



# Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on July 2, 2024 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas.

**Commissioners Present:**

Mr. Clint Rosenbaum, Chairman	Ms. Kristen Dressen-Kyker
Ms. Shawnté Fleming, Secretary	Mr. Mitch Barnett
Mr. Kevin Halliburton, Sergeant-at-Arms	

**Commissioners Absent:**

Mr. Brad Benham, Chairman Pro Tem	Mr. Zach Sitzes
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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 II  
Ms. Clarissa Ivey, Planner I  
Ms. Kiley Hannah, Planner I  
Ms. Melissa Farr, Executive Assistant

**Others Present:**

Mr. Randy Charleville	Mr. Ben Grant	Ms. Belinda Rhodes
Ms. Dianna Campbell	Ms. Elaine Coffman	Mr. B.J. Prichard
Ms. Cynthia Powell	Mr. Greg Powell	Ms. Michelle Chaney
Mr. C.J. Chaney	Mr. Christopher Smith	Ms. Tammy Anderson
Mr. Duane Anderson	Ms. Sharayah Cope	Mr. Jon Bos

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

## INVOCATION

Mr. Halliburton 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.

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

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

**NAYS: None**

## ZONING

**CUP-2024-05:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Apply A Conditional Use Permit (CUP) To A Property. Specifically, To Allow A Duplex And An Accessory Dwelling Unit (ADU) On A Lot Zoned Residential Single Family (RS-8) For A Total Of Three (3) Dwelling Units On The Lot. Located At 748 Washington Boulevard. Legal Description Being Radford Hills Section 5, Continuation 1, Block 8, Lot 102, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The applicant is proposing a duplex with each unit being approximately 1,370 square feet and an ADU with approximately 865 square feet. The property has been vacant since annexation.

Mr. Rosenbaum opened the public hearing. Those who spoke were Mr. Ben Grant, Ms. Chris Smith, Mr. Norm Archibald, Mr. Greg Powell, and Mr. Jon Bos. The proponent, Mr. Randy Charleville, also spoke.

Seeing no one else present and desiring to be heard, the public hearing was closed. The Commission engaged in discussion about the traffic concerns on Washington Street. The public hearing was reopened at 2:07 p.m.

Ms. Sharayah Cope, Mr. Randy Charleville, and Ms. Michelle Chaney addressed this item. 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 with two (2) received in opposition.

**STAFF RECOMMENDATION: Denial**

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

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

**NAYS: None**

**Z-2024-11:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Jacob & Martin, To Create A New Planned Development District (PD-186). The Proposed Planned Development District Will Allow The Following Base Zoning Classifications; Tract 1 General Retail (GR), Tract 2 Medium Density (MD) With Modified Building Setbacks. Legal Description Being 6.99 Acres Of Tract 318 Of M Talbot Survey 102 And 2.727 Acres Of G E Harlan, Abilene, Taylor County, Texas.

Ms. Kiley Hannah presented this request to create a Planned Development District, PDD-186 to allow business and residential uses on two tracts. Tract 1 would have a base zoning of General Retail (GR). Tract 2 would have a base zoning of Medium Density (MD). Tract 2 would include modified MD development standards to allow a 30' minimum lot width, 15' front and 5' side setbacks, and 3,000 square foot lot area minimums.

Mr. Rosenbaum opened the public hearing. Mr. Clayton Barrow stepped forward to address this item. He requested revisions to Exhibit B of the Ordinance made before review by City Council. The revisions are to B.3.a and B.4.b. 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 with none (0) in opposition.

**STAFF RECOMMENDATION: Approval**

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

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

**NAYS: None**

**Z-2024-18:** 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 0.40 Acres From Medium Density (MD) To Medical Use (MU). Located At 1750 Pine St. Legal Description Being West 92-Foot Of Lot 4, Block A, Continuation 1, Hendrick Health Systems Subdivision, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. Hendrick is in the process of expanding the clinic located at the 1750 Pine Street to the west and needs to rezone this site from MD/COR to MU/COR to match the zoning of the surrounding medical use properties.

Mr. Rosenbaum opened the public hearing. Mr. B.J. Prichard stepped forward to answer questions. 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, with none (0) in opposition.

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

**STAFF RECOMMENDATION:** Approval

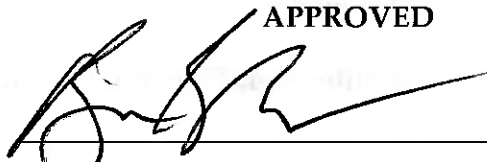
**AYES:** Barnett, Kyker, Halliburton, Fleming, Rosenbaum

**NAYS:** None

### ADJOURNMENT

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:44 p.m.

APPROVED

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

Mr. Clint Rosenbaum, Chairman