
PLANNING & ZONING COMMISSION
May 4, 2015
Minutes

Members Present: Fred Famble
Bruce Bixby
Robert Calk
Michael Dunnahoo
Tim McClarty
Clint Rosenbaum

Members Absent: Joy Ellinger

Staff Present: Jon James, Director of Planning and Development Services
Dan Santee, City Attorney
Ben Bryner, Planning Services Manager
Zack Rainbow, Planner II
Donna Boarts, Secretary II (recording)

Others Present: Ron Corley Max Richardson
Stan Smith Megan Santee
Dale Boecker Stephanie Goodrich
Charles Byrn

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:

Chairman Famble stated that the April 6, 2015 minutes were not ready for approval.

Item Four: Plats

Mr. Rainbow presented the staff report for these cases. Staff recommended approval of all plats.

FRP-1114: Heritage Parks Addition, Section 5, Block B, Replat of Lot 32, Block B, and 0.271 Acre out of the Remainder of a 20.21 Acre Tract and 0.104 Acre out of the Remainder of a 36.02 Acre Tract, Out of Section 21, Blind Asylum Land, Abstract No. 1040, City of Abilene, Taylor County, Texas.

MRP-0415: Canterbury Trales, Section 8, Out of the NW/4 of Section 47, Blind Asylum Lands, Abstract No. 795, City of Abilene, Taylor County, Texas.

MRP-1415: Lots 401 and 402, Three Palms, Block A, Continuation #1, City of Abilene, Taylor County, Texas.

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

Mr. McClarty moved to approve FRP-1114, MRP-0415, & MRP-1415. Mr. Calk seconded the motion and the motion carried by a vote of six (6) in favor (Bixby, McClarty, Rosenbaum, Calk, Dunnahoo & Famble) and none in opposition. (Mr. Bixby abstained from FRP-1114 & MRP-0415).

Item five: Zoning

a. CUP-2015-02

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Star Towers, LLC, agent Alec Broadus, for a Conditional Use Permit to allow for 'Antenna Tower - Commercial' on property zoned PD (Planned Development), being the south side of the 600-700 block of E. Stamford St.

Mr. Bryner presented the staff report for this case. Currently the property is zoned PD and is undeveloped but was recently rezoned to allow for an RV park. The surrounding area is developed generally with single-family residential uses to the south and proposed multi-family residential zoning to the east. The request is to allow for an 'Antenna Tower - Commercial' for a new cell tower. The PD zoning defaults to the AO zoning which requires approval of a Conditional Use Permit for a cell tower. The approved concept plan for the RV Park identified an area for a future cell tower lease pad.

The Future Land Use section of the Comprehensive Plan designates this general area as 'low density residential'. The requested CUP request will maintain the PD zoning and allow for a cell tower at this site. The requested CUP is compatible with the Future Land Use Map and the adjacent residential uses in the area.

Property owners within the 200 feet of the zoning request were notified. Zero (0) comment forms were received in favor and two (2) in opposition.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval as requested.

Mr. Rosenbaum inquired how the PD requires a tower to seek a conditional use permit.

Mr. Bryner stated the PD was written with an AO (Agricultural Open- Space) zoning. The RV Park was allowed by right as part of the zoning, but with this request it defaults back to the AO zoning which requires a conditional use permit.

Chairman Famble opened the public hearing.

Mr. Ron Corley (Representative, Star Towers) spoke in favor of this zoning and was present to answer any questions.

Chairman Famble closed the public hearing.

Mr. Bixby made a motion to approve CUP-2015-02. Mr. Rosenbaum seconded the motion and the motion carried by a vote of six (6) in favor (Bixby, Calk, Dunnahoo, McClarty, Rosenbaum, & Famble,) and none in opposition.

Item Six: Thoroughfare Closure

a. TC-2015-02

Public hearing and possible vote to recommend approval or denial to the City Council on a request from the City of Abilene to abandon Foot Hills Ct, east of Foot Hills Dr in the Lake Fort Phantom Hill Subdivision, Section 4.

Ben Bryner presented the staff report for this case. The abandonment of this cul-de-sac would not create any block or traffic issues. Foot Hills Drive will continue to the south in the future. The cul-de-sac was dedicated for the sole purpose of providing access to the current resident. There is no identifiable need for construction of Foot Hills Ct at this location.

RECOMMENDATIONS:

Plat Review Committee:

The Plat Review Committee recommends approval of the requested closure with the following conditions:

1. Provide appropriate drainage easements and utility easements.
2. The adjacent properties must be replatted within 12 months. The replat must not create any non-conforming lots.

Staff Recommendation:

Approval per the Plat Review Committee. The request would not create any block or traffic issues.

Property owners within a 200-foot radius were notified of the request. One (1) comment form was received in favor and zero (0) in opposition of the request.

Mr. Bixby inquired on the sale of the property and whether that was a pre-determined price by the city.

Mr. Bryner stated that it does go through an appraisal process and the price is then negotiated.

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

Mr. McClarty made a motion to approve TC-2015-02. Mr. Dunnahoo seconded the motion and the motion carried by a vote of six (6) in favor (McClarty, Rosenbaum, Bixby, Calk, Dunnahoo, & Famble,) and none in opposition.

Item Seven: Capital Improvement Program (CIP)

Public hearing and possible vote to consider recommendation to the City Manager regarding the *2015-2019 CIP*.

Mr. McRoy presented the staff report for this case. The City's Charter requires that the Planning and Zoning Commission make a recommendation to the City Manager each year for capital improvements within the community.

The Capital Improvements Program (CIP) is a five-year plan for major non-recurring capital projects that uses a range of funding sources. CIP projects are long-term investments rather than day-to-day operating expenses. Typical items include infrastructure and assets that are relatively costly, (\$25,000+) and that are expected to have a long life, (15+ years). Typical projects in a CIP include the acquisition, upgrading or major repair of streets, water lines, sewer lines, drainage facilities, large vehicles, buildings, parks, major equipment and similar projects.

The proposed 2015-2019 CIP calls for \$1,896,000 of projects in the Capital Year (2015). A total of \$11,006,000 in projects are proposed over the course of the full 5-year program term. (2015-2019).

- Types of Facilities
- Funding Methods
- Revenue Distribution
- Service Levels
- Cash Flows In & Out
- Development Patterns/Priorities
- Unanticipated Events – Contingencies

Mr. Bixby inquired about the sidewalk construction program. Would this change if the sidewalks were passed in the bond election?

Mr. McRoy stated that even when election occurs it is too soon to know if the bond was successful and when that money would become available.

Mr. Bixby inquired that if the bond was to pass would we still spend the \$300,000 this year and next would it come out of the CIP funds?

Mr. James stated that the \$300,000 for this year is being authorized as part of the match for the grant application that was shown last time. Assuming that we acquire the grant then that money can be spent as the match.

Mr. Bixby inquired about the bicycle plan implementation. Does the city have direction as of yet?

Mr. McRoy stated the City does have an official bike plan and are amending it and have asked for it to be delayed until we get through the most recent bond election.

Mr. James stated the grant project does include bicycle facilities. With the \$300,000 for sidewalks if that project does go a little over budget we are able to go into \$87,000. If decided that bicycle facilities are not wanted, we are able to omit the bike plan altogether.

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

Mr. McClarty made a motion to approve the Capital Improvement Program (CIP) as presented. Mr. Bixby seconded the motion and the motion was approved by a vote of six (6) in favor (McClarty, Rosenbaum, Bixby, Calk, Dunnahoo & Famble) and none in opposition.

Mr. McClarty spoke about the LDC (Land Development Code) the administration of the drainage plans and the time frame. Stated that further discussion should be done and brought before the next meeting.

Mr. James indicated we will bring back as a discussion item where we are given direction and decide on an ordinance.

Item Eight: Director's Report:

Mr. James indicated that the commission received a memo stating the council's actions over the past month. City Council approved all that was recommended.

Item Nine: Meeting Adjourned:

Planning and Zoning Commission meeting was adjourned at approximately 1:57 p.m.

Approved: _____,
Chairman