

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
November 5, 2024, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on November 5, 2024, at 1:31 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.

Also present were 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 II, Mr. Adam Holland, Planner II, Ms. Kera Valois, 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.

Meeting minutes were **approved** unanimously. The motion carried by the following vote:

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

NAYS: None

ZONING

CUP-2024-08: 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 Re-Construction Of A 120' Tall Monopole Within General Retail (GR). Located At 920X Westview Drive. Legal Description Being Block 103, Westlawn Addition, Abilene, Taylor County, Texas.

Planner Teegardin announced this item was **pulled from the agenda.**

CUP-2024-10: 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 0.32 Acres Zoned General Retail (GR) To Allow For A Freight Container. Located At 1350 Grape

Street. Legal Description Being The Merchant Grape Subdivision, Block A, Lot 225, Abilene, Taylor County, Texas.

Planner Teegardin presented this request. The applicant is requesting to apply a Conditional Use Permit to approximately 0.32 acres zoned General Retail (GR) to allow for a Freight Container. The subject property was annexed into the City in 1895, within the Original Town of Abilene. Located on this site is a home built in 1940 and a freight container. The freight container has been at this property since, at least, 2012. The owner states the freight container is used for personal storage and will remain as such if the request is approved. The owner has been using this lot for his Contractor Services but is in the process of moving that use off the property, as it is not a permitted use.

Commissioner Benham opened the public hearing. Mr. Bruce Reed, agent, stepped forward to speak. 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 of the Conditional Use Permit, subject to the following conditions:

1. A building permit must be applied for within 30 days of approval
2. The freight container must comply with all applicable LDC requirements, as listed in the staff report.

Commissioner Halliburton moved to approve the request with conditions as proposed by staff, including the container being repainted. Commissioner Sitzes seconded the motion. The motion carried by the following vote:

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

NAYS: None

OAM-2024-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the City of Abilene to Amend the Land Development Code to Adopt a New Airport Zoning Ordinance (AZO).

Mr. Randy Anderson presented this request. The City of Abilene was the sponsor of the Joint Land Use Study (JLUS) which considered the impact of development around Dyess Air Force Base (DAFB) and how certain surrounding development could affect the ability of DAFB to complete its mission and purpose in the future. The ordinance, if approved, would repeal and replace the existing Airport Zoning regulations and implement the development-related recommendations of the JLUS report.

Commissioner Benham opened the public hearing. Seeing no one present and desiring to be heard, the public hearing was closed.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2024-31: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 0.44 Acres From Heavy Commercial (HC) To Office (O). Located At 1234, 1232, 1226 & 1218 N Treadaway Blvd. Legal Description Being Lots 1-4, Block 2, T W Daugherty Subdivision Within Original Town Abilene, Abilene, Taylor County, Texas.

Planner Valois presented this request. The subject properties were annexed in 1895 within the Original Town of Abilene. The single-family residences formerly located at 1232, 1226, and 1218 North Treadaway Boulevard were all demolished in 2006 due to condemnation. A demolition permit was pulled October 2024 for the remaining house on the property and has yet to be completed. Currently, the subject properties are being re-platted into one lot. The applicant is proposing office zoning for private practice.

Commissioner Benham opened the public hearing. Ms. Jessica Jacob stepped forward to speak. 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) request was received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval

Commissioner Benham made a motion to **approve** the request. Commissioner Fleming seconded the motion. The motion carried by the following vote:

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

NAYS: None

Z-2024-33: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Amend The Terms And Conditions Of Planned Development District (PDD-181) Specifically To Add Approximately 5.9 Acres Of Land Zoned Agricultural Open (AO) To Be Added To Lot One To Allow Heavy Industrial Uses And Light Industrial Uses As Specified In The PDD. Located At 617 F.M. 2404. Legal Description Being The East 170 Feet Of Lot 1, Block A, Lancium Subdivision, Abilene, Taylor County, Texas.

Planner Holland presented this request. The subject property was annexed in 2024 and zoned as Agricultural Open per the LDC requirements. The owner proposes to incorporate this property into the existing Planned Development district to the west (PDD-181).

Lancium intends to incorporate the property with lot 1 of the initially approved conceptual plan to extend the Heavy Industrial uses further east.

Commissioner 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 nor in opposition.

STAFF RECOMMENDATION: Approval

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

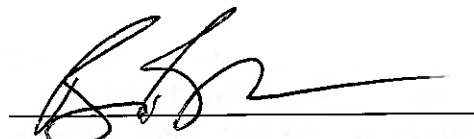
AYES: Barnett, Benham, Halliburton, Fleming, Sitzes, Rosenbaum

NAYS: None

ADJOURNMENT

There being no further discussion, Mr. Benham adjourned the meeting at 2:01 p.m.

APPROVED

A handwritten signature in black ink, appearing to be 'B. Benham', written over a horizontal line.

Mr. Brad Benham, Chairman Pro-Tem