



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on March 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

Ms. Alex Russell, Sergeant-at-Arms

Ms. Shawnte' Fleming

Mr. Bill Noonan, Secretary

Rev. Iziar Lankford

Mr. Mitch Barnett

Commissioners Absent:

Mr. Brad Benham, Chairman Pro Tem

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. Leah Doty

Mr. Jon Grant

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.

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. Reverend Lankford moved to approve the minutes from the previous meeting, which was held on February 1, 2022. Mr. Noonan seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

PLATS

FP-1122 FINAL (Faculty Row Addition)

Mr. Jared Smith presented the plat for consideration. The location is immediately west of Mountain Road and east of Wylie Elementary. It has been reviewed by the Development Review Committee (DRC). The following conditions are recommended:

- City staff must be furnished with a title opinion or title commitment letter issued by a title insurance company confirming ownership of the properties.
- All public improvements must be completed in accordance with approved plans 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.

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 **with conditions**. Mr. Barnett seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

ZONING

Z-2022-04: Receive a Report and Hold a Discussion and Public Hearing on a request from Roberto Valez to change zoning from General Commercial (GC) to a Neighborhood Retail (NR) District on approximately .32 acres of now-vacant land located within the 3200 block of

South 2nd Street (north side) approximately 200 feet east from the intersection of S. Willis St. and S. 2nd Street. Legal description being all of Lots 13 and 14 in Block 18 of Scott Highway Place, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The subject properties were annexed in 1927 and have been zoned as a General Commercial (GC) District since at least 1974. These properties have remained vacant since being annexed. The owners of the subject properties would now like to rezone to Neighborhood Retail (NR) zoning to allow the construction of duplexes within the boundaries of this subdivision.

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. There were three (3) responses received in favor with none (0) received 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: Barnett, Russell, Noonan, Lankford, Fleming, Rosenbaum

NAYS: None

Z-2022-05: Receive a Report and Hold a Discussion and Public Hearing on a request from JGN Properties LLC to change zoning from Heavy Industrial (HI) to a Heavy Commercial (HC) District within the 2600-2700 blocks of South Treadaway Boulevard (east side) and the 2700 block of Palm Street (west side) located at 2641 thru 2765 S. Treadaway Blvd and 2718 Palm Street. Legal description being approximately 1.59 acres out of Blocks 16 and 17 in the Bowyer Addition, Abilene, Taylor County, Texas.

Mr. Jared Smith presented this request. The subject properties were annexed into the City limits of Abilene in 1951. In 1961 an ordinance was approved authorizing the abandonment of a segment of right-of-way that was previously dedicated toward S 27th St; which divided Blocks 16 & 17 of the Bowyer Addition, this ordinance dedicated a 20-foot-wide utility easement along the northern boundary of what was previously the right-of-way for S 27th Street, in 2021 this easement was formally released by the City of Abilene. Each of these subject properties has been zoned Heavy Industrial (HI) since at least 1974. The owner of the property now wishes to rezone to Heavy Commercial (HC) in order to make the properties marketable to a wider range of commercial uses.

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. There were no (0) responses received in favor with none (0) received 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, Russell, Noonan, Lankford, Fleming, Rosenbaum

NAYS: None

Z-2022-06: Receive a Report and Hold a Discussion and Public Hearing on a request from FL20 Inc. (represented by Andrea and Aaron Robison) to change zoning from Agricultural Open Space (AO) to a General Commercial (GC) District at 5308 Hwy 277 South, located within the 5200-5300 blocks of Hwy 277 South (west side); approximately 900-feet northeast from the intersection of Health Center Drive and Hwy 277 South. Legal description being approximately 3.21 acres in Tract 8 of the Joseph Beck Survey Number 42, Abilene, Taylor County, Texas.

Mr. Jared Smith presented this request. The subject property has remained vacant since being annexed into the City limits of Abilene in 1959. The property has been located within an Agricultural Open (AO) zoning district since at least 1974. The owner of the property has a prospective purchaser who would now like to utilize this property for a private recording studio. According to information provided with the application for a zone change, this private recording studio will be utilized for recording music, live band practice, and podcasts. These uses are categorized as being a "Broadcast Studio" in Abilene's Land Development Code. Broadcast Studios are not permitted within the property's current Agricultural Open (AO) Zoning Classification but would be allowed within General Commercial (GC) zoning.

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 none (0) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

AYES: Russell, Noonan, Lankford, Fleming, Rosenbaum

NAYS: None

RECUSAL: Barnett

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 1:51 p.m.

APPROVED



Mr. Clint Rosenbaum, Chairman