



# Planning and Zoning Commission MINUTES

---

January 8, 2019 | 1:30 p.m. | Abilene, Texas City Hall – Council Chambers

**Commissioners Present:**

Mr. Fred Famble, Chairman  
Mr. Tim Smith, Secretary  
Mr. Bill Noonan

Mr. Clint Rosenbaum, Vice-Chairman  
Mr. Robert Calk  
Rev. Iziar Lankford

**Commissioners Absent:**

Mr. Bruce Bixby

**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, Executive Assistant  
Ms. Kelley Messer, First Assistant City Attorney

**Others Present:**

Ms. Ava Walker  
Ms. Tara Low  
Mr. Jack Rentz  
Mr. Tim McCarry

Ms. Lauren Partin  
Mr. Norm Archibald  
Mr. David Todd  
Mr. Larry Farr

## **1. CALL TO ORDER**

The Planning and Zoning Commission convened in a regular meeting. Melissa Farr took the roll call noting the following commissioners present:

PRESENT: 6 - Smith, Lankford, Rosenbaum, Calk, Noonan, and Famble

## **2. INVOCATION**

Reverend Lankford delivered the invocation.

## **3. APPROVAL OF MINUTES FOR THE PREVIOUS MEETING**

There being no deletions, no additions, and no corrections, Reverend Lankford moved to approve the minutes for the planning and zoning commission regular meeting of December 4, 2018. Mr. Smith seconded the motion. The motion to approve prevailed by the following vote:

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

**NAYS: None**

## **4. PLATS**

Fp-1018: National Golf Addition, City Of Abilene, Taylor County, Texas

Mr. Zack Rainbow presented the plat.

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

Mr. Calk moved to approve the plat. Reverend Lankford seconded the motion. The motion to approve prevailed by the following vote:

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

**NAYS: None**

## **5. ZONING**

**Z-2018-35:** Public hearing and possible vote to recommend approval or denial to City Council on a request from Andy Zimmerman, to remove Historic Overlay Zone. Legal description being Lot 15 and south half of Lot 14, Block 1, Fair Park Extension Addition to Abilene, Taylor County, Texas and located at 3434 S. 9th Street

Mr. Hayden Brodowsky presented this request.

Mr. Famble 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. Two (2) responses were received in favor with none (0) in opposition.

**PLANNING STAFF RECOMMENDATION:** Approval

Mr. Rosenbaum moved to approve this request. Mr. Smith seconded the motion. The motion to approve prevailed by the following vote:

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

**NAYS: None**

b. **Z-2019-01** Public hearing and possible vote to recommend approval or denial to City Council on a request from Chapapote Investments LLC, to rezone property from AO/COR (Agricultural Open Space/Corridor Overlay) to GR/COR (General Retail/Corridor Overlay). Legal description being 1.09 acres out of Mathew Talbot Survey 103, City of Abilene, Taylor County, Texas and located at 7610 Buffalo Gap Road

Mr. Brad Stone presented this request.

Mr. Famble 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. No (0) responses were received in favor nor in opposition.

**PLANNING STAFF RECOMMENDATION:** Approval

Mr. Smith moved to approve this request. Mr. Calk seconded the motion. The motion to approve prevailed by the following vote:

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

**NAYS: None**

c. **Z-2019-02:** Public hearing and possible vote to recommend approval or denial to City Council on a request from Steve Low and Tara Gilmore-Low, to rezone property from AO/COR (Agricultural Open Space/Corridor Overlay) to NO/COR (Neighborhood Office/Corridor Overlay). Legal description being 1.48 acres out of northeast part of Lot 10, Mystic Meadows Addition, City of Abilene, Taylor County, Texas and located at 7242 Buffalo Gap Road

Mr. Hayden Brodowsky presented this request.

Mr. Famble opened the public hearing.

Mr. Larry Farr spoke in opposition.

Ms. Tara Low spoke in favor, stating it is not her intention to tear down the house.

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**

Commission discussion included:

Mr. Calk moved to **approve** this request. Mr. Noonan seconded the motion. The motion to approve prevailed by the following vote:

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

**NAYS: None**

d. **Z-2019-03:** Public hearing and possible vote to recommend approval or denial to City Council on a request from Hendrick Medical Center, to rezone property from MD (Medium-Density Residential) to MF (Multi-Family Residential). Location being 24 parcels located generally north of North 15th and south of North 16th Streets, between Hickory Street and Pine Street. Legal description being Lots 7 through 20 in C.E Wood's Subdivision of Block Fourteen, Central Park Addition to the City of Abilene, Texas; Lots 1 through 7, Block 20 in J.M. Cunningham's Subdivision of Blocks 19 and 20, Central Park Addition to the City of Abilene, Texas; and Lots 14 through 7, Block 20 in J.M. Cunningham's Subdivision of Block 19 and 20, Central Park Addition to the City of Abilene, Texas

Mr. Hayden Brodowsky presented this request.

Mr. Famble opened the public hearing.

Those who spoke in favor were Mr. Norm Archibald and Mr. David Todd.

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. Forty-three (43) responses were received in favor with none (0) in opposition.

**PLANNING STAFF RECOMMENDATION: Approval**

Commission discussion included: 1) This request makes sense for this area of town, as it has been moving in this direction.

Mr. Smith moved to **approve** this request. Mr. Noonan seconded the motion. The motion to approve prevailed by the following vote:

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

**NAYS: None**

**ABSTAINED: Calk**

e. **TC-2018-05:** Public hearing and possible vote to recommend approval or denial to the City Council on a request from Hardin-Simmons University, to abandon approximately 1,140' of public right-of-way for Vogel Avenue extending west from Pine Street through and including Vogel Avenue's intersection with Hickory Street

Mr. Hayden Brodowsky presented this request.

Mr. Famble opened the public hearing.

Mr. Tim McCarry spoke in favor.

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**

Reverend Lankford moved to approve this request. Mr. Noonan seconded the motion. The motion to approve prevailed by the following vote:

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

**NAYS: None**

f. **TC-2019-01:** Public hearing and possible vote to recommend approval or denial to the City Council on a request from Hendrick Medical Center, to abandon 278' of Cedar Street between North 16th and North 15th Streets, between Pine Street and Hickory Street; a 20-foot wide right-of-way for public alley extending 350 feet east from this segment of Cedar Street, midway and parallel between North 16th and 15th Streets; a 15-foot-wide right-of-way for public alley extending 340 feet west from that same segment of Cedar Street, approximately midway and parallel between North 16th and 15th Streets; and a 20-foot wide right-of-way for public alley extending 128 feet north from North 15th Street and situated 140 feet west from and parallel to Cedar Street

Mr. Hayden Brodowsky 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. Forty (40) responses were received in favor with none (0) in opposition.

**PLANNING STAFF RECOMMENDATION:** Approval with conditions as recommended by the Development Review Committee

Mr. Smith moved to approve this request with conditions:

1. Approval and subsequent recording of replat integrating the abandoned street and alleys into one or more new lot(s) also including the existing lots adjacent to street and alleys authorized to be abandoned;
2. That such replat shall include suitable easements for continued access to all existing utilities planned to remain within the otherwise abandoned street and alley rights-of-way; and
3. Any utilities shall be moved at the property owners expense (Existing sewer, overhead power lines, and water) or shall remain within necessary easements
4. That the proponent of this replat provide City staff with documentation from an appropriate official of each affected utility provider (having facilities now situated in subject alley segments and right-of-way) and indicating that such facilities have either already been relocated or that suitable financial arrangements have been made for the timely relocation of these affected utilities.

Reverend Lankford seconded the motion. The motion to approve prevailed by the following vote:

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

**NAYS: None**

**ABSTAINED: Calk**

## **6. DIRECTOR'S REPORT**

Mr. Mike Warrix announced recent decisions made by City Council on items recommended from the Commission.

## **7. ADJOURNMENT**

There being no further discussion, Mr. Famble adjourned the meeting at 2:23 p.m.

**APPROVED**



Fred Famble, Chairman