

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
January 7, 2025, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on January 7, 2025, at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas. Chairman Brad Benham was present and presiding, along with **Commissioners** Shawnté Fleming-Lewis, Secretary, Mitch Barnett, Kevin Halliburton, Sergeant-at-Arms, and Gary House.

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. Kera Valois, Planner I, and Ms. Melissa Farr, Executive Assistant.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Chairman 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, Halliburton, Lewis, House, Benham

NAYS: None

INVOCATION

Commissioner Halliburton delivered the invocation.

ZONING

CUP-2025-01: 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 91.21 Acres to Allow a 150' Tall Monopole Tower Within Agriculture Open (AO). Located at 1602 Loop 322. Legal Description Being The North Part Of Lot 101, Block A, Taylor County Expo Center Subdivision, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. The applicant is requesting a Conditional Use Permit to construct a new 150' tall monopole within Agricultural Open (AO) zoning. The applicant is requesting a Conditional Use Permit to construct a new 150' tall monopole within Agricultural Open (AO) zoning.

Chairman 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 were no (0) responses received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval subject to:

1. FAA approval of the tower height and location; and
2. The proposed site plan.

Commissioner Halliburton moved to approve the request. Commissioner Lewis seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

CUP-2025-02: 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 0.57 Acres to Allow a Drive-Thru Lane. Located At 3210 Antilley Road. Legal Description Being Lot 218, Block M, Replat Of The Fairways Addition, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The applicant is requesting to apply a Conditional Use Permit to approximately 0.57 acres zoned Planned Development District (PD-4) to allow for a Drive-thru Lane.

The current owner purchased and opened his optometry office in May 2024. When the office was later remodeled to suit the new office, the subject drive-thru window was not a part of the changes approved with the building permit. Additional site improvements were made that were not approved and were in violation of multiple LDC requirements. Staff informed the owner that a drive-thru window required the approval of a Conditional Use Permit and that a site plan must be submitted to show the new site improvements and to bring the site into conformance with the LDC. Those issues have been rectified by the owner.

Chairman Benham opened the public hearing. Clint Rosenbaum 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) response received in favor with one (1) opposition.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit, subject to the submitted concept plan and Plan of Operation.

Halliburton moved to approve this request as stated in the staff report. Commissioner Lewis seconded the motion. The motion prevailed by the following vote:

AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

Z-2025-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 2.00 Acres from General Retail (GR) to General Commercial (GC) Zoning. Located On The 6600 Block Of Buffalo Gap Road. Legal Description Being Lot 152, Block B, Champions Addition Section 2, Abilene, Taylor County Texas.

Mr. Adam Holland presented this request. The subject property was annexed in 1963 and has remained vacant since annexation.

Chairman Benham opened the public hearing. Mr. David Sivley and Mr. Kent Mustoe 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

Commissioner Halliburton moved to **deny** this request. Commissioner House seconded the motion. The motion prevailed by the following vote:

AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

Z-2025-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.48 Acres from Central Business (CB) to A Planned Development District (PDD-192). Located At 1066 S. 2nd Street. Legal Description Being Original Town Abilene, Block 11, Lots 13-15, Abilene, Taylor County, Texas.

Ms. Mason Teegardin presented this request. The purpose of this request is to allow a distillery within Central Business (CB) zoning. The subject property was annexed within the Original Town of Abilene in 1895. The property has been part of the Central Business area since zoning adoption. The property has had many uses over its time, with the most recent use being a night club.

Chairman Benham opened the public hearing. Mr. Larry Sanders stepped forward to address 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 was one (1) response received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval subject to the Operation Plan submitted by the applicant.

Commissioner Halliburton moved to **approve** this request with the recommended conditions. Commissioner Lewis seconded the motion. The motion prevailed by the following vote:

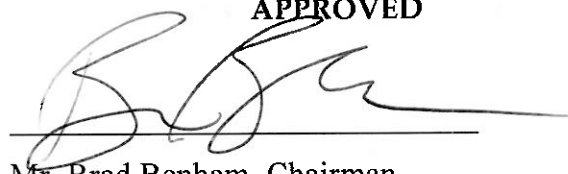
AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 2:00 p.m.

APPROVED

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

Mr. Brad Benham, Chairman