



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on September 7, 2021 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas.

Commissioners Present:

Mr. Clint Rosenbaum, Chairman

Rev. Iziar Lankford

Mr. Brad Benham, Chairman Pro Tem

Mr. Mitch Barnett

Mr. Bill Noonan, Secretary

Ms. Alex Russell, Sergeant-at-Arms

Ms. Shawnte' Fleming

Staff Present:

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. Clayton Farrow

Mr. Chris Everson

Mr. Van Wright

Mr. DeWayne Blair

Ms. Megan Everson

Mr. Robert Cockrell

Mr. Erik Johnson

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

Mr. Noonan moved to approve the minutes from the previous meeting held on August 3, 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

FP-5321: Heritage Parks Addition, Section 11, Abilene, Taylor County, Texas

Conditions for approval:

- Prior to recording, City staff must be furnished with a title opinion or title commitment letter issued by a title insurance company confirming ownership of the properties.
- Prior to recording, Construction Plans detailing required public improvements must be approved by the City Engineer.
- Prior to recording, 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-5421: Griffith Lake Estates, Section 2, Abilene, Taylor County, Texas

Conditions for approval:

- Prior to recording, City staff must be furnished with a title opinion or title commitment letter issued by a title insurance company confirming ownership of the property.
- Prior to recording, Construction Plans detailing required public improvements must be submitted to the Public Works Department and approved by the City Engineer.
- Prior to recording, 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.
- Prior to recording, all street names within this subdivision must be approved by 9-1-1 addressing.

FP-5721: Hunters Landing, Section 2, Abilene, Taylor County, Texas

Condition for approval:

- Prior to recording, City staff must be furnished with a title opinion or title commitment letter issued by a title insurance company confirming ownership of the property.

FP-5821: Hunters Landing, Section 3, Abilene, Taylor County, Texas

Condition for approval:

- Prior to recording, 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. Smith presented the plats.

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

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

NAYS: None

ZONING

Z-2021-22: Receive a Report and Hold a Discussion and Public Hearing on a Request from The Conder Company (Represented by Jacob Martin LLC) to Change Zoning from Agricultural Open Space (AO) to a Planned Development (PD) District of Single-Family Home Sites on Approximately 7.77 Acres of Now-Vacant Land Bordering the 7700-7900 Blocks (West Side) of Hardwick Road in Far South Abilene. Legal Description Being Approximately 7.77 Acres Out of the W.J. Reddell Survey in Abilene, Taylor County, Texas.

Mr. Jared Smith presented this request. Based upon information provided within the application, the purpose of this request is to allow a single-family residential development with lot dimensions of 50'x100' or a minimum of 5,000 square feet in size.

Mr. Rosenbaum opened the public hearing. Mr. Clayton Farrow spoke in favor, saying the request is due to the right-of-way frontage. 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. No responses were received in favor, nor in opposition.

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

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

NAYS: None

Z-2021-24: Receive a Report and Hold a Discussion and Public Hearing on a Request from Brookhollow Christian Church (Represented by Paul Johnson & Associates) to Change Zoning from Residential Medium-Density (MD) to a Neighborhood Retail (NR) District on Properties at 2310 South Willis Street and 2325 Ivanhoe Lane in Southwest Central Abilene. Legal Description Being Lots 1, 2 And 22 (And Intervening Abandoned Alleyway) Block 13 of Brookhollow Addition Section 4, Abilene, Taylor County, Texas

Mr. Brad Stone presented this request. Existing facilities on the subject properties (at 2310 South Willis and 2325 Ivanhoe) are proposed to be converted to daycare and counseling services, among other uses. Religious worship will no longer be the principal use of these facilities.

Mr. Rosenbaum opened the public hearing. Mr. Erik Johnson spoke to represent the party for this request. He stated the church is selling and another church is buying, which will provide childcare as well as counseling services.

Mr. Van Wright spoke in favor, but expressed concern of the potential for retail use in the future should the church ever sell. Seeing no one else present and desiring to be heard, Mr. Rosenbaum closed the public hearing.

Property owners within a 200-foot radius were notified of this request. One response was received in favor with nine in opposition.

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

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

NAYS: None

Z-2021-25: Receive a Report and Hold a Discussion and Public Hearing on a Request from Christopher Evenson to Change Zoning from Heavy Industrial (HI) to a Heavy Commercial (HC) District on Approximately 1.5 Acres of Now-Vacant Land at 1425 Dunnam Drive, Situated Approximately 1000 Feet East of South Treadaway Boulevard in South Abilene. Legal Description Being Lots 20, 21 and 22 in the Atlas Industrial Subdivision, Abilene, Taylor County, Texas

Mr. Brad Stone presented this request. According to the information provided in the application, the owner of the subject property is requesting the rezone because automotive maintenance, repair and servicing is no longer allowed in Heavy Industrial (HI) zoning districts, as it was before 2010. The proponent's application also indicates he plans to use his property for outdoor storage of boats and other recreational vehicles. All above-mentioned activities are allowed in the Heavy Commercial (HC) zoning classification requested by this property's owner.

Mr. Rosenbaum opened the public hearing. Mr. Christopher Evenson spoke to confirm his name is Christopher, and not Christian. Seeing no one else present and desiring to be heard, Mr. Rosenbaum closed the public hearing.

Property owners within a 200-foot radius were notified of this request. Three (3) responses were received in favor with none (0) in opposition.

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, Noonan, Lankford, Fleming, Rosenbaum

NAYS: None

Z-2021-26: Receive a Report and Hold a Discussion and Public Hearing on a Request from Dewayne Blair to Change Zoning from Agricultural Open Space (AO) to a Manufactured/Mobile Home (MH) District on Approximately 57.442 Acres of Land Located on the 100 Block (West Side) of Chapel Hill Road in Far West Abilene. Legal Description Being 21.656 Acres Out of the Northwest Part of the H.B. Martin Survey in Abilene, Taylor County, Texas

Mr. Nick Watts presented this request. According to information provided in the application, the applicant does not intend to establish a mobile-home park. The applicant would simply like to place a mobile home on the property for his elderly parents to reside.

Mr. Rosenbaum opened the public hearing. Mr. Blair, applicant, spoke to confirm he plans to place a mobile home on his land for his elderly parents who will move to Abilene from San Bernardino, California.

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

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

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

NAYS: None

Z-2021-27: Receive a Report and Hold a Discussion and Public Hearing on a Request From KPLB LLC, Agents Jacob & Martin LLC, to Rezone Property from Residential Medium-Density (MD) District to a Planned Development (PD) District on 5.85 Acres of Now-Vacant Land at 1826 Colony Hill Road in Southeastern Abilene. Legal Description Being 5.85 Acres Out of Southwest Quarter of Lunatic Asylum Lands Section 8 in Abilene, Taylor County, Texas

Ms. Cheryl Sawyers presented this request. Based upon the information provided in the application, the purpose of this request is to keep the existing base zoning of MD but allow for more than four units per lot.

City Council approved the rezoning of the property in December 2020. The request was to rezone from Residential Single-Family Patio Home (PH) to the subject property's previously zoned Residential Medium-Density (MD).

Mr. Rosenbaum opened the public hearing. Mr. Clayton Farrow spoke in favor saying his client accepts the recommendation from staff to switch to base zoning.

Mr. Joey Light spoke to address concern of traffic, which would occur at specific times. Seeing no one else present and desiring to be heard, Mr. Rosenbaum closed the public hearing.

Property owners within a 200-foot radius were notified of this request. One response was received in favor, with none in opposition.

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

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

NAYS: None

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:40 p.m.

APPROVED



Mr. Clint Rosenbaum, Chairman