

Planning and Zoning Commission MINUTES

February 4, 2020 | 1:30 p.m. | Abilene, Texas City Hall – Council Chambers

Commissioners Present:

Mr. Fred Famble, Chairman	Mr. Clint Rosenbaum, Vice-Chairman
Mr. Mitch Barnett	Ms. Alex Russell
Mr. Brad Benham	Mr. Bill Noonan
	Rev. Iziar Lankford

Staff Present:

Mr. Michael Rice, Assistant City Manager
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. Weston Corder	Mr. David Todd
Mr. Tal Fillingim	

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

INVOCATION

Reverend Lankford delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Mr. Rosenbaum moved to approve the minutes for the Planning and Zoning Commission regular meeting of January 7, 2020. Mr. Noonan seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

PLATS

FP-4118: Elm Creek at Wylie, Section 2, City Of Abilene, Taylor County, Texas

FP-4919: Lake Ft. Phantom, Section 6, City Of Abilene, Jones County, Texas

FP-5119: A Plat of Antilley Road West Subdivision, Section 3, Abilene, Taylor County, Texas

Mr. Rainbow presented the plats.

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

Reverend Lankford moved to approve the plats, and Mr. Rosenbaum seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

ZONING

Z-2020-04: Public hearing and possible vote to recommend approval or denial to City Council on a request from Bryan Pope to rezone property from Heavy Commercial (HC) to Heavy Industrial (HI) District; Legal description being the north 180 feet of the west 140 feet of Lot 9 in J. McAllister Stevenson's Subdivision of Outlot Nos. 2 and 3 and North 140 feet of Outlot No. 4 in Block 209 of Abilene's Original Townsite, Abilene, Taylor County, and located at 1401 Cherry Street on southeast corner of Dimmitt and Cherry Streets.

Mr. Jared Smith presented this request. The applicant is requesting to rezone from Heavy Commercial (HC) to Heavy Industrial (HI) in order to utilize the location for processing, fabrication, and storage of rebar for a wide range of construction services.

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 three (3) responses received in favor, with none (0) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2020-05: Public hearing and possible vote to recommend approval or denial to City Council on a request from KPLB LLC, agent Jacob & Martin Engineering, to rezone property from Residential Medium Density (MD) to Residential Single Family Patio Home (PH) District; Legal description being a certain 5.85acre tract of vacant land out of southwest quarter of Lunatic Asylum Lands Section 8 in City of Abilene, Taylor County, Texas and located at 1826 Colony Hill Road approximately 500 to 800 feet east from its intersection with Maple Street.

Mr. Nick Watts presented this request. The applicant is requesting to rezone from Residential Medium-Density (MD) to Residential Single-Family Patio Home (PH) since Abilene's Land Development Code prohibits the patio home development in Medium-Density (MD) zoning. The owner's intent is to develop the area to address the growing demand for smaller residential single-family units.

Mr. Famble opened the public hearing. Mr. Tal Fillingim spoke in favor of this request. 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 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, Lankford, Famble

NAYS: None

TC-2020-02: Public hearing and possible vote to recommend approval or denial to City Council on a request from Homer Hills, agent Riley Griffith of Enprotec/Hibbs & Todd, to abandon an unimproved west margin (0.0469 acre) of right of way available for Lytle Acres Drive and adjacent to vacant building site at 1208 Lytle Acres Drive occupying Block D of Lytle Lake Gardens.

Mr. Brad Stone presented this request to abandon the unimproved west margin (0.0469 acre) of right-of-way available for Lytle Acres Drive, adjacent to vacant building site at 1208 Lytle Acres Drive.

Mr. Famble opened the public hearing. Mr. David Todd spoke in favor on behalf of Mr. Riley Griffith. 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 none (0) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

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

NAYS: None

OAM-2019-03: (TABLED FROM MEETING IN JANUARY) 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. Benham seconded the motion. The motion to **remove this item from the table** prevailed by the following vote:

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

NAYS: None

Mr. Brad Stone presented this item, and reminded the Commissioners of the summary highlights. Commissioners expressed satisfaction with the “meeting at least two of the three options compatibility” pertaining to architectural compatibility.

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 recommendation to move forward for City Council. Mr. Noonan seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

DIRECTOR’S REPORT

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

AGENDA ITEMS

Election of Officers

Mr. Rosenbaum, seconded by Mr. Noonan, nominated Mr. Fred Famble for the position of Chairman.

Mr. Famble, seconded by Mr. Noonan, nominated Mr. Clint Rosenbaum for the position of Pro Tem.

Mr. Rosenbaum, seconded by Mr. Barnett, nominated Mr. Bill Noonan for the position of Secretary.

Mr. Benham, seconded by Mr. Barnett, nominated Ms. Alex Russell for the position of Sergeant-at-Arms.

The motion to **approve** these nominations prevailed by the following vote:

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

NAYS: None

ADJOURNMENT

There being no further discussion, Mr. Famble adjourned the meeting at 2:30 p.m.

APPROVED

A handwritten signature in black ink, appearing to read 'Fred Famble', written over a horizontal line.

Mr. Fred Famble, Chairman