



Planning and Zoning Commission MINUTES

December 3, 2019 | 1:30 p.m. | Abilene, Texas City Hall – Council Chambers

Commissioners Present:

Mr. Fred Famble, Chairman
Mr. Bruce Bixby
Mr. Tim Smith

Mr. Clint Rosenbaum, Vice-Chairman
Mr. Bill Noonan

Commissioners Absent:

Mr. Robert Calk
Rev. Iziar Lankford

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
Mr. Nick Watts, Planner I
Ms. Melissa Farr, Executive Assistant
Ms. Kelley Messer, First Assistant City Attorney

Others Present:

Mr. Jody Team

Mr. Barry Fletcher

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: 5 - Smith, Bixby, Rosenbaum, Noonan, Famble

2. INVOCATION

Mr. Famble delivered the invocation.

3. APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Mr. Noonan moved to approve the minutes for the Planning and Zoning Commission regular meeting of November 5, 2019. Mr. Rosenbaum seconded the motion. The motion to approve prevailed by the following vote:

AYES: Smith, Bixby, Rosenbaum, Noonan, Famble

NAYS: None

4. PLATS:

Mr. Rainbow presented the plats to the Commission. Mr. Famble opened the public hearing. Mr. Clayton Farrow asked for clarification of the conditions. Seeing no one else present and desiring to be heard, the public hearing was closed.

FP-4719: Heritage Parks, Section 10, Being 5.903 acres out of the SW/4 of Section NO. 21, Blind Asylum Lands, Abstract NO. 1039, & SE/4 of Section NO. 21, Blind Asylum Lands, Abstract NO. 1040, City of Abilene, Taylor County, Texas

Mr. Rosenbaum moved to approve the submitted plat with conditions (infrastructure improvements). Mr. Smith seconded the motion. The motion to approve prevailed by the following vote:

AYES: Smith, Bixby, Rosenbaum, Noonan, Famble

NAYS: None

5. ZONING:

CUP-2019-11: Public hearing and possible vote to recommend approval or denial to City Council on a request from JR Team Holdings LLC, agent Jody Team, for Conditional Use Permit allowing an active outdoor recreation facility (Inc. a community swimming pool) in a Rural Residential (RR1) zoning district and located specifically at 1722 Aces Trail; Legal description being Lot 8 in Block A of Lake Rock Trails at Team Ranch Addition to Abilene, Jones County, Texas

Mr. Jared Smith presented this request. The applicant is requesting a Conditional Use Permit to allow an active outdoor recreation facility, specifically limited to only allow a community swimming pool.

Mr. Famble opened the public hearing. Speaking in favor was: Mr. Jody Team
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 (0).

PLANNING STAFF RECOMMENDATION: Approval

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

AYES: Smith, Bixby, Rosenbaum, Noonan, Famble

NAYS: None

Z-2019-30: Public hearing and possible vote to recommend approval or denial to City Council on a request from NuHome Construction of Abilene LLC, agent Barry Fletcher, to rezone property from Agricultural Open Space (AO) to Residential SingleFamily (RS6) District; Legal description being the remaining vacant east 0.6485 acre of Lot 40 in Block G of Quail Park Addition, Section 4, City of Abilene, Taylor County, Texas and located at northwest corner of Corsicana Avenue and Sagehen Ridge Drive

Mr. Nick Watts presented this request. The applicant is requesting to rezone vacant property from Agricultural Open Space (AO) to Residential Single Family (RS-6).

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. There were no (0) responses received in favor, nor in opposition (0).

PLANNING STAFF RECOMMENDATION: Approval

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

AYES: Smith, Bixby, Rosenbaum, Noonan, Famble

NAYS: None

OAM-2019-03: Public hearing and possible vote to recommend approval or denial to City Council on proposed amendments to Land Development Code for the City of Abilene, removing the entire text of existing Section 2.4.4.2 in Chapter 2 (Zoning Regulations) and which specifically concerns carports and patio covers, replacing said existing text with a new Section 2.4.4.2

regulating the size, height, placement and architectural character of certain carports and patio covers; and adopting new definitions of both “carport” and “patio cover” as those terms appear in Chapter 5 (Definitions) of the Land Development Code.

Mr. Brad Stone presented this request. Summary highlights were provided in response to the requests from the Planning and Zoning Commission. City staff has drafted proposed amendments to Abilene’s zoning regulations.

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

Discussion topics included architectural compatibility when facing a street, and the desire of the Commission for public input on this topic.

Mr. Noonan made the motion to table this item until the January 2020 meeting. Mr. Smith seconded the motion. The motion to table prevailed by the following vote:

AYES: Smith, Rosenbaum, Noonan, Famble

NAYS: Bixby

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 2:45 p.m.

APPROVED



Mr. Fred Famble, Chairman