



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on August 3, 2021 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas.

Commissioners Present:

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

Commissioner Absent:

Mr. Mitch Barnett

Staff Present:

Mr. Michael Rice, Assistant City Manager
Mr. Tim Littlejohn, Assistant Director of Planning and Development Services/Chief Building Official
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. David Todd	Mr. Tal Fillingim	Mr. Larry J. Meers
Mr. Nate Miller	Ms. Stacy Castillo	Ms. Gloria Ybarra

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:31 p.m.

INVOCATION

Reverend Lankford delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Reverend Lankford moved to approve the minutes from the previous meetings held on July 6, 2021. Mr. Benham seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

PLATS

PP-4421: Heritage Parks Addition, Abilene, Taylor County, Texas

PP-4621: Sandy Creek Village, Abilene, Taylor County, Texas

FP-4521: Hampton Hills, Section 8, Abilene, Taylor County, Texas

Reverend Lankford moved to approve the plats with conditions. Mr. Benham seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

ZONING

Z-2021-20: Receive a Report and Hold a Discussion and Public Hearing on a Request from Bel Air West LLC (Represented By Ronny Guerrero) to Change Zoning from General Commercial (GC) to a Residential Multi-Family (MF) District on the Eastern 240 Feet of a Site Occupied by Bel Air West Apartments at 5220 Hartford Street, on the Northeast Corner of Presidio and Hartford Streets in Western Abilene

Mr. Nick Watts presented this request. The owner is requesting to rezone the GC district to MF district to bring the current use into conformance and allow for the expansion of the multi-family apartment complex.

Mr. Rosenbaum 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. There were no responses received in favor, nor in opposition.

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-2021-21: Receive a Report and Hold a Discussion and Public Hearing on a Request from Iris Abilene: Camp Barkeley (Represented By Overland Property Group) to Change Zoning from Residential Medium-Density (MD) to a Residential Multi-Family (MF) District, on Approximately 3.58 Acres of Land Occupied by a Building at 1101 South 9th Street (Formerly Travis Elementary School) Between Sycamore and Elm Streets in South Central Abilene

Mr. Brad Stone presented this request. According to information provided in the application a prospective new purchaser of the property desires to build one or more multi-family residential building(s) there. The proposed building arrangement will require Residential Multi-Family (MF) zoning to replace the existing Residential Medium-Density (MD) zoning.

Mr. Rosenbaum opened the public hearing. Mr. Nate Miller shared they are proposing 29 units for the elderly, which includes seniors 62 years old and above. They will repurpose the existing units.

Ms. Stacy Castillo spoke in opposition. 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. There were no responses received in favor, nor in opposition.

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

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

NAYS: None

HOZ-2021-01: Receive a Report and Hold a Discussion and Public Hearing on a Request from Dan Steven and Tracy A. Morgan McNeill to Apply a Historic (H) Overlay Zone onto the

Underlying Residential Single-Family (RS-12) Zoning District at 702 Sayles Drive

Mr. Nick Watts presented this request. The residence is a two-story Colonial Revival, which was built in 1926. City Staff could not locate a building file or permit(s) for 702 Sayles Drive. Staff did locate Resolution number 5-1999 (indicates that this subject property is contributing property within “City Council Adopted List of Historic Properties 1985”), a 2011 Historic Resources Survey Form from the Texas Historical Commission, and a National Register of Historic Places Form from The National Park Service (indicates that the subject property is a contributing property within the nationally recognized Sayles Boulevard Historic District).

Mr. Rosenbaum 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.

Mr. Noonan 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

TC-2021-02: Receive a Report and Hold a Discussion and Public Hearing on a Request from Iris Abilene: Camp Barkeley (Represented by Overland Property Group) to Abandon the Public’s Right-of-Way Within the Following Street and Alley Segments in South Central Abilene: An Unimproved 55.62-Foot Width of South 10th Street (Formerly Church Street) Between Sycamore and Elm Streets; A 20-Foot-Wide Alley Projecting 150 Feet South from Said Unimproved Segment of South 10th Street, Midway and Parallel Between Sycamore and Elm Streets; And a 20-Foot-Wide Alley (Unimproved) Extending East-to-West for a Distance of 300 Feet Between Sycamore and Elm Streets, 140 Feet South from and Parallel to Right-of-Way for South 9th Street

Mr. Jared Smith presented this request. The request is to abandon the entire extent of the 20-foot-wide unimproved alley extending east to west and dividing Block A of Geo. W. Jalonicks Second Addition to Abilene, Taylor County, Texas.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor, with four (4) received in opposition.

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

AYES: Russell, Benham, Noonan, Lankford, Fleming, Rosenbaum
NAYS: None

TC-2021-06: Receive a Report and Hold a Discussion and Public Hearing on a Request From Barbara Robinson and Dylan Golden (Represented by Enprotec/Hibbs & Todd, Engineering Consultants) to Abandon the Public's Right-of-Way Within a 20-Foot Wide Alley (a Dead End) Extending for a Distance of Approximately 100 Feet West from Right-of-Way for Melissa Lane and Situated 100 Feet South from and Parallel to Right-of-Way for Princess Lane in Western Abilene

Mr. Jared Smith presented this request. The 20-foot-wide alley was originally dedicated in 1982 with the recording of the "Monarch Addition, Section 1." Within this dedicated alley there is presently a 6" PVC sewer main, 6" PVC water main, and an underground AEP electric power line and accompanying power pole.

Mr. Rosenbaum opened the public hearing. Mr. David Todd spoke in favor of this request. 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) received in opposition.

Mr. Benham 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

AGENDA ITEM

Capital Improvement Program (CIP): Ms. Sawyers presented item by reminding the City Charter requires the list be placed before the Commission for recommendations. Currently, there is not an existing fund. This is the first year of being on a zero-based budget system.

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

Mr. Rice clarified the origin of bond funds. Some funds have been previously awarded, but there will be new bond money coming. He encouraged the commissioners to watch the City Council meeting.

Reverend Lankford moved to proceed with the list as is. Mr. Noonan 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 2:35 p.m.

APPROVED


Mr. Clint Rosenbaum, Chairman