



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on December 7, 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
Mr. Mitch Barnett
Ms. Shawnte' Fleming

Mr. Bill Noonan, Secretary
Mr. Brad Benham, Chairman Pro Tem
Rev. Iziar Lankford

Staff Present:

Mr. Tim Littlejohn, Interim Director of Planning and Development Services/Chief Building Official
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. Alonso Garcia	Mr. Bobby Brown
Mr. Jeff Goodin	Mr. Michael Burton
Mr. John Harris	Ms. Paula Browning
Mr. Larry Browning	Ms. Cheryl Graf
Mr. David Todd	Mr. Clayton Farrow

CALL TO ORDER

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

INVOCATION

Reverend Lankford delivered the invocation. Mr. Benham requested silent time to acknowledge National Pearl Harbor Remembrance Day.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

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 minutes from the previous meeting, which was held on November 2, 2021. The motion to **approve** prevailed by the following vote:

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

NAYS: None

PLATS

FP-7621: Palmetto at Griffith Lake, A Subdivision of 2.78 acres Out of the Southeast 1/4 of Section 33, Blind Asylum Lands, City of Abilene, Taylor County, Texas

Mr. Smith presented the final plat for consideration. There are no conditions related to this request; therefore, staff recommends approval.

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

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

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

NAYS: None

ZONING

CUP-2021-02: Public Hearing and Possible Vote to Recommend Approval or Denial to City Council on a Request from Thomas Paul Anthony (Represented BY Enprotec/Hibbs & Todd, Engineering Consultants) for Approval of a Conditional Use Permit Allowing A Vacation Travel Trailer/Recreational Vehicle Park on 60.01 Acres Bordering the 2600-2700 Blocks (West Side) of West Lake Road in North Central Abilene. Legal Description Being 60.01 Acres Out of Block Nos. 7, 8 20 AND 21 (As Well As Intervening AND Adjacent Abandoned

Segments of Plum and Lowden Streets) in the North Park Addition to Abilene, Taylor County, Texas

Mr. Smith presented this request. According to information provided within the application, the owner wishes to establish a Vacation Travel Trailer/Recreational Vehicle Park on this subject property.

Mr. Rosenbaum opened the public hearing. Mr. David Todd spoke in favor of this request. He stated the RV Park is a good use of this property. 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) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2021-37: Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From Abilene Forrest Hill LLC (Represented By Jacob & Martin, Civil Engineering) To Change Zoning On Approximately 10.6 Acres Of Now-Vacant Land From Residential Single-Family (RS-6) To A Residential Medium-Density (MD) District, And To Change Zoning On Approximately 22 Acres Of Now-Vacant Land From Residential Single-Family (RS-8) To A Residential Single-Family (RS-6) District, All Approximately 32.6 Acres Of Which Are Located Approximately 1000 Feet East From The 6900 Block Of Old Forrest Hill Road And 1200-2200 Feet West From The 7100 Block Of Hardwick Road In South Abilene. Legal Description Being Approximately 32.6 Acres Out Of The T.C. Garner Survey In The City Of Abilene, Taylor County, Texas

Mr. Watts presented this request. The applicants are requesting to continue the development of vacant tracts of land that were rezoned to residential zoning districts in the past.

Mr. Rosenbaum opened the public hearing. Mr. Clayton Farrow spoke in favor of this request stating it is the second phase of the subdivision. 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. Twenty-one (21) responses were received in favor, with none (0) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2021-38: Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From Exceptional Holdings LP (Represented By Michael Burton) To Amend Terms And Conditions Of Planned Development District Number 122 (A.K.A. Pd 122) Specifically To Remove The Requirement For A Solid Evergreen Hedge Along The North And East Boundaries Of A Tract Occupied By An Existing Restaurant Building At 3001 South Danville Drive. Legal Description Being A Certain Lot 102 In Block A Of A Subdivision Known As FD Abilene In The City Of Abilene, Taylor County, Texas

Mr. Watts presented this request. The applicant is requesting to amend/remove one section of the PD language that affects Tract 1. According to information provided within the application, the “primary reason for this request is the safety of the staff” whom are employed at Miguel’s Restaurant, located on Tract 1.

Mr. Rosenbaum opened the public hearing. Mr. Larry Browning spoke in opposition, stating the area without hedges can be used as a shortcut by employees and customers. Mrs. Browning also confirmed her opposition.

Mr. Michael Burton explained that the freeze in February killed the bushes. After trying to save the bushes, they were pulled by the roots. He shared his opinion, along with that of several customers, the area is an improved look without the bushes.

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 two (2) received in opposition.

PLANNING STAFF RECOMMENDATION: Denial

Discussion among the Commission included the request for more options, and the need for landscaping and possibility for a fence.

Mr. Noonan made the motion to **table** this request until the meeting in January. Mr. Benham seconded the motion. The motion to table prevailed by the following vote:

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

NAYS: None

Z-2021-39: Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From Bobby Brown To Change Zoning From Residential Single-Family (RS-6) To A Neighborhood Retail (NR) District On Approximately 0.308 Acre Of Land At 2549 And 2601 Ross Street In South Central Abilene. Legal Description Being The West 78 Feet Of The North 172 Feet Of Lot 4 In Block 1 Of The Over Place Addition To The City Of Abilene, Taylor County, Texas

Mr. Stone presented this request. The owner of this subject property (at 2549-2601 Ross Avenue) seeks its rezoning to a Neighborhood Retail District. The applicant has offered no specific indication of how this property is planned to be used.

Mr. Rosenbaum opened the public hearing. Mr. Bobby Brown is the owner of the properties. He stood at the lectern to answer any questions that the Commission might have. 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 (0) responses received in favor, with one (1) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

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

NAYS: None

TC-2021-07: Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From Severo Garcia (Represented By Geotex Property Solutions LLC) To Abandon Certain Segments Of Unimproved Right-Of-Way Dedicated For Benbrook Street Extending As Much As 500 Feet West From Baker Street In Western Abilene, Leaving At Least A 30-Foot Width Of Right-Of-Way Therein To Function As An Alleyway

Mr. Stone presented this request. He said the focus of the request is on the northern dead end of Benbrook Street, extending west from Baker Street. The request is directed by the owner of the property to the north, who plans to subdivide his acreage. No utilities (underground or

overhead) are now located within the unimproved right-of-way proposed to be abandoned, or within the leftover right-of-way which would remain west of Baker Street.

Mr. Rosenbaum opened the public hearing. Mr. Alonso Garcia spoke to represent his father. He shared the reason they want to close the alley is so they can build their dream homes. 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 none (0) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:45 p.m.

APPROVED


Mr. Clint Rosenbaum, Chairman