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# PLANNING & ZONING COMMISSION MEETING MINUTES

August 7, 2017

1:30 p.m.

## PLANNING & ZONING COMMISSION OF THE CITY OF ABILENE, TEXAS COUNCIL CHAMBERS, CITY HALL

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**Members Present:** Mr. Fred Famble, Chairman  
Mr. Clint Rosenbaum, Vice-Chairman  
Mr. Robert Calk  
Mr. Tim Smith, Secretary  
Mr. Bill Noonan

**Members Absent:** Mr. Bruce Bixby  
Mr. Mike Dunnahoo, Sergeant of Arms

**Staff Present:** Mr. Dana Schoening, Director  
Mr. Taurus Freeman, Assistant Director  
Mr. Zack Rainbow, Planning Services Manager  
Mrs. Melissa Farr, Administrative Secretary  
Ms. Kelley Messer, First Assistant City Attorney

**Others Present:** Mr. Ryan Holmes                      Ms. Jill Holland  
Mr. Bruce Kreitler

**Item One: Call to Order**

Mr. 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. Noonan moved to approve the minutes from the previous meeting as presented, there being no deletions, no additions, and no corrections. Mr. Smith seconded the motion. The vote was approved by five with none in opposition.

**AYES: Smith, Famble, Rosenbaum, Calk, Noonan**

**NAYS: None**

**Item Four: Plats:**

**FP-1717:** The Enclave, Section 2, 4.750 Acres out of the NW/4 & NE/4 of Section 25, Blind Asylum Lands, Abstract NOS 1007 & 1009, City of Abilene, Taylor County, Texas.

**FP-2717:** A Plat of Section 2, Tuscany Ridge Addition, Abilene, Taylor County, Texas.

**PP-5117: Preliminary Plat for Section 3, Antilley Road Subdivision, Abilene, Taylor, County, Texas.**

Mr. Zack Rainbow presented the plat requests.

Mr. Famble opened the public hearing.

No one spoke for or against these requests.

Mr. Famble closed the public hearing.

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested plats.

**Mr. Calk moved to approve the plat requests, and Mr. Smith seconded the motion. The vote was approved by five with none in opposition.**

**AYES: Smith, Famble, Rosenbaum, Calk, Noonan**

**NAYS: None**

**Item Five: Agenda Items and Zoning Items:**

a. **Z-2017-17** Public hearing and possible vote to recommend approval or denial to the City Council on a request from AJWO, Inc., c/o Tom Lindley, agent Chris Barnett, to rezone 12.064 acres from AO/COR (Agricultural Open Space/Corridor Overlay) to GR/COR (General Retail/Corridor Overlay), located at 4250 Forrest Hill Road, the northeast corner of the intersection of Forrest Hill Road and Buffalo Gap Road. Legal description being A0417 SUR 101 WM E VAUGHN, ACRES 12.064.

Mr. Famble opened the public hearing.

Mr. Chris Barnett spoke in favor of this item.

Mr. Famble closed the public hearing.

The Planning Services Division sent, with Certificate of Mailing, public notices to the applicant and property owners within a 200-foot radius. One (1) response was received in favor, with none (0) in opposition.

**STAFF RECOMMENDATION:**

Staff recommends approval.

**Mr. Smith made the motion to approve this request, and Mr. Noonan seconded the motion. The vote was approved by five with none in opposition.**

**AYES: Smith, Famble, Rosenbaum, Calk, Noonan**

**NAYS: None**

b. Ordinance Amendment: OAM-2017-02 Public hearing and possible vote to recommend approval or denial to the City Council on an amendment to the Land Development Code (LDC) regarding Section 2.4.2.1 'The Land Use Matrix', Section 2.3.2.9 Residential Multiple-Family, and 2.4.3.3 'All Other Uses Without Specific Requirements' pertaining to changing Residential Uses- Dwelling-Multiple-Family (24 units per acre), 'P-Permitted' to allowed with a 'C-Conditional Use Permit' in CU (College & University), O (Office), NO (Neighborhood Office), GR (General Retail), MU (Medical Use), CB (Central Business) MX (Mixed Use) and NR (Neighborhood Retail) zoning district.

Mr. Schoening presented the return of this item, as Legal advised it be discussed again because it needed to formally be placed as a "public hearing."

Mr. Famble opened the public hearing.

No one spoke in favor nor opposition of this request.

Mr. Famble closed the public hearing.

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

According to minutes from the Planning & Zoning Commission meeting in June 2017, the Commission approved this ordinance amendment with a two-year grace period if notification is made for vested rights during that two-year period and up to additional three years will be granted from the end of the two-year grace period.

**Mr. Calk made the motion to approve this request, and Mr. Smith seconded the motion. The vote was approved by five with none in opposition.**

**AYES: Smith, Famble, Rosenbaum, Calk, Noonan**

**NAYS: None**

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

Below are recent decisions made by the City Council on items that had recommendations from the Commission:

**CITY COUNCIL MEETING**

**July 13, 2017 at 8:30 a.m.**

**Ordinance & Public Hearing: (Final Reading) Z-2017-11** A request from City of Abilene to rezone property from MD/H (Residential Medium Density/Historic Overlay) to MD (Residential Medium Density), which will remove the Historic Overlay zoning district on the property, Located at 857 Peach St.

**City Council approved unanimously (7-0).**

**Ordinance & Public Hearing: (Final Reading) Z-2017-12** A request from City of Abilene to rezone property from CB/H (Central Business/Historic Overlay) to CB (Central Business), which will remove the Historic Overlay zoning district on the property, Located at 750 Mesquite St.

**City Council approved unanimously (7-0).**

**Ordinance & Public Hearing: (Final Reading) Z-2017-13** A request from Contractor Services, Ltd., agent Tal Fillingim, to rezone approximately 14 acres from AO (Agricultural Open Space) to RS6 (Residential Single-Family) to allow single-family homes within the approximately 14-acre tract of land. Located north of Independence Boulevard and east of Liberty Boulevard.

**City Council approved unanimously (7-0).**

**Ordinance & Public Hearing: (Final Reading) Z-2017-14** A request from Hardin Simmons University, agent Enprotec/Hibbs & Todd, to rezone property from HC/COR (Heavy Commercial/COR Overlay), HC (Heavy Commercial), and RS6 (Residential Single-Family) to CU/COR (College University/Corridor Overlay) and CU (College University) to allow for CU (College University) Location being 12 parcels/lots, north of Vogel Avenue, between Cedar Street and Pine Street.

**City Council approved unanimously (7-0).**

**Ordinance & Public Hearing: (Final Reading) TC-2017-03** A request from Hardin Simmons University, agent Enprotec/Hibbs & Todd, to abandon the entire north-south length of Cypress Street ROW (20' Width based on current GIS Mapping), beginning at Vogel Avenue and heading north 730 feet towards Lowden Street (20' Width based on current GIS Mapping).

**City Council approved unanimously (7-0).**

**Ordinance & Public Hearing: (Final Reading) TC-2017-04** A request from AEP Texas, Inc., agent John Garcia, to abandon the remaining portion of an abandoned railroad ROW. Being an abandoned 20' wide railroad spur and ROW, running north approximately 120', north of N. 3rd St. and terminating south of N 4th St. Located between Mesquite Street and Plum Street.

**City Council approved unanimously (7-0).**

**Ordinance & Public Hearing: (Final Reading) OAM-2017-02** Amending the Land Development Code regarding Section 2.4.2.1 'The Land Use Matrix', Section 2 .3 .2 .9 Residential Multiple-Family (MF) District permitted (P), by right, in non-residential zoning districts and Section 2.4.3.3 All Other Uses With Specific Requirements.

**City Council referred back to P & Z for "Public Hearing and Possible Vote" agenda notation for reconsideration of this item.**

**CITY COUNCIL MEETING**  
**July 27, 2017 at 8:30 a.m.**

**Ordinance: (First Reading) Z-2017-15** A request from Hubert E. Young, Todd Lancaster, Ronald Grigsby, Robert W. Bails, George R. Jackson, Keith and Melyssa Lafontaine, and Jared and Regina Wall, agent City of Abilene, to rezone property from AO (Agricultural Open Space) to RS-8 (Residential Single-Family, minimum 8,000 square foot lots), located at 5126, 5134, 5142, 5150, 5202, 5210, and 5218 Rio Mesa Dr; Setting a public hearing for August 10, 2017.

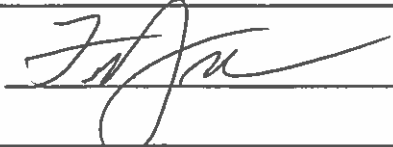
**City Council approved unanimously (7-0).**

**Ordinance: (First Reading) Z-2017-16** A request from Weatherbee Construction, Inc., agent Enprotec/Hibbs & Todd, to amend the terms and conditions of P D111 (Planned Development 111) to allow for GR (General Retail) uses, legal description being 6.23 acres setting a public hearing for August 10, 2017.

**City Council approved unanimously (7-0).**

**Item Eight: Adjourn**

The Planning & Zoning Commission meeting was adjourned at 1:52 p.m.

Approved: Chairman	
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