

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
September 3, 2024, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on September 3, 2024, at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas. Chairman Rosenbaum was present and presiding, along with Chairman Pro Tem Brad Benham, and Commissioners Zach Sitzes, Shawnté Fleming, Secretary, Mitch Barnett, Kevin Halliburton, Sergeant-at-Arms, and Kristen Dressen-Kyker.

Also present were 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, Ms. Mason Teegardin, Planner II, Mr. Adam Holland, Planner II, Ms. Clarissa Ivey, Planner I, and Ms. Melissa Farr, Executive Assistant.

Commissioner Benham delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Chairman Rosenbaum opened the public hearing. With no speakers coming forward, the public hearing was closed.

Commissioner Benham moved to **approve** the meeting minutes. Commissioner Kyker seconded the motion. The motion carried by the following vote:

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

NAYS: None

ZONING

CUP-2024-07: 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 the Property at 8302 Military Drive, Abilene, Texas to Allow a Concrete Batch Plant. Legal Description Being 99.27 Acres Out of Survey 23, Block 2 of Southern Pacific Railway Company in Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The property is currently vacant but was used a concrete batch plant in 2016 during the construction of a taxiway for Dyess Air Force Base in 2016 due to the proximity of the subject site to a northern entrance into Dyess and the taxiway. Mr. Rosenbaum opened the public hearing. With no speakers coming forward, 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 opposition.

STAFF RECOMMENDATION: Staff recommends approval subject to compliance with the proposed site plan and Plan of Operation.

Commissioner Benham moved to approve the item as presented with conditions. Commissioner Barnett seconded the motion. The motion carried by the following vote:

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

NAYS: None

Z-2024-24: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, to Change the Zoning of Approximately 0.91 Acres from Mobile/Manufactured Home (MH) to Residential Multi-Family (MF). Located at 3141 Grape Street. Legal Description Being the Lot 209, Block 25, North Park Addition, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The owner proposes to rezone the property to build multi-family dwellings.

Mr. Rosenbaum opened the public hearing. The applicant, Mr. Ed Cordova, stepped forward. Seeing no one else present and desiring to 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 opposition.

STAFF RECOMMENDATION: Approval

Commissioner Halliburton moved to approve the item as presented. Commissioner Kyker seconded the motion. The motion carried by the following vote:

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

NAYS: None

Z-2024-25: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, to Change the Zoning of Approximately 0.47 Acres from Office (O) to Neighborhood Retail (NR). Located at 317 North Willis Street. Legal Description Being The Oakwood Addition, Section 2, Block 17 and the South 160 Feet of the North 597 Feet of Lot 21, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The existing building was constructed in 1960 for business purposes and is currently used as an office. The owner proposes to expand the number of permitted retail uses by rezoning the property to Neighborhood Retail.

Mr. Rosenbaum opened the public hearing. Ms. Karen Light stepped forward. With no other speakers coming forward, 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

Commissioner Benham moved to **approve** the item as presented. Commissioner Fleming seconded the motion. The motion carried by the following vote:

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

NAYS: None

ADJOURNMENT

There being no further discussion, Mr. Benham adjourned the meeting at 1:49 p.m.

APPROVED

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

Mr. Clint Rosenbaum, Chairman

