



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on February 6, 2024 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
Ms. Shawnte' Fleming	Mr. Mitch Barnett
Mr. Kevin Halliburton	Ms. Kristen Dressen-Kyker
Mr. Zach Sitzes	

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 II
Ms. Mason Teegardin, Planner I
Ms. Kiley Hannah, Planner I
Ms. Melissa Farr, Executive Assistant

Others Present:

Mr. Antonio Gonzales	Mr. Mark Faught	Mr. Shane McClung
Ms. Melba Burks	Mr. Russell Michel	Mr. Ryan Holmes
Mr. Jonathan Baum	Ms. Guadalupe Butler	Mr. Eric Butler

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:31 p.m.

INVOCATION

Mr. Benham delivered the invocation.

INTRODUCTION OF NEW COMMISSIONERS

New commissioners, Ms. Kyker and Mr. Sitzes, were invited to introduce themselves before the meeting began.

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.

All commissioners were in favor of approving the meeting minutes. The motion to **approve** prevailed by the following vote:

AYES: Barnett, Benham, Kyker, Halliburton, Fleming, Sitzes, Rosenbaum

NAYS: None

ELECTION OF OFFICERS

Chairman Rosenbaum nominated Ms. Shawnte Fleming to serve as Secretary for the Commission. Mr. Barnett nominated Mr. Kevin Halliburton to serve as Sergeant-at-arms.

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

AYES: Barnett, Benham, Kyker, Halliburton, Fleming, Sitzes, Rosenbaum

NAYS: None

PLATS

0124-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Caprock Ridge Section 2

**This plat was removed from the agenda.*

0224-PP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Denali Addition Section 2

Staff recommends approval.

0324-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Denali Addition Section 2A

Staff recommends approval with conditions.

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 plats as presented with recommended conditions.**
Mr. Halliburton seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Barnett, Benham, Kyker, Halliburton, Fleming, Sitzes, Rosenbaum

NAYS: None

ZONING

CUP-2024-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Enprotec/Hibbs & Todd, Inc., To Apply A Conditional Use Permit To Approximately 25.44 Acres Zoned Agricultural Open (AO) To Allow For An RV Park. Located At 9017 West Lake Road. Legal Description Being 25.44 Acres Of F.Sieberman Survey #12, Abilene, Jones County, Texas.

Ms. Mason Teegardin presented this request. The applicant proposes a 60 space RV Park that includes: a dog park, playground, garden, a pool, and a butterfly observatory. The applicant proposes to develop the park in phases.

Mr. Rosenbaum opened the public hearing. Those who stepped forward to speak were: Mr. Shane McClung, Mr. Benny Wright, Mr. Dixon Bailey, Ms. Melva Burkes, Mr. Jonathan Baum, Mr. Russell Michel

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 approval, subject to compliance with Site Plan review requirements and the following condition:

1. The proposed RV Park shall be developed and used in accordance with the Plan of Operation and Park Rules submitted by the applicant, as shown in the proposed ordinance.

Discussion was had about notification letters. Someone stated the notification sign had been blown over by the wind.

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

AYES: Barnett, Benham, Kyker, Halliburton, Fleming, Sitzes, Rosenbaum

NAYS: None

Z-2024-03: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Enprotec/Hibbs & Todd, Inc., To Change The Zoning Of Approximately 1.84 Acres From Residential Single Family (RS-6) To Patio Home (PH). Located At The 2500 Block Of Bel Air Drive. Legal Description Being 1.84 Acres Of Survey 85 James R Shipman, East Part Of Lot 7 Steffens & Lowden, Abilene, Taylor County, Texas.

Ms. Kiley Hannah presented this request. The subject property is an undeveloped strip of land that adjoins a residential neighborhood to the east and a Planned Development District (PD-149) that allows heavy commercial and industrial uses to the west. Residents of the neighborhood are concerned commercial uses could eventually be located on the subject property.

Mr. Rosenbaum opened the public hearing. Those who stepped forward to speak were Mr. Mark Faught and Mr. Jonathan Baum. 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 moved to **approve** this request. Mr. Halliburton seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

ABSTAINED: Sitzes

Z-2024-04: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Geotex Property Solutions, LLC, To Change The Zoning Of Approximately 1.28 Acres From Agricultural Open (AO) To Mobile Home (MH). Located Within The 7500 Block Of West Lake Road. Legal Description Being 1.28 Acres Out Of Section 46, Block 16, T&P RR Company Surveys, Abilene, Jones County, Texas.

Mr. Adam Holland presented this request. The subject property has remained vacant since annexation. The owner proposes to rezone the site to the Mobile/Manufactured Home zoning district. Nearby existing land uses include agricultural uses, two manufactured homes, and the Texas State Veterans Cemetery at Abilene.

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

AYES: Barnett, Benham, Kyker, Halliburton, Fleming, Sitzes, Rosenbaum

NAYS: None

ADJOURNMENT

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:27 p.m.

APPROVED

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

Mr. Clint Rosenbaum, Chairman

