



# Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on February 7, 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. Brad Benham, Chairman Pro Tem              Ms. Alex Russell, Sergeant-at-Arms  
Ms. Shawnte' Fleming

**Commissioners Absent:**

Mr. Mitch Barnett

**Staff Present:**

Mr. Michael Rice, Assistant City Manager  
Mr. Randy Anderson, Assistant Director of Planning and Development Services  
Ms. Kelley Messer, First Assistant City Attorney  
Mr. Adam Holland, Planner I  
Ms. Clarissa Ivey, Planner I  
Ms. Mason Teegardin, Planning Technician  
Ms. Melissa Farr, Executive Assistant

**Others Present:**

Mr. Bryan Goldsmith                      Ms. Chaile Allen                      Mr. Tyler Sitzes  
Mr. Terry Groves                          Mr. David Payne                      Mr. Douglas Fournier  
Mr. Clay Coffey                          Mr. Russell Smith

## CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:32 p.m. Mr. Rosenbaum announced the passing of a friend, colleague, and fellow commissioner, Mr. William (Bill) Noonan, who died unexpectedly at his home on January 12, 2023.

## INVOCATION

Reverend Lankford delivered the invocation. Before doing so, he asked for moments of silence for all to remember and honor Mr. Bill Noonan.

## 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 January 3, 2023. Mr. Benham seconded the motion.

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

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

**NAYS: None**

## PLATS

Receive a Report, Hold a Discussion and Public Hearing, and Take Action on the following plats:

**0423-PP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Preliminary Plat for Water Crest Ranch

Staff recommends approval with the following conditions:  
Colorado Street and Bull Wagon Street's names must be changed.

**0523-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Final Plat for Water Crest Ranch Phase 1

Staff recommends approval with the following conditions:

- Colorado Street's name must be changed.
- 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 plat requests. 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 with the conditions as stated in the presentations.** Ms. Russell seconded the motion. The motion to **approve** prevailed by the following vote:

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

**NAYS: None**

### **ZONING**

**HOZ-2022-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Martha McKinzie Shipp Graves, To Apply Historic Overlay Zoning To Approximately 0.32 Acres Zoned Multi-Family Residential (MF). Located At 689 EN 18<sup>th</sup> Street Legal Description Being Lot 137, Block 25, Abilene Heights, City Of Abilene, Taylor County, Texas.

Ms. Mason Teegardin presented this request. The McKinzie/Johnson House is a one and a half story Mission/Spanish Revival residence, built in 1929. It is listed in the Abilene Register of Historic Properties.

This house was one of the first built on the hill. It was built in 1929 by Mr. John E. McKinzie. Mr. McKinzie played an important role in the establishment of ACU at its current location as well as the financial security of Abilene Christian College (ACC). The applicant is requesting the HO zoning to assist in restoring the original purposes of the house. The Landmarks Commission recommended approval.

Mr. Rosenbaum opened the public hearing. Mr. Terry Groves spoke in favor, as his wife, the applicant, was unable to attend the meeting. The ACC president's house was located directly across from this home. The McKinzie's built the home and he was in charge of the cafeteria for ACC students, and served on the Board of Directors. Mrs. McKinzie was a British lady, and served high tea at this house.

Mr. Brian Goldsmith was in attendance to learn more about this zoning change. He was originally concerned about any changes that might affect his neighboring property; however, he was in favor.

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

\*The Landmarks Commission also recommends approval.

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

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

**NAYS: None**

**SNC-2023-03:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The City Of Abilene To Permanently Change The Name Of Blackhawk Road To Blackhawk Lane Between Wildflower Way And Maple Street.

Mr. Adam Holland presented this request. The City of Abilene filed this request in order to rectify a street naming conflict between this street and a street in Taylor County with the same name. The street in Taylor County existed prior to the establishment of the subject street in the City of Abilene.

Mr. Rosenbaum shared his confusion about this request. Mr. Holland replied with the Development Review Committee's decision being that the street name needs to be changed due to conflicts with existing addresses along Blackhawk Road in Taylor County. The easiest solution is to change the street type from "Road" to "Drive" to create the least amount of disruption on the affected property owners.

Mr. Rosenbaum opened the public hearing. Seeing no one present and desiring to be heard, the 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.

Discussion among the commission included the question of changing the numbers instead of the street name, and the desire to have someone from 9-1-1 addressing available at the meeting. Mr. Michael Rice clarified there are duplicate address numbers. He stated it would be unfair to request the county to change their numbers, as they have been established for many years. The best solution is to change the name inside the city limits.

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS: None**

**Z-2023-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Chaile Allen, Represented By Borden Bluff, To Change The Zoning Of Approximately 0.32 Acres From Multi-Family Residential (MF) To Office (O). Located At 508 Mulberry St. Legal Description Being Lots 5-6, Block 150, Original Town Of Abilene, City Of Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The applicant intends to use the property for law offices, which is permitted by right in the Office district.

Mr. Rosenbaum opened the public hearing. The applicant, Ms. Chaile Allen, made herself available to answer questions. She confirmed her hours as an attorney being 8:30 a.m. to 5 p.m. Mr. Douglas Fournier spoke in opposition. Seeing no one else present and desiring to be heard, the public hearing was closed.

Ms. Fleming asked for clarification from Mr. Fournier, so the public hearing was reopened. He stated his concern is taking a business into a residential area. After discussion was had in regards to Neighborhood Office (NO) district zoning being a better option, Ms. Allen agreed. 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 none (0) in opposition.

**STAFF RECOMMENDATION: Approval**

Mr. Benham moved to approve this request, but with Neighborhood Office (NO) District zoning. Ms. Fleming seconded the motion. The motion to **approve** prevailed by the following vote:

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

**NAYS: None**

**Z-2023-03:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Clayton Coffey, To Change The Zoning Of Approximately 40 Acres From Agricultural Open (AO) To Planned Development District 179 (PDD-179) To Allow One Manufactured Home, Uses Permitted In The Agricultural Open (AO) District, And Agriculture Related Commercial Uses. This land is currently addressed as 6441-B East Lake Road; Legal Description Being 40 Acres Of Block 14, Survey 14, T&P Railway Co., City Of Abilene, Jones County, Texas.

Mr. Adam Holland presented this request. The applicant proposes to use the property as a demonstration farm and allow certain agriculture-related businesses. He will retain the existing agricultural use of the property while adding the allowed uses of Retail Sales (indoor)

to sell products produced on the subject farm, a meat processing facility for animals raised on the subject farm, and one (1) manufactured home for use by the family.

Mr. Rosenbaum opened the public hearing. Mr. Coffey spoke to clarify his intentions for the property and made himself available to answer any questions. He stated the farm has transitioned from manmade chemicals and fertilizers in the past to currently using only natural fertilizers.

Products from the farm are meat, eggs, and vegetables. The manufactured home is for his son, daughter-in-law, and grandchildren. They are moving to help with the family business.

Mr. Russell Smith spoke to the topic of water and sewer services in the area.

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor with none in opposition.

**STAFF RECOMMENDATION:** Approval, subject to 1) The proposed Concept Plan; and 2) The “Proposed Base Zoning District, Land Uses, and Development Standards”

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

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

**NAYS: None**

### Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:24 p.m. He asked that the next agenda include the election of a new secretary, as Mr. Noonan formerly held that role.

**APPROVED**  


Mr. Clint Rosenbaum, Chairman