
PLANNING & ZONING COMMISSION

January 3, 2017

Minutes

Members Present: Mr. Fred Famble
Mr. Tim Smith
Mr. Mike Dunnahoo
Mr. Tim McClarty, Chair

Members Absent: Mr. Robert Calk
Mr. Clint Rosenbaum
Mr. Bruce Bixby

Staff Present: Mr. Dana Schoening, Director
Mr. Taurus Freeman, Assistant Director
Mr. Zack Rainbow, Planning Services Manager
Mr. Duane Hall, Planner II & Historic Preservation Officer
Mrs. Melissa Farr, Administrative Secretary
Mrs. Kelley Messer, Assistant City Attorney

Others Present: Mr. Bruce Kreidler Mr. David Todd
Ms. Nora Carpenter

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. Famble gave the invocation.

Item Three: Approval of Minutes

Mr. Famble moved to approve the minutes from the previous meeting, and Mr. Smith seconded the motion. The vote was approved by four (Smith, Dunnahoo, Famble, and McClarty) with none in opposition.

Item Four: Plats:

7616: Preliminary Plat of Cordova Place, Being 6.786 Acres out of the William Bishop Survey NO. 43, City of Abilene, Taylor County, Texas.

FP-7716: Cordova Place, Section 1, being 0.788 Acres out of the William Bishop Survey NO.43, City of Abilene, Taylor County, Texas.

Mr. Zack Rainbow presented the plats for consideration. He stated they have met all subdivision requirements.

Chairman McClarty opened the public hearing.

No one addressed the plats.

Chairman McClarty closed the public hearing.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the requested plats.

Mr. Famble motioned to approve the plat requests, and Mr. Dunnahoo seconded the motion. The vote was approved by four (Smith, Dunnahoo, Famble, and McClarty) with none in opposition.

Item Five: Zoning:

a. Z-2017-01

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Nora Carpenter, to rezone property from AO/COR (Agricultural Open Space/Corridor Overlay) to GR/COR (General Retail/Corridor Overlay), being 1.005 acres, located at 7542 Buffalo Gap Rd. Legal Description being A0319 SUR 103 MATHEW TALBOT, ACRES 1.005.

Mr. Duane Hall presented this request. The Agricultural Open Space (AO) district is typically used as a "holding zone" for land annexed to the City of Abilene, until an applicant requests and the City considers a more intensive zoning district of the land. The applicant is requesting rezoning to the General Retail (GR) zoning district to allow as-yet-undetermined commercial uses. The rezoning request is only to the base zoning district, and the Corridor Overlay zoning will remain on the property. In addition to the development standards of the GR district, the Corridor development standards will also apply to future development on the site. Generally, the Corridor standards will impose additional requirements for landscaping and screening along Buffalo Gap Road and adjacent to residential properties.

Chairman McClarty opened the public hearing.

Ms. Nora Carpenter announced she is in favor of this request.

Mr. Bruce Kreidler reminded there is a water plant to the west of the subject property. It is no longer a water treatment plant, but is currently being used as a pumping station. He also shared that one of Commissioner Smith's business is located down the road, and he wanted to announce publicly to prevent a conflict of interest. Mr. Smith responded he does not own that property.

Chairman McClarty closed the public hearing.

Property owners within a 200-foot radius were notified of this request. Two (2) responses were received in favor with none (0) in opposition.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the requested rezoning.

Mr. Famble moved to approve this request, and Mr. Smith seconded the motion. The vote was approved by four (Smith, Dunnahoo, Famble and McClarty) with none in opposition.

b. Z-2017-02

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Tuscany Ridge, LLC., agent Enprotec/Hibbs and Todd, to rezone property from RS6 (Residential Single Family) to PH (Patio Home) being 17.292 acres located in the 7550 Block (west side) of Hardwick Rd, north of Waldrop Dr. Legal description being A1118 SUR 11 L A L, ACRES 17.292.

Mr. Zack Rainbow presented this request. Currently the property is zoned RS-6 and is undeveloped. The applicant has future plans to subdivide the property for single family (patio home) residential uses. Most of the surrounding properties are developed with single family residential dwelling units. The property to the south is developed with a school.

Chairman McClarty opened the public hearing.

Mr. David Todd, representing Tuscany Ridge, LLC, confirmed the application is for smaller homes. They will be 55' in width and greater in square footage than RS6 lots.

Chairman McClarty closed the public hearing.

Property owners within a 200-foot radius were notified of this request. No (0) responses were received in favor with one (1) in opposition.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval as requested.

Mr. Smith moved to approve this request, and Mr. Famble seconded the motion. The vote was approved by four (Smith, Dunnahoo, Famble and McClarty) with none in opposition.

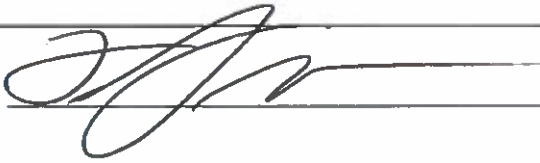
Item Six: Director's Report:

Mr. Schoening addressed recent City Council decisions regarding items recommended by the Planning & Zoning Commission.

These zoning cases (Z-2016-42, Z-2016-46, and Z-2016-47) were recommended for approval and will be acted upon January 12 at the second reading.

Item Seven: Meeting Adjourned:

The Planning & Zoning Commission meeting was adjourned at 1:54 p.m.

Approved: 
Chairman _____