
**PLANNING & ZONING COMMISSION SPECIAL CALLED
MEETING MINUTES**

April 16, 2018

1:30 p.m.

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

Commissioners Present: Mr. Fred Famble, Chairman
Mr. Clint Rosenbaum, Vice-Chairman
Mr. Tim Smith, Secretary
Mr. Bruce Bixby
Mr. Izlar Lankford
Mr. Robert Calk
Mr. Bill Noonan

Staff Present: Mr. Zack Rainbow, Planning Services Manager
Mr. Brad Stone, Planner III
Mr. Hayden Brodowsky, Planner I/Historic Preservation Officer
Ms. Melissa Farr, Administrative Secretary
Mr. Stanley Smith, City Attorney

Others Present: Mr. David Todd Councilman Bruce Kreidler
Mr. Ronnie Sconce Mr. James Stone
Mr. Eric Emerson Ms. Jean Casey
Mr. Mike Casey

CALL TO ORDER

Mr. Famble called the meeting to order at 1:30 p.m. and Ms. Farr recorded the minutes. A quorum of commissioners was present, and the meeting proceeded.

INVOCATION

Mr. Famble delivered the invocation.

MINUTES

The minutes of the last meeting, March 6, 2018, were provided in advance to the commissioners, and were approved as presented.

Mr. Lankford moved to approve the minutes as presented, there being no deletions, no additions, and no corrections. Mr. Smith seconded the motion. The motion carried unanimously by seven (7) with none in opposition.

AYES: Smith, Lankford, Bixby, Rosenbaum, Calk, Noonan, Famble
NAYS: None

PLATS

FP-0818: A Plat of Wylie ISD, East Elementary Subdivision, Abilene, Taylor County, Texas

PP-1318: Preliminary Plat for Autumn Sage Addition, Abilene, Taylor County, Texas

FRP-1518: Section 1, Access Business Park, Abilene, Taylor County, Texas, a Replat of Lots 1 and 2, Block A, 18/36 Industrial Park, Abilene, Taylor County, Texas

Mr. Rosenbaum moved to approve the plats as presented. Mr. Calk seconded the motion. The motion carried unanimously by seven (7) with none in opposition.

AYES: Smith, Lankford, Bixby, Rosenbaum, Calk, Noonan, Famble
NAYS: None

ZONING ITEMS

- a) **Z-2018-08** Public hearing and possible vote to recommend approval or denial to City Council on a request from Edwin and Martin McDonald, to amend the terms and conditions of PD95 (Planned Development 95) to allow for the permanent placement and use of Recreational Vehicles (RV's) within the Planned Development. Legal description being Western Hills, Block 10 Replat, Acres 14.11, City of Abilene, Taylor County, Texas, and located at 402 Arnold Boulevard.

Mr. Hayden Brodowsky presented this request.

Mr. Famble opened the public hearing, there being no one present and desiring to be heard the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. Three (3) responses were received in favor with none (0) received in opposition.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval.

Mr. Bixby moved to approve this request. Mr. Smith seconded the motion. The motion carried unanimously by seven (7) with none in opposition.

AYES: Smith, Lankford, Bixby, Rosenbaum, Calk, Noonan, Famble
NAYS: None

- b) **Z-2018-09** Public hearing and possible vote to recommend approval or denial to City Council on a request from Jonathan and Jared Sharp to rezone property from Residential Single-Family/Corridor Overlay (RS-8/COR) to Neighborhood Office/Corridor Overlay (NO/COR). Legal description being 0.54 acres out of the A Greenwall Survey No. 100 in Taylor County, Texas and located at 5629 Buffalo Gap Road.

Mr. Hayden Brodowsky presented this request.

Mr. Famble opened the public hearing, there being no one present and desiring to be heard the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. Four (4) responses were received in favor with one (1) received in opposition.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval.

Mr. Calk moved to approve this request. Mr. Noonan seconded the motion. The motion carried unanimously by seven (7) with none in opposition.

- c) **Z-2018-10** Public hearing and possible vote to recommend approval or denial to City Council on a request from Barbara Tucker, to rezone property from Residential Single-Family/Corridor Overlay (RS-8/COR) to General Retail/Corridor Overlay (GR/COR), and a Conditional Use Permit (CUP) to allow for an Automobile Wash on the same properties. Legal description being Lots 4 and 5, G.J. Roberts Subdivision, Taylor County, Texas and located at 6110 and 6118 Buffalo Gap Road.

Mr. Brad Stone presented this request.

Mr. Famble opened the public hearing.

Mr. Eric Emerson was present to answer questions.

Mr. Famble closed the public hearing.

Property owners within a 200-foot radius were notified of this request. Three (3) responses were received in favor with none (0) received in opposition.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval.

Mr. Smith moved to approve the zone change request. Mr. Lankford seconded the motion. The motion carried unanimously by seven (7) with none in opposition.

Mr. Smith moved to approve the conditional use permit request. Mr. Lankford seconded the motion. The motion carried unanimously by seven (7) with none in opposition.

- d) **TC-2018-03** Public hearing and possible vote to recommend approval or denial to the City Council on a request from Hardin Simmons University, agent Jacob and Martin, to abandon the portion of Sandefer Street running west to east between Pine Street and Walnut Street. Sandefer Street being a 60' right-of-way extending approximately 225' from Pine Street, and ending at Walnut Street.

Mr. Zack Rainbow presented this request.

Mr. Famble opened the public hearing.

Mr. Tal Fillingim spoke in favor of this request and responded to questions that had been asked of Mr. Rainbow during his presentation.

Mr. Famble closed the public hearing.

Property owners within a 200-foot radius were notified of this request. Forty-seven (47) responses were received in favor with none (0) received in opposition.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval with conditions.

Mr. Bixby moved to approve this request. Mr. Noonan seconded the motion. The motion carried unanimously by seven (7) with none in opposition.

- e) **SNC-2018-01** Public hearing and possible vote to recommend approval or denial to the City Council on a request from LTG Real Estate Group, Agent eHT to change the name of Corley Drive to Cason Way as it extends east to west from Plum Street to West Lake Road (aka FM 600).

Mr. Zack Rainbow presented this request.

Mr. Famble opened the public hearing.

Mr. David Todd spoke in favor to confirm the street name was an oversight, which occurred in the platting process.

Mr. Famble closed the public hearing.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval with new conditions.

Mr. Calk moved to approve this request. Mr. Smith seconded the motion. The motion carried unanimously by seven (7) with none in opposition.

- f) **Ordinance Amendment: OAM-2018-01** Public hearing and possible vote to recommend approval or denial to the City Council on an amendment to Abilene's Land Development Code (LDC) regarding Section 3.1.1.3 in Chapter 3, Article 1 and pertaining to subdivision procedures and, specifically, concerning exemptions from platting requirements on certain properties adjoining Lake Ft. Phantom Hill.

Mr. Zack Rainbow presented this request.

Mr. Famble opened the public hearing.

Mr. David Todd spoke to express concern of jurisdiction and the sale of less than half an acre properties.

Mr. Famble closed the public hearing.

Mr. Bixby moved to approve this request. Mr. Lankford seconded the motion. The motion carried unanimously by seven (7) with none in opposition.

Adjournment

There being no further business to come before the meeting, the Planning & Zoning Commission meeting was adjourned at 2:20 p.m.

Approved:
Chairman

