



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on September 5, 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
Rev. Iziar Lankford, Secretary	Mr. Kevin Halliburton
Ms. Shawnte' Fleming	

Commissioners Absent:

Ms. Alex Russell, Sergeant-at-Arms	Mr. Mitch Barnett
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Staff Present:

Mr. Tim Littlejohn, Director of Planning and Development Services
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. Melissa Farr, Executive Assistant
Ms. Kera Valois, Planning Technician
Ms. Kiley Hannah, Planner I

Others Present:

Mr. Tim Watson	Masih Mujasidi	Mr. Tal Fillingim
Mr. Mike Murray	Mr. Eddie Earles	Ms. Betty Weissinger
Mr. Don Grubbs	Mr. Kelly Young	Mr. Darren Stone
Ms. Dwalah Nelson	Mr. Butch Nelson	Ms. Susan Perry

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:31 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. Rosenbaum informed that the zoning case related to the Abilene Zoo, Z-2023-30, will not be discussed at this meeting. It will first be heard at the Parks and Recreation meeting.

Mr. Halliburton moved to approve the minutes from the previous meeting, which was held on August 1, 2023. Reverend Lankford seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Benham, Fleming, Halliburton, Lankford, Rosenbaum

NAYS: None

PLATS

5123-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a final replat for lots 201-206, Block B, Denali Addition

STAFF RECOMMENDATION: Approval

5523-PP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a preliminary plat for the Caliber Collision Addition.

STAFF RECOMMENDATION: Approval with the following condition:

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

Mr. Adam Holland presented the plats for approval. Mr. Benham made the motion to **approve the plats as recommended by Staff**. Mr. Halliburton seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Benham, Fleming, Halliburton, Lankford, Rosenbaum

NAYS: None

ZONING

Z-2023-31: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Abilene Christian University, Represented by TJC Development and McMahon Surovik Suttle, to Amend the Terms and Conditions and Concept Plan of Planned Development District 157. Specifically, to Allow Single-Family Uses in the West Portion of the Allen Ridge Development. Located on the West Side 2500 Block of Judge Ely Blvd. Legal Description Being Lot 207, Block A, ACU Drive Addition, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The applicant proposes single-family residences in the northern part of the PD similar to the existing Westley Court Senior Living facility. The existing zoning of the property is a Planned Development that allows multi-family, townhomes, and general retail. The applicant proposes to add single-family residential uses to the mix.

In March 2014, there were concerns that the development south of the existing single-family residential development and alley may adversely affect that development when ACU Drive was abandoned. Staff believes any potential negative effects of that development will be mitigated by the proposed development of single-family homes and the proposed vegetative buffer yard.

Mr. Rosenbaum opened the public hearing. Mr. Mike Murray addressed the Commission representing Abilene Christian University. He informed the specific nature of this request is to allow Single-Family Residences in the Planned Development District.

Those who spoke in opposition were Mr. Tim Watson, Mr. Butch Nelson, Ms. Betty Weissinger, Ms. Dwalah Nelson, and Ms. Susan Perry. Mr. Murray approached to clarify the question that should be answered is whether or not Single-Family Residences are an appropriate use in that location.

Mr. Rosenbaum opened and closed the public hearings multiple times as neighbors of the proposed complex, the applicant, and the Commission deliberated over ingress and egress in the northeast corner. The Commission agreed to take a recess to allow the attorney representing the City time to review the Planned Development District document.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with three (3) in opposition.

STAFF RECOMMENDATION: Staff recommends approval of the proposed amendment to PD-157 subject to the following conditions:

1. The proposed amendment shall be subject to the proposed Concept Plan;

2. A Type A buffer that includes a berm and vegetation shall be provided north of the alley, as shown on the proposed Concept Plan, between alley and existing residential development to the north; and

3. The applicant shall submit a request within three (3) months of the approval of the PD-157 amendment to modify the conditions of approval of the ACU Drive abandonment ordinance to remove the requirement for a non-access easement and a screening fence, to match the proposed Concept Plan.

Mr. Benham made the motion to **table** this item until October to allow the applicant to work with neighbors on a new concept plan. Ms. Fleming seconded the motion. The motion to **table** this item prevailed by the following vote:

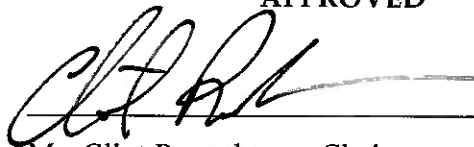
AYES: Benham, Fleming, Halliburton, Lankford, Rosenbaum

NAYS: None

ADJOURNMENT

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 3:41 p.m.

APPROVED

A handwritten signature in black ink, appearing to read 'Clint Rosenbaum', is written over a horizontal line. The signature is stylized and cursive.

Mr. Clint Rosenbaum, Chairman