



# Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on February 1, 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              Ms. Shawnte' Fleming

**Commissioners Absent:**

Ms. Alex Russell, Sergeant-at-Arms              Rev. Iziar Lankford  
Mr. Mitch Barnett

**Staff Present:**

Mr. Tim Littlejohn, Interim Director of Planning and Development Services/Chief Building Official  
Ms. Kelley Messer, First Assistant City Attorney  
Mr. Jared Smith, Planning Services Manager  
Mr. Adam Holland, Planner I  
Ms. Melissa Farr, Executive Assistant

**Others Present:**      Ms. Chelsey Armour                      Mr. Clayton Farrow

## 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. Benham 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 January 4, 2022. Mr. Benham seconded the motion. The motion to **approve** prevailed by the following vote:

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

**NAYS: None**

## PLATS

**FP-0222:** Taylor Ridge Estates

**FP-0722:** Colony Hill Addition, Section 1

**FP-0822:** Lots 1 and 2, Block A, Zegada Torres Subdivision

Mr. Jared Smith presented the proposed plats to the Commission. He reminded that all public improvements associated with the subdivision plats must be in place prior to the final recording of those plats.

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

**PLANNING STAFF RECOMMENDATION:** Approval with conditions.

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

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

**NAYS: None**

## ZONING

**Z-2022-03:** Receive a Report, Hold a Discussion, Public Hearing, and Possible Vote to Recommend Approval or Denial to City Council a Request from the Collective Owners of Properties Within the Subdivision Known as Airmen's Landing (Represented by Jacob & Martin LLC) to Change the Zoning from Planned Development District (PDD 160) to a

Residential Medium Density (MD) District, on Approximately 18.2 Acres Out of Samuel Ricker Survey 45 in the City of Abilene, Taylor County, Texas and Including but Not Limited to All of the Subdivision Formally Known as Airmen's Landing.

Mr. Jared Smith presented this request. This Planned Development was created to promote the construction of townhomes with as few as two contiguous dwellings as opposed to the ordinarily required three or more attached dwellings in traditional Town Home Residential (TH) zoning districts.

These two-family residential dwellings were each built on individual lots effectively creating duplexes. Previous Planning Department Administration believed it would be too challenging to require the developers to re-plat these large lots in such a manner that would divide the existing residences in half. The greatest concern at the time was the potential for error or discrepancies in property ownership and potential partial ownership of portions of neighboring residences. At this time a total of 27 residential building permits have been issued for the construction of what amount to duplexes within the subdivision of Airmen's Landing.

Mr. Rosenbaum opened the public hearing. Mr. Clayton Farrow with Jacob Martin spoke in favor, clarifying this is the most appropriate method of "cleaning up" the original zoning. Standard duplexes are currently in this subdivision, and the applicant intends to build a triplex, which is currently not allowed in a Residential Townhome District with the way it is written.

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

**PLANNING STAFF RECOMMENDATION:** Approval

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

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

**NAYS: None**

**Adjournment**

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 1:41 p.m.

**APPROVED**  


Mr. Clint Rosenbaum, Chairman