
PLANNING & ZONING COMMISSION MEETING MINUTES

March 6, 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. Iziar Lankford

Commissioners Absent: Mr. Robert Calk
Mr. Bill Noonan

Staff Present: Mr. Michael Rice, Interim Assistant City Manager
Mr. Zack Rainbow, Planning Services Manager
Mr. Brad 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. Bob Murray Mr. Sean Irby
Mrs. Becky Irby Ms. Frances Womack
Mr. Jess Anderson Mr. John Sharpe
Mr. Brandon Beck Mr. Carson Reed
Mr. John Scott Councilman Bruce Kreitler

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 last meeting, February 6, 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: Smith, Bixby, Rosenbaum, Lankford, and Famble

NAYS: None

ZONING ITEMS

- a. **Z-2017-30:** (Tabled from 2/6/2018) 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 Heavy Industrial (HI) 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 at 4750 and 4902 Boys Ranch Road.

Mr. Bixby made the motion to remove this item from the table. Mr. Smith seconded the motion, and item was removed.

Mr. Zack Rainbow presented this request, noting the request has changed from the original request.

Mr. Famble opened the public hearing.

Mr. Bob Murray spoke in favor of this request. Mr. Jess Anderson expressed his concern of the MH district usage and the improvement of McGee Drive.

Mr. Famble closed the public hearing.

Property owners within a 200-foot radius were notified of this request. Four (4) responses were received in favor with eleven (11) responses received in opposition.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval.

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

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

NAYS: None

- b. **Z-2018-06:** Public hearing and possible vote to recommend approval or denial to City Council on a request from TEARTEX, LLC, agent Ted Evans, to rezone property from Light Industrial (LI) to Central Business (CB). Legal description being Lots 19-20-21, Block 5, Original Town of Abilene, Taylor County, Texas and located at 173 Walnut 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. One (1) response was received in favor with none (0) received in opposition.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval.

Mr. Rosenbaum made the motion to approve this request. Mr. Smith seconded the motion. The vote to approve carried unanimously by five (5) with none in opposition.

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

NAYS: None

- c. **Z-2018-07:** Public hearing and possible vote to recommend approval or denial to City Council on a request from Parramore Square, LLC, agent John Scott, to rezone property from Central Business (CB) to Planned Development (PD). Legal description being All of Block A, in Parramore's Subdivision of the West ¾ of Block No. 149, Original Town of Abilene, City of Abilene, Taylor County, Texas and located at 702 and 710 Orange Street.

Mr. Brad Stone presented this request.

Mr. Famble opened the public hearing.

Mr. Carson Reed spoke in opposition.

Mr. John Scott spoke in favor.

A number of questions were asked and extensive discussion ensued between the commissioners and the agent to achieve an acceptable compromise for the setback allowance.

Property owners within a 200-foot radius were notified of this request. Two (2) responses were received in favor with none (0) in opposition.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval.

Mr. Bixby made the motion to approve this request with a setback of 17 feet from the edge of pavement; being rear private alley or drive, or property line, if in front. Mr. Rosenbaum seconded the motion. The vote was approved unanimously by five (5) with none in opposition.

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

NAYS: None

- d. **TC-2018-02:** Public hearing and possible vote to recommend approval or denial to the City Council on a request from Brandon C. Beck, Agent eHT to abandon the southern 103.10' of an existing 15' wide alley running north and south between South 14th Street and College Street (to the north). The specific alley segment to be abandoned begins at South 14th Street's right-of-way on the south and ends 103.10' north, near the northwest corner of South 14th Street and Barrow Street.

Mr. Zack Rainbow presented this request.

Mr. Famble opened the public hearing.

Mr. B.J. Pritchard spoke in favor.

Those speaking in opposition were Ms. Elizabeth Irby and Ms. Frances Womack.

Mr. Famble closed the public hearing.

Property owners within a 200-foot radius were notified of this request. Five (5) responses were received in favor with one (1) received in opposition.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval.

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

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

NAYS: None

DIRECTOR'S REPORT

Mr. Zack Rainbow announced recent decisions made by the City Council on items that had recommendations from the Commission:

CITY COUNCIL MEETING - February 8, 2018 at 4:30 p.m.

Ordinance & Public Hearing: (Final Reading) Z-2018-01 A request from Chisholm Exploration, agent eHT, to rezone property from Residential Single Family/Corridor Overlay (RS-8/COR) to Neighborhood Office/Corridor Overlay (NO/COR) located at 5649 Buffalo Gap Road
[ASSIGNED RESOLUTION NO. 07-20181

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

Ordinance & Public Hearing: (Final Reading) Z-20 18-02 A request from Compass Bank, agent Jason Link/Stantec, to rezone property from a combination of General Retail/Corridor Overlay and Office/Corridor Overlay (GR/COR and O/COR) to General Retail/Corridor Overlay (GRJCOR) located at 6301 Buffalo Gap Road [ASSIGNED ORDINANCE NO. 08-2018J

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) TC-2018-01 A request from Christopher Eddleman, to abandon a portion of the west end of Ward Drive between Rivercrest Drive and Elm Creek. Ward Drive being a 50' right-of-way extending approximately 230'+/- west from Rivercrest Drive [ASSIGNED ORDINANCE NO. 09-2018J

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

Adjournment

There being no further business to come before the meeting, the Planning & Zoning Commission meeting was adjourned at 3:45 p.m.

Approved:
Chairman

