



# Planning and Zoning Commission MINUTES

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

**Commissioners Present:**

Mr. Fred Famble, Chairman  
Mr. Bill Noonan  
Rev. Iziar Lankford

Mr. Bruce Bixby  
Mr. Robert Calk

**Commissioners Absent:** Mr. Clint Rosenbaum, Vice-Chairman

**Staff Present:**

Mr. Michael Rice, Assistant City Manager  
Mr. Mike Warrix, Director of Planning and Development Services  
Mr. Zack Rainbow, Assistant Director of Planning and Development Services  
Ms. Cheryl Sawyers, Planning Services Manager  
Mr. Brad Stone, Planner III  
Mr. Jared Smith, Planner II  
Ms. Melissa Farr, Executive Assistant  
Mr. Stanley Smith, City Attorney

**Others Present:**

Mr. C.J. Chaney  
Mr. Bryan Pope  
Mr. David Todd

Mr. Ken Smith  
Ms. Ronda Hillis

**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: 7 – Calk, Bixby, Noonan, Lankford and Famble

**2. INVOCATION**

Reverend Lankford delivered the invocation.

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

**It was noted that Mayor Anthony Williams was in attendance at the previous meeting, and his name should be added to the minutes. Reverend Lankford moved to approve the minutes for the Planning and Zoning Commission regular meeting of September 2, 2019. Mr. Noonan seconded the motion. The motion to approve prevailed by the following vote:**

**AYES: Calk, Bixby, Noonan, Lankford and Famble**

**NAYS: NONE**

**4. PLATS:**

**FP-0518:** Carriage Hills Addition, Section 2. 55.517 Acres out of the NW/4 of Section No. 14, Lunatic Asylum Lands Abstract No. 776, City of Abilene, Taylor County, Texas

**FP-6618:** Airmen's Landing, Being 18.304 Acres out of the Samuel Ricker Survey NO. 45, Abstract NO. 1525, City of Abilene, Taylor County, Texas

Mr. Rainbow presented the plats to the Commission. 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 submitted plats. Reverend Lankford seconded the motion. The motion to approve prevailed by the following vote:**

**AYES: Calk, Bixby, Noonan, Lankford and Famble**

**NAYS: NONE**

**5. ZONING:**

**Z-2019-25:**

Public hearing and possible vote to recommend approval or denial to City Council on a request from Bryan Pope, John Michael Clark, Jerold Armstrong and Abilene Auto Glass; Agent C.J. Chaney, to rezone seven tracts of land from a Heavy Industrial (HI) to a Heavy Commercial (HC) District. Proposed HC zoning includes all except the south 139 feet of the east 130 feet of city

block bounded by South Treadaway Boulevard; Dimmitt, Cherry and South 14<sup>th</sup> Streets, plus Lots 4 thru 6 in Block B of John Touy's Subdivision of Lot Numbers 3 and 4 in Block 208, Original Town of Abilene and located at northwest corner of Cherry and South 14<sup>th</sup> Streets

Mr. Jared Smith presented this request. The applicants are requesting to rezone from Heavy Industrial (HI) to Heavy Commercial (HC) in order to utilize the locations for a wider range of commercial activities.

Mr. Famble opened the public hearing. Ms. Ronda Hillis was present to deliver her response as being 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. Six (6) responses were received in favor with none (0) in opposition.

**PLANNING STAFF RECOMMENDATION:** Approval

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

**AYES: Calk, Bixby, Noonan, Lankford and Famble**

**NAYS: NONE**

**Z-2019-26:**

Public hearing and possible vote to recommend approval or denial to City Council on a request from Lytle Creek Golf Links LLC; agent David Todd of Enprotec/Hibbs & Todd, to amend Planned Development District Number 70 (a.k.a. PD 70) to include revised building setback standards for patio homes constructed therein; Legal description being all of National Golf Addition to the City of Abilene, Taylor County, Texas and located at 3669 thru 3963 National Drive, which said street projects north from 1500 block of East Industrial Boulevard in southeast Abilene

Ms. Cheryl Sawyers presented this request. The request is to amend existing Planned Development District Number 70 (PD 70) to include revised building setback standards for patio homes.

Mr. Famble opened the public hearing. Mr. David Todd was present 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. Thirty-eight (38) responses were received in favor with none (0) in opposition.

**PLANNING STAFF RECOMMENDATION:** Approval

Discussion included concerns of transformers being near the house and the need to revisit the Land Development Code (LDC.)

Mr. Bixby moved to approve with 12.5' rear setback to allow margin between transformers. As there was not a second, this motion failed.

Mr. Bixby moved to approve this item as originally requested. Mr. Calk seconded the motion. The motion to approve prevailed by the following vote:

AYES: Calk, Bixby, Noonan, Lankford and Famble

NAYS: NONE

## 5. DIRECTOR'S REPORT

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

## 6. ADJOURNMENT

There being no further discussion, Mr. Famble adjourned the meeting at 2:01 p.m.

APPROVED



Mr. Fred Famble, Chairman