



Planning and Zoning Commission MINUTES

April 2, 2019 | 1:30 p.m. | Abilene, Texas City Hall – Council Chambers

Commissioners Present:

Mr. Clint Rosenbaum, Vice-Chairman
Mr. Tim Smith, Secretary
Mr. Bill Noonan
Mr. Bruce Bixby

Mr. Robert Calk
Rev. Iziar Lankford

Commissioners Absent:

Mr. Fred Famble, Chairman

Staff Present:

Mr. Mike Warrix, Director/Planning and Development Services
Mr. Zack Rainbow, Assistant Director/Planning and Development Services
Mr. Brad Stone, Planner III
Mr. Jared Smith, Planner I
Ms. Melissa Farr, Executive Assistant
Mr. Stanley Smith, City Attorney
Mr. Trenton Dietz, Assistant City Attorney
Mr. Nick Watts, Intern

Others Present:

M. Penny Klostermann	Ms. Linda Dowell	Mr. David Burroughs
Mr. Dwayne Dowell	Mr. Daniel Richardson	Mr. Steve Carrigan
Mr. Clayton Farrow	Mr. Brian Smith	Mr. Kevin Phillips
Mr. Michael Thornton	Mr. Timothy Schmidt	Mr. Robert Aycock
Mr. Greene	K. Ruiz	Ms. Pam Aycock
Ms. Denise Jones	Mr. Charles Carter	Mr. Mike Wilder
Mr. Josh Herman	Ms. Deborah Osborn	Mr. Mike Freeman
Ms. Pam Mauldin	Mr. John R. Cochran	Mr. Jon Caudle
Mr. P. Goettsch	Mr. Steve Hudson	Ms. Denise Caudle
Mr. Codie Hollowell	Ms. Candice McCullgh	Ms. Susan Smith

Ms. Irene Funk
Ms. Gena Gotcher
Ms. Jane Towne

Mr. Nathan W. Smith
Mr. Larry Irvin
Ms. Jennifer Weatherman

Mr. Chris Gotcher
Ms. Jan Jones

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, Calk, Bixby, Noonan, Lankford and Rosenbaum

2. INVOCATION

Mr. Calk delivered the invocation.

Mr. Rosenbaum announced the first zoning item on the agenda, Z-2019-08, was withdrawn from consideration by the applicant.

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 special meeting of March 5, 2019. Mr. Smith seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

4. PLATS

a) FP-2218: Hampton Hills, Section VI, Abilene, Taylor County, Texas

b) PP-1119: Preliminary Plat of Highland Farms, Section 1, Taylor County, Texas

Mr. Rainbow presented the plats. Mr. Rosenbaum opened the public hearing. Seeing no one present and desiring to be heard, the public hearing was closed.

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

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

NAYS: None

5. ZONING

a. ***WITHDRAWN FROM CONSIDERATION*** Z-2019-08 Public hearing and possible vote to recommend approval or denial to City Council on a request from Drcsmiles, LLC, agent Kevin Phillips, to amend PD96A (Planned Development 96A) to allow outdoor storage, storage of recreational vehicles, and also mini-storage warehouses. Proposed uses would be on the rear 5.35 acres of the 8.35 acre site at 5333 Buffalo Gap Road, being Lot 102 in Block A of Mindy Morris Subdivision, Abilene, Taylor County, Texas

b. Z-2019-09 Public hearing and possible vote to recommend approval or denial to City Council on a request from the Abilene Forrest Hill, LLC, agent Jacob & Martin Engineering, to rezone property from Residential Single-Family (RS-8) zoning to a mixture of Residential Single-Family (RS-6) and Multi-Family (MF) zoning districts on all or part of 42 acres out of T.C. Garner Survey in Abilene, Taylor County, Texas, and bordering east side of Old Forrest Hill Road, south from Forrest Hill Road.

Mr. Brad Stone presented this request.

Mr. Rosenbaum opened the public hearing. Mr. Clayton Farrow spoke in favor of this request stating the owner's intent is to construct duplexes. After speaking with the owner, they would like to revise the request from MF to MD zoning. Mr. Zack Rainbow confirmed City Staff agreed MD would be a preferable zoning request.

Those who did not speak in favor of the MF and MD zoning districts were:

Mr. Michael Thornton stated he was not in opposition toward development, but expressed concern of transportation accessibility.

Mr. Jon Caudle spoke in opposition on behalf of the homeowners in Mesa Ridge Villas to share their concern of increased traffic on Phoenix Drive.

Mr. Mike Freeman, Mr. Ken Baker, Mr. Steve Hudson, Ms. Pam Mauldin, and Mr. Brian Smith

Mr. Rosenbaum closed the public hearing.

The public hearing was reopened to allow Mr. Farrow to state consideration of connecting to Old Forrest Hill.

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 with five (5) in opposition.

PLANNING STAFF RECOMMENDATION: Staff recommends approval of the request.

Discussion included: Responsibility of parties to repair each half of road, development of Forrest Hill Road, traffic patterns

Mr. Bixby moved to **approve** the request to change from Residential Single-Family (RS-8) zoning to a mixture of Residential Single-Family (RS-6) and Medium Density (MD). Reverend Lankford seconded the motion. The motion to approve prevailed by the following vote:

AYES: Smith, Bixby, Noonan, and Lankford

NAYS: Calk and Rosenbaum

b. **Z-2019-10** Public hearing and possible vote to recommend approval or denial to the City Council on a request from The Well Abilene, to rezone property from Light Industrial (LI) zoning to Central Business (CB) zoning district on property at 709 North 2nd Street, encompassing 0.554 acre out of Blind Asylum Lands Section 36 in Abilene, Taylor County, Texas

Mr. Jared Smith presented this request. The request is a zone change from Light Industrial (LI) to Central Business (CB).

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

PLANNING STAFF RECOMMENDATION: Staff recommends approval of the request.

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

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

NAYS: None

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. Rosenbaum adjourned the meeting at 2:33 p.m.

APPROVED



Mr. Clint Rosenbaum, Vice-Chairman