



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on January 4, 2022 at 1:30 p.m. at the Abilene Public Library, South Branch, Mall of Abilene, 4310 Buffalo Gap Road, Abilene, Texas.

Commissioners Present:

Mr. Clint Rosenbaum, Chairman	Mr. Bill Noonan, Secretary
Mr. Brad Benham, Chairman Pro Tem	Mr. Mitch Barnett
Ms. Shawnte' Fleming	

Commissioners Absent:

Ms. Alex Russell, Sergeant-at-Arms	Rev. Iziar Lankford
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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
Ms. Melissa Farr, Executive Assistant

Others Present:

Ms. Donna Williamson	Mr. Heath Polasek
Ms. Emma Davis	Mr. Randy Glenn
Mr. Larry Browning	Ms. Paula Browning
Mr. Tal Fillingim	Mr. Doug Williamson
Mr. Don Whitehead	Mr. Randy Glenn

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. Rosenbaum delivered the invocation.

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

AYES: Barnett, Noonan, Fleming, Rosenbaum

NAYS: None

PLATS

PP-9021: "Cimarron Meadows, Section 2"

Mr. Smith presented the preliminary plat for consideration. The plat is consistent with subdivision standards; therefore, staff recommends approval.

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

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

AYES: Barnett, Noonan, Fleming, Rosenbaum

NAYS: None

ZONING

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 modify the requirement for screening along or near the north and east boundaries of a tract occupied by an existing restaurant building at 3001 South Danville Drive. Legal description being Lots 1 and 102 in Block A of a subdivision known as FD Abilene in the City of Abilene, Taylor County, Texas (*Jared Smith*)

This item was tabled at the previous meeting. Mr. Noonan made the motion to remove the item from the table. Mr. Barnett seconded the motion.

Mr. Smith presented this request. The requested language for the PD-122 amendment recommends screening of a continuous hedge, fence, wall, berm, or combination of these, with a minimum height of 36 inches.

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. Two (2) responses were received in favor, with three (3) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

Ms. Fleming made the motion to approve this request with the amendment. Mr. Barnett seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Noonan, Fleming, Rosenbaum

NAYS: None

Z-2022-01: Public hearing and possible vote to recommend approval or denial to City Council on a request from Lien Jung and Yi-Chien (represented by Jacob & Martin LLC) to change zoning from Agricultural Open Space (AO) to a Planned Development (PD) District allowing landscape contractor services, in addition to uses commensurate with General Retail zoning, on approximately 12.94 acres of now-vacant land at the southwest corner of Antilley Road and Fairway Oaks Boulevard in south Abilene. Legal description being a certain 12.94 acres (approximately) out of the C.A. Donovan Survey in Abilene, Taylor County, Texas (**Jared Smith**)

Mr. Smith presented this request. This property was annexed to the City limits of Abilene during 1980. This property has remained vacant since being annexed into the City of Abilene.

Mr. Rosenbaum opened the public hearing. Ms. Donna Williamson expressed her concerns related to operation hours and lighting, and requested the item be tabled for more information.

Mr. Tal Fillingim spoke in favor of the request, explaining this will be a high-end development that will have a positive impact on the area.

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor, with two (2) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

AYES: Barnett, Benham, Noonan, Fleming, Rosenbaum

NAYS: None

Z-2022-02: Public hearing and possible vote to recommend approval or denial to City Council on a request from Houston Polasek (represented by Heath Polasek) to change zoning from Agricultural Open Space (AO) to a Residential Single-Family Patio Home (PH) District, on 46.25 acres of existing agricultural land at the southwest corner of Maple and East South 27th Streets in southeast Abilene. Legal description being a certain 46.25 acres (approximately) out of the east half of Blind Asylum Lands Section 63 in Abilene, Taylor County, Texas (Brad Stone)

Mr. Stone presented this request. The subject property of 46¼ acres is composed primarily of agricultural land, in the center of which is an approximately 4700-square-foot residence and an equally as large barn. The subject property has significant frontage on both Maple and South 27th Streets. Each of these thoroughfares is categorized as a major arterial street, according to Abilene's Thoroughfare Plan.

Mr. Rosenbaum opened the public hearing. Mr. Heath Polasek spoke in favor of this request, saying he purchased this property in 1975 and is ready to develop patio homes on the land. He asked to remove the carving out of 250' X 250' for commercial development.

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

PLANNING STAFF RECOMMENDATION: Approval, except northeast corner (at least 250' X 250') reserved for future commercial zoning.

Mr. Rosenbaum recused himself from this vote, citing a possible conflict of interest. Mr. Barnett moved to approve without the commercial 250' x 250' portion from the northeast corner of this subject property. Ms. Fleming seconded the motion.

The motion to **approve** prevailed by the following vote:

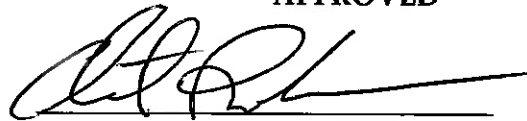
AYES: Barnett, Benham, Noonan, Fleming

NAYS: None

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:29 p.m.

APPROVED

A handwritten signature in black ink, appearing to be 'C. Rosenbaum', written over a horizontal line.

Mr. Clint Rosenbaum, Chairman

