

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

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on October 1, 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. Michael Rice, Assistant City Manager, 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 Halliburton 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 Fleming seconded the motion. The motion carried by the following vote:

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

NAYS: None

ZONING

CUP-2024-09: 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 Allow An Antenna Tower Commercial At 2588 E Lake Road. Legal Description Being Lot 1, Block A, Betty Roses Addition, Abilene, Taylor County, Texas.

Planner Holland presented this request. The applicant is requesting a Conditional Use Permit to install a new 150' monopole tower in a General Retail (GR) zoning district. The subject property was annexed into the City of Abilene in 1980 and has been zoned General Retail

(GR). The east side of the property was developed into Betty Roses Little Brisket in 2016 leaving the west portion of the property vacant.

Mr. Benham opened the public hearing. Those who stepped forward were Mr. Brian Sullivan and Mr. Bruce Bixby. 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

Commissioner Benham moved to approve the request. Commissioner Halliburton seconded the motion. The motion carried by the following vote:

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

NAYS: None

TC-2024-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The City Of Abilene To Abandon Certain Portions Of Right-Of-Way (ROW) Along Oldham Lane. Specifically, 10 Feet Of ROW Adjacent The Following Lots: Lots 1-4, Block A, Oldham Farms Addition, Section 1; Lot 1, Block A, Oldham Farms Addition, Section 2; Lots 203, 2, And 101, Oldham Farms Addition, Section 3; Lot 1, Block A, Don Fite Addition; Lots 201 And 202, Block A, Oldham Lane Church Of Christ Addition And; Lot 35, Block A, Bunny Run Addition, Section 2, Abilene, Taylor County, Texas.

Planner Holland presented this request. Oldham Lane is a state-maintained highway known as FM 1750. TxDOT is considering a project south of East Industrial Boulevard to improve FM 1750. Since TxDOT cannot construct any project on property that the State of Texas does not own, TxDOT has requested that the City of Abilene relinquish the subject sections of right-of-way to the State of Texas.

Mr. Benham opened the public hearing. Those who stepped forward were Mr. Stephen Rektenwald, Mr. Sam Walker, and Mr. Bruce Bixby. Seeing no one else present and desiring to be heard, the public hearing was closed.

Mr. Michael Rice was asked to step forward to explain the purpose of this process and answer questions asked by the Commission.

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 Halliburton moved to **approve** the request. Commissioner Sitzes seconded the motion. The motion carried by the following vote:

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

NAYS: None

Z-2024-27: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Law Firm Of Chaile Allen, PLLC, To Change The Zoning Of Approximately 0.49 Acres From Central Business To Planned Development District 189 To Allow The Outdoor Storage Of Freight Containers. Located At 633 And 641 Pecan Street, Abilene, Texas. Legal Description Being Lots 7-9, Block 131, Original Town Abilene, Abilene, Taylor County, Texas.

Planner Ivey presented this request. The owner proposes to rezone the subject property allow freight containers as a principal use. The owner will be using the containers to store materials used for his metal fabrication/mechanic shop at 809 South 7th Street.

Mr. Benham opened the public hearing. Stepping forward was Ms. Chaile Allen. 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: Staff recommends approval subject to site plan and plat approval before freight containers are stored on the subject property.

Commissioner Benham moved to **approve the request with the following conditions:**

An opaque fence will be all around the property

The fence height will be a minimum of 7'.

The freight containers will be set at grade with nothing stacked on top.

Commissioner Fleming seconded the motion. The motion carried by the following vote:

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

NAYS: None

Z-2024-28: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 0.30 Acres From Residential Single-Family (RS-6) To Heavy Commercial (HC). Located At 602 & 610 N 16th Street. Legal Description Being Lots 5 And 6, Block 1, College Drive Replat, Abilene, Taylor County, Texas.

Planner Ivey presented this request. The owner proposes to rezone the subject property to expand the existing business located at 1602 North Treadaway Boulevard to allow the use a freight container to store material/equipment associated with the business. 602/610 has been used for storage since approximately 2003. The only trigger for the zone change cleanup was the addition of the freight container.

Mr. Benham 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 one (1) received in opposition.

STAFF RECOMMENDATION: Approval

Commissioner Halliburton moved to **approve** the request. Commissioner Kyker seconded the motion. The motion carried by the following vote:

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

NAYS: None

Z-2024-29: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 4.78 Acres From Multi-Family (MF) To A Planned Development District (PDD-188). The PDD Proposes Townhomes With A Maximum Of Two Dwelling Units, And Duplexes. Located At 898-991 Minda Street. Legal Description Being Block 23, 24, And The East 250 Feet Of The South 160 Feet Of Block 25, Williams Estate Subdivision, Abilene, Taylor County, Texas.

Planner Teegardin presented this request. The purpose of this request is to allow the construction of townhomes with a maximum of two dwelling units and duplexes. The subject property was annexed into the City of Abilene in 1957 and has remained vacant. The property was rezoned from Single Family Residential (RS-6) to Multi-Family (MF) in July 2023. The property is in the process of being re-platted, which includes the extension of water and sewer lines and road improvements to Hailey Street.

Mr. Benham opened the public hearing. Mr. Tal Fillingim stepped forward. Seeing no one else present and desiring to speak, 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 none (0) in opposition.

STAFF RECOMMENDATION: Approval

Commissioner Barnett moved to approve the request. Commissioner Benham 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 2:17 p.m.

APPROVED



Mr. Clint Rosenbaum, Chairman

