
PLANNING & ZONING COMMISSION MEETING MINUTES

November 6, 2018

1:30 p.m.

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

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

Commissioners Absent: Mr. Fred Famble, Chairman

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Zack Rainbow, Assistant Director/Planning and Development Services
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. David Todd
Phil's Boy's Estates
Mr. Robert Burkhart
Mr. Eddie Magee
Mr. Tal Fillingim
Mr. Derek Peterson
Mr. Scott Senter
Mr. Jorge Lopez

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. Calk delivered the invocation.

**INTRODUCTION OF NEW PLANNING AND DEVELOPMENT SERVICES
DIRECTOR**

Mr. Rosenbaum introduced Mr. Mike Warrix to the Commission and audience.

MINUTES

The minutes of the previous meeting, October 2, 2018, were provided to the commissioners, and were approved as presented.

Mr. Calk 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, Calk, Noonan, Lankford, Rosenbaum

NAYS: None

PLATS

FP-5917: Southlake Estates, Section 6, Being 12.545 Acres Out of the SW/4 of Section NO. 8, Lunatic Asylum Lands, Abstract NO. 806, Taylor County, Texas.

PP-4518: Preliminary Plat of Airmen's Landing

Mr. Rosenbaum opened the public hearing.

Seeing no one present and desiring to be heard, the public hearing was closed.

Reverend Lankford moved to approve the plats. Mr. Calk seconded the motion. The motion carried by a vote of five (5) in favor and none (0) in opposition.

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

NAYS: None

ZONING ITEMS

CUP-2018-05 Public hearing and possible vote to recommend approval or denial to City Council on a request from Guy and Tonya Mitchell, agent Robert Burkhart-Senter Realtors, for a Conditional Use Permit to allow a 'Recreation-Outdoors (active)' use on property zoned General Retail (GR). Legal description being a 3.783-acre tract identified as Lot 1 in Block 7 of Del Mar Addition, and located at 5457 S. 7th Street

Mr. Brad Stone presented this request.

Mr. Rosenbaum opened the public hearing.

Mr. Robert Burkhart was present to answer questions.

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 with the following conditions:

Mr. Smith moved to approve this request. Mr. Noonan seconded the motion. The motion carried by a vote of five (5) in favor and none (0) in opposition, with one (1) abstaining.

AYES: Smith, Bixby, Noonan, Lankford, Rosenbaum

NAYS: None

ABSTAINED: Calk

CUP-2018-06 Public hearing and possible vote to recommend approval or denial to City Council on a request from First Financial Trust & Asset Management Co., agent Tal Fillingim, for Conditional Use Permit to allow a Vacation Travel Trailer/Recreational Vehicle Park on property zoned Agricultural Open Space (AO). Legal description being 20 acres out of Block 9 and Block 3, Jackson Subdivision of Section 32, Blind Asylum Lands, Taylor County, Texas and located on 2300 block of East Stamford Street, the eastbound frontage road for Interstate Highway 20

Mr. Hayden Brodowsky presented this request.

Mr. Rosenbaum opened the public hearing.

Mr. Tal Fillingim 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: Approval

Mr. Bixby moved to approve this request. Mr. Calk seconded the motion. The motion carried by a vote of six (6) in favor and none (0) in opposition.

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

Z-2018-29 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 all of Block 10 in Western Hills Addition to City of Abilene, Taylor County, Texas, and located at 402 Arnold Boulevard

Mr. Hayden Brodowsky presented this request.

Mr. Rosenbaum opened the public hearing.

Seeing 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) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

Mr. Rosenbaum moved to approve this request. Mr. Bixby seconded the motion. The motion carried by a vote of five (5) in favor and none (0) in opposition, with one (1) abstaining.

**AYES: Smith, Bixby, Noonan, Lankford, Rosenbaum
NAYS: None
ABSTAINED: Calk**

Z-2018-30 Public hearing and possible vote to recommend approval or denial to City Council on a request from Jerry J. Peterson, agent Derek Peterson, to rezone property from Heavy Industrial (HI) to Light Industrial (LI). Legal description being approximately .55 acres out of Tract 3 in Fasshauer's Subdivision of Blind Asylum Lands Section 65 in Abilene, Taylor County, Texas and at 4400 S. Treadaway Boulevard

Mr. Zack Rainbow presented this request.

Mr. Rosenbaum opened the public hearing.

Seeing 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) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

Reverend Lankford moved to approve this request. Mr. Noonan seconded the motion. The motion carried by a vote of six (6) in favor and none (0) in opposition.

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

Z-2018-31 Public hearing and possible vote to recommend approval or denial to City Council on a request from Little Manufacturing, agent EHT, to rezone property from Agricultural Open Space (AO) and Heavy Commercial (HC) to General Commercial (GC) with a Conditional Use Permit to allow a Vacation Travel Trailer/Recreational Vehicle Park. Legal description being the southern 7.91 acres out of a 17.89-acre tract conveyed (in 1996) to Little Manufacturing and being out of southeast quarter of Blond Asylum Lands Section 39 in Abilene, Taylor County, Texas, specifically 2702 E. Highway 80

Mr. Hayden Brodowsky presented this request.

Mr. Rosenbaum opened the public hearing.

Mr. David Todd offered to answer any questions.

Mr. Rosenbaum closed the public hearing.

Mr. Smith moved to approve the REZONING request. Mr. Bixby seconded the motion. The motion carried by a vote of six (6) in favor and none (0) in opposition.

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

Mr. Calk moved to approve the CUP request. Mr. Noonan seconded the motion. The motion carried by a vote of six (6) in favor and none (0) in opposition.

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

Z-2018-32 Public hearing and possible vote to recommend approval or denial to City Council on a request from Menjivar Properties LLC, agent Jorge Calderon Lopez, to rezone one lot from Agricultural Open Space (AO) to General Commercial (GC). Legal description being a 3.26-acre tract identified as Lot 1 in Block A of the Fulcher Addition and located at 5250 Highway 277 South

Mr. Hayden Brodowsky presented this request.

Mr. Rosenbaum opened the public hearing.

Seeing 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) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

Mr. Bixby moved to approve this request. Mr. Smith seconded the motion. The motion carried by a vote of five (5) in favor and none (0) in opposition, with one (1) abstaining.

AYES: Smith, Bixby, Noonan, Lankford, Rosenbaum

NAYS: None

ABSTAINED: Calk

Capital Improvement Program (CIP): Presentation of the FY19 Capital Improvements Plan for consideration and recommendation to the City Manager.

DIRECTOR'S REPORT

Mr. Zack Rainbow 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 3:35 p.m.

Approved:
Chairman

