
PLANNING & ZONING COMMISSION
November 2, 2015
Minutes

Members Present: Fred Famble
Bruce Bixby
Robert Calk
Mike Dunnahoo
Joy Ellinger
Tim McClarty

Members Absent: Clint Rosenbaum

Staff Present Gordon Browning, Interim Director, Planning & Development
Bradley Stone, Planner II
Zack Rainbow, Planner II
Ed McRoy, Assistant Director, Planning & Development Services
Donna Boarts, Planning Secretary (recording)
Kelley Messer, Asst. City Attorney

Others Present: Dempsey & Teri Peterson
Erik Johnson
Tammy Green

Item One: Call to Order

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

Item Two: Invocation

Chairman Famble gave the invocation.

Item Three: Approval of Minutes

Chairman Famble stated that the October 5, 2015 minutes were received and reviewed. Mr. McClarty moved to approve the minutes. Mr. Dunnahoo seconded the motion and the motion was approved unanimously.

Item Four: Plats

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

MRP-4815: A Plat of Buffalo Trails Subdivision, Abilene, Taylor County, Texas.

MRP-4915: Lot 106, Replat of Lot 6 and a 0.657 Acre Tract off the West Side of Lot 7, Block 8, and an Abandoned 20' Alley along the North Line of Said Lot 6 and a Portion of Lot 7, Section 2, Hillcrest Addition, City of Abilene, Taylor County, Texas.

MRP-5615: Lots 404 and 405, a Replat of Lot 304, Section 1, Block 3, Stonegate Addition.

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

Mr. McClarty moved to approve MRP-4815, MRP-4915, and MRP-5615. Mr. Calk seconded the motion and the motion carried by a vote of six (6) in favor (McClarty, Ellinger, Dunnahoo, Calk, Bixby, & Famble) and none in opposition.

Item Five: Zoning

a. **Z-2015-27**

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Paul Johnson to rezone property from MF (Multi-Family Residential) & AO (Agricultural Open Space) to GC (General Commercial) zoning, located at 5301 Hwy 277 S. and including approximately 4.06 acres to the east.

Mr. Bradley Stone presented the staff report for this case. Currently the property is undeveloped. The surrounding area is developed with apartments to the north and southwest. The property has street frontage on both S. Clack St on the east side and Hwy 277 S on the west side. The applicant states that the purpose of the rezoning is to allow for self-storage warehouses to serve the existing residents in the area. This use is allowed in the requested zoning. There is a prevalence of other properties in the area with the GC zoning.

The Future Land Use section of the Comprehensive Plan designates this general area as ‘open space’. Elm Creek runs along the southwest boundary of the property. The intersection of Hwy 277 S and Hwy 83/84 is designated as a ‘Major Commercial/Business Center’. The area is a mix of multi-family residential, single-family residential, and retail/commercial uses. The requested zoning is deemed compatible with the Future Land Use Map and the adjacent properties.

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

PLANNING STAFF RECOMMENDATION:

Staff recommends approval as requested.

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

Mr. Bixby made a motion to approve Z-2015-27. Mrs. Ellinger seconded the motion and the motion carried by a vote of six (6) in favor (Bixby, Calk, Dunnahoo, Ellinger, McClarty & Famble) and none is opposition.

Item Six: Director’s Report:

Mr. Browning reported that the two (2) previous cases brought before the Commission were approved by City Council as recommended.

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Item Seven: Meeting Adjourned:

The Planning & Zoning Commission meeting was adjourned at approximately 1:44 p.m.

Approved: _____,
Chairman