



# Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on May 3, 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. Mitch Barnett

Mr. Brad Benham, Chairman Pro Tem  
Ms. Shawnte' Fleming  
Rev. Iziar Lankford

**Commissioners Absent:**

Ms. Alex Russell, Sergeant-at-Arms

**Staff Present:**

Mr. Michael Rice, Assistant City Manager  
Mr. Tim Littlejohn, Director of Planning and Development Services  
Ms. Kelley Messer, First Assistant City Attorney  
Mr. Adam Holland, Planner I  
Ms. Clarissa Ivey, Planner I  
Ms. Melissa Farr, Executive Assistant

**Others Present:**

Mr. Henry Beiro  
Ms. Lisa Dews  
Mr. Ronald D. Sipe  
Mr. Jon Ponder  
Ms. Cindy Ramsey

Mr. Dominic Zarate  
Ms. Jecilly Varghese  
Mr. Kelsey Williams  
Mr. Andy Hart  
Mr. Brady McQueen

Mr. Clint Cheek	Mr. BJ Prichard
Mr. C.M. Skaggs	Mr. Lucas Gibbs
Mr. Lowell Johnston	Ms. Connie Howard
Mr. and Mrs. Ed Farnsworth	Prab Shringeri
Mr. Roger Yurczyk	

### **CALL TO ORDER**

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:32 p.m. Chairman Rosenbaum announced the last item on the agenda, CUP- 2022-04, had been pulled before the meeting as a result of staffing issues with the applicant.

### **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 April 5, 2022. Mr. Benham seconded the motion. The motion to **approve** prevailed by the following vote:

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

**NAYS: None**

### **PLATS**

**FP-3022:** Receive a Report and Hold a Discussion and Public Hearing on Lot 1, Block A, Western International Plaza Addition

**FP-3222:** Receive a Report and Hold a Discussion and Public Hearing on Oldham Oaks Addition, Section 2

Mr. Adam Holland presented the proposed plats to the Commission. Planning Staff recommends approval of both plats, each with conditions.

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 made the motion to **approve** the plats **with the specified conditions** for each plat. Mr. Barnett seconded the motion. The motion to approve with conditions prevailed by the following vote:

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

**NAYS: None**

## ZONING

**Z-2022-09:** Receive a Report and Hold a Discussion and Public Hearing on A Request From Gregory And Marcia Straughn Within The Subdivision Known As The Hillview Addition To Change Zoning Of Approximately 3.906 Acres From Agricultural Open (AO) To Residential Single-Family District-12 (RS-12) On Lot 12 And The East 50 Feet Of Lot 11, Block 11, Hillview Addition, City Of Abilene, Taylor County, Texas.

Mr. Holland presented this request. The subject property was annexed around 1980 and Agricultural Open Space (AO) zoning was applied to the property. The applicant would now like to zone this property to Residential Single-Family District-12 (minimum 12,000 square-foot lots) (RS12) zoning in order to maximize the buildable area using 12,000 square-foot lots.

Mr. Rosenbaum opened the public hearing. Mr. Lowell Johnson spoke to express his concerns. Mr. Kelsey Williams also spoke to confirm the owner wants to combine into one property and add improvements to the existing residence. 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 responses received in favor, nor in opposition.

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS:** None

**Z-2022-10:** Receive a Report and Hold a Discussion and Public Hearing on A Request From The Collective Owners Of Property Within The Subdivision Known As The Green Acres Addition To Change The Zoning Of .909 Acres From General Retail (GR) To A Planned Development District (PD-176) On Lot 112, Block 22, 2100 Block Of N Willis St., Abilene, Taylor County, Texas.

Mr. Holland presented this request. This property was annexed in 1956 and has remained mostly vacant with the exception of some pavement on the property. This lot has been zoned GR (or SC) since the City adopted zoning in 1974.

Mr. Rosenbaum opened the public hearing. Mr. BJ Prichard made himself available to answer any questions. 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 responses received in favor, nor in opposition.

**PLANNING STAFF RECOMMENDATION:** Approval

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

**AYES: Barnett, Benham, Noonan, Fleming, Lankford, Rosenbaum**  
**NAYS: None**

**Z-2022-11:** Receive a Report and Hold a Discussion and Public Hearing on A Request From Patrick Cowen To Change Zoning From Light Industrial (LI) To Heavy Commercial (HC) On Approximately 3 Acres At The 4200 Block Of Burl Harris Dr. Legal Description Being Lot 508, Block B, Industrial Trade Center, Abilene In Taylor County, Texas.

Mr. Holland presented this request. The plat of Industrial Trade Center Lot 508 Block B was recently approved and recorded on March 25, 2022. The subject property is vacant. The rezone request is to clean up this particular lot where the lot line was moved during the plat process thus creating two zoning districts on one lot.

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 six responses received in favor, with none in opposition.

**PLANNING STAFF RECOMMENDATION:** Approval

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

**AYES: Barnett, Benham, Noonan, Fleming, Lankford, Rosenbaum**  
**NAYS: None**

**CUP-2022-02:** Receive a Report and Hold a Discussion and Public Hearing on A Request From The Collective Owners Of Property Within The Subdivision Known As Original Town Of Abilene To Allow The Use Of Automobile Repair And Maintenance Services-Minor Within The Central Business (CB) District, On Lot 8, Block 130, 633 Oak Street, Abilene, Taylor County, Texas.

Mr. Holland presented this request. According to information provided within the application, the owner intends to establish a motorcycle repair shop within the subject property.

Mr. Rosenbaum opened the public bearing. Mr. Clint Cheek made himself available to answer questions. 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 responses received in favor, nor in opposition.

**PLANNING STAFF RECOMMENDATION:** Staff recommends approval with the condition that no outdoor storage of parts or non-functioning vehicles be permitted.

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Mr. Benham made the motion to **approve** this request *with the condition that no outdoor storage of parts or non-functioning vehicles be permitted for more than ten (10) days, and it must be shielded with opaque fencing*. Mr. Noonan seconded the motion. The motion to **approve** prevailed by the following vote:

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

**NAYS: None**

**CUP-2022-05:** Receive a Report and Hold a Discussion and Public Hearing on A Request From The Collective Owners Of Property Within The Subdivision Known As Original Town Of Abilene To Allow The Use Of Wholesaling & Storage-Indoor Within The Central Business (CB) District, On Lots 17-18, Block 4, 149 Oak Street, Abilene, Taylor County, Texas.

Mr. Holland presented this request. According to information provided within the application, the owner intends to establish a residential design/building firm within the subject property and would like to use a new addition to the building as storage.

Mr. Rosenbaum opened the public hearing. Mr. Brady McQueen spoke to answer questions and clarify the use of the space. 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 responses received in favor, nor in opposition.

**PLANNING STAFF RECOMMENDATION:** Approval

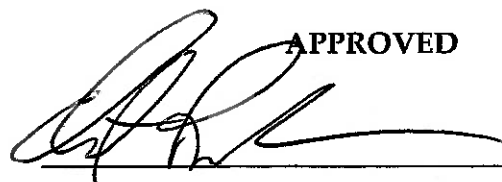
Mr. Barnett made the motion to approve this request. Ms. Fleming seconded the motion. The motion to **approve** prevailed by the following vote:

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

**NAYS: None**

### Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:15 p.m.

 APPROVED

Mr. Clint Rosenbaum, Chairman