



Planning and Zoning Commission MINUTES

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

Commissioners Present:

Mr. Clint Rosenbaum, Vice-Chairman Mr. Tim Smith, Secretary
Rev. Iziar Lankford Mr. Bruce Bixby

Commissioners Absent:

Mr. Fred Famble, Chairman Mr. Bill Noonan
Mr. Robert Calk

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. Jared Smith, Planner I
Ms. Melissa Farr, Executive Assistant
Mr. Chace Craig, Assistant City Attorney
Mr. Nick Watts, City Planning Intern

Others Present:

Mr. Judd White	Ms. Kelly White	Mr. Timothy Owen
Mr. Alan Jumper	Mr. Ed Walker	Ms. Tammy Walker
Ms. Carmen Price	Mr. Allen Price	Mr. Aaron Young
Mr. Doug Williamson	Ms. Patricia Garcia	Mr. Nick Coates
Ms. Delores Dempsey	Ms. Linda Gailes	Mr. Pierce Carpenter
Mr. Jeff Blanks	Mr. Andrew Meitl	

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: 4 - Smith, Bixby, Lankford, and Rosenbaum

2. INVOCATION

Mr. Rosenbaum 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 June 4, 2019. Mr. Smith seconded the motion. The motion to approve prevailed by the following vote:

AYES: Smith, Bixby, Lankford and Rosenbaum

NAYS: None

4. PLATS

- a. FRP-5818: Southern Cross Estates, Section 4, Taylor County, Texas
- b. FP-1219: Highland Farms, Section 1, Being 28.606 Acres out of the George N. Robinson Survey NO. 58, Abstract NO. 227 Taylor County, Texas
- c. PP-2519: Preliminary Plat of McBryde Estates, City of Abilene ETJ, Jones 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. Bixby seconded the motion. The motion to approve prevailed by the following vote:

AYES: Smith, Bixby, Lankford and Rosenbaum

NAYS: None

5. ZONING

Z-2019-04 Public hearing and possible vote to recommend approval or denial to City Council on a request from Prairie Song LLC, agent Nick Coates, to rezone two (2) tracts of land from Planned Development 144 (PD 144) to a combination of Residential Single-Family (RS-6) and Residential Multi-Family (MF) Districts. Proposed Residential Single Family (RS-6) District includes 2.126 acres of vacant land on 2600 block of Garfield Avenue and legally described as all of Block 11 in Hillcrest Addition, Section 4. Proposed Residential Multi-Family (MF) District is on 12.04 acres out of Section 84 in T&P Rwy. Co. Survey Block 14 in Taylor County, Texas, and situated

approximately 160 feet north of Garfield Avenue and 300 feet south from eastbound frontage road for Interstate Highway 20

Mr. Zack Rainbow presented this request. The applicant is requesting is to rezone from PD144 (Planned Development 144) to a combination of Residential Single Family (RS-6) and Residential Multi-Family (MF) Districts.

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

Mr. Edward Walker	Ms. Carmen Price	Mr. Timothy Owen
Mr. Andrew Meitl	Mr. Judd White	Mr. Alan Jumper
Mr. Pierce Carpenter	Mr. Aaron Young	Mr. Allen Price

Mr. Nick Coates spoke to address comments and questions from opposing remarks. He stated access is expected to come from the north, as he only wants one entrance/exit from I-20. He remarked he would be happy to provide a fence as a buffer. The proposed multi-family facility will be three stories in height.

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 with twelve (12) in opposition. Additional opposition was received by signed petition.

Commission discussion topics included 1) gatekeeping in the future for emergency vehicle access, 2) the importance of traffic control and separate entrances, and 3) a 7' fence as a buffer

Mr. Rosenbaum reopened the public hearing. Mr. Edward Walker reiterated his opposition to the multi-family facility and possible issues associated with the request. Seeing no one else present and desiring to be heard, the public hearing was closed.

Mr. Rosenbaum opened the public hearing again. Mr. Timothy Owen asked for clarification of exact location of potential apartment units and eight houses. Seeing no one else present and desiring to be heard, the public hearing was closed.

PLANNING STAFF RECOMMENDATION: Approval of an amended PD 144 with a stipulation prohibiting any street connection between the northern acreage allowing multi-family residences and any segment of Garfield Avenue (or any street right-of-way dedicated in the Hillcrest Addition) with the exception of one emergency vehicle access lane.

Mr. Bixby moved to approve the request allowing the PDD to remain the same as Staff's recommendation, but requiring a 7' fence with required buffer. Mr. Rosenbaum seconded the motion. The motion was denied by the following vote:

AYES: Smith and Bixby

NAYS: Lankford and Rosenbaum

b. CUP-2019-06 Public hearing and possible vote to recommend approval or denial to City Council on a request from Hendrick Health System, agent Chip Whitlock/Parkhill Smith and Cooper, for a Conditional Use Permit to allow a 'Day-Care Operation, Center-Based' in a Residential Medium Density (MD) zoning district; Legal description being all of Blocks 17 & 18, College Heights Addition, Abilene, Taylor County, Texas and located at 1450 N 17th Street

Mr. Jared Smith presented this request. The applicant is requesting a Conditional Use Permit to allow 'Day-Care Operation – Center-Based' in Medium Density (MD) Zoning.

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

Mr. Rosenbaum reopened the public hearing. Ms. Delores Dempsey asked if this case would alter the zoning of her property. 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. Nine (9) responses were 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 to approve prevailed by the following vote:

AYES: Smith, Bixby, Lankford and Rosenbaum

NAYS: None

6. Capital Improvement Program (CIP)

- a. Public hearing and possible vote to consider recommendations to City Manager regarding the 2020-2024 CIP

Mr. Zack Rainbow presented an overview of the program. The intent of this item is to obtain a list of projects for consideration within the next five years.

Mr. Rice was available to answer questions asked from commissioners. He explained the funding mechanism of the Street Maintenance Fee and the newly created Advisory Board.

Some of projects for a list included:

- Vacant Burlington building
- Improvements on Butternut Street
- The widening of Griffith Road
- Addition of small parks on the south side of downtown
- Traffic signal at Industrial Boulevard and 1750 FM
- Carver basketball courts
- Railroads and right-of-way
- Continue expansion of Lake Kirby trails

- Potential public projects on 600 acres south of Diamondback Golf Course
- Further expansion of Cedar Creek
- Improvements to Civic Center
- Improvements of alleys
- Roundabouts as shown on Exhibit A from the South Downtown Abilene Master Plan

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 3:25 p.m.

APPROVED



Mr. Clint Rosenbaum, Vice-Chairman