



Planning and Zoning Commission MINUTES

October 6, 2020 | 1:30 p.m. | Abilene, Texas City Hall – Council Chambers

Commissioners Present:

Mr. Fred Famble, Chairman
Ms. Alex Russell, Sergeant-at-Arms
Mr. Mitch Barnett
Mr. Clint Rosenbaum, Pro Tem
Rev. Iziar Lankford

Commissioners Absent:

Mr. Bill Noonan, Secretary
Mr. Brad Benham

Staff Present:

Mr. Michael Rice, Assistant City Manager
Mr. Michael Warrix, Director of Planning and Development Services
Ms. Cheryl Sawyers, Planning Services Manager
Mr. Stanley Smith, City Attorney
Mr. Brad Stone, Planner III
Mr. Jared Smith, Planner II
Mr. Nick Watts, Planner I and Historic Preservation Officer
Ms. Melissa Farr, Executive Assistant

Others Present:

Mr. David Todd
Dr. Rico Torres
Mr. Clayton Farrow
Ms. Donna Long
Mr. Tal Fillingim

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: 5 – Barnett, Russell, Rosenbaum, 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 September 1, 2020. Reverend Lankford seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Russell, Rosenbaum, Lankford, Famble

NAYS: None

PLATS

FP-5120: Hampton Hills, Section VII, Abilene, Taylor County, Texas

Mr. Rainbow presented the plat to the Commission. There will be 27 new residential lots.

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

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

AYES: Barnett, Russell, Rosenbaum, Lankford, Famble

NAYS: None

ZONING

Z-2020-14: Public hearing and possible vote to recommend approval or denial to City Council on a request from Rogers Recreation Inc., agent Jacob & Martin LLC, to rezone property from Planned Development (PD) District Number 58 to a Residential Single Family (RS6) District and a Residential Medium Density (MD) District on 60.83 acres of now vacant land wrapped around (but not adjoining) the southeast corner of Maple Street and Berry Lane in southeast central Abilene Legal description being 23.64 acres (in proposed RS6 District) out of northeast part of Lot 1 in Block A of Section 2, Parkview Addition; and 37.19 acres (in proposed MD District) out of south part of Lot 1 in Block A of Section 2, Parkview Addition and in the south part of a certain 6.374 acre tract (bordering Maple Street) in the northwest quarter of Section 51, Blind Asylum Lands in the City of Abilene, Taylor County, Texas

Mr. Jared Smith presented this request. The applicant is requesting to rezone from Planned Development (PD) District Number 58 to a Residential Single-Family (RS-6) District and a Residential Medium-Density (MD) District on 60.83 acres of now-vacant land wrapped around (but not adjoining) the southeast corner of Maple Street and Berry Lane.

Mr. Famble opened the public hearing. Mr. Clayton Farrow spoke in favor and was available to answer questions.

Dr. Rico Torres approached to ask questions. He inquired about the number of houses allowed in Medium Density (MD) zoning. Dr. Torres also asked if there would be any gates, or entrances from Berry Lane and/or Maple Street.

Mr. Mike Carpenter approached the lectern to speak in opposition. He expressed his concern of a potential apartment complex and strongly opposed the idea.

Mr. Clayton Farrow came forward to address concerns and answer any questions. He stated this will be a public subdivision with public roadways. The intent shown in drawing is approximately four or five units per acres. Residential Medium Density (MD) zoning allows up to 12 units per acre.

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 four (4) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

AYES: Barnett, Russell, Rosenbaum, Lankford, Famble

NAYS: None

CUP-2020-07: Receive a Report and Hold a Discussion and Public Hearing on a request from PB 6950 LLC, agent Jacob & Martin LLC, for approval of Conditional Use Permit allowing multiple family dwellings in a General Retail (GR) District and in an Office (O) District; Legal description being approximately 4.53 acres (in GR District) and 13.66 acres (in O District) out of northeast quarter of Section No. 12, Lunatic Asylum Lands in the City of Abilene, Texas, with all such acreage being in the 6800-6900 blocks (west side) of Highway 8384

Mr. Brad Stone presented this request. The applicant is requesting a Conditional Use Permit allowing multiple-family dwellings in General Retail (GR) District and in an adjoining Office (O) District.

Mr. Famble opened the public hearing. Mr. Tal Fillingim spoke in favor and was available for questions. The client purchased this land approximately a year ago with the intent for mixed use

development. The owner's desire is now to include Residential Multiple-Family zoning (MF) for a large portion of the property.

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 none (0) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

Discussion among the Commission concluded the buffers exist and it is only one-story. Commissioners agreed it is a good use for this property.

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

AYES: Barnett, Russell, Rosenbaum, Lankford, Famble

NAYS: None

DIRECTOR'S REPORT

Mr. Warrix thanked the Commissioners for attending the joint meeting and provided an update on the Comprehensive Plan effort.

ADJOURNMENT

There being no further discussion, Mr. Famble adjourned the meeting at 2:01 p.m.

APPROVED



Mr. Fred Famble, Chairman