



# Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on March 2, 2021 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas.

**Commissioners Present:**

Mr. Clint Rosenbaum, Pro Tem

Ms. Alex Russell, Sergeant-at-Arms

Mr. Brad Benham

Mr. Bill Noonan, Secretary

Rev. Iziar Lankford

Ms. Shawnte' Fleming

**Commissioners Absent:**

Mr. Mitch Barnett

**Staff Present:**

Mr. Michael Rice, Assistant City Manager

Mr. Michael Warrix, Director of Planning and Development Services

Mr. Zack Rainbow, Assistant 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. Clayton Farrow

## CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:43 p.m.

## INVOCATION

Mr. Rosenbaum delivered the invocation.

## APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Mr. Noonan moved to approve the minutes from the previous meetings held on February 2<sup>nd</sup> and February 9, 2021. Ms. Russell seconded the motion. The motion to approve prevailed by the following vote:

**AYES: Russell, Benham, Noonan, Lankford, Fleming, Rosenbaum**

**NAYS: None**

## PLATS

**PP-1021:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a plat for Section 1, Cimarron Meadows Addition, Abilene, Taylor County, Texas

**FP-1521:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Section 5, Tuscan Trails, Abilene, Taylor County, Texas

**FP-1121:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a plat for Cimarron Meadows Addition, Section 1, Abilene, Taylor County, Texas

Staff recommends approval with the following conditions:

- Construction and Drainage plans must be submitted to and approved by the City Engineer.
- All public improvements must be completed and inspected for acceptance or financial guarantee must be provided securing the obligations of all public improvements.
- City staff must be furnished with a title opinion or title commitment issued by a title insurance company confirming ownership of the property.

**FP-1221:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a plat for The South End Addition, Abilene, Taylor County, Texas

Staff recommends approval with the following conditions:

- Construction and Drainage plans must be submitted to and approved by the City Engineer.
- All public improvements must be completed and inspected for acceptance or financial guarantee must be provided securing the obligations of all public improvements.
- City staff must be furnished with a title opinion or title commitment issued by a title insurance company confirming ownership of the property.

**FP-1421:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a plat for Section 1, Forrest Meadows Addition, Abilene, Taylor County, Texas

Staff recommends approval with the following conditions:

- All public improvements must be completed and inspected for acceptance or financial guarantee must be provided securing the obligations of all public improvements.
- City staff must be furnished with a title opinion or title commitment issued by a title insurance company confirming ownership of the property.

**FRP-1821:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a plat for Lot 1, Block A, Family Dollar Subdivision, Abilene, Taylor County, Texas

Staff recommends approval with the following conditions:

- Easement release associated with the subject property must be approved by the City of Abilene and recorded at the Taylor County Clerk's Office.
- Construction plans must be submitted to and approved by the City Engineer illustrating how affected utilities will be relocated.
- Utilities must be relocated or City staff must be furnished with documentation from each affected utility provider that suitable payment has been made for the timely relocation of utilities.
- City staff must be furnished with a title opinion or title commitment issued by a title insurance company confirming ownership of the property.

**FP-1321:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a plat for Lot 1, Block A of Industrial Junction Additions, Abilene, Taylor County, Texas  
Mr. Jared Smith presented the plats.

Staff recommends approval with the following conditions:

- Construction plans must be submitted to and approved by the City Engineer.
- All public improvements must be completed and inspected for acceptance or financial guarantee must be provided securing the obligations of all public improvements.
- City staff must be furnished with a title opinion or title commitment issued by a title insurance company confirming ownership of the property.

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

Mr. Noonan moved to approve the proposed plats with the conditions for each as noted.

Mr. Benham seconded the motion. The motion to approve prevailed by the following vote:

**AYES: Russell, Benham, Noonan, Lankford, Fleming, Rosenbaum**

**NAYS: None**

#### **DIRECTOR'S REPORT**

Mr. Warrix provided an update on the Comprehensive Plan. Ms. Sawyers followed up with additional details and announced the Virtual Open House, which was hosted March 1<sup>st</sup>.

#### **ADJOURNMENT**

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 1:57 p.m.

APPROVED

A handwritten signature in black ink, appearing to read 'Clint Rosenbaum', is written over a horizontal line.

Mr. Clint Rosenbaum, Pro Tem