
PLANNING & ZONING COMMISSION MEETING MINUTES

February 6, 2018

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. Mike Dunnahoo, Sergeant of Arms
Mr. Tim Smith, Secretary
Mr. Robert Calk
Mr. Bill Noonan
Mr. Bruce Bixby

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

Others Present: Mr. and Mrs. David Chaloux Ms. Melanie Trevino
Mr. Sean Facundo Councilman Bruce Kreitler
Mr. David Todd Mr. Tal Fillingim

CALL TO ORDER

Mr. Famble called the meeting to order at 1:30 p.m. and declared a quorum present.

INVOCATION

Mr. Famble delivered the invocation.

MINUTES

Approval of minutes from the meeting held January 2, 2018

Mr. Rosenbaum moved to approve the minutes as presented, there being no deletions, no additions, and no corrections. Mr. Noonan seconded the motion. The vote was approved by seven (7) with none in opposition.

**AYES: Rosenbaum, Dunnahoo, Smith, Calk, Noonan, Bixby, and Famble
NAYS: None**

PLATS

FP-7016: A Plat for The Tributes at Double Eagle, Abilene, Taylor County, Texas.

PP-7017: Antilley West Addition, Section 1, and a Replat of Lot 1, Block A of the Coley Addition, Being 20.692 Acres Out of The William E. Vaughn Survey NO. 101, Abstract NO. 417, City of Abilene, Taylor County, Texas.

FP-7117: Antilley West Addition, Section 1, and a Replat of Lot 1, Block A of the Coley Addition, Being 9.599 Acres Out of The William E. Vaughn Survey NO. 101, Abstract NO. 417, City of Abilene, Taylor County, Texas.

PP-7417: Newhouse Farms, Being 98.481 Acres Out of the James Vaughn Survey No. 54, Abstract No. 415, City of Abilene, Taylor County, Texas.

PP-7817: Preliminary Plat for Section 1, DCOA 18/36, Abilene, Taylor County, Texas.

Mr. Zack Rainbow presented the plat requests. He requested, per the developer, the addition of the word "Road" for PP-7017 and FP-7117. This change is wished due to the fact an addition named "Antilley West" already exists.

Mr. Famble opened the public hearing.

With no speakers coming forward in favor nor opposition, Mr. Famble closed the public hearing.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the requested plats.

Mr. Dunnahoo made the motion to approve the plat requests, and Mr. Noonan seconded the motion.

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

NAYS: None

ZONING ITEMS

Z-2017-30 Public hearing and possible vote to recommend approval or denial to City Council on a request from MB Rentals-Mike Byrd, agent Justin McWilliams, to rezone properties from Agricultural Open Space (AO) to a combination of Manufactured Home (MH) and General Commercial (GC). Legal description being total of 63.44 acres out of southwest ¼ of Blind Asylum Lands Section 66 in Taylor County, Texas, and located on 4700-4900 blocks (west side) of Boys Ranch Road.

Mr. Zack Rainbow announced the applicants would like to table this request to the next meeting.

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

Mr. Famble opened the public hearing.

No one addressed this item, and Mr. Famble closed the public hearing.

Mr. Calk made the motion to table this request until the next meeting. Mr. Smith seconded the motion, and the motion to table this item was approved.

AYES: Rosenbaum, Dunnahoo, Smith, Calk, Noonan, Bixby, and Famble
NAYS: None

Z-2018-03 Public hearing and possible vote to recommend approval or denial to City Council on a request from Butterfield Meadows, LLC, agent Clayton Farrow/Jacob Martin, to rezone property from Agricultural Open Space (AO) to a combination of Patio Home (Patio Home) and Residential Single-Family (RS-6). Legal description being 10.051 acres out of the John Adams Survey No. 44 in Taylor County, Texas and located at the present east ends of Foxfire Drive and Abbey Road.

Mr. Zack Rainbow presented this request.

Mr. Famble opened the public hearing.

Speaker who spoke in favor: Mr. Tal Fillingim

Speakers who spoke in opposition: Ms. Melanie Trevino and Mr. David Chaloux

Mr. Famble closed the public hearing.

Commission discussion: Homeowners have been given incorrect information.
Zoning classification is correct and appropriate.

Property owners within a 200-foot radius were notified of this request. No (0) responses were received in favor with two (2) responses in opposition via mail and one (1) received before the meeting.

PLANNING STAFF RECOMMENDATION:
Staff recommends approval.

Mr. Bixby made the motion to approve this request, and Mr. Calk seconded the motion. The vote was approved by seven (7) with none in opposition.

AYES: Rosenbaum, Dunnahoo, Smith, Calk, Noonan, Bixby, and Famble
NAYS: None

Z-2018-04 Public hearing and possible vote to recommend approval or denial to City Council on a request from Butterfield Meadows, LLC, agent Clayton Farrow/Jacob Martin, to rezone property from General Commercial (GC) to Patio Home (PH). Legal description being Lots 1 & 2, Block A, Butterfield Meadows, Section 1 in City of Abilene, Taylor County, Texas and located at 5973 & 6017 Hwy 277 S.

Mr. Zack Rainbow presented this request.

Mr. Famble opened the public hearing.

Speaker who spoke in favor: Mr. Tal Fillingim

Mr. Famble closed the public hearing.

Commission discussion: Concern of future development and backup of traffic

Property owners within a 200-foot radius were notified of this request. Two (2) responses were received in favor with zero (0) in opposition.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval.

Mr. Rosenbaum made the motion to approve this request, and Mr. Smith seconded the motion. The vote was approved by five (5) with two (2) in opposition.

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

NAYS: Calk and Noonan

Z-2018-05 Public hearing and possible vote to recommend approval or denial to City Council on a request from Amy Leigh Critz to rezone property from Residential Single-Family/Corridor Overlay (RS-8/COR) to Neighborhood Office/Corridor Overlay (NO/COR). Legal description being 0.5 acres out of the A Greenwall Survey No. 100 in Taylor County, Texas and located at 5669 Buffalo Gap Road.

Mr. Hayden Brodowsky presented this request.

Mr. Famble opened the public hearing.

No one addressed this item, and Mr. Famble closed the public hearing.

Property owners within a 200-foot radius were notified of this request. Seven (7) responses were received in favor with none (0) in opposition.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval.

Mr. Smith made the motion to approve this request and Mr. Noonan seconded the motion. The vote was approved by seven (7) with none in opposition.

AYES: Rosenbaum, Dunnahoo, Smith, Calk, Noonan, Bixby, and Famble
NAYS: None

DIRECTOR'S REPORT

Below are recent decisions made by the City Council during their meeting on January 11, 2018 at 4:30 p.m. on items that had recommendations from the Commission:

Ordinance & Public Hearing: (Final Reading) Z-2017-21 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, located at 2668 Garfield.

City Council motion failed.

AYES (3): Councilmembers Kreitler, Albus, and Hurt
NAYS (1): Deputy Mayor Pro-tem Savage
ABSTENTIONS (3): Mayor Williams, Mayor Pro-tem Price, and Councilmember McAlister

Ordinance & Public Hearing: (Final Reading) Z-2017-26 A request from J.R. Team Holdings, LLC, to rezone property from AO (Agricultural Open Space) to RR-1 (Rural Residential), located in the 6800 Block (west side) of East Lake Road.
[ASSIGNED ORDINANCE NO. 03-2018]

City Council approved. (7-0)

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

Ordinance & Public Hearing: (Final Reading) Z-2017-27 A request from Weatherbee Construction, agent David Todd/eHT, to rezone property from AO (Agricultural Open Space) to RS-6 (Residential Single Family), located on 5800-5900 blocks (south side) of Autumn Sage Lane.
[ASSIGNED ORDINANCE NO. 04-2018]

City Council approved. (7-0)

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

Ordinance & Public Hearing: (Final Reading) Z-2017-28 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), located at southeast corner of Maple Street & Hardison Lane. **[ASSIGNED ORDINANCE NO. 05-2018]**

City Council approved. (6-1)

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

NAYS (1): Deputy Mayor Pro-tem Savage

Ordinance & Public Hearing: (Final Reading) Z-2017-29 A request from Rodney Cospers, agent Tal Fillingim/Jacob and Martin, to rezone property from RS-8 (Residential Single Family) to NO (Neighborhood Office), located at 2909 Buffalo Gap Road. **[ASSIGNED ORDINANCE NO. 06-2018]**

City Council approved. (7-0)

AYES (7): Mayor Williams, Mayor Pro-tem Price, Deputy Mayor Pro-tem Savage, and Councilmembers Kreidler, Albus, Hurt, and McAlister

NAYS (0): None

Item Seven: Adjourn

The Planning & Zoning Commission meeting was adjourned at 2:13 p.m.

Approved:
Chairman

