
PLANNING & ZONING COMMISSION MEETING MINUTES

September 4, 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
Mr. Bruce Bixby
Mr. Robert Calk
Mr. Bill Noonan

Commissioners Absent: Rev. Iziar Lankford

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Zack Rainbow, Assistant Director/Planning and 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. Chris Baldree	Mr. Mike Bounds
Mr. Kevin Phillips	Mr. Bill
Ms. Diamantina S. Najera	Ms. Glenda Burks
Mr. Duane Martin	Mr. Timothy Schmidt
Mr. Paul Johnson	Mr. Arick Conners
Ms. Nicole Conners	Mr. Erik Johnson
Mr. Tal Fillingim	Mr. David Todd

CALL TO ORDER

Mr. Famble called the meeting to order at 1:30 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, August 7, 2018, were provided 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 six (6) with none in opposition.

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

PLATS

FP-5218: Taylor Electric South Addition, Lot 1, Block A, City of Abilene, Taylor County, Texas

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

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

ZONING ITEMS

OAM-2018-04 Public hearing and possible vote to recommend approval or denial to City Council on amendments to Section 2.4.2.1 (The Land Use Matrix), Section 2.4.3.3 (All Other Uses With Specific Requirements) and Section 5.1.1.3 (Land Use Definitions) of Abilene's Land Development Code, specifically to include a category of use identified as 'brew pub' which is separate and distinct from other manufacture of alcoholic beverages and which will be allowed at all locations (and subject to same conditions) as those allowing a standard restaurant.

The last item on the agenda was presented first by Mr. Brad Stone.

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

PLANNING STAFF RECOMMENDATION: Approval

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

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

Z-2018-23 Public hearing and possible vote to recommend approval or denial to City Council on a request from Robert Nobles, agent Jacob & Martin, to rezone property from Residential Multi-Family (MF) to Planned Development (PD) District. Legal description being 18.2 vacant acres out of Samuel J. Ricker Survey 45 in Abilene, Taylor County, Texas and located at northeast end of Kala Drive.

Mr. Hayden Brodowsky presented this request.

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

- Mr. Tal Fillingim

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. 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, Noonan, Famble

NAYS: None

Z-2018-26 Public hearing and possible vote to recommend approval or denial to City Council on a request from JDK Development, agent Enprotec / Hibbs & Todd, to rezone property from Agricultural Open Space/Corridor Overlay (AO/COR) and Agricultural Open Space (AO) to General Retail/Corridor Overlay (GR/COR) and General Retail (GR). Legal description being 7.06 vacant acres out of M. Talbot Survey 102 in Abilene, Taylor County, Texas and located in 7300 block of Buffalo Gap Road, specifically at northwest corner of Wagon Wheel Drive and Buffalo Gap Road.

Mr. Hayden Brodowsky presented this request.

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

- Mr. Arick Conners
- Ms. Nicole Conners
- Mr. Mike Bounds

Those who spoke in favor were:

- Mr. David Todd

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. There were no (0) responses received in favor, nor in opposition.

PLANNING STAFF RECOMMENDATION: Staff feels that a more appropriate zoning classification would be General Retail/Corridor (GR/COR) for the first 540', which coincides with the west line of the corridor overlay and then Neighborhood Retail (NR) for the remaining eastern portion due to its' close proximity to neighbor residence.

Commission and Staff discussion included: 1) The existence of a church prevents a liquor store on property, 2) Unreasonable expectation to prevent development, and 3) Staff is recommending the proper zoning.

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

AYES: Rosenbaum, Smith, Bixby, Noonan, Famble

NAYS: None

ABSTAINED: Calk

Z-2018-27 Public hearing and possible vote to recommend approval or denial to City Council on a request from Hendrick Medical Center, agent Duane Martin, to rezone seven (7) lots from RS-6 (Residential Single Family) to MU (Medical Use). Legal description being Lots 1 thru 4 in I.D. McEachern Subdivision of South 200 Feet of Lot 2, Block 6, Central Park Addition as well as Lots 8 thru 10 in I.D. McEachern's Subdivision of Part of Lots 1, 2, 3 and 4 of Block 6, Central Park Addition and including vacant parcels addressed at 1901, 1909, 1917, 1925, 1933, 1941 and 1949 Walnut Street.

Mr. Hayden Brodowsky presented this request.

Mr. Famble opened the public hearing. Those speaking in opposition were:

- Mr. Tim Howell

Those who spoke in favor were:

- Mr. Duane Martin

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. Seventeen (17) responses were received in favor with three (3) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

Commission and Staff discussion included:

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

AYES: Rosenbaum, Smith, Bixby, Noonan, Famble

NAYS: None

ABSTAINED: Calk

Z-2018-28 Public hearing and possible vote to recommend approval or denial to the City Council on a request from Richard Wright to zone property from RS-6 (Single-Family Residential) to RS-6/H (Single-Family Residential/Historic Overlay). Legal description being Lot 7 and south half of Lot 6 in Block 7 of Highland Addition and located at 842 Sayles Boulevard on northwest corner of Idlewild Street and Sayles Blvd.

Mr. Hayden Brodowsky presented this request.

Mr. Famble opened the public hearing.

Mr. Brodowsky announced he received an email message from the applicant, indicating a family issue prevented his attendance to the meeting.

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

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

NAYS: None

CUP-2018-04 Public hearing and possible vote to recommend approval or denial to City Council on a request from Chris Baldree and Darlene Robinson, for Conditional Use Permit to allow a 'crematorium' on property zoned Heavy Commercial (HC). Legal description being Tract 3 in the Wheat Subdivision and located at 118 Ruidosa Drive.

Mr. Hayden Brodowsky presented this request.

Mr. Famble opened the public hearing. Those speaking in opposition were:

Mr. Erick Johnson

Mr. Paul Johnson

Mr. Kevin Phillips
Mr. Billy Lucus

Those who spoke in favor were:

Mr. Chris Baldree

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 two (2) received in opposition.

Commission and Staff discussion included: 1) Appropriateness of financial hardship, such as devaluation of property, to be considered by this commission was questioned

Mr. Famble moved to approve this request as presented. Mr. Rosenbaum seconded the motion. The motion carried by four (4) in favor with one (1) in opposition, and one (1) abstained.

AYES: Rosenbaum, Bixby, Noonan, Famble

NAYS: Smith

ABSTAINED: Calk

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 3:12 p.m.

Approved:
Chairman

