



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on September 6, 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
Mr. Brad Benham, Chairman Pro Tem
Mr. Bill Noonan, Secretary
Mr. Mitch Barnett

Commissioners Absent:

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

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. Melissa Farr, Executive Assistant

Others Present:

Mr. B.J. Prichard
Mr. Morad Elwir
Mr. Clayton Farrow
Ms. Sara Adcock
Mr. Tal Fillingim

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:32 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. Benham moved to approve the minutes from the previous

meeting, which was held on August 2, 2022. Mr. Noonan seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Barnett, Benham, Noonan, Rosenbaum

NAYS: None

PLATS

FP-2421: Elm Creek at Wylie Section 4
Staff recommends approval with conditions.

FP-2521: Elm Creek at Wylie Section 5
Staff recommends approval with conditions.

FP-5822: Venugopala Addition
This plat was removed from the agenda.

FP-6722: Woodland Acres
Staff recommends approval with conditions.

Mr. Rosenbaum opened the public hearing.

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

AYES: Barnett, Benham, Noonan, Rosenbaum

NAYS: None

ZONING

TC-2022-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Hardin Simmons University, Represented by Enprotech Hibbs & Todd, to Abandon Simmons Avenue Between Ambler Avenue and University Boulevard; Hickory Street Between North 26th Street and Vogel Avenue; Cedar Street Between North 26th Street; and Vogel Avenue Between Hickory Street and Pine Street Located in the City of Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. HSU proposes to abandon the rights-of-way on the Hardin Simmons University campus. They will leave each of these roadways in place, but convert each segment into a private street that can be gated restrict motorized traffic from cutting through the campus.

Mr. Rosenbaum opened the public hearing. Mr. B.J. Prichard spoke in favor of this request and stated this is part of a new dormitory project. He reminded that the intention is not to remove streets.

Ms. Sara Adcock shared her concern of the changed within the neighborhood and her potential driving route being altered.

Property owners within a 200-foot radius were notified of this request. Two (2) responses were received in favor with one (1) in opposition.

STAFF RECOMMENDATION: Approval subject to conditions.

Discussion among the Commission included the fact that Hardin Simmons does not currently own both sides of Simmons.

Ms. Fleming made the motion to approve the thoroughfare closures of Cedar, Hickory, and Vogel with conditions as presented, but deny the closure of Simmons until more information is provided. Mr. Barnett seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Barnett, Benham, Noonan, Fleming, Rosenbaum

NAYS: None

Z-2022-20: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Choi Fser Ventures, LLC to Change the Zoning of Approximately 3.37 Acres from Agricultural Open (AO) to General Commercial (GC). Legal Description Being Approximately 3.37 Acres out of The North Half of Survey 61 Blind Asylum Lands, City of Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The request is to rezone approximately 3.37 acres located at the 3400 block of Oldham Lane from Agricultural Open (AO) to General Commercial (GC) for the purpose of building a convenience store after the site is platted. This property was annexed in 1968 and has remained vacant. The property is currently not platted and zoned Agricultural Open (AO).

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, nor in opposition.

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, Rosenbaum

NAYS: None

Z-2022-21: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Pak Harris Enterprises Ltd, Represented by Harris Acoustics Ltd, to Change the Zoning of Approximately 4.76 Acres from Heavy Commercial (HC) to General Commercial (GC). Legal Description Being Lot 401, Block A, Industrial Trade Center, Abilene in Taylor County, Texas.

Mr. Adam Holland presented this request. The request is to rezone approximately 4.76 acres located in the 1900 block of Industrial Boulevard from Heavy Commercial (HC) to General Commercial (GC). The applicant prefers the diversity of uses allowed in the GC district. This property was annexed in 1957 and has been commercially developed.

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, nor in opposition.

STAFF RECOMMENDATION: Approval

Mr. Barnett 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, Rosenbaum

NAYS: None

Discussion: Receive a Report and Hold a Discussion and Public Hearing on Residential Single-Family-5 (RS-5) Zoning Designation (Minimum 5,000-Square Foot Lots)

A discussion was held to determine the advantages, if any, of RS-5 district zoning. The questions related to the improvement of planned development districts, the creation of RS-5 zoning, or something in-between. City Staff has been directed to research the RS-5 designation, and the development community is interested in the idea.

Mr. Rice announced that one councilmember has expressed interest in this new designation. The City Manager has directed Staff to engage in this conversation. They are planning to meet with the development community to learn pros and cons of this zoning.

Chairman Rosenbaum expressed his concern of how to address patio homes and planned development districts, which may be discussed in the future. He then opened the public hearing.

Mr. Tal Fillingim spoke to express support. He reminded that patio homes are usually not developed according to the way the ordinance is written. Mr. Fillingim stated the difference between RS-6 and RS-5 zoning is the lot width and side setback.

Mr. Clayton Farrow added that there are many people who inquire about this type of use. The addition of RS-5 zoning would be helpful.

Mr. BJ Prichard added that the desire for compressed lots allowing for more development space has increased. He shared that dense subdivisions may create more parking in streets, and this may be something to be considered.

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

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:44 p.m.

APPROVED

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

Mr. Clint Rosenbaum, Chairman

