



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on April 2, 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. Shawnté Fleming, Secretary	Mr. Mitch Barnett
Mr. Kevin Halliburton, Sergeant-at-Arms	Ms. Kristen Dressen-Kyker
Mr. Zach Sitzes	

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

Others Present:

Mr. Johnny Bevills	Ms. Ashley Burkell	Ms. Carissa McCartney
Mr. Klint Doan	Ms. Gretchen Etheredge	Mr. Nathan Sanders
Mr. Alan Ruvalcare		

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. Mr. Halliburton seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

PLATS

1924-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a final plat for the Yellowhouse Machinery Subdivision

Mr. Holland presented this request. 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.

Mr. Halliburton moved to approve this plat request. Ms. Fleming seconded the motion. The motion to **approve with conditions** prevailed by the following vote:

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

NAYS: None

ZONING

CUP-2024-03: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Apply A Conditional Use Permit To Approximately .16 Acres Zoned Residential Single Family (RS-6) To Allow For A Counseling Ministry. Located At 526 Highland Ave. Legal Description Being The Highland Addition Lot 4 Of Block 10, Abilene, Taylor County, Texas.

Ms. Hannah presented this request. The property is zoned RS-6 and was previously used as a residential single-family home.

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 with none (0) in opposition.

STAFF RECOMMENDATION: Approval subject to the Plan of Operation

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

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

NAYS: None

CUP-2024-04: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Apply A Conditional Use Permit To Approximately .19 Acres Zoned Residential Single Family (RS-6) To Allow For A Duplex. Located At 1902 Bridge Avenue. Legal Description Being The Green Acres Subdivision, Section 2, Block 26, Lot 36, Abilene, Taylor County, Texas.

Ms. Teegardin presented this request. The applicant is proposing a duplex with each unit being approximately 1300 square feet. Staff was able to locate a demolition permit for the previous building in 2003. The property has been vacant since then.

Mr. Rosenbaum opened the public hearing. Stepping forward to express her concerns was Ms. Ashley Burkell. Mr. Johnny Bevills spoke in favor and addressed the concerns of the previous speaker.

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

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

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

NAYS: None



TC-2024-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Gospel Restoration Church, To Abandon The Entire Length Of An “L” Shaped Alley Located Between Oakland Drive And Forrest Avenue, Adjacent To 2317 Forrest Avenue.

Mr. Holland presented this request. The applicant proposes to combine the two lots served by the subject alley. The property south of the alley has access to Forrest Avenue and does not utilize the subject alley.

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 none (0) in opposition.

STAFF RECOMMENDATION: Staff recommends approval, subject to:

1. The subject right-of-way, and all adjoining properties, shall be platted within one year of the effective date of the abandonment ordinance.
2. If a replat is not approved and recorded within one year, the granting of the abandonment of the subject right-of-way shall be void.
3. The property owners shall grant easements for all existing utilities or relocate them at the owners' expense.

Mr. Benham moved to approve this request. Mr. Barnett 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 1:51 p.m.

APPROVED



Mr. Clint Rosenbaum, Chairman