



Planning and Zoning Commission MINUTES

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

Commissioners Present:

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

Mr. Clint Rosenbaum, Pro Tem
Ms. Alex Russell, Sergeant-at-Arms
Mr. Brad Benham

Commissioners Absent:

Mr. Mitch Barnett

Staff Present:

Mr. Michael Warrix, Director of Planning and Development Services
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

Others Present:

Mr. David Todd
Mr. Cody Myers
Mr. Jerry Rister
Mr. Tommy Roberts

Mr. H.C. Zachry
Ms. Sarah Fay Faynan
Ms. Denise Rister
Mr. Eddie Magee

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:30 p.m. Melissa Farr noted the following commissioners present:

Present: 6 – Russell, Benham, Rosenbaum, Noonan, 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 August 4, 2020. Mr. Noonan seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

PLATS

FP-4820: Section 2 of The Tributes at Double Eagle, Abilene, Taylor County, Texas

FP-4920: Antilley Road West Addition, Section 3, Being 5.856 Acres of Land out of the William E. Vaughn Survey No. 101, Abstract No. 417, City of Abilene, Taylor County, Texas

Ms. Sawyers presented the plats to the Commission.

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

Mr. Rosenbaum moved to approve the proposed plats. Ms. Russell seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Russell, Benham, Rosenbaum, Noonan, 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 H.C. Zachry, to amend existing Planned Development (PD) District Number 32 by removing from subparagraph (f) 1 and 2 stating "no other signs shall be allowed" from Lots 2530 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. This is a familiar case to the Commission, as it was presented in August. It is being presented, once again, in order to include the entire block affected by the proposed sign in the notification process.

Mr. Famble opened the public hearing. Mr. H.C. Zachry spoke in favor and was available to answer any questions. Seeing no one else present and desiring to be heard, Mr. Famble closed the public hearing.

Property owners within a 200-foot radius were notified of this request. Twelve (12) responses were 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: Benham, Rosenbaum, Noonan, Lankford, Famble

NAYS: None

ABSTAIN: Russell

Z-2020-13: Receive a Report and Hold a Discussion and Public Hearing on a request from Denise Dilliard Rister and Jerry Lynn Rister to rezone property from General Commercial (GC) to General Retail (GR) District; Legal description being the south 53 feet of the north 140 feet of Lot 1 in Block 16 of the Campus Addition to Abilene, Texas and located at 1425 Matador Street, approximately 150 feet south from South 14th Street

Mr. Nick Watts presented this request. The applicant is requesting to rezone from General Commercial (GC) to General Retail (GR) to permit residential use by right.

Mr. Famble opened the public hearing. Ms. Denise D. Rister spoke in favor and in agreement with Mr. Watts. A lender would not permit them to reconstruct the home if it were damaged or destroyed by 50% or more. They simply wish to sell the home.

Ms. Sarah Faynan, realtor, was available to answer any questions. Seeing no one else present and desiring to be heard, Mr. Famble closed the public hearing.

Property owners within a 200-foot radius were notified of this request. Two (2) responses were received in favor with two (2) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

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

NAYS: None

CUP-2020-06: Receive a Report and Hold a Discussion and Public Hearing on a request from Hit Ventures LLC, agent Cody Myers, for approval of Conditional Use Permit allowing light manufacturing and, in particular, coffee processing in a Heavy Commercial (HC) District; Legal description being Lots 1 and 2 in Block Y of J. Stoddard Johnston's Subdivision of Lot 2 in Block 190 of Abilene's Original Townsite and located on southwest corner of South 8th Street and South Treadaway Boulevard

Mr. Jared Smith presented this request. The applicant is requesting a Conditional Use Permit (CUP) to allow light manufacturing within Heavy Commercial (HC) Zoning.

Mr. Famble opened the public hearing. No one was present desiring to be heard. Mr. Famble closed the public hearing.

Property owners within a 200-foot radius were notified of this request. Four (4) responses were received in favor, with none (0) received in opposition.

PLANNING STAFF RECOMMENDATION: Approval with the following conditions:

1. The portion of the facility which is to be utilized for coffee processing shall be separately ventilated from the portion of the business that is used for a customer dining area.
2. The portion of the facility which is to be utilized for coffee processing must be fully partitioned and separate from the portion of the building which is utilized for customer dining area.
3. Light manufacturing activities at this location are restricted to the processing of coffee. To include but not to be limited to roasting, grinding, packaging, canning and distribution of coffee products.

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

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

NAYS: None

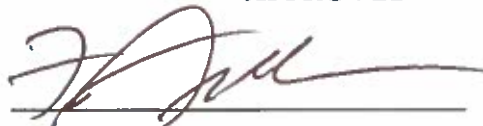
DIRECTOR'S REPORT

Mr. Warrix provided an update on the recent City Council decision regarding one item on the August 13th agenda. The request was approved.

ADJOURNMENT

There being no further discussion, Mr. Famble adjourned the meeting at 1:58 p.m.

APPROVED



Mr. Fred Famble, Chairman