
PLANNING & ZONING COMMISSION MEETING MINUTES

August 7, 2018, 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
Rev. Iziar Lankford
Mr. Bruce Bixby
Mr. Robert Calk

Commissioners Absent: Mr. Bill Noonan

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Ken Flynn, Interim Director/Planning & Development
Services
Mr. Bradley Stone, Planner III
Mr. Hayden Brodowsky, Planner I/Historic Preservation Officer
Ms. Melissa Farr, Administrative Secretary
Ms. Kelley Messer, First Assistant City Attorney

Others Present: Mr. Bobby Robinson Mr. Ronnie McQueen
Mr. Walter Worgull Mr. David Weaver
Mr. Chad Deaver Ms. Jill Holland
Mr. Will Tippen Mr. David Todd

CALL TO ORDER

Mr. Famble called the meeting to order at 1:32 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 previous meeting, July 3, 2018, were provided in advance to the commissioners, and were approved as presented.

Mr. Rosenbaum 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 five (5) with none in opposition.

AYES: Rosenbaum, Smith, Bixby, Calk, Famble

NAYS: None

PLATS

FP-8017: Southern Cross Estates, Section 3, 22.235 Acres out of the William E. Vaughn Survey NO. 106, Abstract NO. 412, Taylor County, Texas

FP-0518: Carriage Hills Addition, Section 2. 55.517 Acres out of the NW/4 of Section No. 14, Lunatic Asylum Lands Abstract No. 776, City of Abilene, Taylor County, Texas

PP-2418: Preliminary Plat of Hunter's Landing, a Subdivision of 102.88 acres out of the Northeast 1/4 of Section 37, Lunatic Asylum Lands, Taylor County, Texas

PP-4018: Elm Creek at Wylie, Phase 2, City of Abilene, Taylor County, Texas

FP-4418: Lot 1, Block A, Houston-Lantrip Addition, to the City of Abilene, Taylor County, Texas

Mr. Zack Rainbow presented the plats to the Commission.

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

Mr. Bixby moved to approve all plats except PP-2418 as presented. Mr. Smith seconded the motion. The motion carried unanimously by five (5) with none in opposition.

AYES: Rosenbaum, Smith, Bixby, Calk, Famble

NAYS: None

Mr. Bixby moved to approve PP-2418 as presented. Mr. Calk seconded the motion. The motion carried unanimously by four (4) with none in opposition.

AYES: Smith, Bixby, Calk, Famble

NAYS: None

ABSTAINED: Rosenbaum

ZONING ITEMS

CUP-2018-03 Public hearing and possible vote to recommend approval or denial to City Council on a request from Sivadco LTD, agent Robert Calk, for Conditional Use Permit to allow a 'Broadcast Studio' on property zoned Office (O); Legal description being SCENIC POINT, CONTINUATION 1, LOT 2 and located at 5189 Texas Avenue.

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 none (0) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

Mr. Bixby moved to approve this request as presented. Mr. Rosenbaum seconded the motion. The motion carried unanimously by four (4) with none in opposition.

AYES: Rosenbaum, Smith, Bixby, Famble

NAYS: None

ABSTAINED: Calk

b. **Z-2018-21** Public hearing and possible vote to recommend approval or denial to City Council on a request from Walter J. and Ronica Worgull to rezone property from Residential Single-Family (RS-6) to Medium Density (MD) zoning; Legal description being ABILENE HEIGHTS, BLOCK 5, LOTS 10 & 11 and located at 1141 Washington Boulevard

Mr. Hayden Brodowsky presented this request.

Mr. Famble opened the public hearing. Those who spoke in favor were:

- Mr. Ronnie McQueen

There being no one else present and desiring to be heard, the public hearing was closed.

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: Approval

Mr. Smith moved to approve this request as presented. Reverend Lankford seconded the motion. The motion carried unanimously by six (6) with none in opposition.

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

NAYS: None

c. **Z-2018-22** Public hearing and possible vote to recommend approval or denial to City Council on a request from SODA District Warehouse, LLC to rezone property from Light Industrial (LI) to Central Business (CB); Legal description being ORIGINAL TOWN OF ABILENE, BLOCK 4, LOTS 19-20 and located at 806 S. 2nd Street

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. No (0) responses were received in favor with none (0) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

Mr. Smith moved to approve this request as presented. Mr. Bixby seconded the motion. The motion carried unanimously by six (6) with none in opposition.

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

NAYS: None

d. **Z-2018-24** Public hearing and possible vote to recommend approval or denial to City Council on a request from Chad Deaver to rezone property from Heavy Industrial (HI) to Agricultural Open Space (AO); Legal description being a 19.987-Acre Tract out the northeast quarter of Blind Asylum Lands Survey 24, and located in the 4700 block of FM 18

Mr. Hayden Brodowsky presented this request.

Mr. Famble opened the public hearing. Those who spoke in favor were:

- Mr. Chad Deaver
- Mr. Bobby Robinson
- Mr. David Weaver

There being no one else present and desiring to be heard, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor with none (0) in opposition.

PLANNING STAFF RECOMMENDATION: Denial

Commission and Staff discussion included: 1) Downzoning, 2) Conflict with land use plan, 3) Infrastructure costs, 4) Intent for area of master plan

Mr. Famble re-opened the public hearing. Mr. Bobby Robinson made an additional statement.

There being no one else present and desiring to be heard, the public hearing was closed.

Mr. Bixby moved to deny this request as presented. Mr. Rosenbaum seconded the motion. The motion carried by four (4) in favor with two (2) in opposition.

**AYES: Rosenbaum, Bixby, Calk, Famble
NAYS: Smith, Lankford**

DIRECTOR'S REPORT

Mr. Ken Flynn announced recent decisions made by City Council on items recommended from the Commission.

ADJOURNMENT

There being no further business to come before the meeting, the Planning & Zoning Commission meeting was adjourned at 2:30 p.m.

Approved: _____
Chairman



