
PLANNING & ZONING COMMISSION
January 7, 2013
Minutes

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

Members Absent: David Todd

Staff Present: Jon James, Director of Planning and Development Services
 Dan Santee, City Attorney
 Ben Bryner, Planning Services Manager
 Bradley Stone, Planner II
 Stephanie Goodrich, Planner I Historic Preservation Officer
 Zack Rainbow, Planner II
 Jesse Torres, Zoning Inspector
 Debra Hill, Secretary II (recording)

Others Present: Sage Diller
 Will Edmiston
 Raney Edmiston

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. Tim McClarty gave the Invocation.

Item Three: Approval of Minutes:

Mr. Rosenbaum moved to approve the minutes of the December 3rd, 2012 meeting. Mr. Glenn seconded the motion and the motion carried unanimously.

Mr. Famble moved to approve the minutes of the December 17th, 2012 meeting. Mr. Rosenbaum seconded the motion and the motion carried unanimously.

Item Four: Plats:

FP-3512

A public hearing to consider a plat of Lot 118, A replat of Lot 18, Block B, Estates at Pack Saddle Creek Subdivision, Section 1, and 31.999 Acres out of the SE/4 and the south ½ of the NE/4 Section 21. Lunatic Asylum Land, Abstract Nos. 770 & 769 respectively, Estates at Pack Saddle Creek Subdivision, Section 2, Taylor County, Texas.

MRP-5912

A public hearing to consider a plat of Lot 1, Block A, Wylie ISD Early Childhood Addition, Abilene, Taylor County, Texas.

PP-6312

A public hearing to consider a Preliminary Plat of Lots 1 and 2, Block A, Paceline II Addition, Being 3.92 Acres out of Lot 8, of the Anderson and Berry Subdivision of the Alexander Thompson Survey No. 37, City of Abilene, Taylor County, Texas.

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

Mr. Bixby moved to approve FP-3512, MRP-5912, PP-6312. Mr. Glenn seconded the motion and the motion carried by a vote of six (6) in favor (Yungblut, Glenn, Bixby, Famble, Rosenbaum, and McClarty) and none (0) opposed.

Item Five: Master Thoroughfare Plan Amendment:

Public hearing and possible vote to recommend approval or denial to the City Council on a request to amend the Master Thoroughfare Plan regarding designation of a planned extension of Old Forrest Hill Road, between Beltway South and Iberis Road, from ‘arterial’ to ‘collector’.

Mr. Bryner presented the staff report for this case. The City of Abilene received a request to amend the Master Thoroughfare Plan in the general area mentioned above. The proponent purchased a piece of property with future plans to subdivide and develop the property as a low density residential subdivision. The proponent is aware that there is a future arterial street shown on the Master Thoroughfare Plan that runs through the property.

The proponent is requesting an amendment to the Master Thoroughfare Plan. The proposed amendment would not shift the alignment of the future roadway, but would change the designation of the roadway from an ‘arterial’ to a ‘collector’ street. The change of designation would reduce the required right-of-way width from 120 feet to 70 feet.

The request was reviewed by the Plat Review Committee and was deemed unsatisfactory. Staff has several concerns about the proposed amendment.

- The proposed arterial is the only arterial designated between FM 89 and US 83/84. From a network perspective, the distance between arterials should be about a mile or so in urban areas. The distance between FM89 and US 83/84 is 2.6 miles at FM 707 and 3.0 miles at Iberis Rd. An arterial is needed between FM 89 and US 83/84, including the segment between FM 707 and Iberis Rd.
- In general, traffic volumes would be heavier on the north end of the arterial due to its closer proximity to the central city. Where the north of the arterial terminates at an east/west arterial, the traffic will use the east/west arterial to reach adjacent north/south arterials. FM 707 is a more appropriate northern terminus of the arterial than is Iberis Rd since FM 707 is the primary east/west arterial south of the Winters Freeway. Also, several Wylie ISD school campuses are located on or near FM 707 and trips to or from the campuses would have to use FM 707.

Property owners within 200 feet of the proposed amendment were notified. Zero (0) comment forms were received in favor and none (0) in opposition of the request. Staff is recommending denial of the proposed amendment. The roadway connects to a future expressway and will provide the needed design to meet traffic volume and spacing requirements for arterial streets.

Mr. Bixby questioned the importance of a 120' ROW. Mr. Bryner stated it would enable accommodation to the future expressway. Mr. Bryner discussed the amount of ROW needed for future utility easements.

Mr. Rosenbaum asked clarification regarding the lanes needed between arterial and collector streets. Mr. Bryner stated that an arterial can accommodate up to five lanes total where a collector street would accommodate three lanes total. He added there is a minor arterial which would accommodate at least four lanes. Mr. Rosenbaum questioned if a designation could be wider at an intersection and narrow between designations. Mr. Bryner stated that there is not a way to designate it on the MTP. Mr. James stated that usually this would be done case by case.

Mr. Glenn questioned the traffic counts for the future. Mr. Bryner stated that projected estimates are for an arterial which would be in the thousands.

Mr. McClarty questioned the location of the abandoned railroad. Mr. Bryner indicated its location on the presentation map.

Mr. McClarty opened the public hearing.

Mr. Sage Diller (Enprotec / Hibbs & Todd, Inc.) spoke in favor of this request. Mr. Diller stated that changing the designation from an arterial to a collector would be congruent to the south. Mr. Diller also stated that changing this to a collector would lessen the effect of the thoroughfare to the adjacent homeowners. He added he would like to bring to the Commissioners attention the possibility of relocating the thoroughfare to the abandoned railroad ROW that was previously mentioned.

Mr. McClarty discussed the possibility of relocating the thoroughfare to the railroad ROW. Mr. Diller discussed this as a positive alternative that was recently brought to their attention.

Mr. Will Edmiston (3709 Beltway South) spoke in opposition of this request. Mr. Edmiston described the location of his property and the reasoning for purchasing this property. Mr. Edmiston stated that he and his wife were unaware of this Master Thoroughfare Plan when they purchased the property. Mrs. Raney Edmiston stated that if this thoroughfare is approved it would destroy the fence separating their property and the neighbor's property and also reduce their lot size and value.

Mr. Glenn questioned if they have inquired if this thoroughfare plan would have any effect to their property values. Mr. Edmiston stated he had not. Mrs. Edmiston stated they have not spoken to a realtor but have the understanding that it could possibly reduce the resale value.

Mr. Dan Santee (City Attorney) stated this thoroughfare was designated prior to the purchase of the Edmiston's property. Mr. Santee stated that property owners have the right to investigate a property before purchase. He added this would enable them to see future development for the area in which they plan to purchase property. Mr. Edmiston stated he was under the understanding that the title company would provide that information.

Mr. McClarty questioned what prompted this request. Mr. James stated the proposed subdivision to the south has triggered their provision for their part of the roadway.

Mr. McClarty questioned the possibility of using the abandoned railroad easement. Mr. Santee explained that even the railroad easement is owned by other investors and would have to go through the same process as today. Mr. James stated that in most cases, once the railroad has been abandoned, the easement would be deeded back to the property owners.

Mr. Glenn questioned if the location of the thoroughfare be changed. Mr. James explained the purpose for the location of a thoroughfare and stated that what is before the commissioners today is a general anticipation of the plan. Mr. McClarty stated that in the past, the commissioners have modified thoroughfare locations.

Mr. Rosenbaum questioned if this location could be moved toward the property that is being developed. Mr. James stated that the reason for this current location is it aligns with a roadway across Beltway South. He added that this location of the thoroughfare could be relocated, but what is before the commission today is a redesignation of the thoroughfare.

Mr. McClarty closed the public hearing.

After discussion, the following motion was made:

Mr. Bixby moved to deny the Master Thoroughfare Plan Amendment. Mr. Rosenbaum seconded the motion and the motion failed by a vote of three (3) in favor (Glenn, Bixby and Rosenbaum,) and three (3) in opposition (Yungblut, Famble, and McClarty)

Mr. McClarty stated the commissioners have two options before them, motion to pass or motion to table this request.

Mr. Famble moved to table the Master Thoroughfare Plan Amendment to the next regular scheduled meeting and instruct staff to provide a broader range of options to consider, including relocation. Mr. Glenn seconded the motion and the motion carried by a vote of six (6) in favor (Yungblut, Glenn, Bixby, Famble, Rosenbaum and McClarty) and none (0) in opposition.

Item Six: Election of Officers:

Recommendation for the Commission members is as follows:

Chairman:	Fred Famble
Vice Chairman:	Tim McClarty
Secretary:	Bruce Bixby
Sergeant of Arms:	Gary Glenn

Mr. Bixby motioned to accept the Officers for the nomination by acclamation. Mr. McClarty seconded the motion and the motion carried by a vote of six (6) in favor (Yungblut, Glenn, Bixby, Famble, Rosenbaum and McClarty) and none (0) opposed.

Item Seven: Director's Report:

December 6, 2012 Council Meeting
Z-2012-27

A request from Abilene Bone & Joint Clinic, LLP, agent Tino Martinez, to rezone property from MD (Medium Density) to GR (General Retail), located at 1641 Cottonwood St.

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

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

Z-2012-28

A request from Village Investment Partners/Windmill Circle Partners, Agent Tony Conder, to rezone property from PD (Planned Development) and LI (Light Industrial) to GR (General Retail), located north of Covenant Drive between S. Clack Street and Memorial Drive.

P&Z Recommendation: Approval of GR as requested (6-0)

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

Z-2012-29

A request from Village Investment Partners/Windmill Circle Partners, Agent Tony Conder, to rezone property from PD (Planned Development) to GR (General Retail), located at 28, 32, 34, & 36 Windmill Circle, 5601 Memorial Drive, and 5850, 5950, & 6042 S. Clack Street.

P&Z Recommendation: Approval of GR as requested (6-0)

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

Z-2012-30

A request from Cheryl McNally to rezone property from MD (Medium Density) to MD/H (Medium Density/Historic Overlay), located at 1343 S. 3rd Street.

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

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

CUP-2012-04

A request from Jan Kidd Engelke for a Conditional Use Permit to allow a Vacation Travel Trailer Park on property zoned GC (General Commercial), located at 1125 Elmdale Road.

P&Z Recommendation: Approval with a 6' solid, opaque fence along south property line (6-0)

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

December 20, 2012 Council Meeting

No Items were considered.

Mr. James stated the Sign Ordinance workshop is tentatively scheduled for February, 2013.

Item Seven: Adjourn

The Planning and Zoning Commission meeting was adjourned at approximately 2:40 P.M.

Approved: _____, Chairman