



Planning and Zoning Commission MINUTES

January 7, 2020 | 1:30 p.m. | Abilene, Texas City Hall – Council Chambers

Commissioners Present:

Mr. Fred Famble, Chairman
Mr. Mitch Barnett
Mr. Brad Benham

Mr. Clint Rosenbaum, Vice-Chairman
Ms. Alex Russell
Mr. Bill Noonan

Commissioners Absent:

Rev. Iziar Lankford

Staff Present:

Mr. Mike Warrix, 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. Don Whitehead
Mr. Jeff Tickner
Mr. Tony Conder
Mr. John Scott
Ms. Amy Mayfield

Ms. Linda Spencer
Mr. Doug Williamson
Mr. Weston Conder
Mr. Matthew Choate
Ms. Ronda Hillis

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 – Barnett, Benham, Russell, Rosenbaum, Noonan, Famble**

INVOCATION

Mr. Famble delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Mr. Noonan moved to approve the minutes for the Planning and Zoning Commission regular meeting of December 3, 2019. Mr. Rosenbaum seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Benham, Russell, Rosenbaum, Noonan, Famble

NAYS: None

PLATS

FP-5319: A Plat of Antilley Road Subdivision, Section 4, Abilene, Taylor County, Texas

Ms. Sawyers presented the plat to the Commission. She referred to House Bill (HB) 3167, which became effective September 1, 2019, stating the plat approval timeline and infrastructure improvements condition.

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

Mr. Rosenbaum moved to approve the plat with conditions, and Mr. Noonan seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Benham, Russell, Rosenbaum, Noonan, Famble

NAYS: None

ZONING

Z-2020-02: Public hearing and possible vote to recommend approval or denial to City Council on a request from Windmill Circle Partners and Oldham Partners, agents Tony Conder and Don Whitehead, to rezone property from Agricultural Open Space (AO) to General Commercial (GC) District; Legal description being a certain 17.252acre tract of vacant land out of southeast quarter of Blind Asylum Lands Section 62 in City of Abilene, Taylor County, Texas and located near northeast corner of Loop 322 and Industrial Boulevard

Mr. Smith presented this request. The applicant is requesting to rezone from Agricultural Open Space (AO) to General Commercial (GC) in order to utilize the location for a wide range of commercial activities. In addition to the permitted uses in General Commercial (GC), the applicant will be seeking a Conditional Use Permit to allow the retail sale/rental of trucks and other large vehicles and equipment.

Mr. Famble opened the public hearing. Mr. Tony Conder approached to answer any questions the Commission might have. 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. Two (2) responses were received in favor, with two (2) received in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

AYES: Barnett, Benham, Russell, Rosenbaum, Noonan, Famble

NAYS: None

CUP-2020-02: Public Hearing and Possible Vote to Recommend Approval or Denial to City Council on a request from Windmill Circle Partners and Oldham Partners, agents Tony Conder and Don Whitehead, for a Conditional Use Permit allowing retail sale and rental of trucks and other large vehicles and equipment in a General Commercial (GC) zoning district; Legal descriptions being approximately 12 acres of vacant land out of southeast quarter of Blind Asylum Lands Section 62 in City of Abilene, Taylor County, Texas and located near northeast corner of Loop 322 and Industrial Boulevard

Mr. Smith presented this request. The applicant is requesting a Conditional Use Permit to allow retail sale/rental of trucks and other large vehicles and equipment in General Commercial (GC) Zoning.

Mr. Famble opened the public hearing. Mr. Tony Conder approached to answer any questions the Commission might have. He stated the intent of this request is for an agriculture dealership.

Mr. Don Whitehead stated the current site of the dealership is on Treadaway Boulevard, and this is an expansion of that business. Seeing no one else present and desiring to be heard, the public hearing was closed.

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) responses was received in favor, with two (2) received in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

AYES: Barnett, Benham, Russell, Rosenbaum, Noonan, Famble

NAYS: None

Z-2020-03: Public Hearing and Possible Vote to Recommend Approval or Denial to City Council on a request from Parramore Square LLC, agent John Scott, to amend the existing Planned Development (PD) District Number 159A, specifically by increasing the density of semi-detached dwellings allowed therein; Legal description being all of Block A in Parramore’s Subdivision in City of Abilene, Taylor County, Texas and occupying all of block bounded by Beech, Orange, Parramore and North 7th Streets

Mr. Brad Stone presented this request. The project’s developers (Parramore Square, LLC) have turned their attention to subdividing land on the west side of this city block, for construction of semi-detached dwellings facing Beech Street.

Mr. Famble opened the public hearing. Ms. Linda Spencer spoke in opposition. Mr. John Scott approached to answer any questions the Commission might have. Seeing no one else present and desiring to be heard, the public hearing was closed.

Mr. Famble reopened the public hearing. Mr. Scott clarified that each of the structures straddle two lots. Duplexes are being built to match the larger homes across the street, so the entire structure building size is 40 feet wide. 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) received in opposition.

PLANNING STAFF RECOMMENDATION: Approval

Mr. Rosenbaum moved to approve this request. Ms. Russell seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Benham, Russell, Rosenbaum, Noonan, Famble

NAYS: None

TC-2020-01: Public Hearing and Possible Vote to Recommend Approval or Denial to City Council, on a request from the City of Abilene to abandon 80-foot-wide segment of right-of-way dedicated for Cherry Street and extending 80 to 100 feet south from right-of-way for South 14th Street

Mr. Brad Stone presented this request. The City of Abilene is seeking to abandon the dead-end segment of Cherry Street's right-of-way.

Mr. Famble opened the public hearing. Speaking in favor were: 1) Mr. Matthew Choate, and 2) Ms. Ronda Hillis

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) request was received in favor, with one (1) in opposition.

PLANNING STAFF RECOMMENDATION: Approval subject to comments from DRC

Mr. Rosenbaum moved to approve this request to abandon the right-of-way, but still reserve it as an open and unobstructed easement for water utilities. Mr. Noonan seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Benham, Russell, Rosenbaum, Noonan, Famble

NAYS: None

OAM-2019-03: (Tabled From Meeting In December) 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. Noonan made the motion to remove this item from the table. Mr. Rosenbaum seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Benham, Russell, Rosenbaum, Noonan, Famble

NAYS: None

Mr. Brad Stone presented this item. City staff has drafted proposed amendments after being provided general guidance on how to amend local zoning regulations.

Mr. Stone presented the highlights of different options for the Commission to consider with the allowance of open carports/patio covers. Some topics discussed were:

1. 5 ft. from street side lot boundaries, 15 ft. from street surface
2. 3 ft. from interior side boundary

3. Carports/Patio Covers must be no more than 12ft. high
4. Carports/Patio Covers no more than 22 ft. from abutting principal building
5. Board of Adjustment no longer authorized to approve "Special Exceptions" from any carport-related standards

The Commissioners agreed carports are necessary to many homeowners in Abilene. Discussion was had relating to what should be allowed as a matter of right, and structures permitted that meet the new criteria. Commissioners agreed the standard should arise from guidelines, not necessarily requirements. The task of the Commission centered on setting a standard for the vision of Abilene. During review of the summary highlights, the Commission discussed the language and enforcement issues related to "architecturally compatible." It was agreed that a definition of architectural compatibility is necessary.

Ms. Sawyers repeated back to the Commission the revisions they would like to see made to the draft. An appeal process was discussed to ensure it existed and clarified the appropriate order.

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

Mr. Benham moved to table this discussion item until the next regular scheduled meeting in February. Mr. Noonan seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Benham, Russell, Rosenbaum, Noonan, Famble

NAYS: None

DIRECTOR'S REPORT

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

ADJOURNMENT

There being no further discussion, Mr. Famble adjourned the meeting at 4:10 p.m.

APPROVED



Mr. Fred Famble, Chairman