



# Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on October 5, 2021 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas.

**Commissioners Present:**

Mr. Clint Rosenbaum, Chairman

Ms. Alex Russell, Sergeant-at-Arms

Ms. Shawnte' Fleming

Mr. Bill Noonan, Secretary

Mr. Brad Benham, Chairman Pro Tem

Mr. Mitch Barnett

**Commissioner Absent:**

Rev. Iziar Lankford

**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

Ms. Katherine Beeman, Stormwater Education Coordinator

**Others Present:**

Mr. Clayton Farrow

Mr. James Pitts

Mr. Rosten Callarman

Mr. David Todd

Ms. Jenny Henley

Ms. Cindy Frazier

Ms. Mandy Schuman

## CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:32 p.m.

## INVOCATION

Mr. Benham delivered the invocation.

## APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Mr. Noonan moved to approve the minutes from the previous meeting held on September 7, 2021. Mr. Benham seconded the motion. The motion to **approve** prevailed by the following vote:

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

**NAYS: None**

## PLATS

**PP-6621:** Holloway Farms, Abilene, Taylor County, Texas

**FP-6121:** Hunters Landing, Section 4, Abilene, Taylor County, Texas **FP-6221:** Hunters Landing, Section 5, Abilene, Taylor County, Texas

**FP-6721:** Highland Farms, Section 3, Abilene, Taylor County, Texas

**FP-3021:** Meadow Valley Estates, Taylor County, Texas

**FP-5121:** Red Stone Creek, Taylor County, Texas

**FRP-6521:** George W Jalonicks, Second Addition, Block A, Lot 101, Abilene, Taylor County, Texas

Mr. Smith presented the proposed plats for consideration. The preliminary plat for Holloway Farms had no conditions. The final plats had conditions attached to the request for approval.

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

Mr. Benham moved to approve the proposed plats as presented. Ms. Russell seconded the motion. The motion to **approve** prevailed by the following vote:

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

**NAYS: None**

## ZONING

**Z-2021-28:** Public Hearing and Possible Vote to Recommend Approval or Denial to City Council on a Request from James L. Pitts, Jr. (Represented By Jenny Henley, Attorney) to Change Zoning from Residential Single-Family (RS-6) to a Heavy Commercial (HC) District on Approximately 0.482 Acre of Land at 437, 541 and 557 North 11th Street, at or Near the Southeast Corner of Ash and North 11th Streets. Legal Description Being Lots 1, 2 and 3 in

Block 2 of L.C. Sharp's Subdivision of Lot No. 4 in Block No. 199 of Abilene's Original Townsite.

Mr. Nick Watts presented this request. The three lots incorporated into this request are located within the Carver neighborhood, which is an older, centrally-located neighborhood that has declined since the 1970's with many single-family residences, neglected, condemned, and consequently demolished leaving a large number of vacant and scattered lots.

Mr. Rosenbaum opened the public hearing. Those who spoke in favor were Ms. Jenny Henley and Mr. James Pitts.

Mr. Rosten Callarman and Ms. Victoria Tebo spoke in opposition.

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. There were eleven (11) responses received in favor with none (0) in opposition.

Mr. Benham made the motion to **approve** the request to rezone from RS-6 to HC. Mr. Barnett seconded the motion. The motion to **approve** prevailed by the following vote:

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

**NAYS: Russell**

**Z-2021-29:** Public Hearing and Possible Vote to Recommend Approval or Denial to City Council on a Request from Weatherbee Construction Inc. (Represented by Enprotec/Hibbs & Todd, Engineering Consultants) to Amend Terms and Conditions of Planned Development District Number 104 (PD 104) as They Affect Approximately 18 Acres of Now-Vacant Land Located Therein and Planned for Low to Medium Densities of Single and Two-Family Homes. Legal Description (of PD 104) Being a Certain 84.29 Acres Out of the Northeast Quarter of Blind Asylum Lands Section 62 in the City of Abilene, Taylor County, Texas and Located Generally in the 700-800 Blocks (South Side) of East South 27th Street In Southeastern Abilene.

Mr. Brad Stone presented this request. The subject property embraces 84.29 acres surrounding the southwest corner of East South 27<sup>th</sup> Street and Oldham Lane (a.k.a. FM Hwy. 1750) in southeast Abilene. Forty-eight apartment units are presently under construction (at 733 E.S. 27<sup>th</sup> Street) on approximately four acres of PD 104. The remaining 80+ acres in PD 104 remain vacant.

During 2006, the subject property was zoned Planned Development District Number 104 (PD 104). An ordinance defining the geographic limits of PD 104 as well as terms and conditions for the use and development of that land was approved by Abilene's City Council as Ordinance No. 24-2006 and later amended as Ordinance Number 57-2015.

Mr. Rosenbaum opened the public hearing. Mr. David Todd spoke in favor and clarified the verbiage in the ordinance discussed did not match the map that was passed in 2006.

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor with two (2) received in opposition. The two responses were received from two of the townhouses on the other side of Oldham Lane.

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

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

**NAYS: None**

### **Presentation on the Findings of the Mayor’s Entertainment District Task Force**

Ms. Sawyers presented a brief overview of the charge to the Mayor’s Entertainment District Task Force, as stated in Resolution No. 56-2021. Members were charged with “studying and reviewing options to create a downtown entertainment district, which includes allowing off premise consumption of alcohol within the district and addresses land development regulations that limit or prohibit private developer’s efforts to revitalize the district.

The formal presentation for City Council includes a listing of all meeting dates from May to September. The findings and recommendations were outlined, as well as a proposed Entertainment District Boundary.

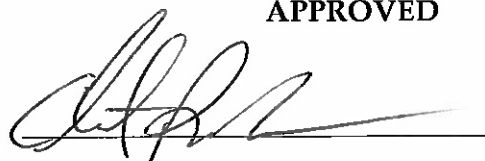
Mr. Rosenbaum opened the public hearing. Ms. Mandy Schuman, Abilene Recovery Council, spoke to encourage the Commission to consider how an entertainment district might look in five years by sharing data and statistics from various surveys.

Ms. Cindy Frazier responded as being the data coordinator for Abilene Recovery Council and expressed her desire to insure public health and safety are priorities.

### **Adjournment**

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 3:16 p.m.

**APPROVED**



Mr. Clint Rosenbaum, Chairman