



City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the Planning & Zoning Commission of City of Abilene to be held on April 6, 2021, at 1:30 p.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

AGENDA ITEMS

1. Election of Chairman

MINUTES

2. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing on the Minutes from the Regular Meeting Held on March 2, 2021

PLATS

Receive a Report, Hold a Discussion and Public Hearing, and Take Action on the following plats:

3. **PP-2021:** Plat for Forrest Hill Retail Development, Abilene, Taylor County, Texas (**Jared Smith**)
4. **PP-2221:** Plat for Elm Creek at Wylie, Phase 3, Abilene, Taylor County, Texas (**Jared Smith**)
5. **PP-2621:** Plat for Carriage Hills, Section 4, Abilene, Taylor County, Texas (**Jared Smith**)
6. **PP-2721:** Plat for The Harvest, Section 1, Abilene, Taylor County, Texas (**Jared Smith**)
7. **FP-2121:** Plat for Forrest Hill Retail Development, Block 1, Lot 1, Abilene, Taylor County, Texas (**Jared Smith**)
8. **FP-4820:** Plat for The Tributes at Double Eagle Section 2, Abilene, Taylor County, Texas (**Jared Smith**)

ZONING

9. **Z-2021-06:** Receive a Report and Hold a Discussion and Public Hearing a request from all five owners of the subject properties, represented by Jacob & Martin LLC, to amend terms and conditions of Planned Development District Number 82 (PD 82) specifically as they affect certain commercial properties located directly north of Lone Star Drive and east of Loop 322, to allow use and development in compliance with requirements of General Retail (GR) zoning, instead of specific uses and standards now required by PD 82. Legal description being all of the following six tracts in Lone Star Ranch Section One in Abilene, Taylor County, Texas: Lot 101 in Block A (Cont.1), Lot 102 in Block A (Cont. 2), Lot 1 in Block A (Cont. 2), Lots 1 and 2 in Block A (Cont. 4) and Lot 1 in Block A (Cont. 5). **(Jared Smith)**
10. **Z-2021-07:** Receive a Report and Hold a Discussion and Public Hearing on a request from Heart of Texas Hearing Centers, represented by Fallen Perrie Busenlehner, to rezone property from a Neighborhood Office (NO) to a Planned Development (PD) District intended to allow retail sale of apparel and related accessories, in addition to all uses ordinarily allowed in NO Districts. Legal description being a certain 0.558-acre tract out of A. Greenwall Survey 100 in Abilene, Taylor County, Texas. Located at 5919 Buffalo Gap Road. **(Brad Stone)**
11. **Z-2021-08:** Receive a Report and Hold a Discussion and Public Hearing on a request from Cimarron Meadows Development Corporation, represented by Jacob & Martin LLC, to rezone property from a Residential Medium-Density (MD) to a Planned Development (PD) District intended to allow duplex dwellings as well as townhomes (with no more nor fewer than two dwellings in any one row of attached buildings) on approximately 14 acres of now-vacant land located on the 2000 block (east side) of Maple Street and directly north from the Abilene State-Supported Living Center in southeast Abilene. Legal description being the south 320 feet of Lot 102 in Block A of the Parkview Addition to Abilene, Taylor County, Texas. **(Jared Smith)**

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 1st day of April, 2021, at 4:45 p.m.

Shawna Atkinson, TRMC
City Secretary