



# Planning and Zoning Commission MINUTES

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June 2, 2020 | 1:30 p.m. | Abilene, Texas City Hall – Council Chambers

## **Commissioners Present:**

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

## **Staff Present:**

Mr. Mike Warrix, Director of Planning and Development Services  
Mr. Zack Rainbow, Assistant Director of Planning and Development Services  
Ms. Cheryl Sawyers, Planning Services Manager  
Mr. Stanley Smith, City Attorney  
Mr. Jared Smith, Planner II  
Mr. Nick Watts, Planner I and Historic Preservation Officer

## **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: 7 – Barnett, Russell, Benham, Rosenbaum, Noonan, Lankford, Famble

## **INVOCATION**

Reverend Lankford 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 May 5, 2020. Reverend Lankford seconded the motion. The motion to approve prevailed by the following vote:

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

**NAYS: None**

## **PLATS**

**FP-3620:** A Plat of Lots 1 and 2, Block H, Southlake Estates, Abilene, Taylor County, Texas

**MRP-3520:** Lot 301, Block A, Hardin Simmons Addition, Abilene, Taylor County, Texas

Mr. Zack Rainbow presented the plats to the Commission. Staff recommends approval with conditions (Public Improvements).

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 plats with conditions, and Mr. Benham seconded the motion. The motion to approve prevailed by the following vote:

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

**NAYS: None**

## **ZONING**

**Z-2020-08:** Public hearing and possible vote to recommend approval or denial to City Council on a request from TTY Holdings LLC. and Jeff Luther Construction Company, agent Timothy Yandell, to rezone from Light Industrial (LI) and MultiFamily Residential (MF) to a Planned Development District (PDD); Legal descriptions being Lots 7 & 8 Block 67, Original Town Abilene, and located at 630 North 5th Street, Lot 16, Block 67, located at 502 & 518 Ash Street, Lot 12, Block 67, located at 629 North 6th Street, Lot 7, Block 104, located at 601 Plum Street, Lots 712, Block 66, located at 501, 509, 525, 533, 541 Ash Street, Original Town Abilene, Abilene, Taylor County, Texas

Mr. Jared Smith presented this request. The request is to rezone 16 lots within Old Town of Abilene from a mixture of Multi-Family (MF) and Light Industrial (LI) zoning to Planned Development District (PDD-166)

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. One (1) response was received in favor, with none (0) received in opposition.

**PLANNING STAFF RECOMMENDATION:** Approval

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

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

**NAYS:** None

**ABSTAINED:** Russell

**Z-2020-09:** Public hearing and possible vote to recommend approval or denial to City Council on a request from Quality Implement Company, agents Gary and Diana Handley, to rezone property from Agricultural Open Space (AO) to General Commercial (GC) District; Legal description being approximately 1.85 acres of vacant land out of Southeast Quarter of Blind Asylum Lands, Section 62, City of Abilene, Taylor County, Texas and located near northeast corner of Loop 322 and Industrial Boulevard.

Mr. Nick Watts presented this request. The applicant is requesting to rezone from Agricultural Open (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. 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. One (1) response was received in favor, with none (0) 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, Russell, Benham, Rosenbaum, Noonan, Lankford, Famble

**NAYS:** None

**CUP-2020-03:** Public hearing and possible vote to recommend approval or denial to City Council on a request from Quality Implement Company, agents Gary and Diana Handley, for Conditional Use Permit allowing retail sale and rental of trucks and other large vehicles and equipment in a General Commercial District; Legal Description being approximately 1.85 acres of vacant land

out of Southeast Quarter of Blind Asylum Lands, Section 62, City of Abilene, Taylor County, Texas and located near northeast corner of Loop 322 and Industrial Boulevard

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

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. One (1) response was received in favor, with none (0) in opposition.

**PLANNING STAFF RECOMMENDATION:** Approval

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

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

**NAYS: None**

### **ADJOURNMENT**

There being no further discussion, Mr. Famble adjourned the meeting at 1:50 p.m.

**APPROVED**

  
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Mr. Fred Famble, Chairman