



Planning and Zoning Commission MINUTES

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

Commissioners Present:

Mr. Fred Famble, Chairman
Mr. Mitch Barnett

Mr. Clint Rosenbaum, Pro Tem
Rev. Iziar Lankford

Commissioners Absent:

Mr. Bill Noonan, Secretary
Ms. Alex Russell, Sergeant-at-Arms
Mr. Brad Benham

Staff Present:

Mr. Michael Rice, Assistant City Manager
Ms. Cheryl Sawyers, Planning Services Manager
Ms. Kelley Messer, First Assistant City Attorney
Mr. Jared Smith, Planner II
Mr. Nick Watts, Planner I and Historic Preservation Officer
Ms. Melissa Farr, Executive Assistant

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:34 p.m. Melissa Farr noted the following commissioners present:

Present: 4 – Barnett, Rosenbaum, Lankford, Famble

INVOCATION

Reverend Lankford delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

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

AYES: Barnett, Rosenbaum, Lankford, Famble

NAYS: None

ZONING

Z-2020-10: Receive a Report and Hold a Discussion and Public Hearing on a request from Sharon Riley, agent Enprotec/Hibbs and Todd, Inc., to amend existing Planned Development (PD) District Number 32 by removing from subparagraph (f) 1 and 2 the language stating “no other signs shall be allowed” from Lot 232 and allowing all signage allowed in General Retail (GR). Legal description Lot 232 of Planned Development 32, Humana West Addition, Abilene, Taylor County, Texas and located at 2050 Antilley Road.

Mr. Jared Smith presented this request. The applicant is requesting to amend existing Planned Development District Number 32 (PD 32).

Mr. Famble opened the public hearing. Speaking in favor were Mr. H.C. Zachry and Mr. David Todd.

Speaking in opposition was Mr. Clifford DePrang. 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.

Discussion included:

This Planned Development District 32 (PD 32) was approved in May of 1985. It is intended to provide a mixture of retail, office and medical care facilities. The Planned Development ordinance was amended by City Council in September of 1986 to modify sign regulations on lots 25-30 as identified on the originally provided site exhibit. This amendment limits all free standing signs constructed on lots 25-30 to 36 square feet in area with a maximum height of 12-feet. Furthermore, all other sign regulations prescribed by office zoning would apply and no other signs would be permitted. Since this time Lot 30 has been subdivided into four new lots which are respectively Lots 130, 131, 232, 233 of Humana West Addition.

The underlying zoning for this lot is General Retail (GR) which is a zoning district that ordinarily permits off-site advertising billboards. The applicant is requesting to amend the current PD ordinance to allow one off-site advertising billboard on Lot 232.

Mr. Famble opened the public hearing once again, as Mr. DePrang requested the opportunity to ask questions after the discussion. He inquired about the application process and the order of applicants and approval methods. Mr. Smith stated that an applicant would be served on a first come, first serve basis, and the City would have to approve.

Mr. Rosenbaum further explained the flow of the application from Planning and Zoning Commission through the first and second readings by City Council. Mr. Famble closed the public hearing.

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, Rosenbaum, Lankford, Famble

NAYS: None

Z-2020-11: Receive a Report and Hold a Discussion and Public Hearing on a request from Cade and Katie Browning to rezone property from Single Family Residential 12 (RS-12) to Single Family Residential 12/Historic Overlay (RS-12/HO) zoning located at 910 Highland Avenue. Legal description being all of Lot 5 in Block 20 of the Continuation to the Highland Addition, Abilene, Taylor County, Texas

Mr. Nick Watts presented this request. The applicant is requesting to add Historic Overlay District Zoning to the subject property. The subject property is zone RS-12. If approved, this would result in RS-12/HO zoning form the subject property.

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. Three (3) responses were received in favor with one (1) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

AYES: Barnett, Rosenbaum, Lankford, Famble

NAYS: None

AGENDA ITEM

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

Mr. Rice presented this item. The Charter requires the Capital Improvement Program come before the Planning and Zoning Commission annually for consideration. Currently, dollars are not available for this program.

The list of projects recommended by this Commission last year was provided. The recommendation is to move this current list forward, although the money may not be available in the current and next fiscal year budgets.

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 the current list of projects forward with the knowledge that money is not available for the program.

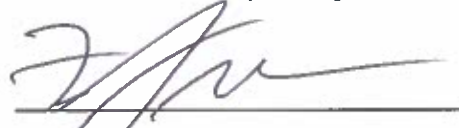
DIRECTOR'S REPORT

Ms. Sawyers provided an update on the recent City Council decision regarding three items on the July 9th agenda. All three items were approved.

ADJOURNMENT

There being no further discussion, Mr. Famble adjourned the meeting at 2:08 p.m.

APPROVED



Mr. Fred Famble, Chairman