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**PLANNING & ZONING COMMISSION**  
**March 4<sup>th</sup>, 2013**  
**Minutes**

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Members Present:           Clint Rosenbaum  
                                  Pam Yungblut  
                                  Fred Famble  
                                  Gary Glenn  
                                  David Todd

Members Absent:           Tim McClarty  
                                  Bruce Bixby

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

Others Present:            Ken Baughman                   Ivette Loyola  
                                  Don Bledsoe                    M/M Howard  
                                  Tony Conder                    Brian Taylor  
                                  Jack Mergele                   Don Whitehead  
                                  Charles Hobbs                 Mark Blakely  
                                  Paula Bearden                 Wendell Mathis  
                                  Sandra Jackson                Norma Springer  
                                  Stephen Bolin                 Robert Atwood  
                                  Thomas McIntire               Jeff Goodin  
                                  Bill Senter                     Rusty Beard  
                                  James Condry                 Sage Diller  
                                  Gene Reed                     Sycuza Leal  
                                  Scott Senter                  M/M Bryant  
                                  Pamela McGrew                Russell Pharis  
                                  James Rogge                  M/M Edmiston  
                                  Jack Ramsey                  M/M Beard  
                                  M/M Fincher                  B.J Prichard  
                                  Jill Atwood                    Glen Green  
                                  Bob Lindsey                  Chad Carter  
                                  Winston Ohlhausen            Trey Thorton  
                                  Ken Musgrave                 Sara Blakely  
                                  Wynn Dobry                    Karla Hill

M/M Lowry  
Michael Pritchard  
Barbara Pittman  
Tom Lindley  
Elisa Smetara  
Charles Spicer  
Steve Savage

Glen Terrell  
Jerry Halbruah  
Neldon Watson  
Leon Rawlings Jr.  
Kristie Pope  
Stephen Lowey

**Item One: Call to Order**

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

**Item Two: Invocation**

Mr. Famble gave the Invocation.

**Item Three: Approval of Minutes:**

**Mr. Glenn moved to approve the minutes of the February 4th, 2013 meeting. Mr. Rosenbaum seconded the motion and the motion carried unanimously.**

**Item Four: Plats:**

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

MRP-0413

Lots 1 & 2, Block 7, A Replat a portion of Block 7 of the Del Mar Addition, to the City of Abilene, Seale Beaty Survey A-31, City of Abilene, Taylor County, Texas.

MRP-0613

Lot 302, Block B, Windmill Acres, A Replat of Lots 102, 203 & 204, Block B, Windmill Acres, & Lot 2, Block A, Sam's Club Addition.

PP-0713

Preliminary Plat of Southwest Drive Park Addition, (54.782 Acres), Abilene, Taylor County, Texas.

MRP-0913

Lots 401 & 402, a Replat of Lot 201, Block A, Industrial Trade Center, and Lot 107, Block A, Industrial Trade Center, City of Abilene, Taylor County, Texas.

FP-1013

Lots 1 & 2, Block A, Mad Coffee Addition, a Subdivision of 2.52 acres out of the Northwest 1/4 of Section 22, Lunatic Asylum Lands, Taylor County, Texas.

MRP-1213

Lots 101 & 102, Block A, B&B Polebenders Subdivision, A Subdivision of 1.0093 Acres out of a Part of Block 17, Bowyer Addition, out of the Southwest 1/4 of Section 50, Blind Asylum Lands, Taylor County, Texas.

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

**Mr. Rosenbaum moved to approve MRP-0413, MRP-0613, PP-0713, MRP-0913, FP-1013 and MRP-1213. Mr. Glenn seconded the motion and the motion carried by a vote of five (5) in favor (Yungblut, Glenn, Famble, Rosenbaum and Todd) and none (0) opposed. (Mr. Todd asked to abstain from PP-0713)**

**Item Five: Master Thoroughfare Plan Amendment:**

Master Thoroughfare Plan Amendment:

- a. Public hearing and possible vote to recommend approval or denial to the City Council on a request to amend the Master Thoroughfare Plan regarding the area south of Antilley Road and between FM 89 (Buffalo Gap Rd) & Highway 83-84. **Tabled from February 4, 2013.**

**Mr. Rosenbaum moved to remove from the table the Master Thoroughfare Plan Amendment. Mr. Glenn seconded the motion and the motion carried unanimously.**

Mr. Ben Bryner presented the staff report for this case. Mr. Bryner stated the City of Abilene received a request to amend the Master Thoroughfare Plan regarding the designation of a roadway south of Old Forrest Hill Road between Beltway South and Iberis Road. The requested amendment would change the designation of the roadway from an 'arterial' to a 'collector' street. Mr. Bryner discussed the proposed changes from the previous meeting of February 4<sup>th</sup>, 2013 as:

- Relocate Memorial Drive to the abandoned Railroad ROW south through to Hardwick Dr.
- Remove the existing Memorial extension from Hardwick to Memorial Dr.
- Relocate Forrest Hill Rd (East to West) in alignment to the South in order to line up with planned collector streets to create a continuous collector street from Buffalo Gap Road to Highway 83/84.
- Recommendation by staff to approve the Minor Arterial from Antilley to Beltway South.

Staff is recommending approval of the changes proposed, except that the old Memorial Drive alignment be designated as a 'collector' street.

Mrs. Yungblut questioned the use of Hardwick Rd for the connection of Beltway South to Iberis Road. Mr. James explained that Hardwick would not be as appropriate from a moving traffic

stand point. He added that the location of Hardwick would not be reasonable for a major arterial and having two minor arterials in this area would be more appropriate. Mr. James stated as previously discussed, that Hardwick is located in a floodway, which would also make it less appropriate for a major arterial.

Mr. Rosenbaum questioned the possibility of discussing Memorial Drive and then discussing Old Forrest Hill north of Beltway. Mr. James stated this would be reasonable.

Mr. Famble opened the public hearing and directed the public the discussion for this opened public hearing is Memorial Drive.

Mr. Scott Senter (Senter Realtors) spoke in favor of this request.

Mr. Famble closed the public hearing.

**Mr. Todd moved to approve aligning Memorial Drive ('minor arterial') to the south along the old railroad right-of-way to where it intersects Remington, moving a planned 'collector' road to the south between Hardwick Rd and Memorial Dr to where all collectors align from east to west, and designating the old Memorial Drive alignment as a 'collector' street from the east-west collector to FM 707. Mrs. Yungblut seconded the motion and the motion carried by a vote of five (5) in favor (Yungblut, Glenn, Famble, Rosenbaum, and McClarty) and none (0) opposed.**

Mr. Famble stated the next item would be the discussion of Old Forrest Hill Rd from Antilley Rd to FM 707.

Mr. Famble opened the public hearing.

Mr. Robert Howard spoke in opposition of this request. Mr. Howard questioned the need of an arterial designation in reference to Old Forrest Hill Rd. He added that most of the traffic in that area is traveled on Hardwick Rd and HWY 83/84. Mr. Howard stated that Hardwick Rd is in need of maintenance and he would like to see this current road maintained instead of designating other roads for future development.

Mr. Scott Senter spoke in favor of Old Forrest Hill Rd being a collector street. He added that he had purchased five acres adjacent to the proposed road and was aware of the designation for this road.

Will and Raney Edmiston (3709 Beltway South) explained the location surrounding their property. Mrs. Edmiston agreed with Mr. Howard regarding the traffic along Hardwick and HWY 83/84. Mr. Edmiston discussed the proposed development behind their property and the traffic it will produce. He added that he believes that Hardwick Rd will need to become a four lane highway, in the future, with a traffic light to help prevent future accidents.

Mr. Jack Mergele spoke in favor of extending the abandoned Railroad ROW south through to Hardwick Dr. Mr. Mergele discussed the intersection of Glenn Abbey and Antilley Rd and the future zoning of that area. He added the home owners association tries to preserve property values of their neighborhood.

Mr. Glenn stated that he would like to see Hardwick Rd as the major thoroughfare for this area.

Mr. James Condry (Traffic and Transportation Administrator /COA) explained that Hardwick Rd lies in a floodplain area and would not be a candidate for expansion.

Mr. Famble closed the public hearing.

**Mr. Todd moved to keep Old Forrest Hill Rd as a ‘collector’ with no change to the plan. Mr. Glenn seconded the motion and the motion carried by a vote of five (5) in favor (Yungblut, Glenn, Famble, Rosenbaum, and McClarty) and none (0) opposed.**

b. 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’. **Tabled from February 4, 2013.**

**Mr. Rosenbaum moved to remove from the table the Master Thoroughfare Plan Amendment. Mr. Glenn seconded the motion and the motion carried unanimously.**

Mr. Bryner presented the staff report for this case. The requested amendment would change the designation of the roadway from an ‘arterial’ to a ‘collector’ street. Mr. Bryner discussed the plan for the future regarding the future expressway of Beltway South.

Staff is recommending denial of this request as an arterial designation is more appropriate for this area.

Mr. Famble opened the public hearing.

Mr. Sage Diller (Enprotec, Hibbs & Todd) explained the request for re-designation of Old Forrest Hill Rd from an “arterial” to a “collector” street. Mr. Diller explained the proposed development and the access areas for that development.

Mr. & Mrs. Will Edmiston (3709 Beltway South) spoke in opposition of this request. Mrs. Edmiston explained their opposition and the hardship this designation will have for their property. Mrs. Edmiston presented to the Commissioners a presentation outlining a petition circulated by the Edmiston opposing the thoroughfare that would be infringing on their property. Mr. Edmiston discussed the possibility of this thoroughfare depreciating the value of their property.

Mr. Glen Terrell spoke in opposition of this request. Mr. Terrell stated that along Beltway South there are other streets that would be appropriate for the alignment for the access of the proposed development. He added this would alleviate the infringement upon the Edmiston's property.

Mr. Famble closed the public hearing.

Mr. Rosenbaum questioned the original proposal. Mr. James explained the original proposal was for the designation of a planned extension of Old Forrest Hill Road, between Beltway South and Iberis Road, from 'arterial' to 'collector'.

Mr. Glenn questioned the location of the alignment for Old Forrest Hill Rd. Mr. James stated that this alignment is more appropriate to the adjacent arterial street. He added that if the alignment is shifted to the west, this would make the alignment adjacent to White Blvd which could anticipate a traffic signal. Mr. James stated that this would then add more traffic to a local street instead of an arterial or collector street. Mr. Glenn stated he would like to see alignment be adjacent to White Blvd.

Mr. Rosenbaum stated that he is in favor of the designation being a "minor arterial" and continue with the alignment as proposed.

Mr. Famble reopened the public hearing.

Mr. Glenn questioned Mr. Diller (EHT) the possibility of relocating the alignment of the proposed development to White Blvd. Mr. Diller stated they would approve of this re-alignment.

Mr. Famble closed the public hearing.

**Mr. Glenn moved to approve the designation for a "minor arterial" and move the alignment to White Blvd. Mr. Famble seconded the motion and the motion failed by a vote of three (3) in favor (Yungblut, Glenn, Famble,) and one (1) opposed (Rosenbaum) (Mr. Todd requested to abstain from this request)**

**Mr. Rosenbaum moved to approve the designation as a "collector". Mrs. Yungblut seconded the motion and the motion failed by a vote of three (3) in favor (Yungblut, Rosenbaum, Famble,) and one (1) opposed (Glenn) (Mr. Todd requested to abstain from this request)**

**Item Six: Zoning:**

- a. Z-2013-01

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Tom Lindley to rezone property from AO (Agricultural Open Space) to RS-6 (Single-Family Residential) zoning, being the east 16.81 acres located at 4250 Forrest Hill Rd.

Mr. Ben Bryner presented the staff report for this case. The subject property is approximately 16.81 acres and is currently zoned AO (Agricultural Open Space). The property is currently undeveloped, although the property has been cleared and graded. The adjacent properties have AO zoning to the west and south, GR (General Retail) & RS-8 (Single-family Residential) zoning to the north, and PD (Planned Development) zoning to the east and south. The property was annexed in 1980 and was zoned AO sometime after.

The property is zoned AO and is vacant. The surrounding area is developed with a mix of residential and retail uses. Single-family residential homes exist to the north and east of the property. The Mesa Springs retirement development is located to the south across Forrest Hill Road. There is an existing Dollar General store to the north along Buffalo Gap Road. Catclaw Creek divides the property into the 2 portions. The applicant is proposing to develop the eastern portion of the property with single-family homes. The western portion will remain undeveloped at this time.

The property is zoned AO and is vacant. The surrounding area is developed with a mix of residential and retail uses. Single-family residential homes exist to the north and east of the property. The Mesa Springs retirement development is located to the south across Forrest Hill Road. There is an existing Dollar General store to the north along Buffalo Gap Road. Catclaw Creek divides the property into the 2 portions. The applicant is proposing to develop the eastern portion of the property with single-family homes. The western portion will remain undeveloped at this time.

Property owners within 200 feet of the zoning request were notified. One (1) Comment form was received in favor and six (6) in opposition of the request. Planning staff is recommending approval of RS-8 zoning.

Mr. Famble opened the public hearing.

Mr. Tom Lindley (developer) spoke in favor of this request. Mr. Lindley explained the proposed development and his intentions for this property. Mr. Todd questioned the access for this development. Mr. Lindley stated the access would be from Forrest Hill Rd.

Mr. Robert Atwood (4025 Bay Hill Dr) spoke in opposition of this request. Mr. Atwood discussed the possibility of flooding from this development. Mr. Todd described the process involved with developing a property.

Mr. Mark Blakely (1 Mission Hill) questioned the proposed development for this request. Mr. Blakely stated he is not opposed to the development, just the zoning. He added he would like to see consistency with the surrounding properties, meaning he would like the similar zoning such as RS-8.

Mr. Lindley stated he is the developer for this property and is not the builder. He added he develops property for future builders and has no knowledge of the size of homes for these proposed developments.

Mr. Blenus Green (4 Contour Dr) spoke in favor of rezoning this area RS-8 minimum. He added he would like to see consistency to this development with the surrounding properties.

Mrs. Lynn Dobry (2 Mission Hill) stated she would like to see this development zoned RS-8. She added this would insure consistency with the surrounding properties.

Mr. Rosenbaum questioned the size of homes in the surrounding neighborhoods. Mr. Bryner described the homes in the adjacent neighborhoods.

Mr. Mark Blakely stated that his concern is in keeping consistency with the zoning around the proposed development.

Mr. Leon Rawlings (4041 Bay Hill Dr) stated he would be in favor of this request as long as there is consistency to the surrounding properties.

Mr. Tom Lindley addressed the flood concerns the current home owners are questioning. Mr. Lindley described the plans for any water runoff and direction for the runoff.

Mr. Famble closed the public hearing.

**Mrs. Yungblut moved to approve Z-2013-01 as requested by staff. Mr. Rosenbaum seconded the motion and the motion carried by a vote of four (4) in favor (Yungblut, Rosenbaum, Todd, and Famble,) and one (1) opposed. (Glenn)**

b. Z-2013-02

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Kickapoo Land Company, agent David Todd, to rezone property from AO



(Agricultural Open Space) to GC (General Commercial) zoning, being 14.77 acres located at 4750 Southwest Dr.

Mr. Ben Bryner presented the staff report for this case. The subject property is approximately 14.77 acres and is currently zoned AO (Agricultural Open Space). The property is currently undeveloped. The adjacent properties have AO zoning to the west & north and PD (Planned Development) zoning to the east & south.

The property is zoned AO and is undeveloped. The surrounding area is developed with commercial & retail uses. The Home Depot is adjacent to the east. The Kohl's shopping center is to the south across Southwest Drive. Single-family residential homes exist farther to the north of the property but are not affected directly with this development at this time. The applicant is proposing to rezone to GC to develop with commercial uses. The area further to the north will remain undeveloped at this time.

The Future Land Use section of the Comprehensive Plan designates this general area as restricted open space adjacent to a commercial area. Elm Creek runs along the west boundary and defines the western limit of the area. The Southwest Area Plan identified this area for low-density residential development. The Home Depot was approved in 2002 and effectively extended the limit of the commercial area. The applicant is requesting the zone change to allow for commercial development along the Southwest Drive street frontage similar to the existing development in the area. The requested zoning would be compatible with the adjacent uses.

Property owners within 200 feet of the zoning request were notified. Zero (0) Comment form was received in favor and zero (0) in opposition of the request. Staff is recommending approval of GC zoning.

Mr. Famble opened the public hearing.

Mr. BJ Prichard (EHT) spoke in favor of this request. Mr. Prichard described the current development for this area and how this zoning would be comparable to the current zoning.

Mr. Scott Senter spoke in favor of this request. Mr. Senter described the businesses intended for this area and the proposed roads and detention ponds for the future.

Mr. Famble closed the public hearing.

**Mr. Glenn moved to approve Z-2013-02 as requested by staff. Mr. Rosenbaum seconded the motion and the motion carried by a vote of four (4) in favor (Yungblut, Rosenbaum, Todd, and Famble,) and Zero (0) opposed. (Mr. Todd asked to abstain from Z-2013-02)**

c. Z-2013-03

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Musgrave Enterprises, agent Tal Fillingim, to rezone property from AO

(Agricultural Open Space) to O (Office) zoning, being 4.92 acres located at 749 Gateway St.

Mr. Ben Bryner presented the staff report for this case. The subject property is approximately 4.92 acres and is currently zoned AO (Agricultural Open Space). The property is currently undeveloped. The adjacent properties have AO zoning to the south, west & north and MD (Medium Density) zoning to the east. The property was annexed in 1968 and was zoned AO sometime after.

The property is zoned AO and is undeveloped. The surrounding area is mostly undeveloped with some single-family and duplex homes to the east. The applicant is proposing to rezone to O (Office) zoning. This would provide a transition from the Medium Density residential uses to the Loop 322 frontage. The remaining area will remain undeveloped at this time.

The Future Land Use section of the Comprehensive Plan designates this general area as a Major Commercial/Business Center focused at the intersection of Loop 322 and Industrial Blvd. The applicant is requesting the zone change to allow for office development. The Office zoning is considered a compatible zoning district when adjacent to residential uses and would provide a transition as development approaches Loop 322. The requested zoning would be compatible with the adjacent uses as well as the Comprehensive Plan.

Property owners within 200 feet of the zoning request were notified. Eighteen (18) Comment forms were received in favor and zero (0) in opposition of the request. Staff is recommending approval of O zoning.

Mr. Famble opened the public hearing.

Mr. Tal Fillingim (agent for the applicant) spoke in favor of this request. Mr. Fillingim described the purpose for this request and the future development for this area.

Mr. Famble closed the public hearing.

**Mr. Todd moved to approve Z-2013-03 as requested by staff. Mrs. Yungblut seconded the motion and the motion carried by a vote of five (5) in favor (Yungblut, Rosenbaum, Todd, Glenn, and Famble,) and Zero (0) opposed.**

d. Z-2013-04

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Valley Creek Investments, LLC, agent Tal Fillingim, to rezone property

from AO (Agricultural Open Space) and RS-12 (Single-Family Residential) to RS-8 (Single-Family Residential), PH (Patio Home), and GR (General Retail) zoning, located at 902 ES 27th St.

Mr. Ben Bryner presented the staff report for this case. The subject property is approximately 33.03 acres and is currently zoned AO (Agricultural Open Space) and RS-12 (Single-Family Residential). The property is currently undeveloped. The adjacent properties have AO zoning to the west & north, RS-12 zoning (Single-Family Residential) zoning to the east, and PD (Planned Development) zoning to the south. The property was annexed in 1959 and was zoned AO sometime after. The RS-12 zoning was approved in 1977.

The property is zoned AO & RS-12 and is undeveloped. The surrounding area is mostly developed with large single-family homes to the north & east. The homes to the east are large estate lots adjacent to Lytle Lake. The Abilene State School is located to the west. The applicant is proposing to rezone the majority of the property to RS-8 (Single-Family Residential) zoning. A small part is requested to be zoned PH (Patio Home) zoning. The southernmost portion is requested to be zoned GR (General Retail) zoning.

The Future Land Use section of the Comprehensive Plan designates this general area as low density residential. The applicant is requesting a change to allow for single-family residential development, to include patio homes, on the majority of the property. The remaining area is planned for retail development. The residential components of the requested zoning would be compatible with the area as well as the Comprehensive Plan. Although located at the intersection of 2 arterial roads, the retail development is not compatible with the adjacent uses and residential character of the area.

Property owners within 200 feet of the zoning request were notified. Zero (0) comment forms were received in favor and six (6) in opposition of the request. Staff recommends denial of the requested zoning. Staff is recommending maintaining the RS-12 zoning with the anticipation of large-lot, single-family development occurring on the property.

Mr. Famble opened the public hearing.

Mr. Tal Fillingim (agent for the applicant) spoke in favor of this request. Mr. Fillingim discussed the reasoning for the amendment to the request. Mr. Fillingim described the various zonings for this area and the proposed development as a result of this zoning request.

Mr. Rusty Beard (2501 Oldham Ln) spoke in opposition of this request. Mr. Beard discussed the history of the zoning for this property. Mr. Beard stated that he was not in favor of the PH (Patio Home) zoning for this area. He added he would like to see the zoning for this area to be RS-12 in comparison to the surrounding properties.

Mr. Tony Conder (4150 Southwest Dr / 2323 Oldham) spoke in favor of the RS-12 zoning for this area.

Mr. Ronny Bryant (2151 Oldham) spoke in favor of the RS-12 zoning for this area and stated he would like to see this area remain consistent with the current zoning.

Mrs. Jane Beard (2101 Oldham) spoke in favor the RS-12 zoning for this area. Mrs. Beard discussed the current RS-6 and RS-8 zoned neighborhood located to the north and southwest of the subject property which is a PD. She added that in that PD there are stipulations in place where as a PH or other zoning would not be so restrictive. Mrs. Beard stated that if this property were to be a PD the community would be more supportive of the zoning.

Mr. Wendell Mathis (25 Lytle Place) spoke in favor of the RS-12 zoning. Mr. Mathis stated he would like to see this property remain zoned RS-12 to continue with the consistency of the area.

Mr. Russell Pharis (representing Cleburne Massey 2701 Oldham) spoke in favor of the RS-12 zoning for this area. Mr. Pharis addressed the traffic issue at South 27<sup>th</sup> and Oldham that could possibly result from this zoning request.

Mr. Tal Fillingim (agent) stated the developers believe the requested zoning is appropriate for the area. He added that the developers are present and would visit with any property owner regarding the proposed development. Mr. Fillingim described the differences between TH and PH setbacks and requirements.

Mr. Rusty Beard questioned the percentage designated for PH for this area and asked clarification regarding the setbacks for this zoning. Mr. Beard added he would like to see this area to remain RS-12 zoning.

Mr. Ronny Bryant spoke in favor of the RS-12 zoning.

Mr. Michael Prichard (developer) described the future for this area and addressed the zoning requested for this property.

Mrs. Norma Springer (24 Lytle Place) spoke in favor of the RS-12 zoning. Mrs. Springer addressed the traffic issue that will increase from this zoning request.

Mr. Famble closed the public hearing.

**Mr. Todd moved to deny Z-2013-04. Mr. Famble seconded the motion and the motion carried by a vote of five (5) in favor (Yungblut, Rosenbaum, Todd, Glenn, and Famble,) and Zero (0) opposed.**

e. Z-2013-05

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Musgrave Enterprises, agent Tal Fillingim, to rezone property from AO

(Agricultural Open Space) to RS-8 (Single-Family Residential) zoning, being 22.53 acres located at 6301 Arapaho Tr.

The subject property is approximately 22.53 acres and is currently zoned AO (Agricultural Open Space). The property is currently undeveloped and is planned to be the next phase in an existing single-family residential subdivision. The adjacent properties have AO zoning to the east & south and RS-8 (Single-Family Residential) zoning to the west and north. The property was annexed in 1980 and was zoned AO sometime after.

The property is zoned AO and is vacant. The surrounding area is developed with residential uses. Single-family residential homes exist to the north and west of the property. The area to the south and east is undeveloped. The subject property is part of the previously-named Indian Trails Subdivision. The applicant is proposing to continue development of the subdivision with this next phase. The area further to the south will remain undeveloped at this time.

The Future Land Use section of the Comprehensive Plan designates this general area as low density residential. The applicant is requesting the zone change to allow for development of the next phase of an existing single-family residential subdivision. The requested zoning would be compatible with the adjacent residential uses as well as the Comprehensive Plan.

Property owners within 200 feet of the zoning request were notified. Twenty-nine (29) comment forms were received in favor and one (1) in opposition of the request. Staff is recommending approval of RS-8 zoning.

Mr. Famble opened the public hearing.

Mr. Tal Fillingim (agent) spoke in favor of this request.

Mr. Don Bledsoe (2216 Crescent Dr) spoke in favor of this request.

Mr. Famble closed the public hearing.

**Mr. Glenn moved to deny Z-2013-05. Mrs. Yungblut seconded the motion and the motion carried by a vote of five (5) in favor (Yungblut, Rosenbaum, Todd, Glenn, and Famble,) and Zero (0) opposed.**

**Item Seven: Director's Report:**

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

No items were submitted.

Mr. James reminded the commissioners of the special meeting for March 18<sup>th</sup>, 2013.

**Item Seven: Adjourn**

The Planning and Zoning Commission meeting was adjourned at approximately 4:25 P.M.

Approved: \_\_\_\_\_, Chairman