



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on April 6, 2021 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas.

Commissioners Present:

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

Staff Present:

Mr. Michael Rice, Assistant City Manager
Mr. Tim Littlejohn, 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. Brad Stone, Planner III
Ms. Melissa Farr, Executive Assistant

Others Present:

Mr. Clayton Farrow	Mr. David Todd
Mr. Tal Fillingim	Mr. Weston Conder
Ms. Fallen Busenlehner	Ms. Erika Vela
Ms. Stacy Benavides	

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:30 p.m.

INVOCATION

Reverend Lankford delivered the invocation.

AGENDA ITEM

Election of Chairman

Reverend Lankford made the motion to elect Mr. Clint Rosenbaum as the chairman. Mr. Noonan seconded the motion.

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

NAYS: None

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Mr. Benham moved to approve the minutes from the previous meetings held on March 2, 2021. Ms. Russell seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

PLATS

Receive a Report, Hold a Discussion and Public Hearing, and Take Action on the following plats:

PP-2021: Plat for Forrest Hill Retail Development, Abilene, Taylor County, Texas (Jared Smith)

PP-2221: Plat for Elm Creek at Wylie, Phase 3, Abilene, Taylor County, Texas (Jared Smith)

PP-2621: Plat for Carriage Hills, Section 4, Abilene, Taylor County, Texas (Jared Smith)

PP-2721: Plat for The Harvest, Section 1, Abilene, Taylor County, Texas (Jared Smith)

FP-2121: Plat for Forrest Hill Retail Development, Block 1, Lot 1, Abilene, Taylor County, Texas (Jared Smith)

Conditions:

- Prior to recording the final plat, City staff must be furnished with a title opinion or title commitment letter issued by a title insurance company confirming ownership of the property.
- Construction Plans detailing required public improvements must be submitted to the Public Works Department and approved by the City Engineer.
- Drainage Plan must be submitted and approved by the City Engineer, Drainage and/or Detention improvements shall be constructed in accordance with the approved Drainage Plan.
- Prior to recording the final plat all public improvements must be completed and inspected for acceptance or the public works department must be furnished with a financial guarantee in order to secure the obligations of all public improvements prior to recording.

FP-4820: Plat for The Tributes at Double Eagle Section 2, Abilene, Taylor County, Texas (Jared Smith)

Condition:

- Prior to recording the final plat all public improvements must be completed and inspected for acceptance or the public works department must be furnished with a financial guarantee in order to secure the obligations of all public improvements prior to recording.

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

Reverend Lankford moved to approve the proposed plats with the conditions for each as noted. Mr. Noonan seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

ZONING

Z-2021-06: Receive a Report and Hold a Discussion and Public Hearing a request from all five owners of the subject properties, represented by Jacob & Martin LLC, to amend terms and conditions of Planned Development District Number 82 (PD 82) specifically as they affect certain commercial properties located directly north of Lone Star Drive and east of Loop 322, to allow use and development in compliance with requirements of General Retail (GR) zoning, instead of specific uses and standards now required by PD 82. Legal description being all of the following six tracts in Lone Star Ranch Section One in Abilene, Taylor County, Texas: Lot 101 in Block A (Cont. 1), Lot 102 in Block A (Cont. 2), Lot 1 in Block A (Cont. 2), Lots 1 and 2 in Block A (Cont. 4) and Lot 1 in Block A (Cont. 5). (Jared Smith)

Mr. Jared Smith presented this request. The appeal is to amend Planned Development District 82 (PD-82) to remove all current development standards and restrictions applicable to Tract 1 and allow all development standards applicable within General Retail (GR) zoning.

Mr. Rosenbaum opened the public hearing. Mr. Tal Fillingim spoke in favor, sharing the purpose of this request is to provide more flexibility to the property owners. 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.

PLANNING STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2021-07: Receive a Report and Hold a Discussion and Public Hearing on a request from Heart of Texas Hearing Centers, represented by Fallen Perrie Busenlehner, to rezone property from a Neighborhood Office (NO) to a Planned Development (PD) District intended to allow retail sale of apparel and related accessories, in addition to all uses ordinarily allowed in NO Districts. Legal description being a certain 0.558-acre tract out of A. Greenwall Survey 100 in Abilene, Taylor County, Texas. Located at 5919 Buffalo Gap Road. (Brad Stone)

Mr. Brad Stone presented this request. The purpose of this request is to keep the existing base zoning classification of Neighborhood Office zoning, with an additional allowance for retail sales of apparel and related accessories.

Mr. Rosenbaum opened the public hearing. Ms. Fallen Busenlehner spoke in favor. 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. Two (2) responses were received in favor, with three (3) received in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2021-08: Receive a Report and Hold a Discussion and Public Hearing on a request from Cimarron Meadows Development Corporation, represented by Jacob & Martin LLC, to rezone property from a Residential Medium-Density (MD) to a Planned Development (PD) District intended to allow duplex dwellings as well as townhomes (with no more nor fewer than two dwellings in any one row of attached buildings) on approximately 14 acres of now-vacant land located on the 2000 block (east side) of Maple Street and directly north from the Abilene State-Supported Living Center in southeast Abilene. Legal description being the south 320 feet of Lot 102 in Block A of the Parkview Addition to Abilene, Taylor County, Texas. (Jared Smith)

Mr. Jared Smith presented this request. The purpose of this request is to allow the construction of townhome and duplex dwellings. Residential Townhome zoning requires a minimum of three contiguous units.

Mr. Rosenbaum opened the public hearing. Mr. Clayton Farrow spoke in favor of this request, explaining the original intent for this request is to allow for duplexes. 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 none (0) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

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

NAYS: None

ADJOURNMENT

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:06 p.m.

APPROVED



Mr. Clint Rosenbaum, Pro Tem