



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on June 7, 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
Ms. Shawnte' Fleming
Rev. Iziar Lankford

Mr. Brad Benham, Chairman Pro Tem
Ms. Alex Russell, Sergeant-at-Arms
Mr. Mitch Barnett

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. Scott Chandler, City Engineer
Mr. Adam Holland, Planner I
Ms. Clarissa Ivey, Planner I
Ms. Melissa Farr, Executive Assistant

Others Present:

Ms. Carol Bringhurst	Terrye Johnson	Mr. Jon Ponder
Ms. Cindy Ramsey	Mr. Ron Poston	Ms. Lorraine Poston
Ms. Marjorie Abendschan	Ms. Debbie Riggs	Mr. Cory Aguilar
Mr. Bruce A. Love	Ms. Ellen D. Love	Mr. Delbert Jones
Mr. Tony Bauman	Ms. Robin Bauman	Ms. Shanna Vida
Ms. Laynie Cogburn	Mr. Ryan Holmes	Mr. Don Summers
Ms. Sharon Summers	Mr. Carl Castleberry	Ms. Juanell Castleberry
Ms. Katherine Buckner	Ms. Lori Beale	Ms. Judy Lanman
Ms. Kristina McDonough	Mr. Wallace Hauschild	Mr. Randy Turner
Mr. Trevor Rupe	Ms. Abby Speed	Mr. Randal Crosswhite
Ms. Linda Griggs	Ms. Lisa Dews	Mr. BJ Prichard
Mr. Harold Moniz	Ms. Lesa Crosswhite	Mr. David Bustos
Ms. Nadene Smith	Ms. Jesslyn Davis	Ms. Allison Cowling
Mr. Bob House	Ms. Barbara House	Mr. Ed Farnsworth
Ms. Christy Farnsworth	Mr. Charles Davis	Mr. Bill Robbins
Ms. Cynthia Webb	Mr. Rod Robertson	Mr. Andrew Dews

Mr. Henry Beiro
Ms. Kirsty Teel
Mr. James Parker
Ms. Karene Neill
Ms. Betty Hines
Mr. Jack Cowen
Mr. Gary Christeson

Ms. Brenda Huffly
Ms. Marta A. Gomez
Ms. Connie MacSkaggs
Ms. Jecilly Varghese
Mr. Mark Spurlock
Mr. Jay C. Alexander

Mr. Jennings Teel
Ms. Carole Parker
Mr. Donmark Nickson
Ms. Frances Roach
Ms. Yurika Boulware
Ms. Sydney M. Alexander

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:35 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 May 3, 2022. Mr. Benham seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

PLATS

Mr. Adam Holland presented the proposed plats.

PP-2226: "Forrest Meadows Section 2"

PLANNING STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

- Change the name of "Glen Abbey Street" to "Glen Abbey."
- Change the name of "Laxmi Drive" to "Tin Cup."

FP-4022: "Lot 201, Block 2, Johnston's Subdivision"

PLANNING STAFF RECOMMENDATION: Approval with conditions:

- 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.
- The 20' "Utility Easement" be dedicated as a public alley which connects the existing alley to Elm Street.

PP-4722: "Iberis Estates"

PLANNING STAFF RECOMMENDATION: Approval

Mr. Rosenbaum opened the public hearing. Discussion took place to clarify the abandonment of the alley in regards to FP-4022. Mr. Ron Poston spoke in opposition to the approval of this plat, stating the current activity taking place in the alley.

Ms. Lorraine Poston also spoke to provide the current activity in the alley. Seeing no one else present and desiring to be heard, the public hearing was closed.

Mr. Adam Holland was asked to clarify the alley abandonment process. The owner owns both sides of the alley, so they can claim the alley.

Ms. Russell made the motion to approve PP-2226 and PP-4722 with conditions. Mr. Benham seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

Mr. Rosenbaum reopened the public hearing. Mr. Bustos asked for clarification. Ms. Poston assisted Mr. Bustos. Mr. Rosenbaum closed the public hearing.

Chairman Rosenbaum made the motion to approve FP-4022 with the indicated conditions and the inclusion that the easement will be a minimum of 30'. Mr. Benham seconded the motion. The motion **failed** by the following vote:

AYES: Barnett, Benham, Rosenbaum

NAYS: Russell, Noonan, Fleming, Lankford

ZONING

Z-2022-12: Receive a Report, Hold a Discussion and Public Hearing, And Take Action on A Request From Griffith Lake Estates Represented By Jacob & Martin, LLC To Change Zoning Of Approximately 27.2 Acres From Agricultural Open (AO) And Residential Multi-Family (MF) To Residential Multi-Family (MF) And General Commercial (GC) Legal Description Being 27.2 Acres Out Of The Northeast Quarter Of Survey 33 Blind Asylum Lands, City Of Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request to rezone vacant land south of Scottish Road between Griffith Road and East Stamford Street. The proposal is to add additional Multi-Family west and south of the existing multi-family zoning and change the eastern portion of the property to retail space.

Mr. Rosenbaum opened the public hearing. Mr. Tal Fillingim was available to answer questions.

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

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

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

NAYS: None

RECUSED: Barnett

Z-2022-13: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From PB 6950, LLC Represented By Jacob & Martin, LLC To Change The Zoning Of Approximately 36.5 Acres From Residential Multi-Family (MF), Office (O), And Agricultural Open (AO) To General Retail (GR), Residential Multi-Family (MF) And General Commercial (GC) Legal Description Being Lot 9, Block D, Denali Addition, And 23.4 Acres Out Of The Southeast Quarter Of Survey 12 Lunatic Asylum Lands, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The property is located at 7450 Hwy. 83-84, being 41.3417 acres of now-vacant land on the south side of McKinley Dr. and a tract of land either side of Horse Head Crossing between Memorial Drive and State Highway 83-84. An extension of Horsehead Crossing will bisect the subject property.

Mr. Rosenbaum opened the public hearing. Mr. Clayton Farrow was 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.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

ABSENT: Benham

CUP-2022-04: Receive a Report, Hold a Discussion and Take Action on A Request From Windmill Circle Apartments LLC (Represented By Enprotec/Hibbs & Todd, Engineering Consultants) For Approval Of A Conditional Use Permit Allowing Multi-Family Residential Buildings On Approximately 15 Acres Of Now-Vacant Land In A General Retail (GR) District At 28 Thru 36 Windmill Circle And At 5601 Memorial Drive In South Abilene. Legal Description Being Lots 304, 305, 107, 108 And 109 In Block B Of Windmill Acres, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. According to information provided within the application, the owner intends to establish an apartment complex within the subject properties. This is currently vacant land with businesses located to the east. An ordinance was approved in 2017 allowing MF zoning. The recommended concept plan uses Memorial Drive as an emergency exit, as Windmill Circle would be the main entrance/exit.

Mr. Rosenbaum opened the public hearing. Ms. Brenda Huffty spoke on behalf of Weidner Apartment Homes. She stated there is a demand for housing in the Abilene area, and the development will be "higher-end housing" with estimated rentals at \$1,100 to \$1,300.

Mr. Harold Moniz confirmed there will be approximately 260 units within the development.

Those who spoke in opposition were:

Ms. Nadene Smith
Ms. Cindy Ramsey
Mr. Jimmy B.
Mr. Glen Shed
Mr. Tony Bauman

Ms. Marjorie Abendschan
Ms. Allison Cowling
Mr. Henry Beiro
Mr. Jack Cowen
Ms. Lisa Dews

Ms. Lisa Crosswhite
Ms. Lori Beale
Ms. Susan Bradshaw

Ms. Abby Speed
Mr. Callahan
Ms. Christy Farnsworth

Property owners within a 200-foot radius were notified of this request. There were no responses received in favor, with five (5) received in opposition.

38 responses were received in opposition for property owners *outside of the 200' radius*, with three (3) received in favor.

STAFF RECOMMENDATION: Approval with conditions:

- The proposed Multiple- Family dwellings that are adjacent to Memorial Drive and the dwellings that are adjacent to the north property line shall have a height restriction of two (2) stories. A “Type A” buffer installed along the northern property line. Furthermore, the only allowed public entrance shall be on Windmill Circle. The entrance on Memorial Drive shall only be used for emergency access purposes.

Ms. Fleming made the motion to approve this request with the following conditions:

- The proposed Multiple-Family dwellings that are adjacent to Memorial Drive and the dwellings that are adjacent to the northern property line shall have a height restriction of two (2) stories. A Type A buffer will be installed along the northern property line.
- Additionally, the inclusion of a seven feet (7') high masonry fence to serve as a barrier on the Memorial Drive side of the property.

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

AYES: Barnett, Benham, Russell, Fleming, Rosenbaum

NAYS: Noonan, Lankford

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 3:53 p.m.

APPROVED



Mr. Clint Rosenbaum, Chairman