



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on December 6, 2022 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas

Commissioners Present:

Mr. Clint Rosenbaum, Chairman

Mr. Mitch Barnett

Ms. Alex Russell, Sergeant-at-Arms

Mr. Bill Noonan, Secretary

Mr. Brad Benham, Chairman Pro Tem

Ms. Shawnte' Fleming

Commissioners Absent:

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. Clarissa Ivey, Planner I

Ms. Melissa Farr, Executive Assistant

Others Present:

Mr. Guy Slimp

Mr. Cary Hallum

Mr. James Sanders

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:30 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. Barnett moved to approve the minutes from the previous meeting, which was held on November 1, 2022. Mr. Benham seconded the motion.

The motion to **approve** prevailed by the following vote:

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

NAYS: None

PLATS

9022-FRP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Final Re-plat of Lot 405 and 406, Block A, Five Points Business Park

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.

9722-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Final Plat for Southern Meadows Section 5, Addition 1

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.

9822-PP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Preliminary Plat for Roberts Overland Addition

9922-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Roberts Overland Addition Lots 1 and 2, Block A

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.

Mr. Holland presented the plats to the commission with the findings and recommendations as stated above.

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 proposed plats with the conditions as stated in the presentation. Ms. Russell seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

ZONING

Z-2022-28: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Buffalo Gap I & E, Represented by Harris Acoustics, to Change the Zoning of Approximately 5.83 Acres Located at 888 Ben Richey Drive from Agricultural Open (AO) to Heavy Commercial (HC). Legal description being Lot 1, Block A Baacks Subdivision, Abilene in Taylor County, Texas.

Mr. Adam Holland presented this request. The subject property is located at 888 Ben Richey Drive. The existing building was constructed in 2003 and was used for automotive repairs. The owner is requesting HC rezoning to allow a variety 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. Three (3) responses were received in favor with none (0) 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: Barnett, Benham, Russell, Noonan, Fleming, Rosenbaum

NAYS: None

CUP-2022-11: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Hallum, Represented by Art Attack Tattoo, for a Conditional Use Permit of Approximately 0.08 Acres Located at 226 Pine Street Zoned Central Business (CB) to Allow a Tattoo Parlor as a Permitted Use. Legal Description Being Lot 9, Block 8, Original Town of Abilene, Abilene in Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The subject property is located in the Original Town of Abilene. The applicant proposes to use a portion of the building at 226 Pine Street as a tattoo parlor.

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 one (1) in opposition.

STAFF RECOMMENDATION: Staff recommends approval, subject to compliance with the proposed Plan of Operation.

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

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

NAYS: None

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 1:46 p.m.

APPROVED



Mr. Clint Rosenbaum, Chairman