

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

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on December 3, 2024, at 1:31 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas. Chair Pro Tem Brad Benham was present and presiding, along with **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. Kera Valois, Planner I, and Ms. Melissa Farr, Executive Assistant.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Chair Pro Tem Benham 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, Kyker, Halliburton, Fleming, Sitzes, Benham

NAYS: None

ELECTION OF OFFICERS

Commissioner Halliburton moved that Brad Benham serve as the new Commission Chair. Commissioner Kyker seconded the motion.

Commissioner Halliburton moved that Mitch Barnett serve as the new Chair Pro Tem. Commissioner Kyker seconded the motion.

ZONING

CUP-2024-11: 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 0.15 Acres to Allow a 150' Monopole Tower within General Retail (GR). Located at 2560 X Barrow Street.

Legal Description Being a Part of Lot 101 of the Gibson Replat, Block 10, Brookhollow Section 4, Abilene, Taylor County, Texas.

Kera Valois presented this request. The subject property was annexed into the City of Abilene in 1957 and has been zoned General Retail (GR). The east side of the subject property is currently occupied by The Hemp Corner. The remaining west side of the subject property currently is vacant.

Commissioner Benham opened the public hearing. Mr. Laddie Galloway stepped forward. 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 was one (1) received in favor, with one (1) received in opposition.

STAFF RECOMMENDATION: Approval

Commissioner Barnett made a motion to approve the request. Commissioner Kyker seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

CUP-2024-12: 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 2.75 Acres to Allow for a Tattoo Parlor, More Specifically Applied to Building 4, Suite 403. Located at 4601 Antilley Road, Suite 403. Legal Description Being Lot 101, Block A, Section 1 of the Antilley Road West Addition, Abilene, Taylor County, Texas.

Mason Teegardin presented this request. The applicant requests a CUP to allow a tattoo parlor in one suite of one of the existing buildings. If this CUP is approved, the scope of approval will be limited to just the single suite shown on the site plan. The Plan of Operation submitted by the applicant indicates that the primary use will be a full-service salon that will also offer fine-line tattoo services as a minor use.

Commissioner Benham opened the public hearing. Mr. Tal Fillingim and Ms. Alicia Anderson stepped forward. 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 one (1) in opposition.

STAFF RECOMMENDATION: Approval subject to the Plan of Operation

Commissioner Fleming made a motion to approve the request subject to the Plan of Operation. Commissioner Halliburton seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

OAM-2024-02: 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 Amend the Sign Regulations. Specifically, to Allow for Type III Off-Site Signage and Provide Development Standards Including, but Not Limited to, Size, Location, and Separation.

Adam Holland presented this request. The proposed LDC amendment would affect LDC Section 4.2.8.9 – Area, Height, Placement, and Number and would follow the existing format of that section to create a Type III off-site sign category.

Commissioner Benham opened the public hearing. Mr. Raul Espinoza stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2024-32: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner, to change the zoning of approximately 2.59 acres from Planned Development District 28 (PDD-28) to General Commercial (GC). Located at the 4300 block of Southwest Drive. Legal description being the north 254 feet of Lot 101, Block C, Southwest Drive Addition, Abilene, Taylor County, Texas.

Adam Holland presented this request. The subject property was annexed in 1959 and is currently used as a recycling drop off. The City of Abilene has entered a lease with Chick-Fil-A to build a new restaurant at this location.

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

PARKS AND RECREATION BOARD RECOMMENDATION: Approval

Commissioner Barnett made a motion to approve the request. Commissioner Kyker seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

Z-2024-35: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Jacob & Martin, To Change The Zoning Of Approximately 64.25 Acres From Agricultural Open To Planned Development District 191. Specifically, To Have A Residential Single-Family Base Zoning. Located At 7501 Old Forrest Hill Rd, Abilene, TX 79606. Legal Description Being 52.29-Acre Tract Out Of Lots 2, 3, 4, 6 And 7 And A 4.2 Acre Tract Out Of Lot 8 Of A Subdivision Of The T.C. Garner Survey, And A 2.354 Acre Tract Out Of The North Part Of The D.A. Douthit Survey No. 25, Abilene, Taylor County, Texas.

Clarissa Ivey presented this request. The subject property was annexed in 1980 and has remained vacant and zoned as AO. The applicant proposes to change the zoning from AO to a Planned Development District (PDD) to allow lots with a minimum area of 5,000 square feet, a minimum width (frontage) of 50 feet, and five-foot (5') interior side setbacks. The base zoning of the property would be RS-6.

Commissioner Benham opened the public hearing. Those who stepped forward were Mr. Tal Fillingim and John Pugsley. 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 the Concept Plan and regulations as set forth within the PD ordinance.

- Lot size minimum 5,000 sq feet and a minimum of 50 feet in width
- Side yard setback shall be 5 feet minimum – corner lot shall be 15 feet minimum
- And all other regulations as set forth in RS-6 district

Commissioner Fleming made a motion to approve the request based upon the recommended conditions. Commissioner Halliburton seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

Z-2024-36: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 134.86 Acres From Agricultural Open (AO) To General Retail (GR), General Commercial (GC), And Multi-Family (MF). Located At 7450 HWY 83-84. Legal Description Being 134.86 Acres Out Of Survey 12, Lunatic Asylum Lands, Abilene, Taylor County, Texas.

Mason Teegardin presented this request. The subject property was annexed into the City of Abilene in 1980 and has remained vacant since. This property has been zoned Agricultural Open (AO) since annexation. The proposed zoning changes are in continuation with the current development of the area.

Commissioner Benham opened the public hearing. Mr. Tal Fillingim stepped forward. 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

Commission Halliburton made a motion to approve the request. Commissioner Fleming seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Halliburton, Fleming, Sitzes, Benham

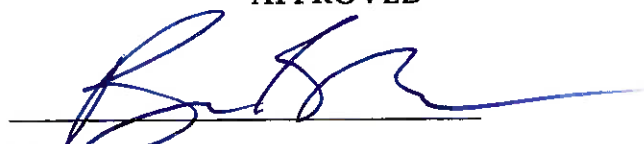
NAYS: None

ABSTAIN: Kyker

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 2:24 p.m.

APPROVED



Mr. Brad Benham, Chairman