
PLANNING & ZONING COMMISSION MEETING MINUTES

December 5, 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. Bruce Bixby
Mr. Tim Smith, Secretary
Mr. Robert Calk

Members Absent: Mr. Mike Dunnahoo, Sergeant of Arms
Mr. Bill Noonan

Staff Present: Mr. Taurus Freeman, Interim Director
Mr. Zack Rainbow, Planning Services Manager
Mr. Hayden Brodowsky, Planner I
Ms. Melissa Farr, Administrative Secretary
Ms. Kelley Messer, First Assistant City Attorney

Others Present: Mr. Pierce Carpenter
Councilman Bruce Kreidler
Mr. David Todd
Mr. Nick Coates
Mr. Jody Team
Mr. Kenneth Barbian
Mr. Timothy Harless
Mr. Don Clark
Ms. Carmen Price
Mr. Tal Fillingim
Mr. B.J. Pritchard
Mr. Le Vu
Mr. Kris Kowatch
Mr. Rodney Cosper
Mr. Judd White

Item One: Call to Order

Mr. Famble called the meeting to order at 1:33 p.m. and declared a quorum present.

Item Two: Invocation

Mr. Famble gave the invocation.

Item Three: Approval of Minutes

Mr. Rosenbaum 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 (5) with none in opposition.

AYES: Smith, Bixby, Rosenbaum, Calk, and Famble

NAYS: None

Item Four: Plats

PP-7217: Preliminary Plat for National Golf Addition, Abilene, Taylor County, Texas

Mr. Zack Rainbow presented the plat request.

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 plat.

Mr. Calk moved to approve the plat request, and Mr. Smith seconded the motion.

AYES: Smith, Bixby, Rosenbaum, Calk, and Famble

NAYS: None

Item Five: Zoning Items:

Z-2017-21 (Tabled from November 7, 2017) Public hearing and possible vote to recommend approval or denial to City Council on a request from Prairie Song LLC, agent eHT, to rezone two (2) tracts of land from PD144 (Planned Development 144) to a combination of MD and MF (Medium-Density Residential and Multi-Family Residential) Districts. Legal descriptions being a 12.04-acre tract out of Survey 84 of T. &P. RWY CO. Block 14, and all of Block 11 in The Hillcrest Addition, Section 4, Abilene, Taylor County, Texas, and located at 2668 Garfield Avenue and the northwest corner of Garfield Avenue and Campus Court.

Mr. Bixby made the motion to remove this item from the table. Mr. Rosenbaum seconded the motion.

Mr. Bixby brought the subject of deed restrictions to everyone's attention.

Mr. Famble opened the public hearing.

Those speaking in favor were (1) Mr. Nick Coates - He is the owner of his property and has been planning for development over the past ten years; (2) Mr. B.J. Pritchard – commented on I-20 and that it will continue to develop and commercial zoning will increase; (3) Mr. David Todd.

Those who spoke in opposition were (1) Mr. Pierce Carpenter - the MF zoning and potential apartment complex. He grew up in the Hillcrest neighborhood and currently resides there; (2) Ms. Carmen Price - cited the increase in crime is a major concern for the neighborhood; (3) Mr. Kris Kowatch.

Mr. Famble closed the public hearing.

Commission and Staff discussion included: (1) The main issue is access to the south on Campus Court. The apartment complex cannot be allowed to use Campus Court and the traffic must be forced to the north; (2) The PD should be amended to state no access to Hillcrest Addition except to emergency vehicles.

Property owners within a 200-foot radius were notified of this request. Zero (0) responses were received in favor with 46 received in opposition. 31 are outside of the 200' notification area and five (5) are for amending the PD to allow duplexes.

PLANNING STAFF RECOMMENDATION:

Staff recommends the Commission recommend approval of the requested rezoning to the City Council.

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

AYES: Smith, Bixby, Rosenbaum, Calk, and Famble

NAYS: None

b. **Z-2017-26** Public hearing and possible vote to recommend approval or denial to City Council on a request from J.R. Team Holdings, LLC, to rezone property from AO (Agricultural Open Space) to RR-1 (Rural Residential). Legal description being 28 acres of land out of a J. Sellers Survey Number 76, Jones County, Texas, and located in the 6800 Block (west side) of East Lake Road.

Mr. Famble opened the public hearing.

Mr. Joseph Team spoke in favor of this request.

Mr. Famble closed the public hearing.

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

PLANNING STAFF RECOMMENDATION:

Staff recommends the Commission recommend approval of the requested rezoning to the City Council.

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

AYES: Smith, Bixby, Rosenbaum, Calk, and Famble

NAYS: None

c. **Z-2017-27** Public hearing and possible vote to recommend approval or denial to City Council on a request from Weatherbee Construction, agent David Todd/eHT, to rezone property from AO (Agricultural Open Space) to RS-6 (Residential Single Family). Legal description being 48.06 acres out of William Scallorns Survey No. 46 in Taylor County, Texas and located on 5800-5900 blocks (south side) of Autumn Sage Lane.

Mr. Famble opened the public hearing.

Mr. David Todd spoke in favor of this request.

Mr. Famble closed the public hearing.

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

PLANNING STAFF RECOMMENDATION:

Staff recommends the Commission recommend approval of the requested rezoning to the City Council.

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

AYES: Smith, Bixby, Rosenbaum, Calk, and Famble

NAYS: None

d. **Z-2017-28** Public hearing and possible vote to recommend approval or denial to City Council on a request from Prince of Peace Ministries, agent Tal Fillingim/Jacob and Martin, to rezone property from AO (Agricultural Open Space) to PD (Planned Development) allowing certain commercial use(s). Legal description being 10.67 acres out of the northwest ¼ of Blind Asylum Lands Section 8 in Taylor County, Texas, and located at southeast corner of Maple Street & Hardison Lane.

Mr. Famble opened the public hearing.

Mr. Tal Fillingim spoke in favor of this request.

Mr. Timothy Harless and Mr. Kenneth Barbian spoke in opposition due to concerns of safety, traffic, and unsightly conditions.

Mr. Famble closed the public hearing.

Commission and Staff discussion included: The area is designed for heavy traffic.

Property owners within a 200-foot radius were notified of this request. Zero (0) responses were received in favor with four (4) in opposition.

PLANNING STAFF RECOMMENDATION:

Staff recommends the Commission recommend approval of the requested rezoning to the City Council.

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

AYES: Smith, Bixby, Rosenbaum, Calk, and Famble

NAYS: None

e. **Z-2017-29** Public hearing and possible vote to recommend approval or denial to City Council on a request from Rodney Cospers, agent Tal Fillingim/Jacob and Martin, to rezone property from RS-8 (Residential Single Family) to NO (Neighborhood Office). Legal description being Lot 6 in Sam Moser Replat of Lots 1 and 2 in Block 1, Edgemont Addition to Abilene, Texas, and located at 2909 Buffalo Gap Road.

Mr. Famble opened the public hearing.

Mr. Tal Fillingim spoke in favor of this request, as NO zoning designation is intended to be adjacent to neighborhood properties.

Mr. Famble closed the public hearing.

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor with one (1) in opposition.

PLANNING STAFF RECOMMENDATION:

Staff recommends the Commission recommend approval of the requested rezoning to the City Council.

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

AYES: Smith, Bixby, Rosenbaum, Calk, and Famble

NAYS: None

Item Six: Director's Report:

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

CITY COUNCIL MEETING

November 2 at 4:30 p.m.

Mr. Taurus Freeman, Interim Director of Planning and Development Services, presented an item for discussion regarding the Abilene Land Development Code. This communication serves as an analysis to potential amendments to the City of Abilene Land Development Code and other

inquires. Staff will address carports, townhomes in the Central Business District, and ability to reduce civil penalties for the Board of Building Standards

**CITY COUNCIL MEETING
November 16, 2017 at 8:30 a.m.**

Ordinance & Public Hearing: *(Final Reading)* **Z-2017-18** 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) located at the northwest corner of Maple St. and S. 27th St.

City Council approved six (6) to one (1).

AYES (6): Mayor Williams, Mayor Pro-tem Price, and Councilmembers Kreidler, Hurt, McAlister, and Albus
NAYS (1): Councilmember Savage

Ordinance & Public Hearing: *(Final Reading)* **Z-2017-19** A request from Charles Coody, agent eHT, to enlarge the boundary of Planned Development District located at 1510 E. Industrial Boulevard, and amending Planned Development District Number 70), 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.

City Council approved seven (7) to zero (0).

AYES (7): Mayor Williams, Mayor Pro-tem Price, and Councilmembers Kreidler, Hurt, McAlister, Savage, and Albus
NAYS (0): None

Ordinance & Public Hearing: *(Final Reading)* **OAM-2017-04** 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

City Council approved seven (7) to zero (0).

YES (7): Mayor Williams, Mayor Pro-tem Price, and Councilmembers Kreidler, Hurt, McAlister, Savage, and Albus
NAYS (0): None

Item Seven: Adjourn

The Planning & Zoning Commission meeting was adjourned at 3:40 p.m.

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Approved:  _____
Chairman