302, Block A, a Replat of Lot 203, Block A, Industrial Trade Center, Cabinet 2, Slide 377-D, Plat Records, City of Abilene, Taylor County, Texas

Planning staff recommends approval of the requests.

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

Mr. Famble moved to approve FP-1811, MRP-2011. Mr. Rosenbaum seconded the motion and the motion carried by a vote of five (5) in favor (Bixby, Rosenbaum, Famble, Glenn, and McClarty) and none (0) opposed.

Commissioner Pam Yungblut entered the meeting.

Item Five: Zoning

a. Z-2011-12

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Edward and Lea Schafer Holt to rezone property from RS-6 (Single Family Residential) to RS-6/H (Single Family Residential/Historic Overlay) zoning, located at 602 Sayles Blvd.

Mr. Jones presented the staff report for this case. The subject property is approximately 0.42 acres and is currently zoned RS-6 (Single Family Residential). The property has been developed with a residential dwelling unit. The adjacent properties have RS-6 zoning to the north, east, and west with RS-12 zoning to the south.

The property has been developed with a residential dwelling unit. The McDaniel/Batjer/Edward House was built in 1928. It reflects the Prairie Style of architecture that is attributed to Frank Lloyd Wright. The owners have requested Historic Overlay Zoning for this property, because they feel that the historic integrity of the house is intact. The house is in excellent condition, as it has been well preserved over the years by its owners. The surrounding properties have all been developed with residential dwelling units.

The Future Land Use section of the Comprehensive Plan designates this general area as low-density residential. The requested zoning is an overlay zoning that would not affect the underlying residential zoning and would be compatible with the surrounding land uses. There are several properties in the immediate area that have Historic Overlay zoning. In addition, the house is a contributing structure in the Historic Sayles District designated by the Texas Historical Commission.

Property owners within 200 feet of the rezoning request were notified. Three (3) comment forms were received in favor and zero (0) in opposition of the request. Planning staff recommends approval of the request. The Landmarks Commission approved this request.

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

Mr. Bixby questioned if the owner was the applicant in this case. Mr. Jones answered yes, the owner was the applicant.

Mr. Rosenbaum moved to approve Z-2011-12. Mr. Glenn seconded the motion and the motion carried by a vote of six (6) in favor (Bixby, Yungblut, McClarty, Famble, Glenn and Rosenbaum), and none (0) opposed.

b. Z-2011-13

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Vanessa Gwen Hollabaugh to rezone property from RS-6 (Single Family Residential) to RS-6/H (Single Family Residential/Historic Overlay) zoning, located at 802 Meander Street.

Mr. Jones presented the staff report for this case. The subject property is approximately 0.34 acres and is currently zoned RS-6 (Single Family Residential). The property has been developed with a residential dwelling unit. The adjacent properties have RS-6 zoning to the south, east, and west with MD (Medium Density Residential) zoning to the north.

Currently the property is zoned RS-6 and has been developed with a residential dwelling unit. The Collins/St. John/Givens House was built in 1921. This house is a classic example of Craftsman Architecture. The owner has requested Historic Overlay Zoning for this property, because she feels that the historic integrity of the house is intact. The house has been well maintained and is in good condition. The surrounding properties have all been developed with residential dwelling units.

The Future Land Use section of the Comprehensive Plan designates this general area as low-density residential. The requested zoning is an overlay zoning that would not affect the underlying residential zoning and would be compatible with the surrounding land uses. There are several properties in the immediate area that have Historic Overlay zoning.

Property owners within 200 feet of the rezoning request were notified. One (1) comment forms were received in favor and zero (0) in opposition of the request. Planning staff recommends approval of the request. The Landmarks Commission approved this request.

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

Mr. Famble moved to approve Z-2011-13. Mr. Bixby seconded the motion and the motion carried by a vote of six (6) in favor (Bixby, Yungblut, McClarty, Glenn, Famble and Rosenbaum), and none (0) opposed.

c. Z-2011-14

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Jon and Theresa James to rezone property from RS-8 (Single Family Residential) to RS-8/H (Single Family Residential/Historic Overlay) zoning, located at 1702 Belmont Street.

Mr. Jones presented the staff report for this case. The subject property is approximately 0.20 acres and is currently zoned RS-8 (Single Family Residential). The property has been developed with a residential dwelling unit. The adjacent properties have RS-8 zoning to the north, south, and east with HC (Heavy Commercial) zoning to the west.

Currently the property is zoned RS-8 and has been developed with a residential dwelling unit. The Brumley/McEachern/James House was built in 1931. This house exhibits an eclectic mix of architectural styles based upon the Bungalow that was derived from the popular Craftsman Style during the 1930's, and in addition integrates the Spanish/Mission and French Provincial Revival styles of that period. The owners have requested Historic Overlay Zoning for this property, because they feel that the historic integrity of the house is intact. The house has been well maintained and is in good condition. The surrounding properties have all been developed with residential dwelling units except for businesses to the west along Butternut Street.

The Future Land Use section of the Comprehensive Plan designates this general area as low-density residential. The requested zoning is an overlay zoning that would not affect the underlying residential zoning and would be compatible with the surrounding land uses. A few other properties in the area have received the overlay and this request could encourage other properties to seek the Historic Overlay zoning.

Property owners within 200 feet of the rezoning request were notified. Zero (0) comment forms were received in favor and zero (0) in opposition of the request. Planning staff recommends approval of the request. The Landmarks Commission approved this request.

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

Mr. Famble moved to approve Z-2011-14. Ms. Yungblut seconded the motion and the motion carried by a vote of six (6) in favor (Bixby, Yungblut, McClarty, Glenn, Famble and Rosenbaum), and none (0) opposed.

Item Six: Director's Report:

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

Item Eight: Adjourn

The Planning and Zoning Commission meeting was adjourned at approximately 1:38 P.M.

Approved: _____, Chairman