



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on May 4, 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	Mr. Brad Benham
Ms. Shawnte' Fleming	Mr. Mitch Barnett

Commissioner Absent:

Rev. Iziar Lankford

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. Brad Stone, Planner III
Mr. Jared Smith, Planner II
Mr. Nick Watts, Planner I/Historic Preservation Officer
Ms. Melissa Farr, Executive Assistant

Others Present:

Mr. Bryan Pope	Mr. Kaden Connell	Ms. Bethany Connell
Mr. Zach Sitzes	Mr. Erik Johnson	Mr. Zane Sitzes
Mr. B.J. Prichard	Ms. Haylee Batey	Ryliegh Grantham
Ms. Anthia Nibizi	Ms. Cayce Patterson	Ms. Victoria Thibault

CALL TO ORDER

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

INVOCATION

Mr. Benham delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Ms. Russell moved to approve the minutes from the previous meetings held on April 6, 2021. Mr. Noonan seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

PLATS

FRP-3121: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a plat for Williams Estates Subdivision, Block 25, Lot 1, Abilene, Taylor County, Texas.

The plat was presented for consideration with the following 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.

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

Mr. Benham moved to approve the proposed plat with conditions. Ms. Russell seconded the motion. The motion to approve prevailed by the following vote:

AYES: Russell, Benham, Noonan, Fleming, Rosenbaum

NAYS: None

ZONING

Z-2021-09: Receive a Report and Hold a Discussion and Public Hearing on a request from Bethany and Kaden Connell to change zoning from a Residential Single-Family (RS-6) to an Agricultural Open Space (AO) District and located at 1802-1810 Huckleberry Lane, approximately 300-700 feet west from Grape Street. Legal description being approximately 6.58 acres out of L. Bowerman Survey 83 in Abilene, Taylor County, Texas

Mr. Jared Smith presented this request. The subject property is located at 1802-1810 Huckleberry Lane, approximately 300-700 feet west of Grape Street. Based upon the information provided in the application, the purpose of this request is to allow the use of the property for quartering a small amount of livestock; as well as potentially construct livestock shelter(s).

Mr. Rosenbaum opened the public hearing. Ms. Bethany Connell spoke in favor of this request. They would like livestock on the property to help maintain the vegetation. 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

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

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

NAYS: None

Z-2021-10: Receive a Report and Hold a Discussion and Public Hearing on a request from Sitzes APB LP, agent Enprotec/Hibbs & Todd Inc., to change zoning from a Heavy Industrial (HI) to a Heavy Commercial (HC) District and located at 2249 Butternut Street, on the northeast corner of Butternut and South 23rd Streets. Legal description being all of Lot 101 in Sitzes Subdivision, Abilene, Taylor County, Texas

Mr. Nick Watts presented this request. Based on information provided in the application, the applicant intends to operate a temperature-controlled self-storage facility.

Mr. Rosenbaum opened the public hearing. Mr. Zach Sitze spoke in favor of this request stating the purpose as being for a climate-controlled self-storage facility. The plan is to demolish all existing buildings and construct the new facility. 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. Barnett moved to approve the request. Mr. Noonan seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

TC-2021-05: Receive a Report and Hold a Discussion and Public Hearing on a request from ACCO Feeds Inc. and AEP Texas North Company, agent Erick Paul Johnson, to abandon the complete 80-foot width of public right-of-way available for South 9th Street as it extends 140 feet east from South Treadaway Boulevard's right-of-way, Page 1 of 92 approximately 300 feet south from and parallel to South 8th Street in south central Abilene

Mr. Brad Stone presented this request. The proposed abandonment was reviewed by the City of Abilene's Development Review Committee (DRC). The DRC determined this request to be satisfactory with conditions to be addressed during the re-plat process upon approval of the abandonment.

Mr. Rosenbaum opened the public hearing. Mr. Erick Johnson spoke in favor as the agent for ACCO Feeds. The reason for the abandonment is access and potential additional storage. Their plans are to expand the plant and increase production.

Keeping the alleyway as the access point for trash trucks would be more favorable than the access point on the east end. They want to keep that area secure with a gate for storing trailers inside.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor nor in opposition.

Discussion highlighted whether or not to approve the alleyway being kept in its place, or not. An agreement needs to be made for the extension of the alleyway and also for the abandonment.

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

PLANNING STAFF RECOMMENDATION: City staff recommends abandoning only the southern 40-feet of the western 130-feet of South 9th Street right-of-way east from S. Treadaway Boulevard subject to conditions:

- Reserving a 20-foot-wide water line easement along the entire south boundary of right-of-way authorized to be abandoned.
- Approval and subsequent recording of a re-plat showing how this abandoned right-of-way will be integrated with adjacent property.

Mr. Noonan moved to table this request to the meeting in June to all further discussion between the proponent and the City. Mr. Rosenbaum seconded the motion. The motion to table prevailed by the following vote:

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

NAYS: None

TC-2021-06: Receive a Report and Hold a Discussion and Public Hearing on a request from Hardin-Simmons University, agent Enprotec/Hibbs & Todd Inc., to abandon the complete 60-foot-width of public right-of-way available for Beech Street as it extends 160 feet south from Sandefer Street's right-of-way, and 152.5 to 312.5 feet north from right-of-way presently available for Ambler Avenue in north central Abilene

Mr. Brad Stone presented this request. The applicant is requesting to abandon the remaining 160-feet of the 60-foot-wide right-of-way presently available for Beech Street between Ambler Avenue and Sandefer Street. If approved, the applicant intends to re-plat this subject portion of Beech Street into an improved alley.

Mr. Rosenbaum opened the public hearing. Mr. B.J. Pritchard spoke in favor of this request. It makes sense to abandon the rest of the dead end, as Braum's has no desire to rid themselves of the street. It will be their responsibility to keep it maintained for access to the back of their site.

Property owners within a 200-foot radius were notified of this request. Eleven (11) responses were received in favor with none (0) received in opposition.

PLANNING STAFF RECOMMENDATION: City staff recommends approving the requested abandonment subject to conditions:

- Approval and subsequent recording of a re-plat showing how the street and alley rights-of-way will be integrated with one or more adjacent new lot(s).
- On the required re-plat, the improved portion of Beech Street shall be dedicated as a 30-footwide improved alley; to alleviate the creation of a dead end alley and provide adequate solid waste and emergency vehicle accessibility. Additionally, the southernmost extent of the Sandefer Street right-of-way where intersected by Beech Street; a standard alley approach must be installed to visually "break up" the appearance of a through street.
- On the required re-plat, suitable easements must be reserved for continued access to all existing utility facilities planned to remain within the otherwise abandoned street rights-of-way.
- Relocate any affected existing facilities not remaining in place, at the expense of the property owner(s) within whose land the abandoned street right-of-way will be integrated.

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

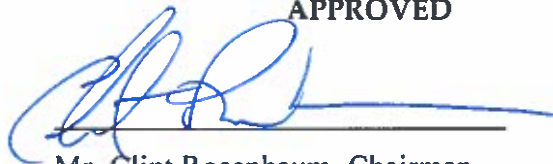
AYES: Barnett, Russell, Benham, Fleming, Noonan, Rosenbaum

NAYS: None

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:20 p.m.

APPROVED



Mr. Clint Rosenbaum, Chairman