



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on July 5, 2022 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas

Commissioners Present:

Mr. Clint Rosenbaum, Chairman
Ms. Shawnte' Fleming
Rev. Iziar Lankford

Mr. Bill Noonan, Secretary
Mr. Mitch Barnett

Commissioners Absent:

Mr. Brad Benham, Chairman Pro Tem

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:

Ms. Delores Moore	Dr. Torres
Mr. Glenn Gottschall	Ms. Karen Gottschall
Mr. Ron Rainwater	Ms. Sandi Rainwater
Mr. Jerry Hance	Ms. LaDonna Hance
Mr. Robert Martinez	Mr. Scott McLean
Mr. Matthew Muzechenko	Mr. Rodney Goodman
Ms. Laura Goodman	Mr. Derek Peterson
Ms. Julie Ferguson	

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:30 p.m.

ZONING

Z-2022-14: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Weatherbee Construction Represented By Jacob & Martin To Amend The Terms And Conditions Of Planned Development District Number 104 Specifically To Add 50 Feet Of Residential Zoning As A Use To All Tracts. Located On 14.34 Acres In The Northeast Quarter Of Survey 62 Blind Asylum Lands City Of Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. This request is to amend the existing PD 104 to add approximately 14.34 acres (currently a farming operation) into the PD and modify all the land in the PD by adding the potential of 50 feet wide single-family units to the development mix. The adding of the 50 feet wide lots will be throughout the development. The new 14.34 acres will have a base zoning of RS-6 Residential Single-Family. Both East S 27th Street and Oldham Lane are within Community Enhancement Corridors.

Mr. Rosenbaum opened the public hearing. Mr. Clayton Farrow clarified that the project has been master planned. He shared the increased desire to see smaller lots around Abilene, as in what some know as RS-5 zoning. The intent was to add that zoning district to the master plan. Seeing no one else present and desiring to be heard, the public hearing was closed.

After discussion was had by the Commission about patio homes and discomfort in modifying RS-6 zoned property, Mr. Rosenbaum reopened the public hearing. Mr. Farrow informed that some developers are not interested in doing a zero-lot line development. Mr. Rosenbaum closed the public hearing.

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

AYES: Barnett, Noonan, Lankford, Rosenbaum

NAYS: Fleming

Z-2022-15: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Cimarron Meadows Development Corp. Represented By Jacob & Martin To Amend The Terms And Conditions Of Planned Development District Number 170 Specifically To Add Approximately 23 Acres Of Existing Residential Medium Density (Md) And Approximately 15 Acres Of Agricultural Open Space (Ao) Zoning And Amending Them To Allow For 5,000 Square Foot Lots With 5 Foot Side Setbacks And 50 X 100 Foot Lot Dimensions. Located On The South Half Of Tract 10, Lakeland Farm, Abilene, Texas

Mr. Adam Holland presented this request. The applicant proposes the addition of 50-foot wide residential lots as a permitted use to the existing PD. All tracts are going to be RS-6 zoning, but with a 50-foot lot width.

This request is to amend the existing PD 170 to add approximately 23 acres of existing Residential Medium Density (MD) and approximately 15 acres of Agricultural Open Space (AO) zoning as shown in attached graphic. This planned development zoning district as proposed is a copy of the standard RS-6 zoning district with a few modifications detailed here: 50'x100' minimum lot dimensions, 5000 sq. ft. lot area, 5' side setbacks with the same allowable land uses as RS-6 zoning district.

Mr. Rosenbaum opened the public hearing. Mr. Clayton Farrow reminded that Lakeside Drive is a future collector, so the developer will be responsible for upgrading and meeting City standards along his frontage. Details on the design are not set, as the developer is still focused on land use.

Those who expressed concerns and spoke in opposition were:

Ms. Delores Moore, Mr. Rodney Goodman, Mr. Scott Mc Lean, Mr. Jerry Hance, Ms. Karen Gottschall, Ms. Kaye Schwertner, Mr. Ron Rainwater, Dr. Torres, Ms. LaDonna Hance

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

Mr. Rosenbaum reopened the public hearing. Mr. Farrow addressed a question, saying there are approximately 35 units on the east side, which would decrease by half. This would make it around 15 units. Mr. Rosenbaum closed the public hearing.

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

STAFF RECOMMENDATION: Approval

Mr. Noonan made the motion to approve this request. Mr. Barnett seconded the motion. The motion was **denied** by the following vote:

AYES: Barnett, Noonan, Rosenbaum

NAYS: Lankford, Fleming

Z-2022-16: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Arete Interests, LLC Represented By Jacob & Martin To Amend The Terms And Conditions Of Planned Development District Number 159a Specifically To Amend The Concept Plan To Allow For More Residential Uses. Legal Description Being Lots 101-109, Block A, Parramore's Subdivision, Abilene In Taylor County, Texas.

Ms. Clarissa Ivey presented this request. This request is to amend the existing PD 159A make the entire limits of the property available for patio homes and semi-detached dwellings instead of limiting portions of the property to just townhomes and common open space.

Mr. Rosenbaum opened the public hearing. Mr. Clayton Farrow announced the property is currently in the process of being sold from one property owner to another. The new owner wishes to develop on deeper lots. 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, with one in opposition.

STAFF RECOMMENDATION: Approval

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

AYES: Barnett, Noonan, Lankford, Fleming, Rosenbaum

NAYS: None

Z-2022-17: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Grace Tabernacle Church Represented By Nancy Brown And Gene Dezell To Change Zoning From Residential Single Family (Rs-6) To Neighborhood Retail (Nr), On Approximately .62 Acres In South Abilene. Legal Description Being Lots 5-8, Block 15, Campus Addition, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. This property was annexed to the City limits of Abilene in 1946. The northern property has remained vacant since being annexed into the City of Abilene and the South subject property was built as a church in 1981. The subject property is bounded by Marshall St. on the East and S 15th St. on the South. The owner of the property is rezoning to allow for a daycare-center based operation.

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 responses received in favor, nor in opposition.

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, Noonan, Lankford, Fleming, Rosenbaum

NAYS: None

Z-2022-18: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Sugar Agua #1 Ltd Represented By Matthew Muzechenko To Change Zoning On Approximately 7.15 Acres In Southwest Abilene From Agricultural Open (Ao) To General Commercial (Gc). Legal Description Being 7.15 Acres Out Of Joseph Beck Survey 42, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The property lies between two areas that are currently zoning as “GC” General Commercial. The property is vacant and heavily vegetated. A significant portion of the property is within the floodway and flood plain. Both the frontage (west end) and eastern portion are within the floodways of Little Elm Creek and Elm Creek respectively. Frenchman’s Creek Self Storage exists north of the subject property while south of the subject property is vacant and the OST Business Office.

Mr. Rosenbaum opened the public hearing. Mr. Matthew Muzechenko was available for 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

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

AYES: Barnett, Noonan, Lankford, Fleming, Rosenbaum

NAYS: None

CUP-2022-06: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Patrick Batten Represented By Rylie Batten For Approval Of A Conditional Use Permit Allowing A Group Home (A.K.A. Halfway House) On Approximately .16 Acres Of Residential Medium Density (Md) District At 1242 Orange St In North Abilene. Legal Description Being Lot 12 In Block F Of Steffens & Lowden, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. This zone change request incorporates one lot of the Steffens & Lowden subdivision originally annexed in 1895. This lot is in the Neighborhood Empowerment Zone.

According to information provided within the application, the owner intends to establish a halfway house. A halfway house/group home facility is allowed in the Residential Medium Density (MD) District with a Conditional Use Permit (CUP).

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 responses received in favor, nor in opposition.

STAFF RECOMMENDATION: Approval

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

AYES: Barnett, Noonan, Lankford, Fleming, Rosenbaum

NAYS: None

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 3:15 p.m.

APPROVED

A handwritten signature in blue ink, appearing to read "Clint Rosenbaum", is written over a horizontal line.

Mr. Clint Rosenbaum, Chairman