

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
February 4, 2025, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on February 4, 2025, at 1:31 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, Chairman Pro Tem, Kevin Halliburton, Sergeant-at-Arms, and Gary House.

Also present were Mr. Tim Littlejohn, 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.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

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

Commissioner Halliburton moved to approve the minutes from the previous meeting held on January 7, 2025. Commissioner House seconded the motion. The motion prevailed by the following vote:

AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

INVOCATION

Commissioner Halliburton delivered the invocation.

ZONING

CUP-2025-03: 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 0.9 Acres to Allow for Contractor Services within General Commercial (GC) Zoning. Located at 625 ES 11th Street. Legal description being Block A, Lot 1, of the Walker Addition, Abilene, Taylor County, Texas.

Ms. Mason Teegardin presented this request. The subject property was annexed into the City in 1959 and has remained vacant since annexation. The property owners are wanting to develop the property as an office/warehouse for their plumbing company. The Development Review Committee are currently reviewing the site plan.

Chairman 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. One (1) response was received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Staff Recommends **approval subject to the Plan of Operations.**

Commissioner Barnett moved to approve this request subject to the Plan of Operations. Commissioner Lewis seconded the motion. The motion prevailed by the following vote:

AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

CUP-2025-04: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, Represented by Precision Contractors, to Apply a Conditional Use Permit to Approximately 1.81 Acres Zoned General Commercial to Allow Freight containers. Located at 718 S. Clack Street. Legal description Being Lot 3 and South 31.9' of Lots 1 and 2, Block A, Smith Bros & Raymond Addition, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The subject property was annexed into the City in 1957; however, the property was not developed until 1993. According to Google imagery the freight containers did not become a permanent fixture until 2019. Following a notice of violation from Code Compliance, the owners have moved the containers to an improved surface and have begun constructing a screening fence.

Chairman 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 none (0) 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 containers are subject to the submitted concept plan and all applicable LDC requirements.

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

AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

CUP-2025-05: 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 15.03 Acres to Allow an RV (Recreational Vehicle) Park. Located at 3201 Dub Wright Blvd. Legal Description Being Approximately 15.03 Acres of the John Adams Survey No. 44, Abstract No. 3, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The current owner proposes building a 130 space Recreational Vehicle community. This property has remained vacant since annexation.

Chairman Benham opened the public hearing. Those who stepped forward to speak were Mr. Clayton Farrow and Mr. Ray Renfro. 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: Staff recommends approval of the Conditional Use Permit, subject to the submitted concept plan and Plan of Operation with the following condition:

- The perimeter fence shall be opaque.

Commissioner Barnett moved to approve this request subject to the conditions recommended by Staff, but **with the deletion of the perimeter fence being opaque.** Commissioner Halliburton seconded the motion. The motion prevailed by the following vote:

AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

Z-2025-03: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, to Change the Zoning of Approximately 22.14 Acres from Agricultural Open (AO) to Multi Family (MF). Located at 6310 Butterfield Trail. Legal Description Being Approximately 22.14 Acres of the John Adams Survey No. 44, Abstract No. 3, Abilene, Taylor County, Texas.

Ms. Mason Teegardin presented this request. The subject property was annexed into the City in 1986 as Agricultural Open (AO) and has remained vacant since.

Chairman Benham opened the public hearing. Mr. Clayton Farrow 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 with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

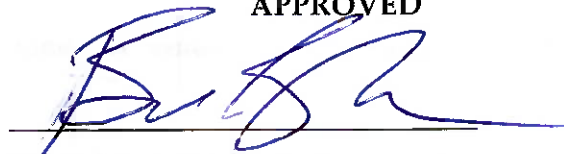
AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 1:56 p.m.

APPROVED



Mr. Brad Benham, Chairman