
PLANNING & ZONING COMMISSION
October 1st, 2012
Minutes

Members Present: Tim McClarty
 David Todd
 Gary Glenn
 Bruce Bixby
 Clint Rosenbaum
 Pam Yungblut

Members Absent: Fred Famble

Staff Present: Jon James, Director of Planning and Development Services
 Ed McRoy, Assistant Director of Planning and Development Services
 Dan Santee, City Attorney
 Ben Bryner, Planning Services Manager
 Zack Rainbow, Planner II
 Bradley Stone, Planner II (recording)
 Stephanie Goodrich, Planner I Historic Preservation Officer

Others Present: John Connell
 Ken Musgrave
 Megan Santee
 Dave Boyll (AAIBO)

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. Bruce Bixby gave the Invocation.

Item Three: **Approval of Minutes**

Mr. Rosenbaum moved to approve the minutes of the September 4th, 2012 meeting. Mr. Bixby seconded the motion and the motion carried unanimously.

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

Item Four: Plats

Mr. Zack Rainbow presented the staff report for these cases.

FP-2112

A public hearing to consider a plat of the Weeks Addition, a Subdivision of 10.83 acres out of the Southwest ¼ of Section 8, Lunatic Asylum Lands, Taylor County, Texas.

MP-4112

A public hearing to consider a plat of Lot 1, Block A, Golden Chick Addition, 3.070 Acres out of Sections 24 and 25, Blind Asylum Land Survey, Abstract Nos. 957 and 1006, City of Abilene, Taylor County, Texas.

PP-4212

A public hearing to consider a preliminary plat of Southern Cross Estates, 101.209 Acres out of the William E. Vaughn Survey No. 106, Abstract No. 412, Taylor County, Texas.

MP-4312

A public hearing to consider a plat of La Ventana Addition, 16.889 Acres out of the NW/4 & SW/4 of Section 25, Blind Asylum Land Survey, Abstract NOS. 1007 & 1006, City of Abilene, Taylor County, Texas.

FP-4512

A public hearing to consider a plat of Lot 1, Block A, Wolfe Addition, Being a replat of a portion of Fractional Section 23, Blind Asylum Lands, City of Abilene, Taylor County, Texas.

FP-4612

A public hearing to consider a Final Plat for Blocks A & B, Section 3, Ft. Phantom Hill Subdivision, out of Section 70, A-910, Block 14, T & P RR. Company Survey and the A. Greenwall Survey 64, A-187, Jones County, Texas.

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

Mr. Todd moved to approve FP-2112, MP-4112, PP-4212, MP-4312, FP-4512 and FP-4612. Mr. Rosenbaum seconded the motion and the motion carried by a vote of six (6) in favor (Yungblut, Bixby, Glenn, Rosenbaum, Todd and McClarty) and none (0) opposed. (Mr. Bixby asked to abstain from MP-4112 and MP-4312.)

Item Five: Zoning

a. Z-2012-24

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Harris Acoustics to rezone property from LI (Light Industrial) to CB (Central Business), located at 741 N. 5th Street.

Mr. Ben Bryner presented the staff report for this case. The subject property equals approximately 0.64 acres and is currently zoned LI (Light Industrial). The property is developed with a warehouse building currently occupied by the Sun Supply Company. The adjacent properties have LI zoning to the north, south, & west and PD zoning to the east. The property was part of the 1895 original town limits and was zoned LI sometime after.

Currently the property is zoned LI and has been developed with an industrial/warehouse building. The surrounding properties have been developed similarly. The applicant is requesting the CB (Central Business) zoning to allow for 'social service facility' and 'residential' uses.

The Future Land Use section of the Comprehensive Plan designates this general area as the central business district. Additionally, the South Downtown Master Plan identifies this area as transitioning away from LI type uses to a more of mixed-use type uses such as retail and residential. The applicant is requesting the zone change to allow for a 'social service facility' use to provide counseling for new parents as well as living-quarters for the tenant of the building. The requested zoning would be compatible with the surrounding industrial uses as well as the Comprehensive Plan and South Downtown Master Plan.

Property owners within 200 feet of the zoning request were notified. Three (3) Comment forms were received in favor and one (1) in opposition of the request. Staff is recommending approval as requested.

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

Mrs. Yungblut moved to approve Z-2012-24. Mr. Glenn seconded the motion and the motion carried by a vote of six (6) in favor (Glenn, Rosenbaum, Yungblut, Bixby, Todd and McClarty) and none (0) opposed.

b. Z-2012-25

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Slade & Dava Sullivan, to rezone property from RS-12 (Single-Family Residential) to RS-12/H (Single-Family Residential/Historic Overlay), located at 1201 Cedar Crest Drive.

Mr. Bryner presented the staff report for this case. The subject property is approximately 0.77 acres and is currently zoned RS-12 (Residential Single Family). The property has been developed with a residential dwelling unit. The adjacent properties have RS-12 zoning to the north and south, CU (College or University Use) to the west, and RS-6 (Residential Single Family) to the east. The property was part of the Abilene Heights South Addition that was annexed in 1951 and was zoned RS-12 sometime after.

The property is zoned RS-12 and has been developed with a residential dwelling unit. The 2 story Tudor Revival was built between 1927 and 1937 by Edward Fuson. This house was designed in the Tudor Revival style of the early 1900's. It embodies the key components of the style, such as one or two-stories, asymmetrical design, prominent steeply sloping cross-gables, decorative brick veneer design on the exterior in varying designs, chimney pots on the tall and prominent chimneys, and quoins around the front entry.

It is a contributing structure to the neighborhood with several historic homes. It is in very good condition. They are requesting Historic Overlay Zoning after gaining more information regarding the responsibilities and benefits of the zoning.

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. This request could encourage other properties in the area to request Historic Overlay Zoning.

Property owners within 200 feet of the zoning request were notified. Zero (0) Comment forms were received in favor and zero (0) in opposition of the request. Staff is recommending approval as requested and the Landmarks Commission has recommended approval by a vote of five (5) in favor to none (0) in opposition.

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

Mr. Glenn moved to approve Z-2012-25. Mr. Todd seconded the motion and the motion carried by a vote of six (6) in favor (Glenn, Todd, Rosenbaum, Yungblut, Bixby and McClarty) and none (0) opposed.

Item Six Street Name Change:

Street Name Change:

SNC-2012-01

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Musgrave and Musgrave, LLP to change the names of Arapaho Trail, Cocopah Trail, and Sioux Trail.

Mr. Bryner presented the staff report for this case. The streets were platted as part of the Indian Trails Subdivision. Several homes have been built in the subdivision and are currently occupied. Other homes are under construction. The applicant has provided a petition from affected property owners in favor of the change. The applicant is requesting to change the name of Arapaho Trail, Cocopah Trail, & Sioux Trail to Tradition Drive, Prominent Way, & Honor Roll Court. All property owners that would be directly affected by the street name changes have signed a petition in favor of the change.

Property owners within 200 feet of the zoning request were notified. Two (2) Comment forms were received in favor and zero (0) in opposition of the request Planning staff recommends approval as requested with the condition that the applicant be responsible for some or all of the public costs associated with the change (for example new street signs, etc.).

Mr. McClarty opened the public hearing.

Mr. Ken Musgrave (agent for the applicants) spoke in favor of this request. Mr. Musgrave stated the residents living in this subdivision have had issues with the pronunciation and spelling of the current street names. Mr. Musgrave stated this request was presented to Musgrave & Musgrave from the homeowners themselves. He added that it is the firm's intention to pay for replacing any carved address and name blocks that will be affected by this request.

Mr. McClarty closed the public hearing.

Mrs. Yungblut moved to approve SNC-2012-01. Mr. Glenn seconded the motion and the motion carried by a vote of five (5) in favor (Yungblut, Glenn, Rosenbaum, Todd and McClarty) and none (0) opposed. (Mr. Bixby asked to abstain from SNC-2012-01.)

Item Seven: Directors Report:

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

September 13, 2012 Council Meeting

Z-2012-18

A request from Wanda McLeod, to rezone property from AO (Agricultural Open Space) to RS-6 (Single-Family Residential), located at 7089 Maple St and approximately 112.75 acres north of Colony Hill Rd.

P&Z Recommendation: Approval as requested (7-0)

Council Decision: Approval as recommended by P&Z (6-0-1) (Briley abstain)

Z-2012-19

A request from Charles E. Schroeder, III, Agent Enprotec/Hibbs & Todd, to rezone property from RS-8/COR (Single-Family Residential/Corridor Overlay) to NO/COR (Neighborhood Office/Corridor Overlay), located at 5657 Buffalo Gap Rd.

P&Z Recommendation: Approval as requested (6-0-1) (Todd abstain)

Council Decision: Approval as recommended by P&Z (7-0)

Z-2012-20

A request from Charles E. Schroeder, III, Agent Enprotec/Hibbs & Todd, to rezone property from RS-8/COR (Single-Family Residential/Corridor Overlay) to NO/COR (Neighborhood Office/Corridor Overlay), located at 5901 Buffalo Gap Rd.

P&Z Recommendation: Approval as requested (6-0-1) (Todd abstain)

Council Decision: Approval as recommended by P&Z (7-0)

Z-2012-21

A request from A.E. Nelson, Jr, Agent Enprotec/Hibbs & Todd, to rezone property from RS-8/COR (Single-Family Residential/Corridor Overlay) to NO/COR (Neighborhood Office/Corridor Overlay), located at 5909 Buffalo Gap Rd & 3749 Medina.

P&Z Recommendation: Approval as requested (6-0-1) (Todd abstain)

Council Decision: Approval as recommended by P&Z (7-0)

Mr. James stated he would hopefully have an update regarding the Sign Ordinance at the Special Meeting scheduled on October 15th, 2012.

September 27, 2012 Council Meeting

No Items were considered.

Item Seven: Adjourn

The Planning and Zoning Commission meeting was adjourned at approximately 1:55 P.M.

Approved: _____, Chairman