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# **PLANNING & ZONING COMMISSION MEETING MINUTES**

**December 4, 2018**

**1:30 p.m.**

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

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

**Staff Present:** Mr. Michael Rice, Assistant City Manager  
Mr. Mike Warrix, Director/Planning and Development Services  
Mr. Zack Rainbow, Assistant Director/Planning and Development Services  
Mr. Hayden Brodowsky, Planner I/Historic Preservation Officer  
Ms. Melissa Farr, Administrative Secretary  
Ms. Kelley Messer, First Assistant City Attorney

**Others Present:** Mr. David Todd                      Mr. Sam Moore  
Mr. Skip Cannon

### **CALL TO ORDER**

Mr. Famble called the meeting to order at 1:34 p.m. and Ms. Farr recorded the minutes. A quorum of commissioners was present, and the meeting proceeded.

### **INVOCATION**

Reverend Lankford delivered the invocation.

### **MINUTES**

The minutes of the previous meeting, November 6, 2018, were provided to the commissioners and approved as presented.

**PLANNING STAFF RECOMMENDATION:** Staff recommends approval.

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

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

**NAYS: None**

- b. **Z-2018-34:** Public hearing and possible vote to recommend approval or denial to City Council on a request from JDK Development, agent EHT, to rezone two adjoining properties totaling 4.15 acres from Manufactured/Mobile Home (MH) to Heavy Commercial (HC); Legal description being a 2.881-acre tract and a 1.269-acre tract, both out of Section 33 in T&P RR Co. Block 16 and B.S. & F. Survey No. 2 in Abilene, Taylor County, Texas and located at 118 Arnold Boulevard and 117 Chappel Hill Road.

Mr. Zack Rainbow presented this request.

Mr. Famble opened the public hearing. Mr. David Todd spoke in favor of this request. Seeing 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 nor in opposition.

**PLANNING STAFF RECOMMENDATION:** Staff recommends approval.

Commission discussion included: 1) A buffer area would provide a level of comfort.

**Mr. Rosenbaum moved to approve this request. Reverend Lankford seconded the motion. The motion carried by six (6) with none in opposition, and one (1) abstained.**

**AYES: Smith, Bixby, Rosenbaum, Noonan, Lankford, Famble**

**NAYS: None**

**ABSTAINED: Calk**

- c. **TC-2018-06:** Public hearing and possible vote to recommend approval or denial to the City Council on a request from CD DG Abilene 10th, LLC, to abandon 150' of an existing 20' wide alley extending east from North Pioneer Drive, between North 9th Street and North 10th Street, specifically between 901 North Pioneer Drive and 4325 North 10th Street.

Mr. Hayden Brodowsky presented this request.