



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on March 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, Secretary
Mr. Brad Benham, Chairman Pro Tem	Ms. Shawnte' Fleming
Mr. Mitch Barnett	Mr. Kevin Halliburton

Commissioners Absent:

Ms. Alex Russell, Sergeant-at-Arms

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. Max Johnson, Director of Public Works
Mr. Scott Chandler, City Engineer
Mr. Adam Holland, Planner I
Ms. Clarissa Ivey, Planner I
Ms. Melissa Farr, Executive Assistant

Others Present:

Mr. Tyler Sitzes	Mr. Dylan Duggan	Mr. Zach Toomer
Mr. Ian Gore	Mr. C.J. Chaney	Mr. Carl Scott
Ms. Katy Stryker	Mr. John Tucher	Mr. Tal Fillingim

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:30 p.m. Mr. Rosenbaum introduced Mr. Kevin Halliburton, who was appointed to the Commission in February.

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 February 7, 2023. Mr. Benham seconded the motion.

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

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

NAYS: None

PLATS

1823-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Forrest, Meadows Section 2

Staff recommends approval with the following 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.
- A street Name Change must be completed and approved by the City Council prior to recording.

1923-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Heritage Parks Section 13

Staff recommends approval with the following 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. Adam Holland presented the proposed plats. Mr. Rosenbaum opened the public hearing. Seeing no one present and desiring to be heard, the public hearing was closed.

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

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

NAYS: None

ZONING

CUP-2023-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Ian Gore To Apply A Conditional Use Permit To Allow For Wholesaling And Storage (Outdoors) To A Piece Of Property Zoned Heavy Commercial. Located At 2102 Old Anson Rd. Legal Description Being Lot 201, Block A, Anson Park Addition, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request for a Conditional Use Permit to allow relocatable storage units for a self-storage facility. This property was annexed in 1957 and has remained undeveloped since. The 100-year Flood Plain is located on the subject site.

Conventional self-storage warehouses are constructed on a permanent foundation, in a fixed location, with paved or concrete driveways and drive aisles to provide access to each unit. Such a facility would be permitted by right at this location, subject to compliance with the development standards of the LDC.

In contrast, the applicant proposes a storage structure that will not be located on a permanent foundation and will not have hard surfaced drives and parking aisles. The storage structures can be added to, relocated, or reconfigured, at will. For all of those reasons, the proposed use is not considered to be a self-storage warehouse, but rather as outdoor storage. As such, a Conditional Use Permit is required to allow this use of the site.

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: Denial

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

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

NAYS: None

Z-2023-04: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Sitzes Cleburne LP To Change Zoning From Office To PDD-180 To Allow For Self-Storage Units With A Base Zoning Of Office. Located At 1325 Hickory St. Legal Description Being The North 145.4 Feet, South 290.4 Feet And West 140 Feet Of Lot 2, Block 202, Original Town Of Abilene, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The applicant intends to remodel the existing building and use it as temperature controlled self-storage facility. The base zoning of PDD-180 would be Office District. It is unclear when the property was abandoned but Google imaging shows the property has been vacant and deteriorating since 2007.

Mr. Rosenbaum opened the public hearing. Mr. Tyler Sitzes clarified the intent of the request being to use the shell of the current building and abate the interior. He stated they have self-imposed hours of operation. 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 (0) responses received in favor, nor in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2023-05: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Jerome Abor To Change Zoning Districts From Heavy Commercial To Residential Single-Family 6. Located At 626-610 N. 13th Street And 1314 Ash Street. Legal Description Being Lots 3-5, Block 2, College Drive Addition, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. An existing residence was torn down and the owner would like to reuse the property for single-family residential. Staff encouraged the applicant to rezone all of the properties he owned to match the zoning of the adjoining neighborhood.

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

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, Benham, Halliburton, Lankford, Fleming, Rosenbaum

NAYS: None

Z-2023-06: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From GFF Texas Holdings, LLC To Change Zoning From Medium Density Residential To General Retail. Located At 715 Grape St. Legal Description Being Lot 1, Maker Subdivision, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. This property was annexed in 1895 and was developed as a single-family residence. The residence was converted into a retail business in 1965. The business continued to operate as a legal nonconforming (grandfathered) use until 2021 when that use was discontinued for more than six months, meaning that the grandfathered retail use was abandoned, per the LDC. The purpose of this request is to allow the subject property to continue to operate as a retail business.

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, Halliburton, Lankford, Fleming, Rosenbaum

NAYS: None

Z-2023-07: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Coffee Momma LLC To Change Zoning From PDD-128 To General Retail. Located At 705 S. Judge Ely Blvd. Legal Description Being Lot 1, Block 8, East Horizon Section 2, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. This property was annexed in 1957 and has remained vacant ever since. In 2009, the property was rezoned from Office (O) to Planned Development (PD-128). The base zoning of that PD was Shopping Center. The purpose of this request is to allow the property to be uses that were originally intended when the PDD district was established.

Mr. Rosenbaum opened the public hearing. Mr. C.J. Chaney announced his presence and availability to answer any questions. He confirmed the safety of the general public and customers will be considered.

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

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

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

NAYS: None

Z-2023-08: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Request From Great Expectations LLC To Amend The Terms Of PDD-142 To Change The Base Zoning Of Tracts 2 And 3 From Neighborhood Retail And Neighborhood Office Respectively To General Retail. Located At 6856 Buffalo Gap Rd. Legal Description Being Lot 2 And 3, Block C, Antilley Road Subdivision Section 4, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The applicant would like to amend PDD-142 as set out below and as depicted in the updated exhibit following the staff recommendation:

Tract 2:

- The area designated as Tract 2 shall be subject to the requirements of the GR (General Retail) zoning district with the following modification:

- 1) **Maximum Building Size:** The maximum building coverage of a structure or structures on a single lot shall not exceed 30,000 square feet.

Tract 3:

- The area designated as Tract 3 shall be subject to the requirements of the GR (General Retail) zoning district.

Mr. Rosenbaum opened the public hearing. Ms. Cheryl Sawyers, owner of Civetta Solutions, LLC approached to represent her client. 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 (0) responses received in favor, nor in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

TC-2023-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From McMurry University To Abandon Santos St. Between Hunt St. To S 18th St, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The adjacent university is currently building a new dorm for the students on adjacent property.

Mr. Rosenbaum opened the public hearing. Mr. Tal Fillingim, agent for the university, stated the purpose of the request is to create additional parking for student housing and the entire campus.

Mr. Carl Scott, director of facilities for McMurray University, confirmed there are no parking signs along Hunt Street. A new campus student center along with the current construction creates the need for additional parking.

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 subject to the conditions presented in the staff report.

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, Benham, Halliburton, Lankford, Fleming, Rosenbaum

NAYS: None

TC-2023-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Dylan Duggan To Abandon The North Half Of An Alley Located Between The 1800 Blocks Of Grand Avenue And Santos Street.

Mr. Adam Holland presented this request. The adjacent property owner would like to use their portion of the property for a driveway located at 2323 S. 18th Street.

Mr. Rosenbaum opened the public hearing. Mr. Dylan Duggan spoke on behalf of the property owner. He explained that there is not enough room to place a driveway next to the duplex. The request is to abandon the alley so there is room for a driveway to reach the single-family dwelling.

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 subject to the recommended conditions provided in the staff report.

Mr. Halliburton made the motion to approve this request with the conditions. Mr. Benham seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

Agenda Items

Election: Hold a Discussion and Vote on a Commissioner to Serve as Secretary

Mr. Rosenbaum nominated Reverend Lankford to serve as secretary for the Commission. Reverend Lankford accepted the nomination. Mr. Benham seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

Ordinance Amendment: Receive a Report, Hold a Discussion and Take Action on a proposal to adopt a new Thoroughfare Plan.

Mr. Tim Littlejohn shared the new thoroughfare plan for consideration. Internal staff met once a week during a six-month process to identify possible growth within the community. Mr. Rice led the group, which included Tim Littlejohn, Max Johnson, Scott Chandler, Adam Holland, and Matthew Dane. The ETJ process was discussed, as well as weak spots within the plan. Mr. Littlejohn stated the plan was shared with local engineering firms for feedback.

Mr. Rosenbaum opened the public hearing. Mr. Tal Fillingim shared that he has no objections. He urged staff to remain consistent moving forward with updating other documents with minor arterial and regular arterial roads. Seeing no one else present and desiring to be heard, Mr. Rosenbaum closed the public hearing.

Mr. Benham made the motion to move the plan forward to City Council. Reverend Lankford seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

Ordinance Amendment: Receive a Report, Hold a Discussion and Take Action on a joint proposal of the Planning and Zoning Commission and Comprehensive Plan Advisory Committee (CPAC) to adopt a new Comprehensive Plan prepared by Halff and Associates, Inc.

Mr. Littlejohn announced the review process of this plan began in 2020. Halff and Associates was hired to provide their professional services in preparing the plan. There was also a Comprehensive Plan Advisory Committee, or CPAC. Additionally, multiple stakeholder meetings were held to allow their input.

Mr. Brennan Kane provided the outline of future growth and development for the city of Abilene. A community assessment was performed during the early phases of this project timeline. Mr. Kane shared the importance of this plan as being a guiding policy document meeting the needs of the community. Comprehensive Plans are updated every ten years to reflect the current vision of the community.

Reverend Lankford made the motion to move the plan forward to City Council. Ms. Fleming seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 3:22 p.m.

APPROVED

A handwritten signature in black ink, consisting of stylized initials and a long horizontal flourish.

Mr. Clint Rosenbaum, Chairman