



Planning and Zoning Commission MINUTES

May 7, 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. Michael Rice, Assistant City Manager
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. Nick Watts, City Planning Intern

Others Present:

Mr. Bruce Kreitler
Mr. Shane McClung
Mr. Kevin Batten

Mr. Ken Baker
Mr. Zane Jones
Ms. Karen Light

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

Reverend Lankford delivered the invocation.

3. APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

There being no deletions, no additions, and no corrections, Mr. Smith moved to approve the minutes for the planning and zoning commission special meeting of April 2, 2019. Reverend Lankford 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-4618:** Hacienda Ranch, Section 2, Being 37.406 Acres out of the SW/4 of Section 28, Lunatic Asylum Land, Abstract No. 1003, 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. Calk moved to approve the submitted plat. Mr. Noonan 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. **Z-2019-11** Public hearing and possible vote to recommend approval or denial to City Council on a request from Carriage Hills Development Corporation, Clayton Farrow/Jacob and Martin, to rezone property from Agricultural Open Space (AO) to Residential Single Family (RS-6). Legal description being 80.267 acres out of the west half of L.A.L. Section 14, and located at 7681 Maple Street and 250 E Beltway S., east of Maple Street and south of Carriage Hills Parkway

Mr. Zack Rainbow presented this request.

Mr. Rosenbaum opened the public hearing. Mr. Clayton Farrow was available to answer any 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. One (1) response was received in favor with one (1) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

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

NAYS: None

- b. **Z-2019-12** Public hearing and possible vote to recommend approval or denial to City Council on a request from Shane McClung, to rezone property from Light Industrial (LI)/Corridor Overlay (COR) zoning to General Commercial (GC)/Corridor Overlay (COR) zoning. Legal description being 1.1742 acres out of the west half of Lot 1 in Block 1 of Central Park Addition, Abilene, Taylor County, Texas, located at 617 Ambler Avenue

Mr. Zack Rainbow presented this request.

Mr. Rosenbaum opened the public hearing. Mr. Shane McClung spoke in favor, and Mr. Ken Baker asked questions for clarification. 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. There were no (0) responses received in favor, nor in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

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

NAYS: None

- c. **Z-2019-13** Public hearing and possible vote to recommend approval or denial to the City Council on a request from Susan Montolvo, Independent exec. of Dorthey Shaw Parker (Deceased) to rezone approximately 62.1 acres out of Tracts 4 and 5 in Alfred and Mary Fasshauer's Subdivision of Lunatic Asylum Lands Section 12 in Taylor County, Texas and located on 6800-6900 blocks (west side) of Highway 83-84, from its existing Agricultural Open Space (AO) zoning classification to a combination of General Retail (GR), Office

(O), Residential Medium-Density (MD), and Residential Multi-Family (MF) zoning districts

Mr. Brad Stone presented this request. The request is to rezone predominately vacant land from Agricultural Open Space (AO) to a combination of General Retail (GR), Office (O), Residential Multi-Family (MF) and Residential Medium-Density (MD) zoning.

Mr. Rosenbaum opened the public hearing. Mr. Clayton Farrow spoke in favor of this item. 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. There were no (0) responses received in favor, nor in opposition.

PLANNING STAFF RECOMMENDATION: Approval

Reverend Lankford 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

- d. **Z-2019-14** Public hearing and possible vote to recommend approval or denial to City Council on a request from Pauline Houlihan, Ronald Poston (agent), to rezone property from Heavy Commercial (HC) zoning to Planned Development District (PDD) zoning. Legal description being Lot 18 in Block 2 Johnston's Subdivision of Lot 1 in Block 161, Original Town Abilene, Taylor County, Texas, located at 717 and 719 Butternut Street.

Mr. Brad Stone presented this request. The request is to change the zoning of this single lot, from its present Heavy Commercial (HC) classification, to a Planned Development (PD) zoning district to allow indoor production of plant material as well as production of alcoholic beverages.

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 subject to conditions.

Mr. Bixby moved to approve the request subject to the conditions stated in the PDD. Mr. Calk seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

- e. **Z-2019-15** Public hearing and possible vote to recommend approval or denial to City Council on a request from Kevin Batton to rezone property from Residential Single-Family (RS-6) zoning to Planned Development District (PDD) zoning to allow broadcast studio. Legal description being College Heights Addition, Lots 8-9, Block 56, Abilene, Taylor County, Texas, located at 1909 Victoria Street

Mr. Jared Smith presented this request. The request is to rezone property from Residential Single-Family (RS-6) to Planned Development (PD) zoning.

Mr. Rosenbaum opened the public hearing. Speaking in favor was Mr. Kevin Batten. 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. There were no (0) responses received in favor, nor in opposition.

PLANNING STAFF RECOMMENDATION: Staff recommends approval subject to conditions outlined in Staff Report and Planned Development Ordinance.

Mr. Calk moved to approve the request with the conditions included in Exhibit A of the proposed ordinance as provided by Staff. Mr. Smith seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

- f. **Z-2019-16** Public hearing and possible vote to recommend approval or denial to City Council on a request from Canon Light Enterprises, LLC, Karen Light (agent) to rezone property from Heavy Industrial (HI) zoning to Rural Residential (RR-1) zoning. Legal description being 2.09 acres out of the Southwest corner of Section 67, Blind Asylum Lands, Taylor County, Texas, located at 210 Hardison Lane

Mr. Zack presented this request to rezone property from Heavy Industrial (HI) zoning to Rural Residential (RR-1) zoning.

Mr. Rosenbaum opened the public hearing. Ms. Karen Light was available 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. There were no (0) responses received in favor, nor in opposition.

PLANNING STAFF RECOMMENDATION: Approval

Mr. Smith 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. Discussion Item: Review and Discussion of Current Carport Regulations

a. Open Carports (and Patio Covers) in Front Yards

Mr. Brad Stone initiated a discussion regarding the proliferation of open carports and patio covers in residential neighborhoods of Abilene. Topics included in this discussion were allowances such as (1) open structures as few as five (5) feet from streetside lot boundaries, (2) only “architecturally compatible” structures, and (3) open structures only within certain designated areas of Abilene

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 3:10 p.m.

APPROVED



Mr. Clint Rosenbaum, Vice-Chairman