



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on March 5, 2024 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas

Commissioners Present:

Mr. Clint Rosenbaum, Chairman
Ms. Shawnté Fleming, Secretary
Mr. Kevin Halliburton, Sergeant-at-Arms
Mr. Zach Sitzes

Mr. Brad Benham, Chairman Pro Tem
Mr. Mitch Barnett
Ms. Kristen Dressen-Kyker

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

Others Present:

Mr. Ryan Garcia
Mr. Terry Casey
Mr. Erik Johnson
Mr. John Powell

Ms. Mary Powell
Mr. Wesley Netz
Mr. Hadyn Johnson
Mr. Trevor Casey

Bishop Powell
Mr. Joe Waldron
Ms. Shelley Watson
Mr. Jon Miller

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:30 p.m.

INVOCATION

Mr. Benham 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 meeting minutes. Ms. Kyker seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

PLATS

1124-PP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Preliminary Plat for Abilene Industrial Park Subdivision

Staff recommends approval.

1224-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Final Plat for Abilene Industrial Park Subdivision Lot 1

Staff recommends approval with the following conditions:

- 1. 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.
- 2. City staff must be furnished with a title opinion or title commitment letter issued by a title insurance company confirming ownership of the properties.

7722-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a final plat for Sierra Sunset Addition Continuation 1

Staff recommends approval with the following conditions:

- 1. 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.

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

1824-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Fort Phantom Hill Subdivision Section 5, Block D, Lots 101-103

Staff recommends denial as a result of the application being submitted after the deadline, the revised plat was not submitted, and the 30-day review waiver was not submitted.

Mr. Halliburton moved to **approve the first three proposed plats** as presented. Ms. Kyker seconded the motion.

Mr. Benham moved to **deny FP-1824**, as recommended by staff. Mr. Sitzes seconded the motion.

ZONING

CUP-2024-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Shelley Watson, To Apply A Conditional Use Permit To The Property At 2781 Beech St, Abilene, TX 79601 To Allow A Duplex. Legal Description Being Block 1 Lot 9 And 10 Of Horn & Stephens Of North Park.

Ms. Kiley Hannah presented this request. The subject property is 0.33 acres out of the Horn & Stephens of North Park Block 1 Lots 9 and 10. The existing duplex is a nonconforming use built during the 1980's. The LDC allows a duplex in the RS-6 district subject to the approval of a Conditional Use Permit. If the request is approved, a building permit will be required and all building and fire code requirements for a duplex must be met.

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. One (1) response was received in favor with one in opposition.

STAFF RECOMMENDATION: Approval

Ms. Kyker 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-2024-05: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Larry Coon, To Change The Zoning Of Approximately 1.94 Acres From Single Family Residential (RS-8) To General Retail (GR). Located At 6466 Buffalo Gap Rd. Legal Description Being 1.94 Acres Out Of The WM E. Vaughn Survey 101, Abilene, Taylor County, Texas.

Ms. Mason Teegardin presented this request. The applicant proposes to utilize the lot for a restaurant. A residence is located on the subject site.

Mr. Rosenbaum opened the public hearing. Those who stepped forward were:

Mr. Terry Casey, Mr. Erik Johnson, Ms. Mary Powell

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 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, Sitzes, Rosenbaum

NAYS: None

Z-2024-06: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Jacob Martin To Change The Zoning Of Approximately 138.26 Acres From Agricultural Open (AO) To Residential Single Family (RS-6). Located West Of Butterfield Meadows Parkway. Legal Description Being 138.26 Acres Out Of The William M. Bishop Survey No. 43, Abstract No. 18 And The John Adams Survey No. 44, Abstract No. 3, Abilene, Taylor County, Texas.

Ms. Kiley Hannah presented this request. The subject property is undeveloped and zoned AO. The owner proposes to develop the property to expand the Butterfield Meadows subdivision located to the west. Current surrounding land uses include varying densities of single-family and medium density multi-family residential development. The applicant proposes to subdivide this land into conventional single-family residential (RS-6) lots.

Mr. Rosenbaum opened the public hearing. Those who stepped forward to speak were Mr. Clayton Farrow and Mr. Joe Waldron. 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. One (1) response was received in favor with one in opposition.

STAFF RECOMMENDATION: Approval

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-2024-07: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By JES Development, To Amend The Terms And Conditions Of A Planned Development District (PDD-178). Specifically, To Allow The Use Of The Existing Structures Located On The East Side Of The Property For Residential And Accessory Use And To Amend The Concept Plan. Located At 309 S Pioneer Drive. Legal Description Being Elmwood West Section N, Lot 2, Abilene, Taylor County, Texas.

Mr. Randy Anderson presented this request. The existing two-story industrial building, which was previously the Borden Company (a.k.a. Borden Creamery), was built in 1957 serving as a dairy processing plant. A smaller accessory building, will also be adapted to allow senior living multi-family and a new one-story second building constructed for the same purpose. The prospective owner, who is now the owner of this property, successfully obtained grant funding from the State of Texas and THC approval of the proposed project design.

Mr. Rosenbaum opened the public hearing. Mr. Wesley Netz stepped forward to request fences and shields from the light be required. Mr. Ryan Garcia responded that efforts will be made to meet these requests.

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval subject to the proposed amended Concept Plan and amended "Proposed Base Zoning District, Land Uses, and Development Standards."

Mr. Halliburton moved to **approve** this request with the recommended conditions. Ms. Kyker 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 2:08 p.m.

APPROVED

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

Mr. Clint Rosenbaum, Chairman