
PLANNING & ZONING COMMISSION MEETING MINUTES

October 3, 2017

1:30 p.m.

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

Members Present: Mr. Fred Famble, Chairman
Mr. Clint Rosenbaum, Vice-Chairman
Mr. Robert Calk
Mr. Bill Noonan
Mr. Mike Dunnahoo, Sergeant of Arms

Members Absent: Mr. Bruce Bixby
Mr. Tim Smith, Secretary

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

Others Present: Mr. Chad J. Chaney Ms. Ceissia Zeissel
Mr. Nathan Todd Mrs. Debbie Todd
Councilman Bruce Kreidler Ms. Jill Holland
Mr. Donny Casey Mrs. Ann Casey
Mr. Johnny Casey Mr. David Todd

Item One: Call to Order

Mr. Famble called the meeting to order at 1:40 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. Calk seconded the motion. The vote was approved by five with none in opposition.

AYES: Dunnahoo, Rosenbaum, Calk, Noonan, and Famble

NAYS: None

Item Four: Zoning Items:

- a. **Z-2017-18** Public hearing and possible vote to recommend approval or denial to the City Council on a request from HIT Ventures LLC, represented by Harley Burnett, Agent CJ Chaney, to rezone two (2) lots from AO (Agricultural Open Space) to GC (General Commercial). The properties are located at the northwest corner of Maple St and S 27th St. Legal description being A0790 SUR 63 B A L NE/4, TRACT S55 N948.7 W120 E150, and A0790 SUR 63 B A L NE/4, TRACT S50 N893.7 W120 E150. Located at 2698 Maple Street.

Mr. Famble opened the public hearing.

Ms. Ann Casey spoke in opposition to this request. She expressed concern of possible increased/unnecessary traffic and a proposed convenience/fuel station would invite problems in the area.

Mr. Famble closed the public hearing.

Commission and staff discussion included:

- A convenience store would not be a destination business.
- Rezoning would take place for any rebuilding on the lots.
- 30' setbacks and buffers would be required next to residential neighborhood.

The Planning Services Division sent, with Certificate of Mailing, public notices to the applicant and property owners within a 200-foot radius. No (0) responses were received in favor, with none (0) in opposition.

STAFF RECOMMENDATION:

Staff recommends approval.

Mr. Calk made the motion to approve this request, and Mr. Noonan seconded the motion. The vote was approved by five (5) with none in opposition.

AYES: Dunnahoo, Rosenbaum, Calk, Noonan, and Famble

NAYS: None

- b. **Z-2017-19** Public hearing and possible vote to recommend approval or denial to the City Council on a request from Charles Coody, agent eHT, to enlarge the boundary of Planned Development District Number 70 (PD-70) to include all of a certain 11.57-acres of land out of the Southwest Quarter of Section 61, Blind Asylum Lands, Taylor County, Texas, and Lot 1, Block A, LYTLE CREEK GOLF LINKS LLC SUBDIVISION, located at 1510 E. Industrial Boulevard, and amending Planned Development District Number 70, north of East Industrial Boulevard (the grounds of Diamondback Golf Course) to allow PH (Patio Homes), and to amend other specific regulations. Located at 1510 E. Industrial Boulevard and the 1500 Block of the north side of E. Industrial Boulevard.

Mr. Famble opened the public hearing.

Mr. David Todd, representing Mr. Charles Coody, spoke in favor of this request. He addressed specific questions by stating:

- o The current entrance to the golf course will be moved to the west.
- o All streets will be private with gates.
- o Drainage will continue to go east to Baylor Street and run off the golf course.

Ms. Ceissia Zeissel shared her concern of the type of fencing used directly behind her home.

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. Three (3) responses were received in favor, with two (2) in opposition.

STAFF RECOMMENDATION:

Staff recommends approval.

Mr. Rosenbaum made the motion to approve this request, and Mr. Dunnahoo seconded the motion. The vote was approved by five (5) with none in opposition.

AYES: Dunnahoo, Rosenbaum, Calk, Noonan, and Famble

NAYS: None

- c. Ordinance Amendment: OAM-2017-04 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 2.4.3.3 'All Other Uses Without Specific Requirements' pertaining to changing (33) LIQUOR STORE (On-premise consumption): Subpart a. Distances Required.

Mr. Famble opened the public hearing.

Councilman Bruce Kreitler approached to ask questions:

- o Is home schooling considered in this request?
- o What initiated this request?

Ms. Kelley Messer replied the amendment is to bring the ordinance in line with state law.

Mr. Famble closed the public hearing.

Commission and staff discussion included:

- The measurements from Point of Sale (POS) to a church or school were discussed, as well as the determination of private school, church school, etc.
- The Texas Alcoholic Beverage Commission (TABC) is another regulating authority.
- Mr. Dana Schoening shared a definition of “private school” from the TABC.

STAFF RECOMMENDATION:

Staff recommends approval.

Mr. Rosenbaum made the motion to approve this request, and Mr. Noonan seconded the motion. The vote was approved by five (5) with none in opposition.

AYES: Dunnahoo, Rosenbaum, Calk, Noonan, and Famble

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
September 12 at 4:30 p.m.**

Ordinance & Public Hearing: (Final Reading) OAM-2017-02 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 districts.

City Council approved unanimously (7-0).

Ordinance & Public Hearing: (Final Reading) Z-2017-17 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.

City Council approved unanimously (7-0).

CITY COUNCIL MEETING
September 28 at 8:30 a.m.

Ordinance: (First Reading) TC-2017-05 A request from G&P Rentals/Yonge Rentals, agent Jim Hatchett Jr., to abandon all of a 20' wide, east west alley through Block 9, Oakwood addition, City of Abilene, Taylor County, Texas, as shown on plat recorded in Volume 2, Page 391, Plat Records, Taylor County, Texas., located at 2960 North 1st Street; Setting a public hearing for October 12, 2017.

City Council approved (5-0) with one (1) abstaining.

Mr. Dana Schoening announced his departure from employment with the City of Abilene as Planning and Development Services Director. His last day will be Friday, October 6, 2017, and he has accepted the position of Director of Community Development with the City of Wichita Falls, Texas.

Item Eight: Adjourn

The Planning & Zoning Commission meeting was adjourned at 2:28 p.m.

Approved:
Chairman



