



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on May 2, 2023 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas

Commissioners Present:

Mr. Clint Rosenbaum, Chairman
Mr. Brad Benham, Chairman Pro Tem
Mr. Mitch Barnett
Ms. Shawnte' Fleming
Mr. Kevin Halliburton

Commissioners Absent:

Rev. Iziar Lankford, Secretary
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
Ms. Clarissa Ivey, Planner I
Ms. Mason Teegardin, Planner I

Others Present:

C. J. Chaney
Jeff Graham
Dennis Dunnam
Brian Doremus
Tim Graves
James Webb
Ryan Gibson
Sam Chase
Martha Webb

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:30 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. Mr. Benham moved to approve the minutes from the previous meeting, which was held on April 4, 2023. Mr. Halliburton seconded the motion.

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

AYES: Barnett, Benham, Halliburton, Fleming, Rosenbaum

NAYS: None

ZONING

HOZ-2023-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Third And Pine, LP To Apply Historic Overlay Zoning To Approximately .16 Acres Zoned Central Business (CB). Located At 302 Pine Street. Legal Description Being Lot 11-12, Block 21, Original Town Abilene, Abilene, Taylor County, Texas.

Ms. Mason Teegardin presented this request. The Grant Building is a three-story commercial building in downtown Abilene. It was built in 1932 by local entrepreneur James M. Radford to accommodate a W.T. Grant Co. store. The building retains significant integrity on the exterior with its original massing, masonry ornament, and original windows on the south elevation.

A building permit was issued on 02/01/21 for interior renovations for office spaces, as well as sidewalk replacement. Work was completed on 09/20/22. The building on the subject property is included on the National Register of Historic Places as of December 2020 and is also listed on the Texas Historical Commission register.

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

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

AYES: Barnett, Benham, Halliburton, 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 701 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.

The only change in this request is the address.

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: Approval

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

AYES: Barnett, Benham, Halliburton, Fleming, Rosenbaum

NAYS: None

Z-2023-11: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Bridgestone Bandag, LLC To Change Zoning From Light Industrial To Heavy Industrial. Located At 4962 FM 18 Legal Description Being 22.43 Acres Of The Southeast Quarter Of Survey 44 Blind Asylum Lands, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The subject property was annexed in 1986 and zoned Light Industrial (LI). The applicant is requesting rezoning to match the zoning of the two adjoining properties that they own in order to facilitate the potential expansion of their facilities.

Mr. Rosenbaum opened the public hearing. Mr. Sam Chase spoke in approval as the agent for Bridgestone Bandag, LLC. 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

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

AYES: Barnett, Benham, Halliburton, Fleming, Rosenbaum

NAYS: None

Z-2023-13: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Dennis Ray Dunnam II And Mollie Victoria Dunnam To Change Zoning From Agricultural Open (AO) And General Commercial (GC) To General Commercial. Located At 411 ES 11th Street. Legal Description Being Lot 1 And The West Half Of Lot 2 Of The Browne-Hall-Meyer-Fredeck Subdivision Of Lot 1, Block 211 Of The Original Town Of Abilene, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The subject property is narrow and divided into two zoning districts. The north portion of the lot, along E.S. 11th Street, is zoned GC. The remainder of the site is zoned AO. The owner proposes to rezone the entire lot to GC to allow for the full development of this lot for commercial use.

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

AYES: Barnett, Benham, Halliburton, Fleming, Rosenbaum

NAYS: None

PARKS MASTER PLAN

Ms. Lesli Andrews presented the goals and vision of Parks and Recreation. An outside source was hired to compose this plan, but guidance was also offered by a steering committee, which consisted of key staff, board members, and city officials.

Ms. Andrews explained the four steps to the process, which were Evaluate, Engage, Envision, and Plan. The plan was presented to the Parks and Recreation Board in February. 82% of respondents visited parks six or more times in the past year. Citizens are most certainly using the parks facilities. The data also revealed that Abilene currently has more seniors and fewer children. Our city is low with flat fields, which are fields that are for any sport. Additionally, staffing is less than the benchmark.

After summarizing the major points and community priorities for investment of the Plan, Ms. Andrews also shared results of the strategic planning revisions to the mission and vision statements. She closed by requesting a recommendation for approval of this document to forward to City Council.

The public hearing was opened. Mr. Sam Chase spoke in favor of this plan. Seeing no one else present and desiring to be heard, the public hearing was closed.

Mr. Barnett moved to approve this item. Ms. Fleming seconded the motion. The motion prevailed by the following vote:

AYES: Barnett, Benham, Halliburton, Fleming, Rosenbaum

NAYS: None

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:18 p.m.

APPROVED



Mr. Clint Rosenbaum, Chairman

Handwritten scribbles and marks, possibly a signature or initials.