



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on January 3, 2023 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas

Commissioners Present:

Mr. Clint Rosenbaum, Chairman	Rev. Iziar Lankford
Mr. Mitch Barnett	Mr. Brad Benham, Chairman Pro Tem
Ms. Alex Russell, Sergeant-at-Arms	Ms. Shawnte' Fleming

Commissioners Absent:

Mr. Bill Noonan, Secretary

Staff Present:

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

Others Present:

Dr. A.C. Jackson	Mr. Michael Ash	Mr. Ryan Garcia
Mr. Andrew Penns	Rev. Demotis Sherman	Mr. Simeon Beam

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:32 p.m.

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 December 6, 2022. Ms. Fleming seconded the motion.

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

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

NAYS: None

PLATS

FRP-8122: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a final replat for the Gulf Oil Company Subdivision No. 1.

Staff recommended approval with the following conditions:

1. City staff must be furnished with a title opinion or title commitment letter issued by a title insurance company confirming ownership of the properties.
2. 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.

MP-10522: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a minor plat for the Beauchamp Addition

Staff recommends denial due to inconsistency with Chapter 3, Article 2 of Land Development Code (Subdivision Standards). 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 FRP-8122 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, Lankford, Fleming, Rosenbaum

NAYS: None

Mr. Benham moved to deny MP-10522. Mr. Barnett seconded the motion. The motion to deny prevailed by the following vote:

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

NAYS: None

ZONING

Z-2023-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From New Dairy Texas, LLC, Represented by Borden Bluff, to Change the Zoning of Approximately 2.4 Acres Located at 309 South Pioneer Drive from Light Industrial (LI) to Planned Development District 178 (PDD-178) to Allow Multi-Family Residential Uses and Uses Permitted in the General Retail (GR) District, While Retaining the Right for Light Industrial (LI) Uses. Legal Description Being Lot 2, Elmwood West, Section N, City Of Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The applicant proposes to retain the existing creamery building and to adapt the interior of the building for senior living. The exterior of building is not proposed to be materially altered in order pursue State and Federal grants for historic development. All of the other buildings around the main building would be removed in order to provide area for a smaller 1-story apartment building that would complement the design of the existing building. The applicant provided a proposed Plan of Operation, which is attached with this report.

Mr. Rosenbaum opened the public hearing. Mr. Mike Ash spoke in favor of this request, saying the intent is to redevelop the historic structure and serve the senior population.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor, with six (6) received in opposition.

STAFF RECOMMENDATION: Approval subject to the proposed Concept Plan and the “Proposed Base Zoning District, Land Uses, and Development Standards.”

After staff clarified that a CUP would not be required to allow the proposed multi-family development as is currently proposed, Mr. Benham made the motion to approve this request with the conditions recommended by staff and a height limit of one-story for the proposed new apartment building shaded blue on the Concept Plan. Mr. Barnett seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

SNC-2023-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Let Us Breathe Abilene, Represented by Dr. A. C. Jackson, to Permanently Change the Name of North 9th Street To Allie Ward Drive Between Ash Street And Plum Street.

Mr. Adam Holland presented this request. This street was platted, named and constructed as part of the Original Town of Abilene Subdivision in 1881. There is one address on this street. Allie Ward was an important figure in Abilene's past and was a pioneer in Abilene education.

Mr. Rosenbaum opened the public hearing. Speaking in opposition were Rev. Demotis Sherman and Mr. Andrew Penns. Dr. Jackson spoke in favor of this request.

Reverend Lankford asked for clarification of which street was being addressed. Mr. Rosenbaum opened the public hearing again. Seeing no one desiring to be heard, he closed the public hearing.

Reverend Lankford requested to speak before the motion. He stated he would vote in opposition to this request as the pastor on Plum Street.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor, nor in opposition.

Discussion among the Commission included the process of their recommendation, and the desire to make the method of changing a street name a more specific and challenging task.

STAFF RECOMMENDATION: Staff recommends the applicant shall be responsible for all costs associated with the name change, including the costs of producing and installing the new street signs and the street address change.

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

AYES: Barnett, Benham, Russell, Lankford, Rosenbaum

NAYS: Fleming

SNC-2023-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Let Us Breathe Abilene, Represented by Dr. A. C. Jackson, to Permanently Change the Name of Ash Street to Raymond Hayden Drive Between North 9th Street to North 8th Street.

Mr. Rosenbaum acknowledged the discussion was already had. This street was platted, named and constructed as part of the Letcher D. King Subdivision of Out lot 3, Block 177, Abilene in

1927. There are eight addresses on this street. Raymond Hayden was the first black police officer of the City of Abilene.

Mr. Rosenbaum opened the public hearing to allow further discussion. Seeing no one who desired to make additional comments, 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: Staff recommends the applicant shall be responsible for all costs associated with the name change, including the costs of producing and installing the new street signs and the street address change.

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

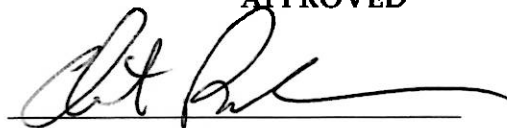
AYES: Barnett, Benham, Russell, Lankford, Rosenbaum

NAYS: Fleming

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:35 p.m.

APPROVED

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

Mr. Clint Rosenbaum, Chairman