



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



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on March 2, 2021 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas.

Commissioners Present:

Mr. Clint Rosenbaum, Pro Tem

Ms. Alex Russell, Sergeant-at-Arms

Mr. Brad Benham

Mr. Bill Noonan, Secretary

Rev. Izlar Lankford

Ms. Shawnte' Fleming

Commissioners Absent:

Mr. Mitch Barnett

Staff Present:

Mr. Michael Rice, Assistant City Manager

Mr. Michael Warrix, Director of Planning and Development Services

Mr. Zack Rainbow, Assistant Director of Planning and Development Services

Ms. Cheryl Sawyers, Planning Services Manager

Ms. Kelley Messer, First Assistant City Attorney

Mr. Jared Smith, Planner II

Mr. Nick Watts, Planner I and Historic Preservation Officer

Ms. Melissa Farr, Executive Assistant

Others Present:

Mr. Clayton Farrow

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:43 p.m.

INVOCATION

Mr. Rosenbaum delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Mr. Noonan moved to approve the minutes from the previous meetings held on February 2nd and February 9, 2021. Ms. Russell seconded the motion. The motion to approve prevailed by the following vote:

AYES: Russell, Benham, Noonan, Lankford, Fleming, Rosenbaum

NAYS: None

PLATS

PP-1021: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a plat for Section 1, Cimarron Meadows Addition, Abilene, Taylor County, Texas

FP-1521: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Section 5, Tuscany Trails, Abilene, Taylor County, Texas

FP-1121: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a plat for Cimarron Meadows Addition, Section 1, Abilene, Taylor County, Texas

Staff recommends approval with the following conditions:

- Construction and Drainage plans must be submitted to and approved by the City Engineer.
- All public improvements must be completed and inspected for acceptance or financial guarantee must be provided securing the obligations of all public improvements.
- City staff must be furnished with a title opinion or title commitment issued by a title insurance company confirming ownership of the property.

FP-1221: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a plat for The South End Addition, Abilene, Taylor County, Texas

Staff recommends approval with the following conditions:

- Construction and Drainage plans must be submitted to and approved by the City Engineer.
- All public improvements must be completed and inspected for acceptance or financial guarantee must be provided securing the obligations of all public improvements.
- City staff must be furnished with a title opinion or title commitment issued by a title insurance company confirming ownership of the property.

FP-1421: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a plat for Section 1, Forrest Meadows Addition, Abilene, Taylor County, Texas

Staff recommends approval with the following conditions:

- All public improvements must be completed and inspected for acceptance or financial guarantee must be provided securing the obligations of all public improvements.
- City staff must be furnished with a title opinion or title commitment issued by a title insurance company confirming ownership of the property.

FRP-1821: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a plat for Lot 1, Block A, Family Dollar Subdivision, Abilene, Taylor County, Texas

Staff recommends approval with the following conditions:

- Easement release associated with the subject property must be approved by the City of Abilene and recorded at the Taylor County Clerk's Office.
- Construction plans must be submitted to and approved by the City Engineer illustrating how affected utilities will be relocated.
- Utilities must be relocated or City staff must be furnished with documentation from each affected utility provider that suitable payment has been made for the timely relocation of utilities.
- City staff must be furnished with a title opinion or title commitment issued by a title insurance company confirming ownership of the property.

FP-1321: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a plat for Lot 1, Block A of Industrial Junction Additions, Abilene, Taylor County, Texas
Mr. Jared Smith presented the plats.

Staff recommends approval with the following conditions:

- Construction plans must be submitted to and approved by the City Engineer.
- All public improvements must be completed and inspected for acceptance or financial guarantee must be provided securing the obligations of all public improvements.
- City staff must be furnished with a title opinion or title commitment issued by a title insurance company confirming ownership of the property.

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

Mr. Noonan moved to approve the proposed plats with the conditions for each as noted.

Mr. Benham seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Russell, Benham, Noonan, Lankford, Fleming, Rosenbaum

NAYS: None

DIRECTOR'S REPORT

Mr. Warrix provided an update on the Comprehensive Plan. Ms. Sawyers followed up with additional details and announced the Virtual Open House, which was hosted March 1st.

ADJOURNMENT

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 1:57 p.m.

APPROVED

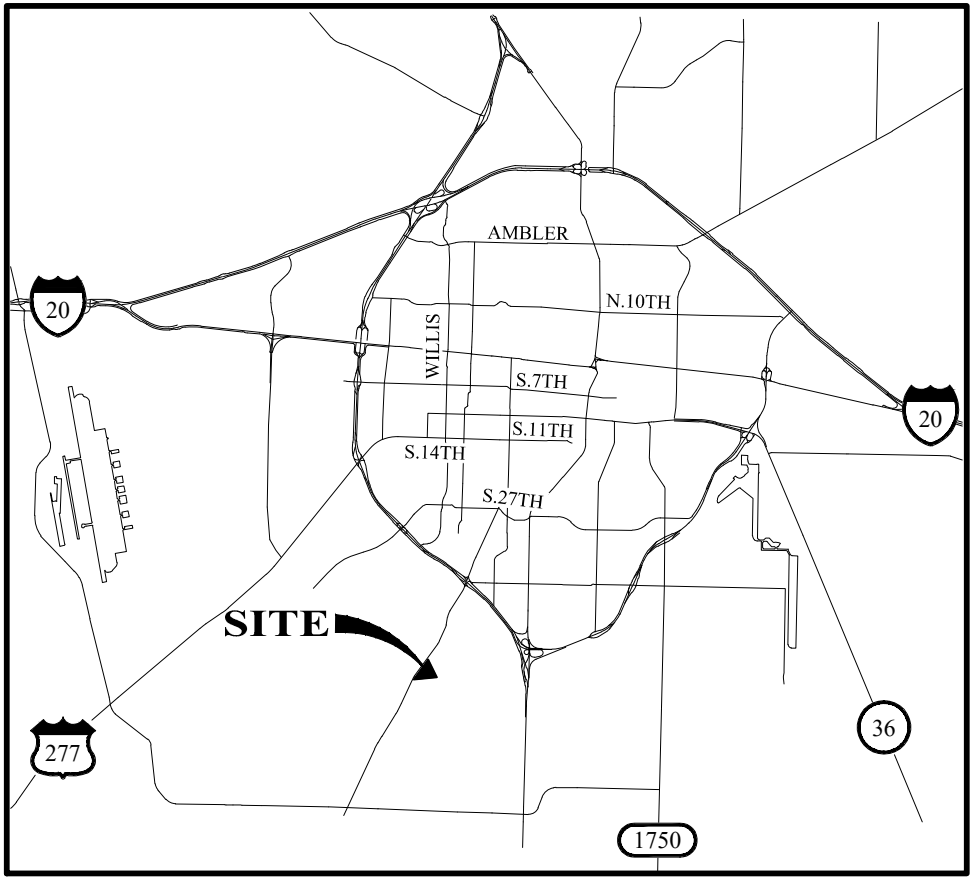
Mr. Clint Rosenbaum, Pro Tem

GENERAL LOT COUNTS:

TOTAL PROPERTY ACREAGE: 12.54 ACRES
TOTAL NUMBER OF LOTS: 4 LOTS
LARGEST LOT ACREAGE: 9.567 ACRES
SMALLEST LOT ACREAGE: 0.8907 ACRES

OWNER:
LBHDS, LLC
P.O. BOX 685
BUFFALO GAP, TEXAS 79508
(325) 201-7679

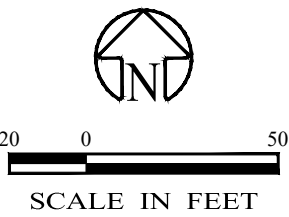
SURVEYOR/ENGINEER:
ENPROTEC/HIBBS & TODD, INC.
402 CEDAR
ABILENE, TEXAS 79601
(325) 698-5560



LOCATION MAP
NO SCALE

NOTE

1. AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48441C0332F, MAP REVISED JANUARY 6, 2012: THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.



LEGEND

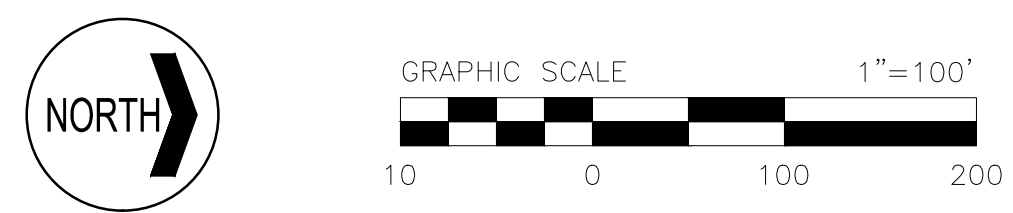
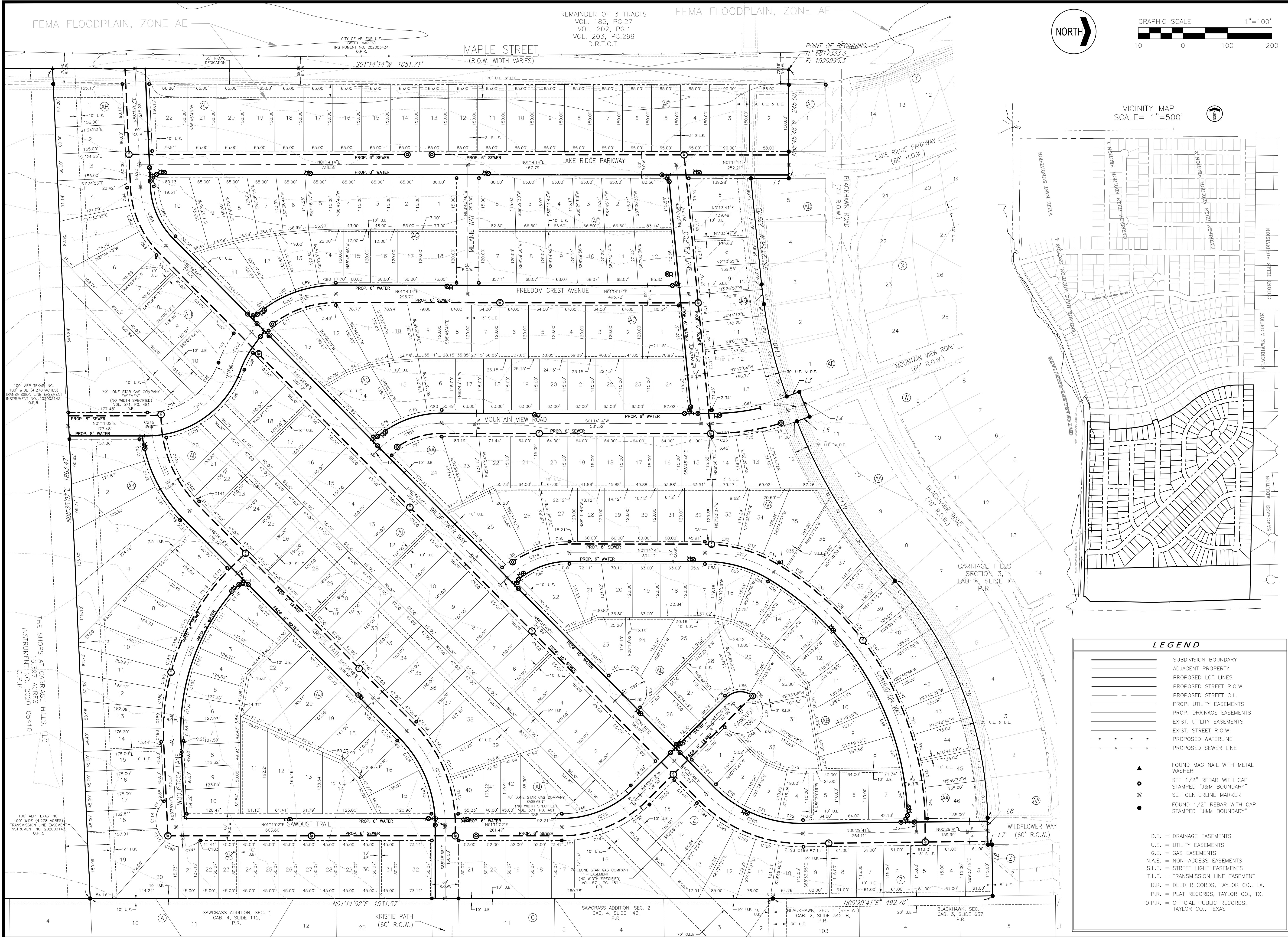
- CO SANITARY SEWER CLEANOUT
- MH SANITARY SEWER MANHOLE
- ◆ PROPOSED FIRE HYDRANT
- FH FIRE HYDRANT
- WV WATER VALVE
- LP LIGHT POLE
- PB TELEPHONE PULL BOX
- PP POWER POLE
- SN-TRF SIGN - TRAFFIC
- SN-TEL SIGN - TELEPHONE
- SN-GAS SIGN - GAS
- GUY GUY ANCHOR
- W WATER LINE
- S SANITARY SEWER LINE
- OU OVERHEAD UTILITY

ENPROTEC/HIBBS & TODD, INC.
ENVIRONMENTAL AND CIVIL ENGINEERING
402 Cedar Street
Abilene, Texas 79601
325-698-5560
PE Firm Registration No. 1151
PG Firm Registration No. 50103
RPLS Firm Registration Nos. 10011900 & 10007900

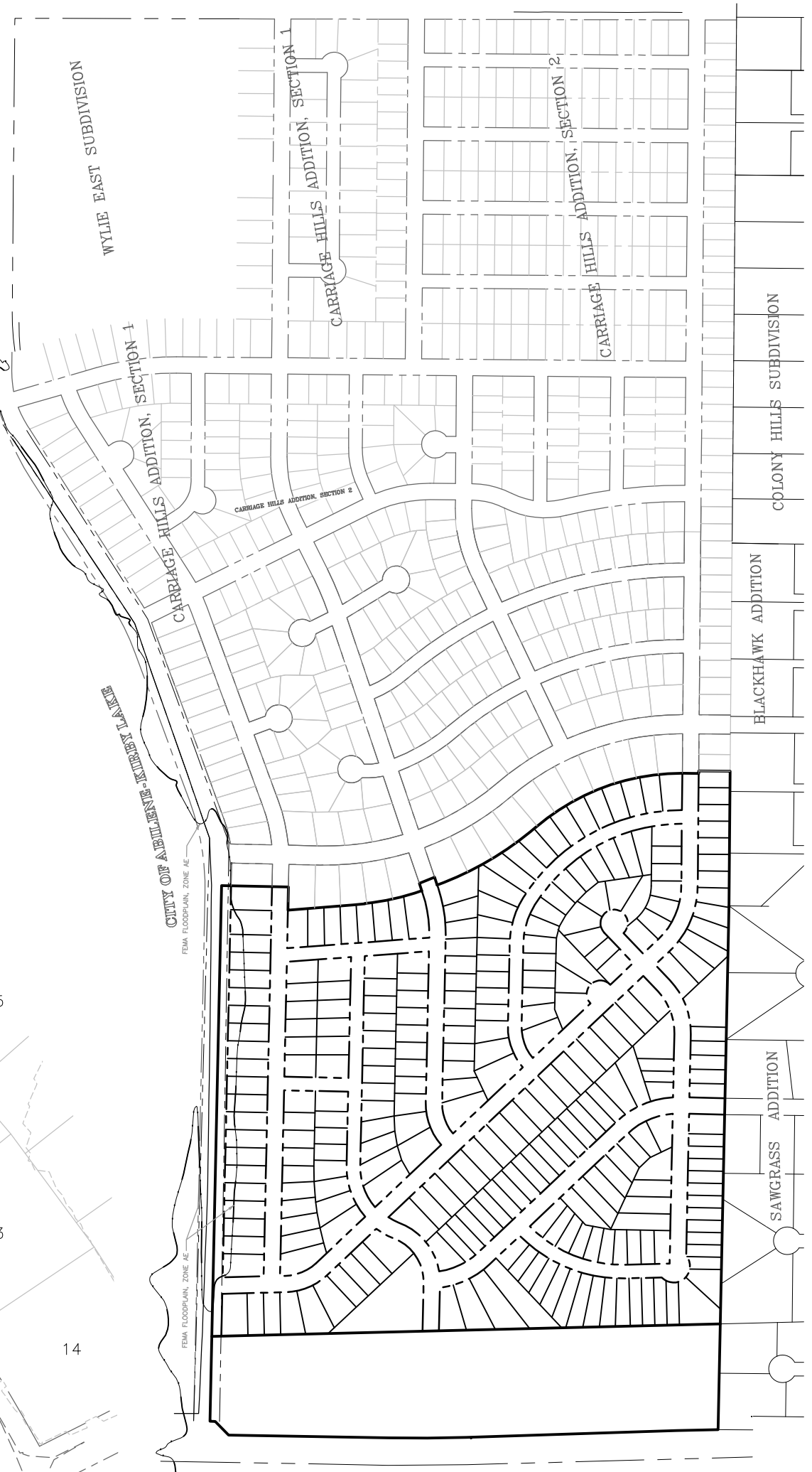
**A PRELIMINARY PLAT
OF
FORREST HILL RETAIL DEVELOPMENT
ABILENE, TAYLOR COUNTY, TEXAS**

7855
PROJECT NO.
04/01/2021
DATE

DESIGNED BY:
A.D.E.
DRAWN BY:
G.F.S.
CHECKED BY:
1 OF 1



VICINITY MAP
SCALE = 1"=500'



LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROPOSED STREET R.O.W.
- PROPOSED STREET C.L.
- PROP. UTILITY EASEMENTS
- PROP. DRAINAGE EASEMENTS
- EXIST. UTILITY EASEMENTS
- EXIST. STREET R.O.W.
- PROPOSED WATERLINE
- PROPOSED SEWER LINE
- FOUND MAG NAIL WITH METAL WASHER
- SET 1/2" REBAR WITH CAP STAMPED "J&M BOUNDARY"
- SET CENTERLINE MARKER
- FOUND 1/2" REBAR WITH CAP STAMPED "J&M BOUNDARY"
- D.E. = DRAINAGE EASEMENTS
- U.E. = UTILITY EASEMENTS
- G.E. = GAS EASEMENTS
- N.A.E. = NON-ACCESS EASEMENTS
- S.A.E. = STREET LIGHT EASEMENTS
- T.L.E. = TRANSMISSION LINE EASEMENT
- D.R. = DEED RECORDS, TAYLOR CO., TX.
- P.R. = PLAT RECORDS, TAYLOR CO., TX.
- O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS

ABILENE, TEXAS

PRELIMINARY PLAT OF
CARRIAGE HILLS, SECTION 4

JACOB MARTIN

3465 CURRY LANE
ABILENE, TX 79606
325-695-1070

1508 SANTA FE DR. STE 204
WEATHERFORD, TX 78066
817-594-9880

FIRM# F-2448

NO.	REVISION	DATE	SCALE	1" = 100'	PROJECT #	DESIGNED	C.F.	DRAWN	C.F.	CHECKED	L.R.
		04/01/2021			20293						

SHEET 1

SEQ. 1 OF 2

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING.
CHECK SCALE & ADJUST ACCORDINGLY.

BLOCK Z		
LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
3	7,015	0.161
4	7,015	0.161
5	7,015	0.161
6	7,015	0.161
7	7,015	0.161
8	7,015	0.161
9	7,022	0.161
10	7,251	0.166
11	8,194	0.188
12	10,136	0.233
13	11,538	0.265
14	10,754	0.247
15	11,338	0.260
16	27,404	0.629
17	6,777	0.156
18	6,764	0.155
19	6,764	0.155
20	6,764	0.155
21	6,764	0.155

BLOCK AA		
LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
12	13,129	0.301
13	8,583	0.197
14	7,741	0.178
15	7,512	0.172
16	7,360	0.169
17	7,360	0.169
18	7,360	0.169
19	7,360	0.169
20	7,360	0.169
21	7,360	0.169
22	7,723	0.177
23	9,469	0.217
24	13,581	0.312
25	14,793	0.340
26	10,812	0.248
27	8,906	0.204
28	7,200	0.165
29	7,200	0.165
30	7,200	0.165
31	7,200	0.165

BLOCK AB		
LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
32	7,471	0.172
33	8,859	0.203
34	10,427	0.239
35	13,654	0.313
36	11,861	0.272
37	9,921	0.228
38	9,161	0.210
39	8,991	0.206
40	8,981	0.206
41	8,981	0.206
42	8,981	0.206
43	8,981	0.206
44	8,981	0.206
45	8,981	0.206
46	10,494	0.241

BLOCK AC		
LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	8,191	0.188
2	7,151	0.164
3	7,150	0.164
4	7,088	0.163
5	7,040	0.162
6	7,040	0.162
7	8,638	0.198
8	9,376	0.215
9	9,679	0.222
10	9,101	0.209
11	7,973	0.183
12	7,306	0.168
13	7,306	0.168
14	7,306	0.168
15	7,066	0.162
16	7,218	0.166
17	7,531	0.173
18	7,560	0.174
19	7,560	0.174
20	7,384	0.170

BLOCK AD		
LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
21	9,058	0.208
22	11,652	0.267
23	11,229	0.258
24	9,361	0.215
25	14,371	0.330
26	8,280	0.190
27	7,229	0.166
28	9,209	0.211
29	11,809	0.271
30	8,774	0.201
31	10,178	0.234
32	10,465	0.240

BLOCK AE		
LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	10,358	0.238
2	7,680	0.176
3	7,680	0.176
4	7,680	0.176
5	7,680	0.176
6	7,680	0.176
7	7,680	0.176
8	7,680	0.176
9	8,046	0.185
10	8,225	0.189
11	8,885	0.204
12	10,277	0.236
13	12,921	0.297
14	13,956	0.320
15	10,639	0.244
16	8,481	0.195
17	7,245	0.166
18	7,245	0.166
19	7,245	0.166
20	7,245	0.166

BLOCK AF		
LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
21	7,245	0.166
22	7,245	0.166
23	7,245	0.166
24	8,796	0.202

BLOCK AG		
LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
6	10,310	0.237
7	8,429	0.194
8	8,451	0.194
9	8,502	0.195
10	8,545	0.196
11	8,744	0.201
12	9,168	0.210
13	12,676	0.291

BLOCK AH		
LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
2	13,200	0.303
3	13,500	0.310
4	9,750	0.224
5	9,750	0.224
6	9,750	0.224
7	9,750	0.224
8	9,750	0.224
9	9,750	0.224
10	9,750	0.224
11	9,750	0.224
12	9,750	0.224
13	9,750	0.224
14	9,750	0.224
15	9,750	0.224
16	9,750	0.224
17	9,750	0.224
18	9,750	0.224
19	9,750	0.224
20	9,750	0.224
21	9,750	0.224
22	12,508	0.287

BLOCK AI		
LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	9,413	0.216
2	7,561	0.174
3	7,561	0.174
4	7,561	0.174
5	7,561	0.174
6	9,344	0.215
7	10,057	0.231
8	8,074	0.185
9	8,074	0.185
10	8,074	0.185
11	8,074	0.185
12	10,138	0.233

BLOCK AJ		
LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	9,200	0.211
2	7,475	0.172
3	7,475	0.172
4	7,475	0.172
5	7,078	0.162
6	7,314	0.168
7	7,751	0.178
8	8,418	0.193
9	9,279	0.213
10	12,803	0.294
11	12,580	0.289
12	10,570	0.243
13	8,289	0.190
14	8,118	0.186
15	7,200	0.165
16	7,200	0.165
17	7,200	0.165
18	8,760	0.201

BLOCK AK		
LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	14,521	0.333
2	9,300	0.213
3	9,300	0.213
4	12,038	0.276
5	14,846	0.341
6	13,957	0.320
7	9,504	0.218
8	9,520	0.219
9	9,536	0.219
10	14,955	0.343
11	53,632	1.231

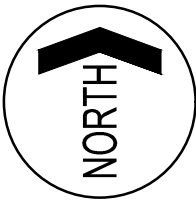
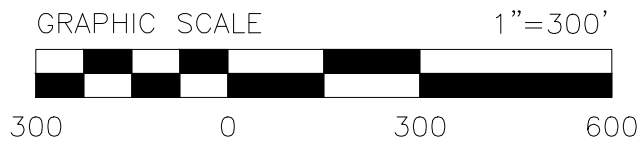
BLOCK AL		
LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	11,894	0.273
2	10,400	0.239
3	10,400	0.239
4	10,400	0.239
5	10,400	0.239
6	10,400	0.239
7	10,400	0.239
8	10,400	0.239
9	10,400	0.239
10	10,400	0.239
11	10,400	0.239
12	10,400	0.239
13	10,400	0.239
14	10,400	0.239
15	10,400	0.239
16	10,400	0.239
17	10,400	0.239
18	10,400	0.239
19	12,692	0.291
20	9,971	0.229
21	7,066	0.162
22	7,518	0.173
23	7,520	0.173

BLOCK AM		
LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
24	7,520	0.173
25	7,520	0.173
26	7,520	0.173
27	7,520	0.173
28	7,520	0.173
29	7,520	0.173
30	7,520	0.173
31	7,520	0.173
32	7,520	0.173
33	7,520	0.173
34	7,520	0.173
35	7,520	0.173
36	7,520	0.173
37	7,560	0.174
38	13,101	0.301
39	13,380	0.307
40	5,932	0.136
41	4,523	0.104
42	5,742	0.132
43	17,079	0.392

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING
C10	85.00'	820.00'	5°56'21"	42.54'	N87°13'22"E
C11	72.50'	820.00'	5°03'57"	36.27'	N81°43'13"E
C12	72.50'	820.00'	5°03'57"	36.27'	N76°39'16"E
C13	72.50'	820.00'	5°03'57"	36.27'	N71°35'19"E
C14	72.50'	820.00'	5°03'57"	36.27'	N66°31'22"E
C15	72.50'	820.00'	5°03'57"	36.27'	N61°27'26"E
C16	72.50'	820.00'	5°03'57"	36.27'	N56°23'29"E
C17	63.65'	820.00'	4°26'51"	31.84'	N51°38'05"E
C18	9.00'	1180.00'	0°26'13"	4.50'	N49°37'46"E
C19	73.00'	1180.00'	3°32'40"	36.51'	N51°37'13"E
C20	75.01'	1180.00'	3°38'32"	37.52'	N55°12'49"E
C21	82.07'	1180.00'	3°59'05"	41.05'	N59°01'38"E
C22	16.00'	1180.00'	0°46'36"	8.00'	N61°24'28"E
C23	166.62'	1180.00'	8°05'26"	83.45'	N65°50'29"E
C24	70.14'	530.00'	7°34'58"	35.12'	S14°51'54"E
C25	60.43'	530.00'	6°31'59"	30.25'	S7°48'25"E
C26	53.44'	530.00'	5°46'39"	26.74'	S1°39'06"E
C27	122.49'	170.00'	4°17'05"	64.04'	N19°24'19"W
C28	62.83'	225.00'	16°00'01"	31.62'	S32°52'21"E
C29	59.97'	225.00'	15°16'14"	30.16'	S17°14'13"E

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING
C70	80.00'	270.00'	16°58'35"	40.30'	N38°05'31"E
C71	80.00'	270.00'	16°58'35"	40.30'	N21°06'55"E
C72	57.13'	270.00'	12°07'56"	28.69'	N6°33'39"E
C73	45.00'	160.00'	16°06'52"	22.65'	N38°31'22"E
C74	50.00'	160.00'	17°54'18"	25.21'	N21°30'47"E
C75	33.69'	160.00'	12°03'58"	16.91'	N6°31'40"E
C76	75.10'	225.00'	19°07'30"	37.90'	N8°19'31"W
C77	89.77'	225.00'	22°51'35"	45.49'	N29°19'04"W
C78	76.26'	230.00'	18°59'58"	38.48'	S31°25'45"E
C79	60.00'	230.00'	14°56'48"	30.17'	S14°27'25"E
C80	33.00'	230.00'	8°13'15"	16.53'	S2°52'24"E
C81	163.19'	470.00'	19°53'37"	82.42'	N8°42'35"W
C82	69.90'	897.91'	4°27'38"	34.97'	N72°47'30"E
C83	59.09'	897.91'	3°46'13"	29.55'	N76°54'26"E
C84	59.00'	897.91'	3°45'53"	29.51'	N80°40'29"E
C85	25.98'	897.91'	1°39'29"	12.99'	N83°23'10"E
C86	124.63'	170.00'	42°00'19"	65.27'	S67°34'58"W
C87	55.62'	275.00'	11°35'17"	27.90'	S35°26'23"E
C88	54.75'	275.00'	11°24'23"	27.46'	S23°56'33"E
C89	55.23'	275.00'	11°30'23"	27.71'	S12°29'10"E

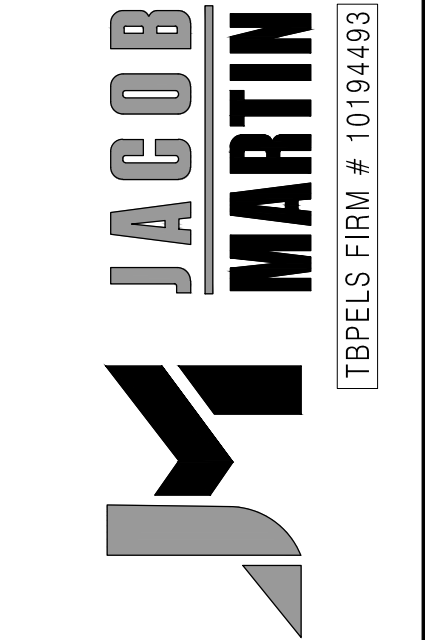
CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING
C168	78.51'	270.00'	16°39'35"	39.53'	S55°56'08"W
C169	4.83'	270.00'	1°01'32"	2.42'	S47°05'34"W
C178	31.16'	330.00'	5°24'39"	15.59'	N49°17'08"E
C180	34.21'	60.00'	32°40'02"	17.58'	N26°01'23"E
C181	47.67'	60.00'	45°31'32"	25.18'	N13°04'24"W
C183	4.60'	60.00'	4°23'23"	2.30'	N38



DEVELOPER/SUBDIVIDER:
ABI HARVEST, LLC.
3409 S. 14TH STREET,
SUITE 204
ABILENE, TX 79605
325-260-6935

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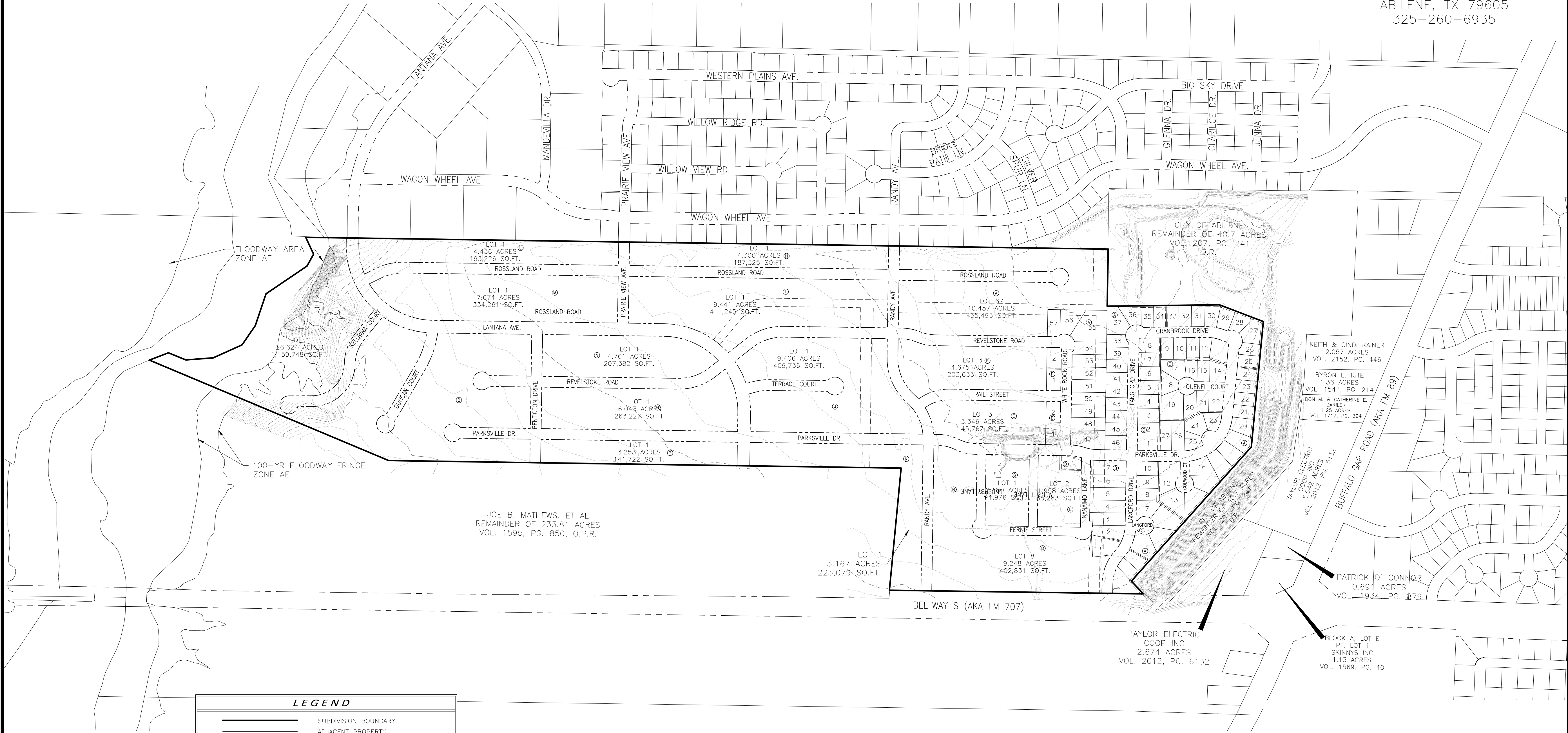
3465 CURRY LANE
ABILENE, TX 79606
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4920 S. LOOP 289, STE 104
LUBBOCK, TX 79414
806-369-6375



ABILENE, TEXAS

PRELIMINARY PLAT OF
THE HARVEST ADDITION

SHEET		NO.		REVISION	DATE	SCALE 1" = 100'
		PROJECT # 20152				
		DESIGNED				CSF
		DRAWN				CSF
		CHECKED				CSF
BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING. CHECK SCALE & ADJUST ACCORDINGLY.						
1 of 5						



LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROPOSED STREET R.O.W.
- PROPOSED STREET C.L.
- PROP. UTILITY EASEMENTS
- PROP. DRAINAGE EASEMENTS
- EXIST. UTILITY EASEMENTS
- EXIST. STREET R.O.W.
- SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
- SET MAG NAIL WITH METAL WASHER
- FOUND 3/8 INCH (RF38) REBAR ROD WITH PLASTIC CAP STAMPED "GEOTEX 4885"
- FOUND WOOD POST FENCE CORNER
- D.E. = DRAINAGE EASEMENTS
- U.E. = UTILITY EASEMENTS
- N.A.E. = NON-ACCESS EASEMENTS
- S.L.E. = STREET LIGHT EASEMENTS
- T.L.E. = TRANSMISSION LINE EASEMENT
- D.R. = DEED RECORDS, TAYLOR CO., TEXAS
- P.R. = PLAT RECORDS, TAYLOR CO., TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS
- W.L.E. = WATER LINE EASEMENT

BASIS OF BEARINGS:

BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 AND GPS OBSERVATIONS. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF THE TRACT WHICH IS 1.000142351.

FINISHED FLOOR ELEVATION:

ALL FINISHED FLOOR ELEVATIONS SHALL BE 18" MINIMUM ABOVE THE HIGHEST ADJACENT STREET CURB AND 12" MINIMUM ABOVE THE HIGHEST ADJACENT GROUND ELEVATION.

PLAT NOTES:

- AREA OF SUBDIVISION = 30.942 ACRES.
- AREA OF ALL PUBLIC R.O.W. DEDICATIONS = 7.031 ACRES.
- BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
- MONUMENTATION: A 1/2" REBAR ROD WITH CAP MARKED "J&M BOUNDARY" IS SET AT EACH SUBDIVISION CORNER, LOT CORNER, AND AT EACH P.C., P.T. AND P.I. IN THE PROPOSED STREET RIGHT-OF-WAY LINES SHOWN.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NOS. 48441-C-0331-F EFFECTIVE JANUARY 6, 2012.
- NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OPEN SPACE OR FLOODWAY.
- THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF ABILENE, TEXAS.

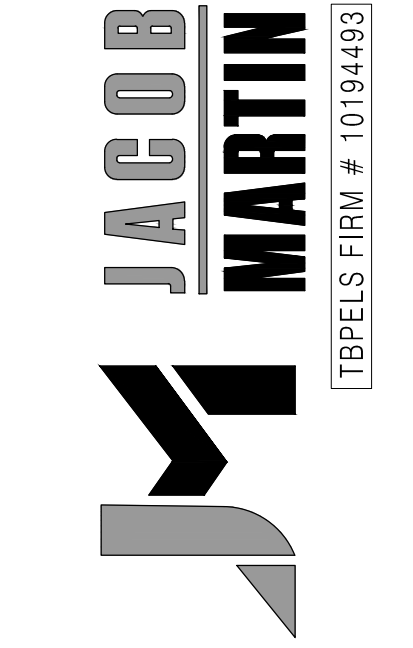
Prepared: April 1, 2021

THE HARVEST ADDITION, SECTION 1
BEING 173.00 ACRES
OUT OF THE
M. TALBOT SURVEY NO. 103, A
ABSTRACT NO. 319,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

DEVELOPER/SUBDIVIDER:
ABI HARVEST, LLC.
3409 S. 14TH STREET,
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ABILENE, TX 79605
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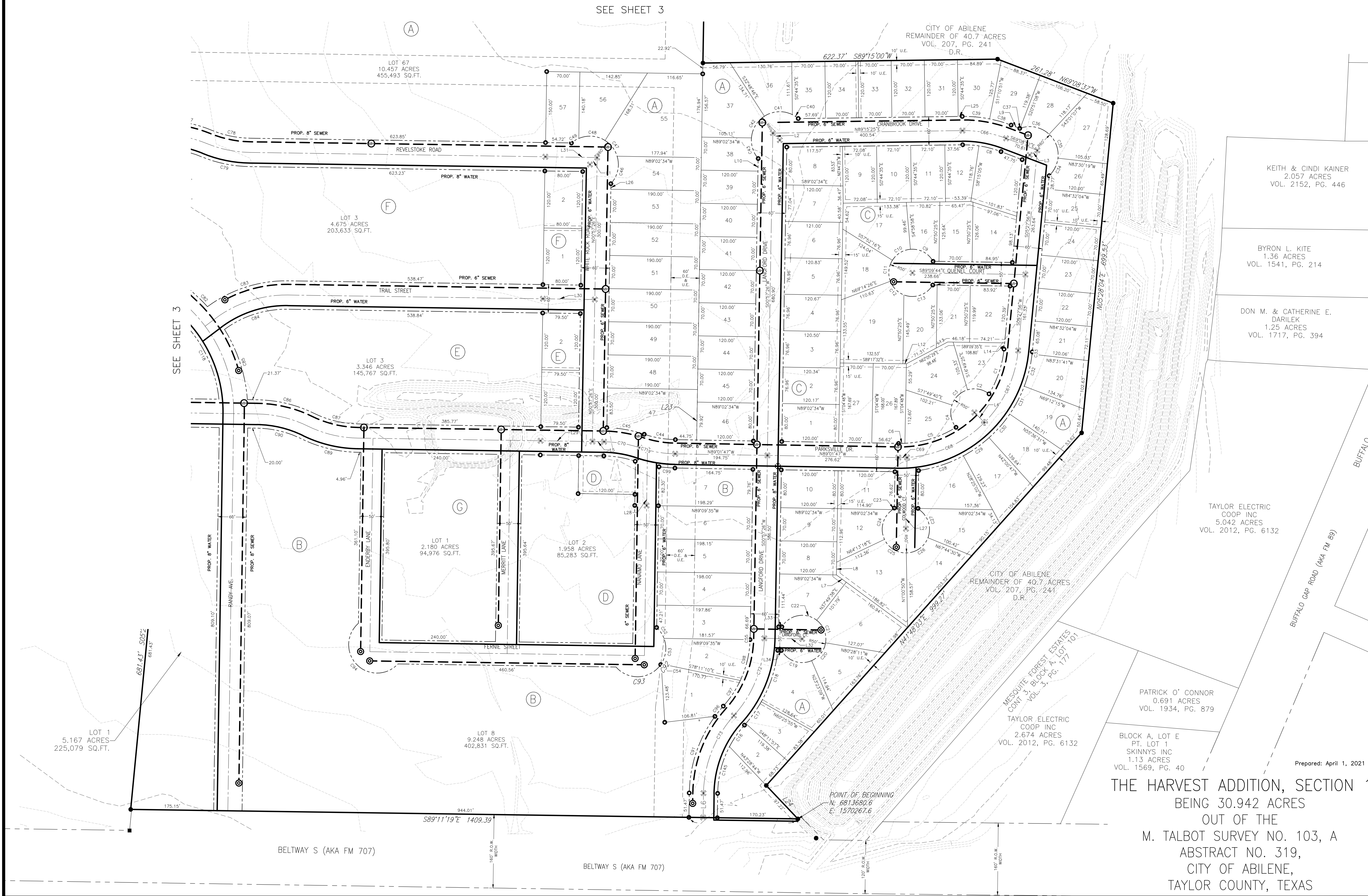
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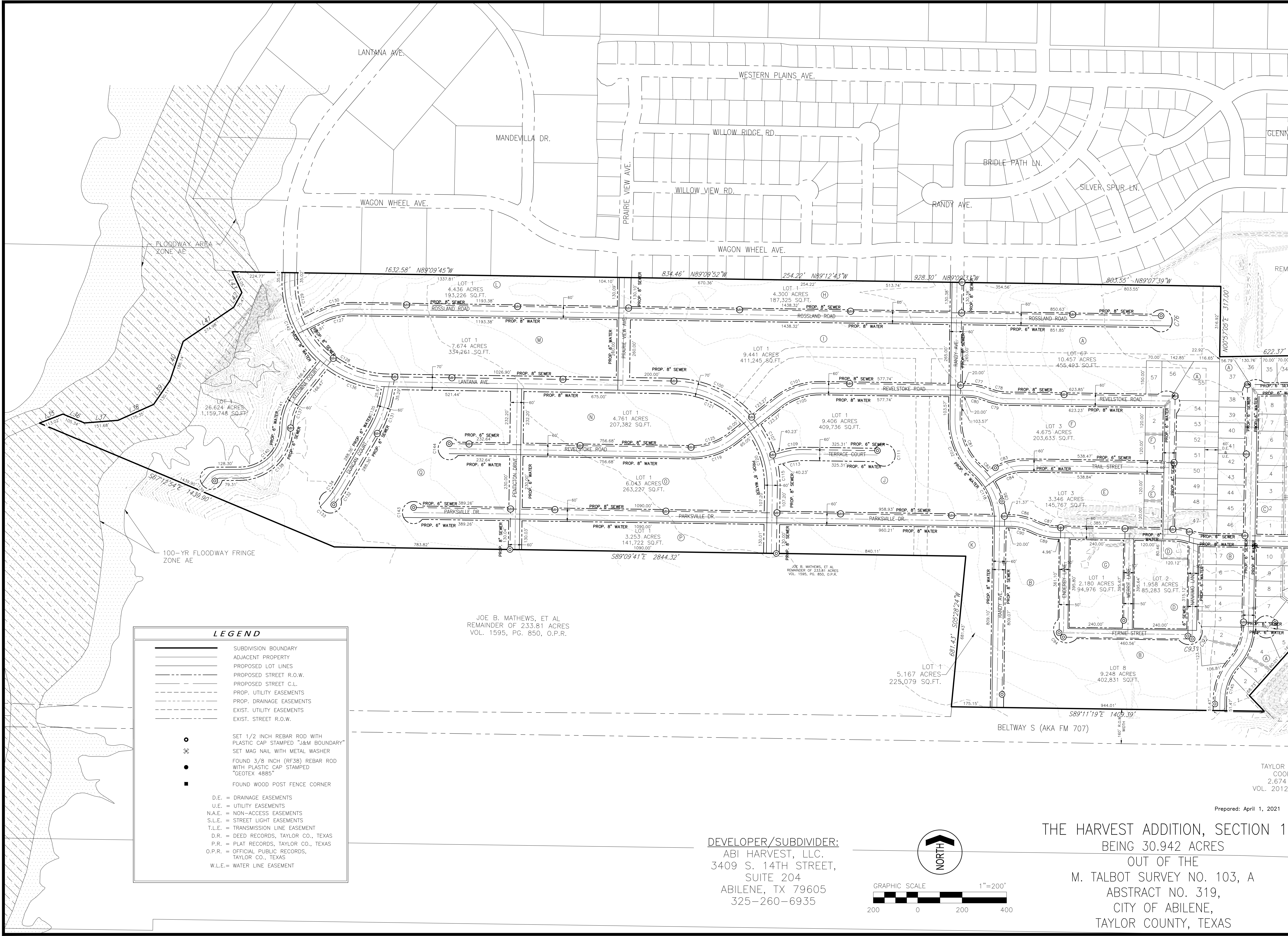
ABILENE, TEXAS
PRELIMINARY PLAT OF
THE HARVEST ADDITION

SHEET													
NO.	REVISION	DATE	SCALE	1" = 100'	PROJECT # 20152			DESIGNED	CSF	DRAWN	CSF	CHECKED	CSF
BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING. CHECK SCALE & ADJUST ACCORDINGLY.													
2 OF 4													



THE HARVEST ADDITION, SECTION 1
BEING 30.942 ACRES
OUT OF THE
M. TALBOT SURVEY NO. 103, A
ABSTRACT NO. 319,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

Prepared: April 1, 2021



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JACOB
MARTIN

TBPELS FIRM # 10194493

ABILENE, TEXAS

PRELIMINARY PLAT OF
THE HARVEST ADDITION

SCALE 1" = 100'

PROJECT # 20152

DESIGNED CSF

DRAWN CSF

CHECKED CSF

DATE

NO.

REVISION

SHEET

SEQ.

Prepared: April 1, 2021

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VOL. 2012

THE HARVEST ADDITION, SECTION 1
BEING 30.942 ACRES
OUT OF THE
M. TALBOT SURVEY NO. 103, A
ABSTRACT NO. 319,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING.
CHECK SCALE & ADJUST ACCORDINGLY.

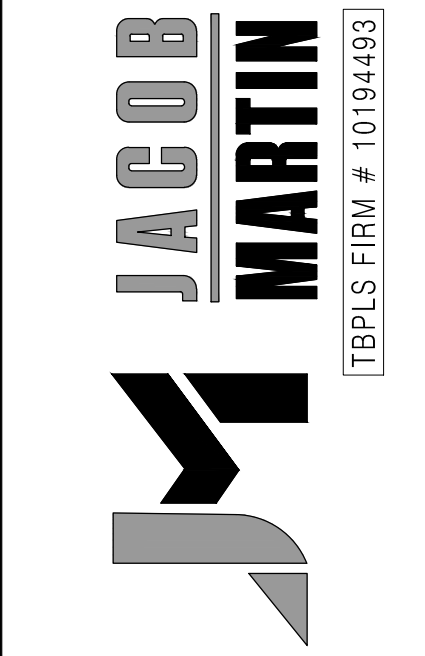
3 OF 5

Page 13 of 104

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806-369-6375



ABILENE, TEXAS
PRELIMINARY PLAT OF
THE HARVEST ADDITION

SEQ.	SHEET				NO. REVISION	DATE	SCALE 1" = 100'	PROJECT # 20152	DESIGNED CSF	DRAWN CSF	CHECKED CSF	BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING. CHECK SCALE & ADJUST ACCORDINGLY.
5 of 5												

BLOCK A

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	13,813	0.317	534.50'
2	7,496	0.172	361.07'
3	8,538	0.196	387.88'
4	14,647	0.336	499.80'
5	11,013	0.253	455.59'
6	16,253	0.373	515.63'
7	10,738	0.247	450.33'
8	8,400	0.193	380.00'
9	8,400	0.193	380.00'
10	9,600	0.220	400.00'
11	9,581	0.220	397.64'
12	8,744	0.201	409.78'
13	16,010	0.368	541.73'
14	12,954	0.297	520.54'
15	11,097	0.255	453.01'
16	12,324	0.283	466.60'
17	12,566	0.288	474.28'
18	11,449	0.263	446.27'
19	12,012	0.276	446.17'
20	10,726	0.246	427.45'
21	8,527	0.196	382.17'
22	8,400	0.193	380.00'
23	8,400	0.193	380.00'
24	8,400	0.193	380.00'
25	8,400	0.193	380.00'
26	7,595	0.174	361.58'
27	13,764	0.316	466.39'
28	9,119	0.209	409.38'
29	9,441	0.217	401.22'
30	9,756	0.224	405.66'
31	8,400	0.193	380.00'
32	8,400	0.193	380.00'
33	8,400	0.193	380.00'
34	8,400	0.193	380.00'
35	8,344	0.192	374.23'
36	10,455	0.240	439.09'
37	15,755	0.362	508.46'
38	7,938	0.182	368.79'
39	8,400	0.193	380.00'
40	8,400	0.193	380.00'
41	8,400	0.193	380.00'
42	8,400	0.193	380.00'
43	8,400	0.193	380.00'
44	8,400	0.193	380.00'
45	8,400	0.193	380.00'
46	9,595	0.220	399.92'
47	18,551	0.426	572.41'
48	13,300	0.305	520.00'
49	13,300	0.305	520.00'
50	13,300	0.305	520.00'
51	13,300	0.305	520.00'
52	13,300	0.305	520.00'
53	13,300	0.305	520.00'
54	12,632	0.290	511.92'
55	29,233	0.671	882.54'
56	13,907	0.319	509.28'
57	10,417	0.239	433.15'

BLOCK B

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	14,032	0.322	494.09'
2	12,502	0.287	498.09'
3	13,630	0.313	524.82'
4	13,855	0.318	535.86'
5	13,865	0.318	536.15'
6	13,875	0.319	536.43'
7	15,896	0.365	558.88'

BLOCK C

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	9,607	0.221	400.17'
2	9,255	0.212	394.43'
3	9,267	0.213	394.76'
4	9,280	0.213	395.09'
5	9,293	0.213	395.42'
6	9,305	0.214	395.75'
7	9,306	0.214	395.08'
8	9,710	0.223	401.10'
9	8,650	0.199	384.16'
10	8,652	0.199	384.20'
11	8,652	0.199	384.20'
12	7,515	0.173	364.26'
14	10,008	0.230	406.21'
15	8,859	0.203	391.84'
16	7,182	0.165	365.69'
17	12,858	0.295	457.65'
18	9,993	0.229	430.34'
19	20,388	0.468	564.14'
20	9,458	0.217	436.77'
21	8,555	0.196	396.40'
22	9,488	0.218	398.52'
23	8,399	0.193	375.96'
24	11,460	0.263	420.91'
25	8,535	0.196	378.76'
26	11,769	0.270	475.90'
27	11,749	0.270	475.69'

BLOCK D

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	9,540	0.219	399.00'
2	9,540	0.219	399.00'

BLOCK E

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	9,540	0.219	399.00'
2	9,540	0.219	399.00'

BLOCK F

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	9,600	0.220	400.00'
2	9,600	0.220	400.00'

LINE TABLE

LINE TABLE			
LINE NO.	LENGTH	DIRECTION	
L1	21.23'	S45°53'56"W	
L2	20.91'	S44°53'34"E	
L3	18.86'	S58°09'32"W	
L4	30.00'	N45°19'37"W	
L5	24.63'	N89°09'35"W	
L6	51.47'	S00°48'31"W	
L7	25.87'	S53°34'51"E	
L8	27.04'	S00°57'26"W	
L9	19.49'	N69°08'52"W	
L10	26.71'	S00°57'26"W	
L11	46.15'	S2°53'18"	
L12	7.48'	S89°17'32"E	
L13	27.17'	N62°05'29"E	
L14	13.42'	S05°27'56"W	
L23	79.92'	S00°57'26"W	
L24	97.22'	N43°28'11"W	
L25	8.61'	S89°15'25"W	
L26	11.77'	N00°57'26"E	
L27	150.60'	S00°57'26"W	
L28	117.33'	S00°50'25"W	
L29	109.50'	N89°09'35"W	
L30	109.50'	S89°09'35"E	
L31	109.50'	N89°09'35"W	
L32	80.00'	N89°02'35"W	
L33	6.70'	N89°02'34"W	
L34	7.82'	S89°02'34"E	
L35	113.02'	S68°54'10"W	
L36	105.34'	N67°47'34"W	
L37	151.68'	S85°29'49"W	
L38	175.35'	S65°48'46"W	
L39	130.11'	S34°35'25"W	
L40	186.14'	S18°31'26"W	
L41	274.98'	S55°57'47"W	
L42	75.47'	S28°56'57"W	
L43	103.05'	S25°06'22"E	

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING
C1	100.44'	220.00'	26°09'28"	51.11'	S18°32'40"W
C2	47.97'	50.00'	54°58'19"	26.01'	N79°20'16"W
C3	48.00'	50.00'	55°00'14"	26.03'	S45°40'28"W
C4	49.72'	50.00'	56°58'27"	27.13'	S10°18'53"E
C5	114.22'	220.00'	29°44'53"	58.43'	S72°35'50"W
C6	13.39'	220.00'	3°29'10"	6.69'	S89°12'51"W
C7	34.54'	220.00'	8°59'40"	17.30'	S86°14'45"E
C8	48.38'	220.00'	12°36'03"	24.29'	S75°26'54"E
C9	57.44'	50.00'	65°49'23"	32.36'	N62°04'16"W
C10	46.15'	50.00'	52°53'18"	24.87'	S58°34'23"W
C11	46.15'	50.00'	52°53'18"	24.87'	S5°41'05"W
C12	41.84'	50.00'	48°03'20"	22.29'	S44°47'14"E
C13	70.11'	50.00'	80°20'41"	42.21'	N71°00'45"E
C15	55.68'	220.00'	14°30'00"	27.99'	N34°46'51"E
C16	55.68'	220.00'	14°30'00"	27.99'	N34°46'51"E
C17	56.58'	280.00'	11°34'40"	28.39'	N35°21'26"E
C18	114.79'	280.00'	23°29'18"	58.21'	N17°49'26"E
C19	73.60'	50.00'	84°20'35"	45.29'	S71°12'52"E
C20	49.81'	50.00'	57°05'01"	27.20'	N38°04'20"E
C21	53.85'	50.00'	61°42'11"	29.87'	N19°19'16"W
C22	84.54'	50.00'	96°52'12"	56.39'	S79°23'32"W
C23	6.13'	50.00'	7°01'14"	3.07'	S57°26'50"W
C24	69.56'	50.00'	79°42'55"	41.74'	S14°04'46"W
C25	56.93'	50.00'	65°14'08"	32.00'	S58°23'46"E
C26	58.23'	50.00'	66°43'40"	32.92'	N55°37'20"E
C27	70.95'	50.00'	81°18'04"	42.93'	N82°23'52"W
C28	100.00'	280.00'	20°27'46"	50.54'	N71°48'51"E
C29	66.44'	280.00'	13°35'44"	33.38'	N54°47'06"E
C30	66.44'	280.00'	13°35'44"	33.38'	N41°11'21"E
C31	66.44'	280.00'	13°35'44"	33.38'	N27°35'37"E
C32	70.00'	280.00'	14°19'26"	35.18'	N13°38'02"E
C33	4.92'	280.00'	1°00'23"	2.46'	N5°58'07"E
C34	42.29'	60.00'	40°22'49"	22.06'	N26°41'06"E
C35	56.00'	60.00'	53°28'34"	30.23'	N20°14'36"W
C36	65.63'	60.00'	62°40'34"	36.54'	N78°19'10"W
C37	0.94'	60.00'	0°54'00"	0.47'	S69°53'33"W
C38	47.26'	280.00'	9°40'17"	23.69'	N73°59'01"W
C39	58.27'	280.00'	11°55'26"	29.24'	N84°46'52"W
C40	14.94'	60.00'	14°15'57"	7.51'	N56°27'59"W
C41	62.01'	60.00'	59°12'49"	34.09'	S86°47'39"W
C42	55.28'	60.00'	52°47'13"	29.78'	S30°47'38"W
C43	46.97'	60.00'	44°51'10"	24.76'	S18°01'33"E
C44	67.08'	220.00'	17°28'14"	33.80'	N80°18'27"W
C45	80.52'	280.00'	16°28'36"	40.54'	N79°48'38"W
C46	62.21'	60.00'	59°24'36"	34.23'	N12°39'43"E
C47	42.70'	60.00'	40°46'32"	22.30'	N37°25'52"W
C48	57.94'	60.00'	55°19'26"	31.45'	N85°28'51"W
C49	18.25'	60.00'	17°25'35"	9.20'	S58°08'38"W
C52	28.18'	59.09'	27°19'32"	14.36'	S34°26'24"E
C53	56.44'	59.09'	54°43'51"	30.58'	S6°35'17"W
C54	56.44'	59.09'	54°43'51"	30.58'	S6°35'17"W
C55	3.31'	220.00'	0°51'48"	1.66'	N1°23'20"E
C66	94.23'	250.00'	21°35'43"	47.68'	S79°56'44"E
C67	171.08'	250.00'	39°12'28"	89.04'	S25°04'10"W
C68	183.56'	250.00'	42°04'08"	96.14'	S65°42'27"W
C69	18.39'	250.00'	4°12'55"	9.20'	S88°50'59"W
C70	76.74'	250.00'	17°35'15"	38.67'	N80°21'57"W
C71	16.90'	250.00'	3°52'20"	8.45'	N73°30'29"W
C72	179.22'	250.00'	41°04'24"	93.65'	S21°29'39"W
C73	179.86'	250.00'	41°13'19"	94.02'	S21°25'11"W

CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT	CHORD BEANG	CHORD LENGTH
C76	249.79	50.00	286°14'33"	37.51	S019°38'E	60.01
C77	105.39	280.00	213°35'55"	53.32	S78°23'38"E	104.77
C78	82.80	220.00	213°35'55"	41.90	S78°23'38"E	82.32
C79	105.39	280.00	213°35'55"	53.32	N78°23'38"E	104.77
C80	82.80	220.00	213°35'55"	41.90	N78°23'38"E	82.32
C81	231.46	270.00	490°59'58"	123.38	S23°04'34"E	224.43
C82	35.18	330.00	6°06'27"	17.61	S51°12'06"E	35.11
C83	182.00	280.00	274°1'43"	94.35	N72°10'37"E	178.82
C84	142.43	220.00	370°36'36"	73.81	S72°13'37"E	139.95
C85	157.58	330.00	272°1'37"	80.20	S18°03'17"E	156.09
C86	123.44	280.00	285°15'31"	62.74	S75°14'47"E	122.44
C87	96.99	220.00	251°53'11"	49.23	N33°11'49"E	96.20
C89	125.13	280.00	293°16'16"	63.63	N76°42'12"W	124.09
C90	96.99	220.00	251°53'11"	49.23	N73°14'49"E	96.20
C91	173.50	280.00	35°30'13"	89.64	N81°33'38"E	170.74
C92	110.79	60.00	105°47'54"	79.33	S86°05'57"E	95.71
C93	110.79	60.00	105°47'54"	79.33	S86°05'57"E	95.71
C94	195.21	60.00	186°24'39"	109.74	N41°10'32"W	119.81
C95	173.50	280.00	35°30'13"	89.64	N18°33'38"E	170.74
C96	27.95	280.00	54°30'6"	13.98	N83°11'18"E	27.93
C97	65.09	220.00	165°70'06"	32.78	N33°11'49"E	64.85
C98	89.31	220.00	231°53'11"	45.28	N13°27'00"E	88.69
C99	33.70	280.00	6°54'51"	16.82	N65°05'50"E	33.77
C100	401.00	485.00	47°22'22"	212.76	S69°28'24"E	399.68
C101	225.09	330.00	390°45'52"	117.12	N17°11'59"E	224.75
C102	282.89	330.00	490°59'58"	150.79	N23°04'34"E	274.3
C105	184.16	270.00	390°45'52"	95.83	N21°17'59"E	180.62
C107	138.10	485.00	16°18'51"	68.50	S26°32'14"E	137.63
C109	90.28	330.00	154°02'19"	45.42	N83°00'11"E	90.00
C111	249.81	50.00	286°15'37"	37.50	S019°05'25"E	60.01
C113	73.86	270.00	154°02'19"	37.56	S83°00'11"E	73.63
C115	102.66	485.00	120°74'11"	51.52	S51°32'25"E	102.47
C118	201.39	270.00	42°44'13"	105.64	N26°44'27"E	196.76
C119	225.09	330.00	390°45'52"	117.12	N17°11'59"E	220.75
C120	253.04	415.00	34°46'25"	130.49	N16°37'59"W	244.16
C121	338.79	415.00	46°46'28"	179.47	N65°44'23"E	329.46
C125	164.16	270.00	390°45'52"	95.83	N17°17'59"E	180.62
C127	129.68	270.00	273°1'07"	66.11	N70°45'52"W	128.44
C128	422.53	415.00	582°09'25"	231.63	S59°59'50"E	404.52
C129	169.29	415.00	323°22'35"	88.81	S10°46'46"E	168.18
C130	158.50	330.00	273°10'17"	80.80	N77°04'25"E	158.92
C131	180.46	530.00	19°30'32"	91.11	S20°35'14"E	179.59
C132	48.72	530.00	5°16'03"	24.38	S32°58'59"W	48.71
C133	249.75	50.00	288°11'29"	37.55	N251°32'55"E	60.05
C134	40.95	470.00	49°29'19"	20.49	N32°04'42"E	40.93
C135	160.93	470.00	19°30'32"	80.80	N20°35'14"E	159.26
C136	262.96	485.00	130°35'56"	138.00	N74°00'24"E	259.76
C137	145.71	220.00	375°56'33"	75.64	S20°23'34"E	143.06
C138	371.71	240.00	88°42'11"	214.78	S45°27'18"E	335.66
C139	225.55	50.00	258°27'47"	37.48	N392°42'55"W	77.46
C140	278.78	280.00	88°42'11"	176.08	N43°27'18"E	251.74
C141	185.45	180.00	375°56'33"	96.27	N20°23'34"E	182.08
C142	408.52	485.00	48°15'38"	217.26	N231°72'44"E	396.55
C143	249.81	50.00	286°15'37"	37.50	S019°05'25"E	60.01
C144	249.81	50.00	286°15'37"	37.50	S019°05'25"E	60.01
C145	102.61	220.00	264°31'49"	52.25	N11°10'11"E	101.66



OWNER:
G2K DEVELOPMENT
33300 EGYPT LANE, SUITE D-200
MAGNOLIA, TEXAS 77354
(832) 330-6003

LOT 1, BLOCK A
FORREST HILL RETAIL DEVELOPMENT
ABILENE, TAYLOR COUNTY, TEXAS

FIELD NOTES

BEING LOT 1, BLOCK A, FORREST HILL RETAIL DEVELOPMENT, ABILENE, TAYLOR COUNTY, TEXAS, A 1.079 ACRE TRACT OUT OF THE W.E. VAUGH SURVEY NO. 101, TAYLOR COUNTY, TEXAS, AND BEING OUT OF A 12.535 ACRE TRACT RECORDED IN DOCUMENT NO. 2017-16264, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS GRID NORTH, NAD 83 TEXAS NORTH CENTRAL ZONE
BASED ON GPS OBSERVATION

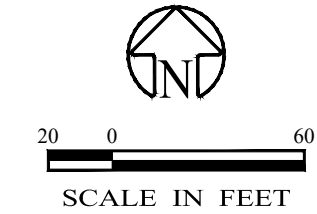
BEGINNING AT A SET 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" ON THE EAST RIGHT OF WAY OF BUFFALO GAP ROAD, A.K.A FM HIGHWAY 89, FOR THE SOUTHWEST CORNER OF THIS TRACT, WHERE A FOUND RIGHT OF WAY MONUMENT BEARS 11.67° S 31°48'14" W, FROM WHICH A FOUND 1/2 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID 12.535 ACRE TRACT BEARS 233.36° S 30°06'42" W; THENCE NORTH 31 DEGREES 48 MINUTES 14 SECONDS EAST, ALONG THE EAST RIGHT OF WAY OF BUFFALO GAP ROAD, A DISTANCE OF 200.00 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" FOR THE NORTHWEST CORNER OF THIS TRACT, WHERE A FOUND 1/2 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID 12.535 ACRE TRACT BEARS 534.02° N 31°48'14" E; THENCE SOUTH 58 DEGREES 11 MINUTES 48 SECONDS EAST A DISTANCE OF 235.00 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE SOUTH 31 DEGREES 48 MINUTES 12 SECONDS WEST, PERPENDICULAR TO THE NORTH LINE OF THIS TRACT, A DISTANCE OF 200.00 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T"; THENCE NORTH 58 DEGREES 11 MINUTES 48 SECONDS WEST, PARALLEL TO THE NORTH LINE OF THIS TRACT, A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 1.0790 ACRES. SURVEYED ON APRIL 1, 2021.

NOTES

1. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN AN AREA OF 100 YEAR FLOOD, AS INDICATED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 485450, MAP NUMBER 48441C0332F, EFFECTIVE DATE: JANUARY 6, 2012. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
2. THIS ADDITION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.
3. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.

LEGEND

- SET 1/2" IRON ROD WITH CAP STAMPED "H&T"
- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- EASEMENT CENTERLINE
- EASEMENT PERIMETER
- A.E. ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT



PLANNING COMMISSION THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B, PENAL CODE OF TEXAS, AS AMENDED.	PLANNING DIRECTOR FILED WITH PLANNING DIRECTOR. CITY OF ABILENE, TEXAS
DATE _____ CHAIRMAN _____	DATE _____ FILE NUMBER _____
ATTEST _____ SECRETARY _____	PLANNING DIRECTOR _____
DATE _____ PLANNING DIRECTOR _____	FEES _____
DIRECTOR OF PUBLIC WORKS _____	COUNTY CLERK _____
THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.	I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON _____
DATE _____ DIRECTOR OF PUBLIC WORKS _____	DATE _____ FILE NUMBER _____
	COUNTY CLERK _____ COUNTY, TEXAS _____
	DEPUTY _____

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS, ALLEYS, UNDER THE NAME OF

**LOT 1, BLOCK A
FORREST HILL RETAIL DEVELOPMENT
ABILENE, TAYLOR COUNTY, TEXAS**

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

"FIELD NOTES HEREON"

OWNER'S CERTIFICATE AND DEDICATION

EXECUTED THIS _____ DAY OF _____, 20____

OWNER _____ OWNER _____

OWNER _____ OWNER _____

ACKNOWLEDGMENT

THE STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY

PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME ACT OF THE SAID _____

A CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____

DAY OF _____, A.D. 20____

NOTARY PUBLIC _____ COUNTY TEXAS _____

GENERAL NOTES

SHEET **1** OF **1** SHEETS _____ ACREAGE **1.079**

SCALE **1" = 60'** SMALLEST LOT _____ SQ. FT. LARGEST LOT **47,000** SQ. FT.

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE

PLAT DESCRIPTION:

**LOT 1, BLOCK A
FORREST HILL RETAIL DEVELOPMENT
ABILENE, TAYLOR COUNTY, TEXAS**

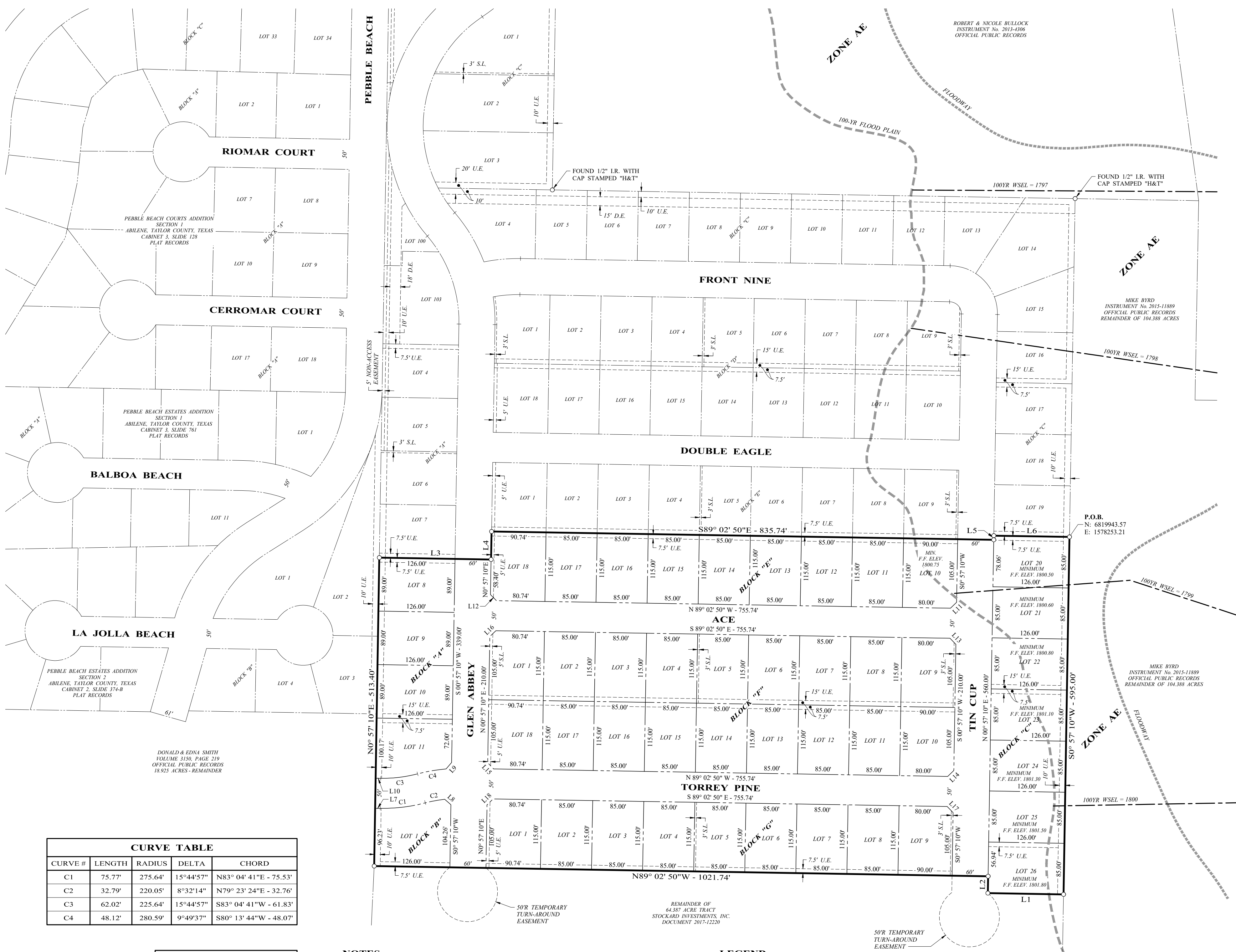
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

SIGNATURE _____

04/01/2021 RILEY ELMER GRIFFITH
DATE REGISTERED PROFESSIONAL LAND SURVEYOR



ENPROTEC/HIBBS & TODD, INC.
ENVIRONMENTAL AND CIVIL ENGINEERING
402 Cedar Street
325-698-5560
Abilene, Texas 79601
PE Firm Registration No. 1151
PG Firm Registration No. 50103
RPLS Firm Registration No. 10011900



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	75.77'	275.64'	15°44'57"	N83° 04' 41"E - 75.53'
L2	32.79'	220.05'	8°32'14"	N79° 23' 24"E - 32.76'
C2	62.02'	225.64'	15°44'57"	S83° 04' 41"W - 61.83'
C4	48.12'	280.59'	9°49'37"	S80° 13' 44"W - 48.07'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	126.00'	N89° 02' 50"W
L2	28.06'	N0° 57' 10"E
L3	186.00'	S89° 02' 50"E
L4	46.60'	N0° 57' 10"E
L5	6.94'	N0° 57' 10"E
L6	126.00'	S89° 02' 50"E
L7	8.47'	N89° 02' 50"W
L8	13.85'	S49° 08' 48"E
L9	14.06'	S41° 03' 55"W
L10	8.47'	N89° 02' 50"W
L11	14.14'	S45° 57' 10"W
L12	14.14'	N44° 02' 50"W
L13	14.14'	S44° 02' 50"E
L14	14.14'	S45° 57' 10"W
L15	14.14'	N44° 02' 50"W
L16	14.14'	N45° 57' 10"E
L17	14.14'	S44° 02' 50"E
L18	14.14'	N45° 57' 10"E

OWNER:
STOCKARD INVESTMENTS, INC.
1650 SOUTHRIDGE CROSSING
ABILENE, TEXAS 79606
(325) 665-4444

- NOTES**
- AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485450 0332 E, MAP NUMBER 48441C0332F, MAP REVISED JANUARY 6, 2012, A PORTION OF THIS PROPERTY IS LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.
 - THIS ADDITION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.
 - UPON COMPLETION OF THE CONSTRUCTION OF THE SUBDIVISION STREETS, ALLEYS, AND BURIED UTILITIES THE FINAL SUBDIVISION MONUMENTATION WILL BE SET AS FOLLOWS: STANDARD MONUMENT WITH 2" ALUMINUM CAP MARKED "HIBBS AND TODD" AT THE BLOCK CORNERS AND 1/2" IRON ROD WITH PLASTIC CAP MARKED "H&T" AT LOT CORNERS UNLESS OTHERWISE NOTED.
 - CENTERLINE MARKER: SET PK NAIL WITH WASHER.
 - BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.

- LEGEND**
- UTILITY EASEMENT
 - STREET LIGHT EASEMENT
 - DRAINAGE EASEMENT
 - MONUMENT AS DESCRIBED IN FIELD NOTES
 - SUBDIVISION BOUNDARY
 - SUBDIVISION LOT LINE
 - ADJACENT PROPERTY
 - EASEMENT LINE

**SECTION 2
THE TRIBUTES AT DOUBLE EAGLE
ABILENE, TAYLOR COUNTY, TEXAS**

BLOCK A AREA TABLE		
LOT #	SQ. FT.	ACRES
8	11214	0.257
9	11214	0.257
10	11214	0.257
11	11599	0.266

BLOCK B AREA TABLE		
LOT #	SQ. FT.	ACRES
1	12964	0.298

BLOCK C AREA TABLE		
LOT #	SQ. FT.	ACRES
20	10710	0.246
21	10710	0.246
22	10710	0.246
23	10710	0.246
24	10710	0.246
25	10710	0.246
26	10710	0.246

BLOCK E AREA TABLE		
LOT #	SQ. FT.	ACRES
10	10300	0.236
11	9775	0.224
12	9775	0.224
13	9775	0.224
14	9775	0.224
15	9775	0.224
16	9775	0.224
17	9775	0.224
18	10385	0.238

BLOCK F AREA TABLE		
LOT #	SQ. FT.	ACRES
1	10385	0.238
2	9775	0.224
3	9775	0.224
4	9775	0.224
5	9775	0.224
6	9775	0.224
7	9775	0.224
8	9775	0.224
9	10300	0.236
10	10300	0.236
11	9775	0.224
12	9775	0.224
13	9775	0.224
14	9775	0.224
15	9775	0.224
16	9775	0.224
17	9775	0.224
18	10385	0.238

BLOCK G AREA TABLE		
LOT #	SQ. FT.	ACRES
1	10385	0.238
2	9775	0.224
3	9775	0.224
4	9775	0.224
5	9775	0.224
6	9775	0.224
7	9775	0.224
8	9775	0.224
9	10300	0.236

FIELD NOTES

BEING SECTION 2, THE TRIBUTES AT DOUBLE EAGLE SUBDIVISION, ABILENE, TAYLOR COUNTY, TEXAS, SAME BEING OUT OF THE C.A. DONOVAN SURVEY, A-1295, TAYLOR COUNTY, TEXAS AND BEING OUT OF A 64.387 ACRE TRACT CONVEYED TO STOCKARD INVESTMENTS, INC. RECORDED IN INSTRUMENT NO. 2017-12220, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, SAID SECTION 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS GRID NORTH, NAD 83 TEXAS NORTH CENTRAL ZONE AS DETERMINED BY GPS OBSERVATIONS

BEGINNING AT A FOUND STANDARD MONUMENT WITH 2" ALUMINUM CAP STAMPED "HIBBS & TODD" AT NORTHEAST CORNER OF SAID SECTION 2, AND BEING SOUTHEAST CORNER OF THE TRIBUTES AT DOUBLE EAGLE SUBDIVISION, RECORDED IN CABINET 4, SLIDE 387, PLAT RECORDS, TAYLOR COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 57 MINUTES 10 SECONDS WEST, ALONG THE EAST SIDE OF SAID 64.387 ACRE TRACT, A DISTANCE OF 595.00 FEET TO A SET STANDARD MONUMENT WITH 2" ALUMINUM CAP STAMPED "HIBBS & TODD" FOR THE SOUTHEAST CORNER OF SAID SECTION 2, WHERE A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" AT THE SOUTHEAST CORNER OF SAID 64.387 ACRE TRACT BEARS 1145.76' S 00°57'10" W;

THENCE NORTH 89 DEGREES 02 MINUTES 50 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF SAID TRIBUTES AT DOUBLE EAGLE SUBDIVISION, A DISTANCE OF 126.00 FEET TO A SET STANDARD MONUMENT WITH 2" ALUMINUM CAP STAMPED "HIBBS & TODD" FOR A CORNER OF SAID SECTION 2;

THENCE NORTH 00 DEGREES 57 MINUTES 10 SECONDS EAST, PARALLEL TO THE EAST LINE OF THIS TRACT A DISTANCE OF 28.06 FEET TO A SET STANDARD MONUMENT WITH 2" ALUMINUM CAP STAMPED "HIBBS & TODD" FOR A CORNER OF SAID SECTION 2;

THENCE NORTH 89 DEGREES 02 MINUTES 50 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF SAID TRIBUTES AT DOUBLE EAGLE SUBDIVISION, A DISTANCE OF 1021.74 FEET TO A FOUND STANDARD MONUMENT WITH 2" ALUMINUM CAP STAMPED "HIBBS & TODD" IN THE WEST LINE OF SAID 64.387 ACRE TRACT FOR THE SOUTHWEST CORNER OF SAID SECTION 2, WHERE A FOUND STANDARD MONUMENT WITH 2" ALUMINUM CAP STAMPED "HIBBS & TODD" AT A CORNER IN THE WEST LINE OF SAID 64.387 ACRE TRACT BEARS 280.48' S 00°57'10" W;

THENCE NORTH 00 DEGREES 57 MINUTES 10 SECONDS EAST, ALONG THE WEST LINE OF SAID 64.387 ACRE TRACT, A DISTANCE OF 513.40 FEET TO A FOUND STANDARD MONUMENT WITH 2" ALUMINUM CAP STAMPED "HIBBS & TODD" AT A CORNER OF SAID TRIBUTES AT DOUBLE EAGLE SUBDIVISION, AND BEING THE NORTHWEST CORNER OF SAID SECTION 2;

THENCE SOUTH 89 DEGREES 02 MINUTES 50 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRIBUTES AT DOUBLE EAGLE SUBDIVISION, A DISTANCE OF 186.00 FEET TO A FOUND STANDARD MONUMENT WITH 2" ALUMINUM CAP STAMPED "HIBBS & TODD" ON THE EAST RIGHT OF WAY OF GLEN ABBEY AT A CORNER OF SAID TRIBUTES AT DOUBLE EAGLE SUBDIVISION, AND BEING A CORNER OF SAID SECTION 2;

THENCE NORTH 00 DEGREES 57 MINUTES 10 SECONDS EAST, ALONG THE EAST RIGHT OF WAY OF SAID GLEN ABBEY, A DISTANCE OF 46.60 FEET TO A FOUND STANDARD MONUMENT WITH 2" ALUMINUM CAP STAMPED "HIBBS & TODD" AT A CORNER OF SAID TRIBUTES AT DOUBLE EAGLE SUBDIVISION, AND BEING A CORNER OF SAID SECTION 2;

THENCE SOUTH 89 DEGREES 02 MINUTES 50 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRIBUTES AT DOUBLE EAGLE SUBDIVISION, A DISTANCE OF 835.74 FEET TO A FOUND STANDARD MONUMENT WITH 2" ALUMINUM CAP STAMPED "HIBBS & TODD" ON THE EAST RIGHT OF WAY OF TIN CUP AT A CORNER OF SAID TRIBUTES AT DOUBLE EAGLE SUBDIVISION, AND BEING A CORNER OF SAID SECTION 2;

THENCE NORTH 00 DEGREES 57 MINUTES 10 SECONDS EAST, ALONG THE EAST RIGHT OF WAY OF TIN CUP, A DISTANCE OF 6.94 FEET TO A FOUND STANDARD MONUMENT WITH 2" ALUMINUM CAP STAMPED "HIBBS & TODD" AT A CORNER OF SAID TRIBUTES AT DOUBLE EAGLE SUBDIVISION, AND BEING A CORNER OF SAID SECTION 2;

THENCE SOUTH 89 DEGREES 02 MINUTES 50 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRIBUTES AT DOUBLE EAGLE SUBDIVISION, A DISTANCE OF 126.00 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 14.66 ACRES. SURVEYED ON JUNE 2, 2020.

PLANNING COMMISSION

PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS

DATE _____ FILE NUMBER _____

CHAIRMAN _____

ATTEST _____ SECRETARY _____

PLANNING DIRECTOR _____

DATE _____ FEES _____

DIRECTOR OF PUBLIC WORKS _____

COUNTY CLERK _____

THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.

I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON _____

DATE _____ FILE NUMBER _____

COUNTY CLERK _____ COUNTY, TEXAS _____

DEPUTY _____

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS, ALLEYS, UNDER THE NAME OF _____

SECTION 2
THE TRIBUTES AT DOUBLE EAGLE
ABILENE, TAYLOR COUNTY, TEXAS

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

"FIELD NOTES HEREON"

OWNER'S CERTIFICATE AND DEDICATION

EXECUTED THIS _____ DAY OF _____ 20 _____

SIGNATURE _____ PERRY STOCKARD
PRESIDENT

ACKNOWLEDGMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY _____

PERSONALLY APPEARED PERRY STOCKARD, PRESIDENT

KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME ACT OF THE SAID

STOCKARD INVESTMENTS, INC.

A CORPORATION, AND THAT HE EXECUTED THE SAME, AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A D 20 _____

ELIZABETH YOUNG
Notary ID #131732339
My Commission Expires
September 21, 2022

NOTARY PUBLIC COUNTY TEXAS

DETAILS

GENERAL NOTES

SHEET 1 OF 1 SHEETS _____ ACREAGE 18.286

SCALE 1" = 100' SMALLEST LOT 9.775 SQ FT LARGEST LOT 12.952 SQ FT

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE

PLAT DESCRIPTION:

SECTION 2
THE TRIBUTES AT DOUBLE EAGLE
ABILENE, TAYLOR COUNTY, TEXAS

SIGNATURE _____

04/01/2021
DATE

RILEY ELMER GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR

EnPROTEC/Hibbs & Todd, Inc.
ENVIRONMENTAL AND CIVIL ENGINEERING
102 Cedar Street
325-698-5560
Abilene, Texas 79601
PE Firm Registration No. 1151
PG Firm Registration No. 50103
RPLS Firm Registration No. 10011900

ZONING CASE Z-2021-06

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 6, 2021

City Council 1st Reading: April 22, 2021

City Council 2nd Reading: May 13, 2021

Applicant

Owner: Moore 322 LLC, Moore Outpost LLC, Moore Lone Star LLC, Rykard Copper Creek, and Acme Commercial Properties LLC

Agent: Jacob & Martin

Request

Amend Planned Development District 82 (PD-82) to remove all current development standards and restrictions applicable to Tract 1 and allow all development standards applicable within General Retail (GR) zoning.

Location

4300 block (east side) of Loop 322, at 4401 thru 4449 Loop 322 and 404 thru 442 Lone Star Drive. The property is bound to the west by Loop 322; to the north by Cisco College; to the east by single-family residential properties; and the south by vacant property.

Background

The subject properties were annexed in 1968 and zoned Agricultural Open Space (AO). In 1998, a portion of the subject properties were rezoned to General Commercial (GC), and in 2003, all of the subject properties were rezoned to Planned Development District 82 (PD-82) without the designation of a base zoning. PD-82 consists of two tracts, Tract 1 and Tract 2. This request affects the parcels in Tract 1. A copy of the original ordinance (#40-2003) containing the list of permitted uses is included in this report. One amendment was made to Tract 1 in PD-82 since initially adopted in 2003. The 2005 amendment added "hotel/motel" to the list of permitted uses.

Zoning and Existing Land Use

Current zoning and existing land use of properties adjacent to and in the subject property's immediate area are illustrated in this report. As indicated on the map, adjacent zoning consists of Planned Developments 81 and 82 to the east and south; General Commercial and College University to the north; and Heavy Industrial to the west of Loop 322.

Criteria Assessment

According to Section 1.4.1.4, Criteria for Approval, of the City of Abilene Land Development Code, in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

- (1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan map, as amended;**

It is the opinion of staff that the proposed zoning map amendment will serve to implement the goals, objectives, and policies of the Comprehensive Plan and Future Land Use and Development Plan Map. The Future Land Use and Development Plan includes the subject properties within a “Major Commercial Activity Center” designation. Such centers aim to provide the highest level of commercial, service, and employment concentration outside of the downtown area. The proposed zone change is generally consistent with the uses described in a major commercial activity center.

(2) Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.

It is the opinion of staff that uses permitted by the proposed base designation of General Retail (GR) zoning, and related development standards will be appropriate with existing uses in the immediate area. All of the existing land uses within the subject properties are permitted by-right in General Retail zoning. Additionally, any proposed commercial development constructed adjacent to the existing single-family residences east of the subject property will be required to provide a Type B Land Use Buffer pursuant to Section 4.2.4.2 of the Land Development Code. This land-use buffer will generally alleviate any nuisances that may be created by commercial development in proximity to residential land uses.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.

The subject properties currently have access to existing utilities and public amenities, which are adequate for servicing the development. The request presents no apparent conflict with existing or proposed plans for community facilities and related infrastructure.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.

It is the opinion of the staff that there are no other factors present that would substantially affect the public health, safety, morals, or general welfare.

Staff Recommendation

Staff recommends approval.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission will hear this request on April 6, 2021.

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, staff mailed personal notices on March 26, 2021, via certified mail to the applicant and other property owners within a 200-foot radius of the subject properties. These property owners and associated parcel ID numbers are identified in Table 1.

TABLE 1

Owner	Parcel ID	Response
ACME COMMERCIAL PROPERTIES LLC	974864	
BAILEY STEPHEN C & LINDA S	109805	
BENAVIDES ROBERT VALDEZ JR &	969274	
BRANDON TERRY ALANA	969290	
CISCO JUNIOR COLLEGE	987466	
CISCO JUNIOR COLLEGE	105338	
CLARK JAMES & DEBORAH	109807	
CLARK KIMBERLY C	109831	
COX JAMES L & DELORES ANN	973309	
HESSON DANIEL T & BAILEY M	973310	
LEWIS DONALD SCOTT &	972994	
MOORE 322 LLC	1062086	
MOORE 322 LLC	25083	
MOORE 322 LLC	99122	
MOORE 322 LLC	974865	
MOORE LONE STAR LLC	971992	
MOORE OUTPOST LLC	972980	
MURPHY RODNEY D & SUZANNE	973311	
NAZWORTH BRUCE F & NIKKI	973308	
OWEN JANNA SUE	969291	
QUINTANA DAVID & JENNIFER	109829	
RYKARD COPPER CREEK	972979	
SANDERS EDDIE	973324	
SANDERS EDDIE	969275	
SODERWALL SCOTT L & TERRI	109804	
SPEARS LORRY	109806	
STOCKARD INVESTMENTS INC	205470	
VELASQUEZ LUIS FELIPE &	109830	
WIESE LEONARD A & BARBARA L W	109808	
WRISTEN CHARLES W JR	109803	
YATES ROBERT HUNTER	973312	

ATTACHMENTS:

- PD-82 Original Ordinance 40-2003
- Draft Amended Ordinance
- Application
- PowerPoint

4



Case # Z-2021-06
March 23, 2021

ORDINANCE NO. 40-2003

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, CONCERNING PDD-82 PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

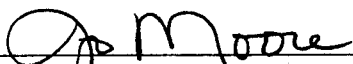
PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

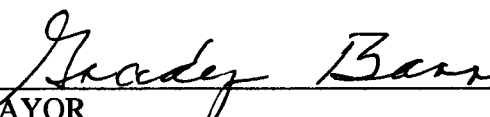
PASSED ON FIRST READING this 23 day of OCTOBER _____ A.D.
20 03.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 5 day of October, 20 03, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 13 day of NOVEMBER, 20 03, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

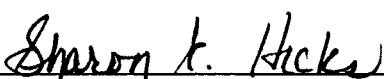
PASSED ON SECOND AND FINAL READING THIS 13 day of NOVEMBER _____,
A.D. 2003.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

ORDINANCE NO. 40-2003

Exhibit "A"

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development District shall be in accordance with the maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development District and are hereby incorporated by reference and included as part of this ordinance.

All use and development within the Planned Development District must be in compliance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development District shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Subpart E, Abilene Municipal Code, known as the Zoning Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From AO, GC & PDD (Agricultural Open Space, General Commercial & Planned Development) District to PDD (Planned Development District) District.

That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PART 5: Legal Description. The legal description of this PDD is as follows:

TRACT 1:

BEING a 12.808 acre tract out of a 25.133 acre tract conveyed to Centro Real Estate, L.P., a Texas Limited Partnership, recorded in Volume 2612, Page 237, Official Public Records, Taylor County, Texas and out of a 118.66 acre tract conveyed to Centro Real Estate, L.P., a Texas Limited Partnership, recorded in Volume 2775, Page 460, Official Public Records, Taylor County, Texas said 4.449 acre tract being more particularly described as follows:

(Bearings are based on the City of Abilene Survey, Monumentation and Mapping Program, City Survey Markers 041R & 065R)

BEGINNING at the northwest corner of said 118.66 acre tract, for the northwest corner of this tract;

THENCE South 58 degrees 58 minutes 54 seconds East (being the Reference Bearing for this description, Record Bearing for said 118.66 acre tract being South 59 degrees 59 minutes 18 seconds East), along the north line of said 118.66 acre tract for a distance of 601.80 feet to a point for the northeast corner of this tract;

THENCE South 31 degrees 05 minutes 35 seconds West for a distance of 95.68 feet to a point for corner;

THENCE South 27 degrees 51 minutes 47 seconds West for a distance of 194.03 feet to a point for corner;

THENCE South 24 degrees 07 minutes 53 seconds West for a distance of 594.34 feet to a point for corner;

THENCE North 69 degrees 09 minutes 50 seconds West for a distance of 145.53 feet to a point for corner;

THENCE North 65 degrees 52 minutes 07 seconds West for a distance of 455.85 feet to a point in the southeast right of way line of State Highway Loop 322, same being the west line of said 25.133 acre tract, for the southwest corner of this tract;

ORDINANCE NO. 40-2003

EXHIBIT "A"

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THENCE along the southeast right of way line of said State Highway Loop 322 same being the west line of said 25.133 acre tract as follows:

North 24 degrees 05 minutes 24 seconds East for a distance of 622.80 feet to a point for corner;

North 27 degrees 51 minutes 24 seconds East for a distance of 230.85 feet to a point for corner;

North 31 degrees 02 minutes 24 seconds East for a distance of 111.11 feet to the place of beginning, containing 12.808 acres of land.

TRACT 2:

BEING a 20.925 acre tract out of a 25.133 acre tract conveyed to Centro Real Estate, L.P., a Texas Limited Partnership, recorded in Volume 2612, Page 237, Official Public Records, Taylor County, Texas and out of a 118.66 acre tract conveyed to Centro Real Estate, L.P., a Texas Limited Partnership, recorded in Volume 2775, Page 460, Official Public Records, Taylor County, Texas said 20.925 acre tract being more particularly described as follows:

(Bearings are based on the City of Abilene Survey, Monumentation and Mapping Program, City Survey Markers 041R & 065R)

BEGINNING at a point in the southeast right of way line of State Highway Loop 322, said point also being the southwest corner of said 25.133 acre tract, for the southwest corner of this tract;

THENCE North 38 degrees 01 minutes 24 seconds East along the southeast right of way line of said State Highway Loop 322, same being the West line of said 25.133 acre tract, for a distance of 400.00 feet to a point for corner;

THENCE North 24 degrees 05 minutes 24 seconds East (being the Reference Bearing for this description, Record Bearing for said 25.133 acre tract being North 23 degrees 05 minutes 00 seconds East), along the southeast right of way line of said State Highway Loop 322, same being the West line of said 25.133 acre tract, for a distance of 836.70 feet to a point for the northwest corner of this tract;

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EXHIBIT "A"
Page 4

THENCE South 65 degrees 52 minutes 07 seconds East for a distance of 455.81 feet to a point for corner;

THENCE South 62 degrees 34 minutes 24 seconds East a distance of 145.53 feet to a point for the northeast corner of this tract;

THENCE South 24 degrees 07 minutes 35 seconds West for a distance of 385.85 feet to a point in the east line of said 25.133 acre tract;

THENCE along the east line of said 25.133 acre tract as follows;

South 00 degrees 59 minutes 23 seconds West for a distance of 253.51 feet to a point for corner;

North 88 degrees 51 minutes 36 seconds West for a distance of 15.20 feet to a point for corner;

South 01 degrees 28 minutes 24 seconds West for a distance of 519.20 feet to the southeast corner of said 25.133 acre tract for the southeast corner of this tract;

THENCE along the south line of said 25.133 acre tract as follows;

North 88 degrees 33 minutes 36 seconds West for a distance of 579.10 feet to a point for corner;

North 51 degrees 58 minutes 36 seconds West for a distance of 461.40 feet to the place of beginning, containing 20.925 acres of land.

Location:

Loop 322

PART 6: Purpose. The purpose of the Planned Development District (PDD) request is to allow for commercial development and related activities of a large tract which generally has not developed under present zoning and development procedures.

PART 7: Specific Modifications. The following regulations shall govern the use and development of this Planned Development District:

a. Development Regulations:

The PDD shall be developed in accordance with the attached site plan (Exhibit B).

b. Permitted Uses:

Tract 1 (north of Lone Star Ranch Drive)

- Service and retail uses listed on Permitted Use List "A"

Tract 2 (south of Lone Star Ranch Drive)

- All uses listed in Permitted Use List "A"
- Permitted Use List "B" with the following conditions:
 - Minimum of 75 feet from east boundary of tract 2. This area shall be entirely landscaped using xeriscape materials and/or natural vegetative materials.
 - Minimum of 250 feet south of east-west collector street
 - Access directly onto Loop 322 frontage road ONLY
 - Maintain existing tree line along the east side of Tract 2
 - The east side of all structures shall have no windows, doors, or other openings
- Building materials:

The following regulations shall apply to those structures that have facades that are visible from the right-of-way of Loop 322 and Lone Star Ranch Drive. The facades shall also have architectural resemblance to those structures built in Tract I. This may be accomplished in several different ways:

 - Visual interest may be accomplished through the use of recessed facades, or offsets to break up the expanse of the large warehouse
 - Suspended awnings or canopies to encourage a more pedestrian-friendly atmosphere
 - Use of similar light fixtures as used in Tract I structures
 - Use of similar color scheme and textured wall materials as Tract I

- Use of slopes and angles at particular points of entry to add visual interest

c. Landscaping

- Minimum 15' landscaped strip along all PDD boundaries
- Use of xeriscape materials and principles
- Specific landscaping to be determined via the site plan review process

~~d. Signage~~ *Amended 2-2005*

- Tracts One and Two- One monument-style group sign per tract with maximum height of 12 feet, with maximum area of 300 square feet and base of sign must be a minimum of 40% of the width of the sign itself, for commercial/retail.
- An additional monument sign may be erected to direct warehousing traffic, with maximum area of 50 square feet
- Wall signs shall cover no more than 20% of any wall
- Off-site advertising and portable signs prohibited

e. Setbacks

- 15 feet along Loop 322 frontage *LIST B*
- 30 feet along east-west collector frontage (applies to permitted use list A only, see above for distance back for permitted use B)
- 20 feet from south PDD boundary
- 20 feet from north PDD boundary
- 30 feet from east PDD boundary
- 10 feet from all lot lines interior to the PDD

f. Structure Height - maximum of 35 feet

g. Storage – Outdoor storage and display shall be prohibited

h. Freight Containers – Shall be prohibited

PERMITTED USE LIST "A"

RESIDENTIAL:

- All residential uses EXCEPT Vacation Travel Trailer Parks

ACCESSORY AND INCIDENTAL

- All Accessory Uses typical for the permitted uses on this list

CULTURAL AND RECREATIONAL

- Art Galleries
- Bowling Lanes
- Golf Driving Range
- Golf Courses (including par 3 and miniature golf)
- Libraries
- Museums
- Parks/playgrounds
- Planetariums
- Pool/Billiard Halls
- Skating Rinks
- Public Swimming Pools and/or Tennis Courts
- Theaters/Playhouses

EDUCATIONAL AND RELIGIOUS

- Art, Music and Dance Schools
- Business, Commercial, Driving or Trade Schools
- Church or Place of Worship
- Educational and Scientific Research
- Kindergarten/Child Care
- Youth Organizations/Centers

OFFICE

- All types of offices

SERVICES

- Auctions
- Carwash
- Banking and other Financial Services
- Beauty and Barber Shops
- Blueprinting/Photocopying/Typesetting
- Post Office
- Catering
- Delivery Services
- Diaper Services
- Employment Services

- Food Lockers
- Health Clubs/Physical Fitness Centers/Gymnastics
- Interior Decorating
- Janitorial
- Laundry and Dry Cleaning
- Painting/Wallpaper Services
- Photographic
- Printing
- Radio/TV Studio
- Tailoring
- Travel Arranging
- Optical Shops
- Veterinarians (small animals only, may include kennel)

RETAIL TRADE

- Antiques
- Appliances
- Bakery Products
- Bicycles
- Books and Stationery
- Cameras and Photographic Supplies
- China, Glassware, Metal ware
- Clothing and Apparel
- Coins and Stamps
- Department Stores
- Pharmacy
- Electronics
- Floor Coverings/Carpet
- Furniture and Home Furnishings
- Furriers
- Gasoline (including auto servicing)
- Gifts, Novelties
- Grocery Store/Food and Beverage sales
- Convenience Stores
- Hardware
- Hobby and Crafts
- Jewelry
- Liquor Stores (all types)
- Music/Record Stores

- Newspaper/Magazines
- Office Supplies/Equipment and Medical Supplies/Equipment Sales or Rental
- Optical Goods
- Pets and Pet Supplies
- Florist
- Radios/Televisions
- Restaurants (standard and fast food)
- Shoes
- Sporting Goods
- Variety Stores

PERMITTED USE LIST "B"

- Cabinet Making
- Carpentry and Wood flooring
- Electrical Equipment/Wiring Supplies
- Exterminating/Fumigating
- Freight Service
- Furniture, Appliance, Fur Repair
- HVAC
- Indoor Shooting Range
- Janitorial
- Landscaping Services
- Lumber and Building Materials
- Masonry, Stonework, Tile
- Foods/Beverages (including refrigerated)
- Moving and Storage
- Paper and Paper Products
- Periodical Publishing/Printing
- Plastic Products
- Plumbing Supplies/Equipment
- Roofing/Sheet Metal
- Rug Cleaning
- Self Storage Units
- Storage and Warehousing General
- Textiles and Textile Products
- Wood Products

ORDINANCE NO. 40-2003

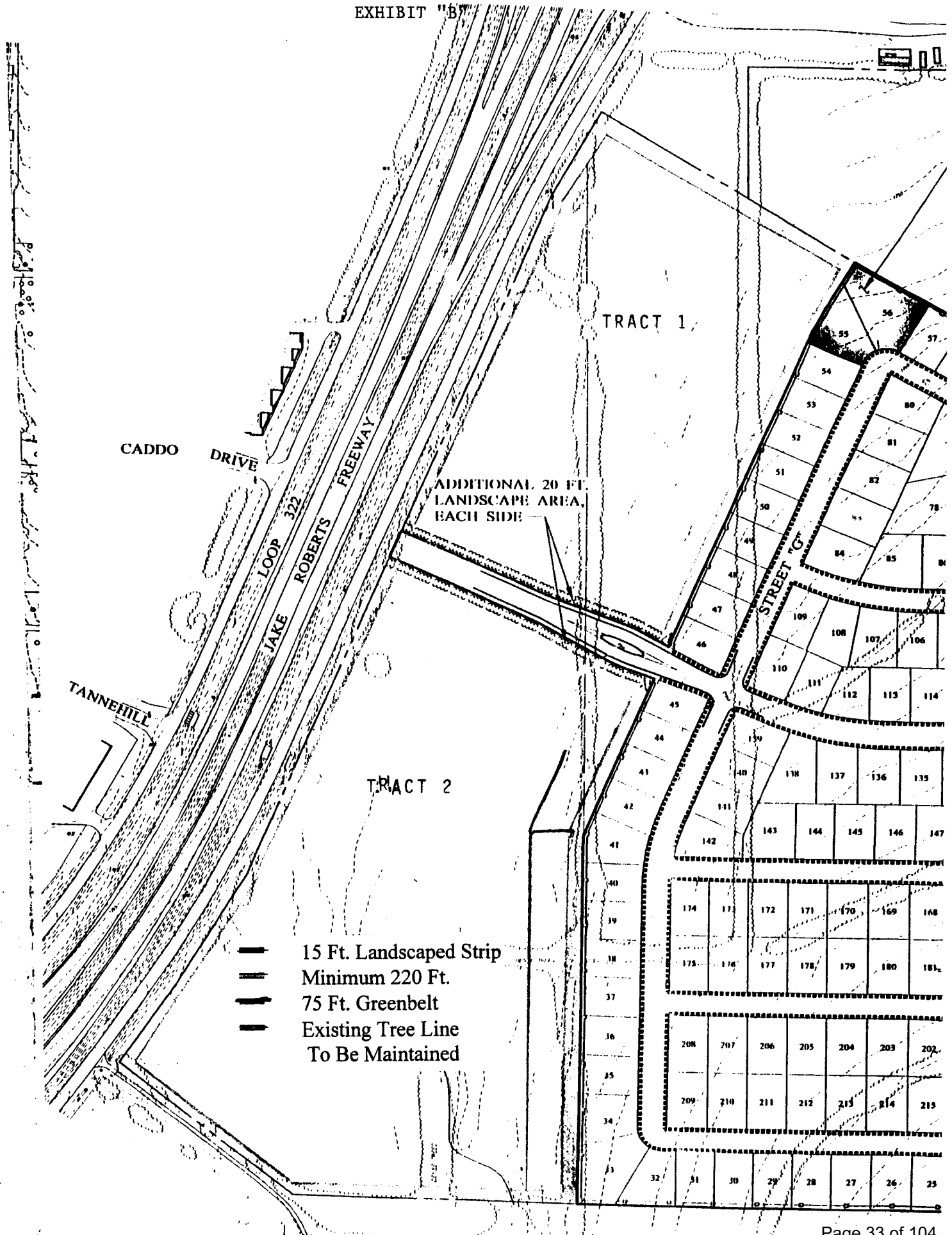
EXHIBIT "A"

Page 10

NA PART 8: Development Schedule. If a plat for all or a portion of this subdivision is not approved within 12 months of the date of this ordinance, the Planning Director shall initiate rezoning of the PDD to AO (Agricultural Open Space).

-END-

EXHIBIT "B"



AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, CONCERNING PDD-82 AND ORDINANCE NO. 40-2003, A PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance of the City of Abilene, is hereby amended by changing Ordinance No.40-2003, as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 16th day of December A.D. 2004.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 28th day of December, 2004, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 13th day of January, 2005, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 13 day of January, A.D. 2005.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

ORDINANCE NO.

Exhibit "A"

1st Amendment to Ordinance No. 40-2003

Amend:

PART 7: Specific Modifications

ADD: Add to Permitted Use List "A"
Hotel/Motel

DELETE: Section D. Signage

ADD: Section D. Signage

Tract 1:

1. No more than seven monument signs shall be permitted on Tract 1, as shown in approximate locations on Exhibit B (signs marked "C"). Each monument sign shall not exceed a height of 6 feet and a width of 10 feet.
2. One pole sign of no greater than 30 feet in height and not exceeding 100 square feet in area is permitted along the access road frontage in the northwest portion of the property, shown on the site plan for "future development" (see sign denoted "D" on Exhibit B).
3. One pole sign of no greater than 30 feet in height and not exceeding 100 square feet in area is permitted near the southwest corner of the property. This sign shall be at least 50 feet north of southwest corner of the property (see sign denoted "B" on Exhibit B).
4. One monument sign identifying the project and businesses located within shall be permitted, not to exceed 30 feet in height and 10 feet in width. This sign shall be constructed with similar materials as the buildings (masonry, stone, brick, etc.) and shall match the architectural quality of these buildings (see sign denoted "A1" on Exhibit B).
5. Up to two monument signs identifying the project and businesses located within shall be permitted, not to exceed 10 feet in height and 10 feet in width. These signs shall be constructed with similar materials as the buildings (masonry, stone, brick, etc.) and shall match the architectural quality of these buildings (see signs denoted "A2" on Exhibit B).
6. All signs on Tract 1 shall include landscaping in addition to turf, such as low shrubs, around the base of each sign.

Tract 2 (the north 250'):

7. One freestanding sign identifying the project shall be permitted within the north 250 feet of Tract 2, and shall not exceed 30 feet in height and 10 feet in width. This sign shall be constructed with similar materials as the

ORDINANCE NO. 2-2005

EXHIBIT "A"

PAGE 3

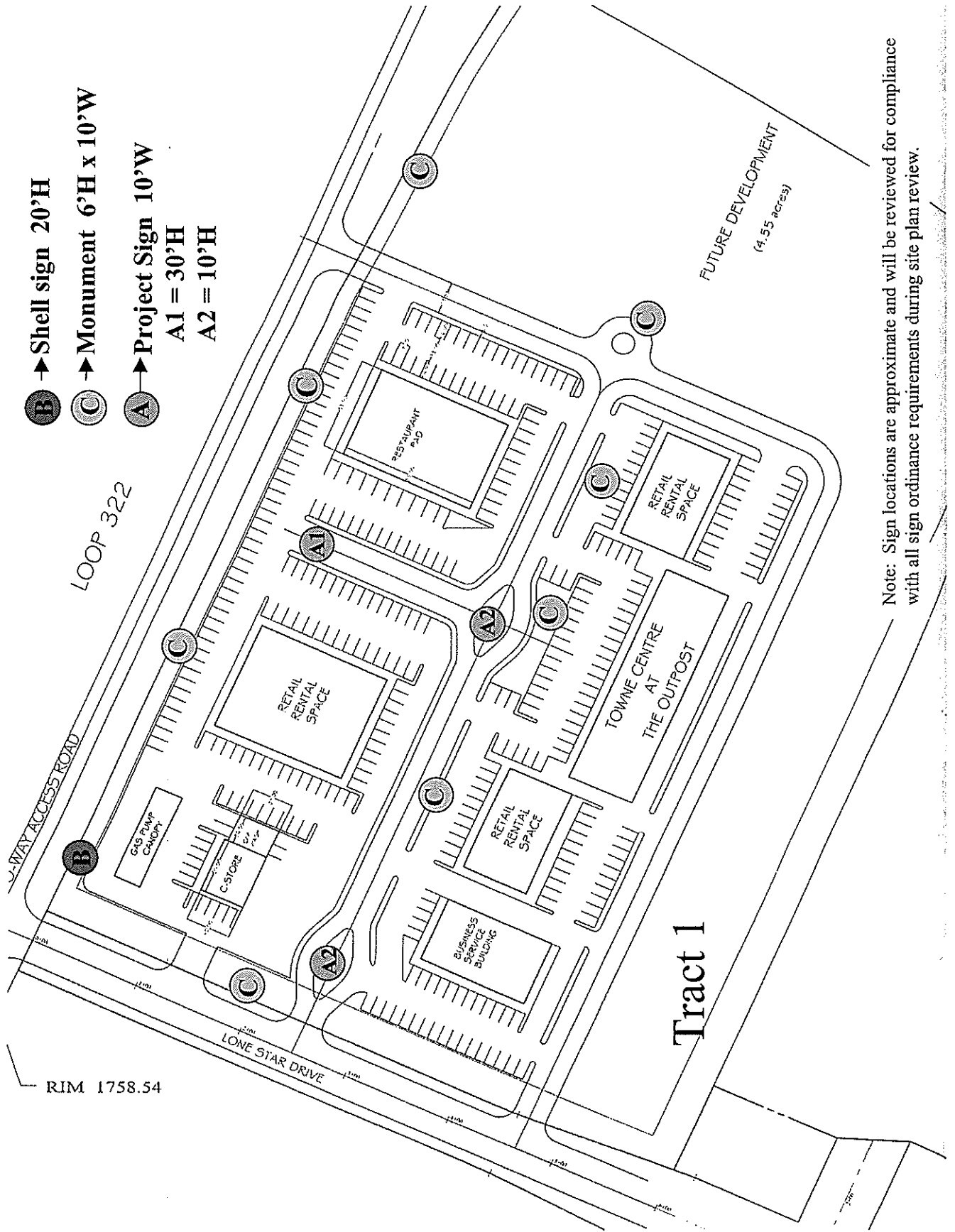
buildings (masonry, stone, brick, etc.) and shall match the architectural quality of these buildings.

Location: Lone Star Drive and Loop 322

-END-

Exhibit B: Staff Recommendation

- (B)** → Shell sign 20'H
- (C)** → Monument 6'H x 10'W
- (A)** → Project Sign 10'W
A1 = 30'H
A2 = 10'H



Note: Sign locations are approximate and will be reviewed for compliance with all sign ordinance requirements during site plan review.



Development Application

Planning

- ☐ Conditional Use ☐ Easement Release ☐ Rezoning ☐ Other
☐ PDD ☐ Street Name Change ☐ Thoroughfare Abandonment ☒ PDD Amendment
Other: _____

Project Name: Lone Star Ranch Tract 1
Address: 434 Lone Star Drive No. of lots: 6 Acreage: _____
Legal Description: _____
Subdivision Name: Lone Star Ranch Block: A Lot: 1,2,101,102
Current Zoning: PD Proposed Zoning (if applicable): PD (Base Zoning GR for Tract 1)

OWNER AND AUTHORIZATION

Owner Name: MOORE 322 LLC
PO BOX 6444
Address: ABILENE, TX 79608-6444
City, State, Zip: _____ Fax: _____
Phone: 325-380-3131 Email: alexandermoore325@gmail.com

I am the property owner, and I certify that the information included in this application is true to the best of my knowledge. (Name) Jacob & Martin, LLC will act as my agent before the Planning and Zoning Commission.

Agent Name: Jacob & Martin, LLC
Address: 3465 Curry Ln
City, State, Zip: Abilene, TX 79606 Fax: _____
Phone: 325-695-1070 Email: cfarrow@jacobmartin.com

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature Owner: [Signature] Date: 01/28/21

FOR OFFICE USE ONLY

Received: _____ Fee: \$ _____ Receipt No.: _____
Case No.: Z-2021-006 Reviewed By: _____

FEB 1 4:16



Development Application

Planning

- ☐ Conditional Use ☐ Easement Release ☐ Rezoning ☐ Other
☐ PDD ☐ Street Name Change ☐ Thoroughfare Abandonment ☒ PDD Amendment
Other: _____

Project Name: Lone Star Ranch Tract 1
Address: 434 Lone Star Drive No. of lots: 6 Acreage: _____
Legal Description: _____
Subdivision Name: Lone Star Ranch Block: A Lot: 1,2,101,102
Current Zoning: PD Proposed Zoning (if applicable): PD (Base Zoning GR for Tract 1)

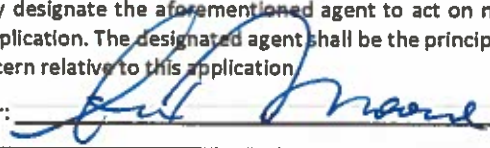
OWNER AND AUTHORIZATION

Owner Name: MOORE OUTPOST LLC
PO BOX 6444
Address: ABILENE, TX 79608-6444
City, State, Zip: _____ Fax: _____
Phone: 325-380-3131 Email: alexandermooore325@gmail.com

I am the property owner, and I certify that the information included in this application is true to the best of my knowledge. (Name) _____ will act as my agent before the Planning and Zoning Commission.

Agent Name: Jacob & Martin, LLC
Address: 3465 Curry Ln
City, State, Zip: Abilene, TX 79606 Fax: _____
Phone: 325-695-1070 Email: cfarrow@jacobmartin.com

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature Owner:  Date: 01/28/21

FOR OFFICE USE ONLY

Received: _____ Fee: \$ _____ Receipt No.: _____
Case No.: Z-2021-06 Reviewed By: _____



Development Application

Planning

☐ Conditional Use

☐ Easement Release

☐ Rezoning

☐ Other

☐ PDD

☐ Street Name Change

☐ Thoroughfare Abandonment

☒ PDD Amendment

Other: _____

Project Name: Lone Star Ranch Tract 1

Address: 434 Lone Star Drive

No. of lots: 6

Acreage: _____

Legal Description: _____

Subdivision Name: Lone Star Ranch

Block: A

Lot: 1,2,101,102

Current Zoning: PD

Proposed Zoning (if applicable): PD (Base Zoning GR for Tract 1)

OWNER AND AUTHORIZATION

Owner Name: MOORE LONE STAR LLC

PO BOX 6444

Address: ABILENE, TX 79608-6444

City, State, Zip: _____

Fax: _____

Phone: 325-380-3131

Email: alexandermoores325@gmail.com

I am the property owner, and I certify that the information included in this application is true to the best of my knowledge. (Name) _____ will act as my agent before the Planning and Zoning Commission.

Agent Name: Jacob & Martin, LLC

Address: 3465 Curry Ln

City, State, Zip: Abilene, TX 79606

Fax: _____

Phone: 325-695-1070

Email: cfarrow@jacobmartin.com

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature Owner: _____

Date: 01/28/21

FOR OFFICE USE ONLY

Received: _____

Fee: \$ _____

Receipt No.: _____

Case No.: 2-2021-060

Reviewed By: _____



Development Application

Planning

- ☐ Conditional Use ☐ Easement Release ☐ Rezoning ☐ Other
☐ PDD ☐ Street Name Change ☐ Thoroughfare Abandonment ☒ PDD Amendment
Other: _____

Project Name: Lone Star Ranch Tract 1
Address: 434 Lone Star Drive No. of lots: 6 Acreage: _____
Legal Description: _____
Subdivision Name: Lone Star Ranch Block: A Lot: 1,2,101,102
Current Zoning: PD Proposed Zoning (if applicable): PD (Base Zoning GR for Tract 1)

OWNER AND AUTHORIZATION

Owner Name: RYKARD COPPER CREEK
RESTAURANT DEVELOPMENT LP
Address: 4401 LOOP 322
ABILENE, TX 79602-8056
City, State, Zip: _____ Fax: _____
Phone: _____ Email: _____

I am the property owner, and I certify that the information included in this application is true to the best of my knowledge. (Name) Jacob & Martin, LLC will act as my agent before the Planning and Zoning Commission.

Agent Name: Jacob & Martin, LLC
Address: 3465 Curry Ln
City, State, Zip: Abilene, TX 79606 Fax: _____
Phone: 325-695-1070 Email: cfarrow@jacobmartin.com

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature Owner: [Signature] Date: 1/26/21

FOR OFFICE USE ONLY

Received: _____ Fee: \$ _____ Receipt No.: _____
Case No.: 2-2021-06 Reviewed By: _____



Development Application

Planning

☐ Conditional Use ☐ Easement Release ☐ Rezoning ☐ Other
☐ PDD ☐ Street Name Change ☐ Thoroughfare Abandonment ☒ PDD Amendment
Other: _____

Project Name: Lone Star Ranch Tract 1
Address: 434 Lone Star Drive No. of lots: 6 Acreage: _____
Legal Description: _____
Subdivision Name: Lone Star Ranch Block: A Lot: 1,2,101,102
Current Zoning: PD Proposed Zoning (if applicable): PD (Base Zoning GR for Tract 1)

OWNER AND AUTHORIZATION

Owner Name: ACME COMMERCIAL PROPERTIES LLC

PO BOX 6060

Address: ABILENE, TX 79608-6060

City, State, Zip: _____ Fax: _____

Phone: _____ Email: _____

I am the property owner, and I certify that the information included in this application is true to the best of my knowledge. (Name) _____ will act as my agent before the Planning and Zoning Commission.

Agent Name: Jacob & Martin, LLC

Address: 3465 Curry Ln

City, State, Zip: Abilene, TX 79606

Phone: 325-695-1070 Email: cfarrow@jacobmartin.com

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature Owner: Walter D. Harkins Date: 1-26-21

FOR OFFICE USE ONLY

Received: _____ Fee: \$ _____ Receipt No.: _____

Case No.: 2-2021-06 Reviewed By: _____



1. Please (if necessary) provide background information for the zoning request and explain why you feel it is appropriate.

The owner would like to amend the PD to fully allow GR requirements & uses for Tract 1 of this PD

by deleting the current requirements for Tract 1 and replacing them with those found in a GR zoning.

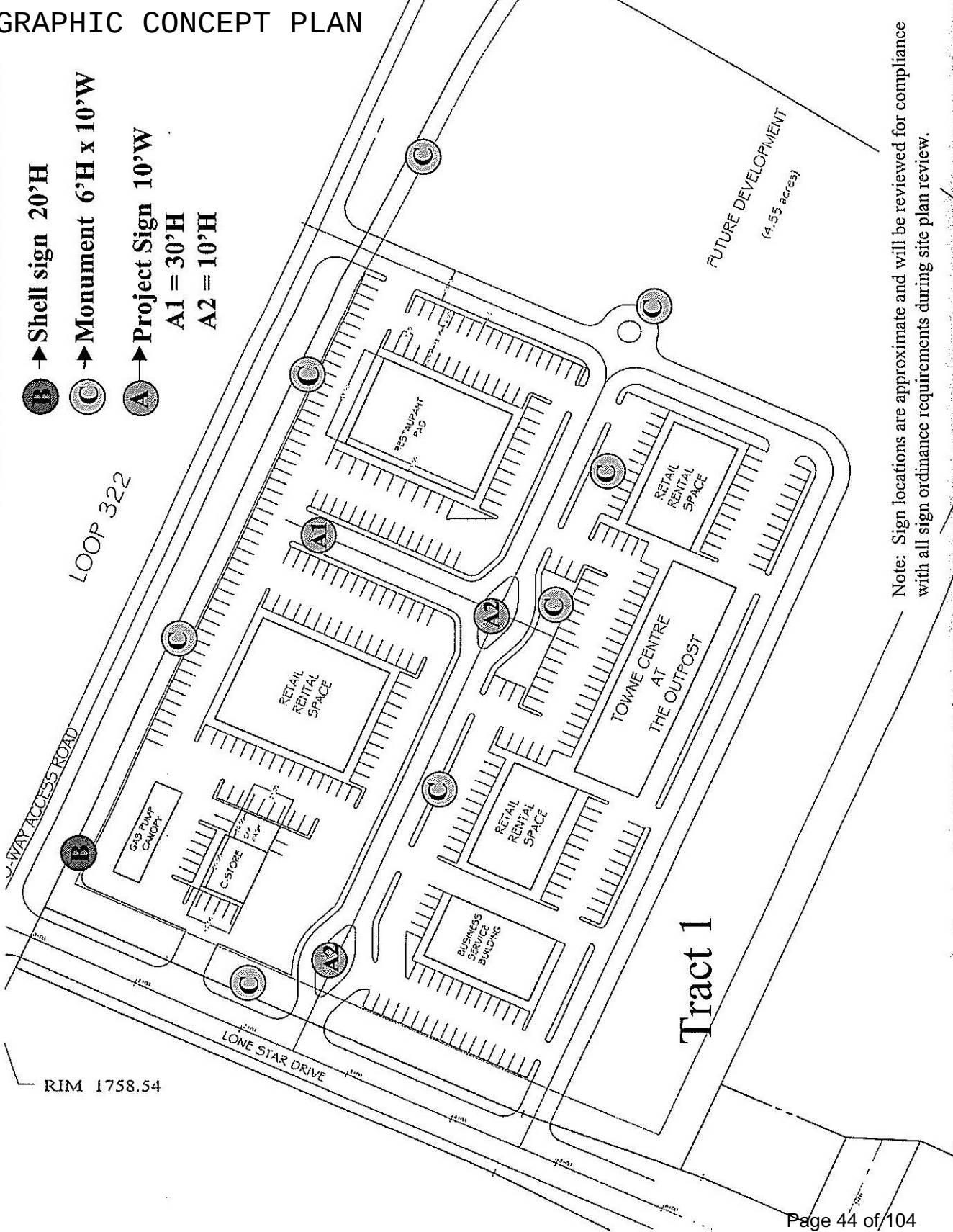
GRAPHIC CONCEPT PLAN

Exhibit B: Staff Recommendation

● → Shell sign 20'H

● → Monument 6'H x 10'W

● → Project Sign 10'W
A1 = 30'H
A2 = 10'H



Note: Sign locations are approximate and will be reviewed for compliance with all sign ordinance requirements during site plan review.

ORDINANCE NO. _____
PAGE 1
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE CITY CODE AND CONCERNING PD-82, A PLANNED DEVELOPMENT DISTRICT, AS WELL AS ORDINANCE NUMBERS 40-2003 AND 02-2005; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That the Land Development Code of the City of Abilene is hereby amended by changing Ordinance Numbers 40-2003 and 02-2005 specifically as set out in Exhibit "A" attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 22nd day of April, 2021.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2021, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 13th day of May, 2021, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 13th day of May, 2021.

ATTEST:

Shawna Atkins,
City Secretary

Anthony Williams,
Mayor

APPROVED:

Stanley Smith,
City Attorney

ORDINANCE NO. _____

Exhibit "A"

4th Amendment to Ordinance No. 40-2003

PART 7:Specific Modifications: As identified in Exhibit B of Ordinance 40-2003; Tract 1 shall be subject to the requirements of the General Retail (GR) zoning district; as modified below:

DELETE: Portion of Section B. Permitted Uses

B. Permitted Uses:

Tract 1 (north of Lone Star Ranch Drive)

- Service and retail uses listed on Permitted Use List "A"

ADD: New subparagraph to Section B, to read as follows:

B. Permitted Uses:

Tract 1 (north of Lone Star Ranch Drive)

- All uses ordinarily permitted within General Retail (GR) Zoning.

DELETE: Portion of Section D. Signage

D. Signage

Tract 1:

1. No more than seven monument signs shall be permitted on Tract 1, as shown in approximate locations on Exhibit B (signs marked "C"). Each monument sign shall not exceed a height of 6 feet and a width of 10 feet.
2. One pole sign of no greater than 30 feet in height and not exceeding 100 square feet in area is permitted along the access road frontage in the northwest portion of the property, shown on the site plan for "future development" (see sign denoted "D" on Exhibit B).
3. One Pole sign of no greater than 30 feet in height and not exceeding 100 square feet in area is permitted near the southwest corner of the property. This sign shall be at least 50 feet north of southwest corner of the property (see sign denoted "B" on Exhibit B).
4. One monument sign identifying the project and business located within shall be permitted, not to exceed 30 feet in height and 10 feet in width. This sign shall be constructed with similar materials as the buildings (masonry, stone, brick, etc.) and shall match the architectural quality of these buildings (see sign denoted "A1" on Exhibit B).
5. Up to two monument signs identifying the project and businesses located within shall be permitted, not to exceed 10 feet in height and 10 feet in width. These signs shall be constructed with similar materials as the buildings (masonry, stone brick, etc.) and shall match the architectural quality of these buildings (see signs denoted "A2" on Exhibit B).
6. All signs on Tract 1 shall include landscaping in addition to turf, such as low shrubs, around the base of each sign.

ADD: Section D. Signage

D. Signage

Tract 1:

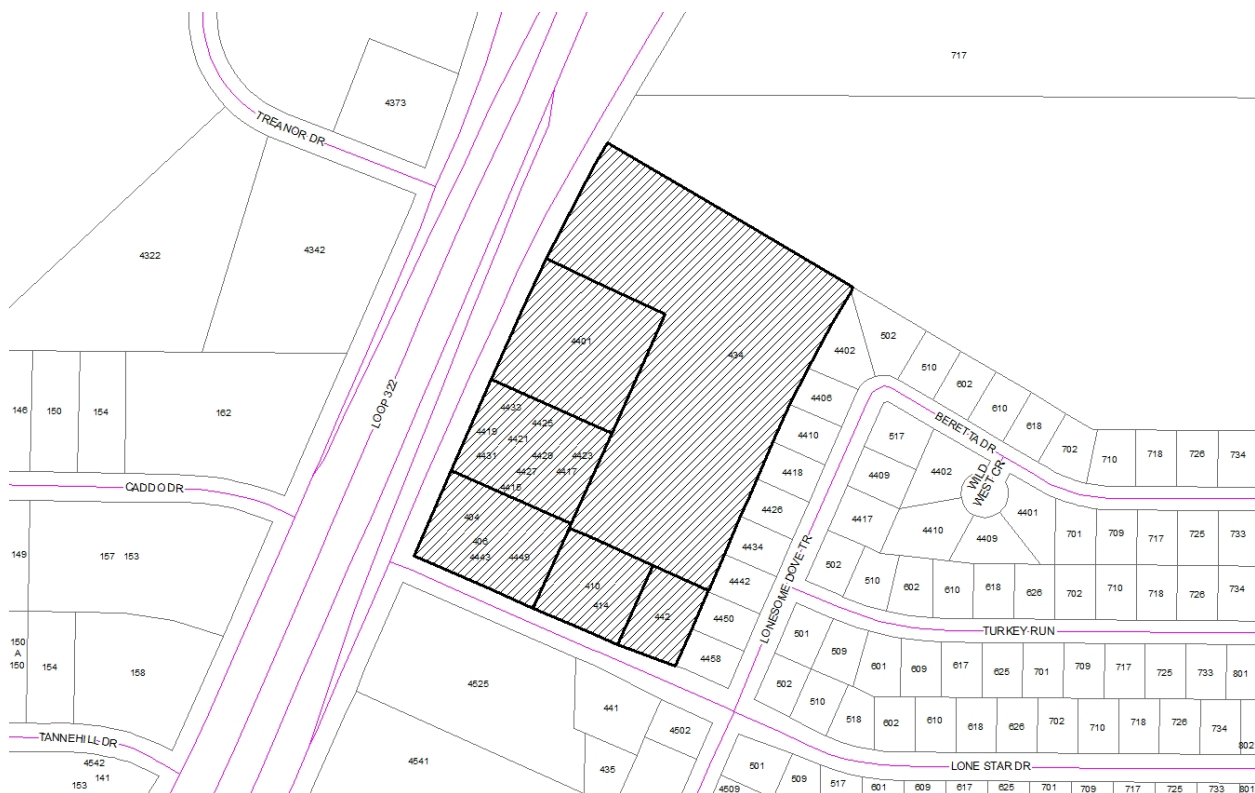
1. All signs within Tract 1 shall conform to standards ordinarily applicable within General Retail (GR) Zoning.

DELETE: Section f. Structure Height

- Maximum of 35 feet, except hotel/motel, which may be a maximum of 4 stories if they are separated from residentially zoned property by a minimum of 100'

ADD: Section f. Structure Height

- Tract 1:
 - Structure height shall be subject to standards ordinarily applicable within General Retail (GR) Zoning
- Tract 2:
 - Maximum of 35 feet, except hotel/motel, which may be a maximum of 4 stories if they are separated from residentially zoned property by a minimum of 100'

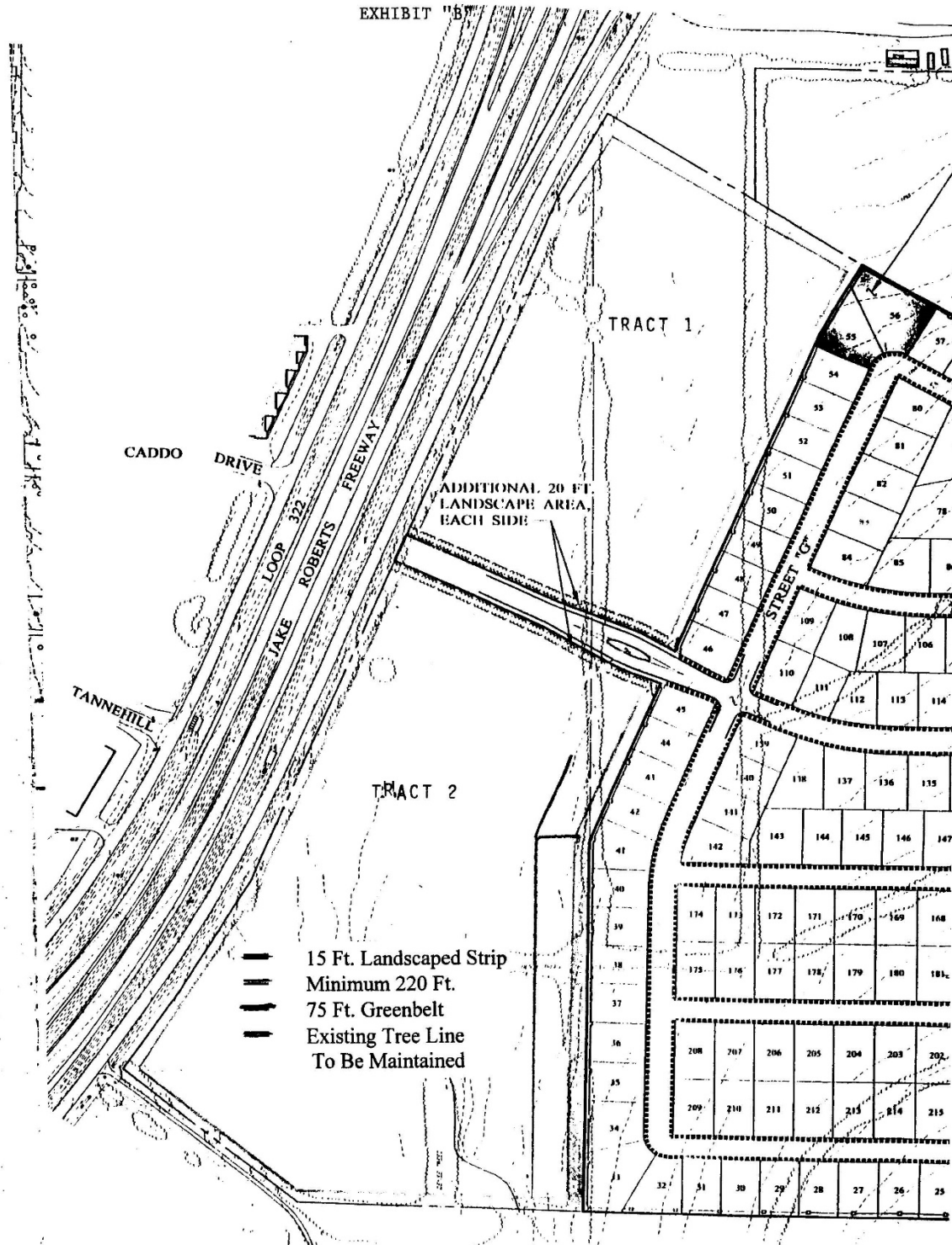


Location: 4300 block (east side) of Loop 322, at 4401 thru 4449 Loop 322 and at 404 thru 442 Lone Star Dr.

Graphic Concept Plan

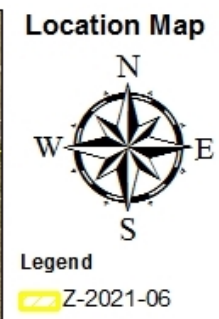
ORDINANCE NO. 40-2003

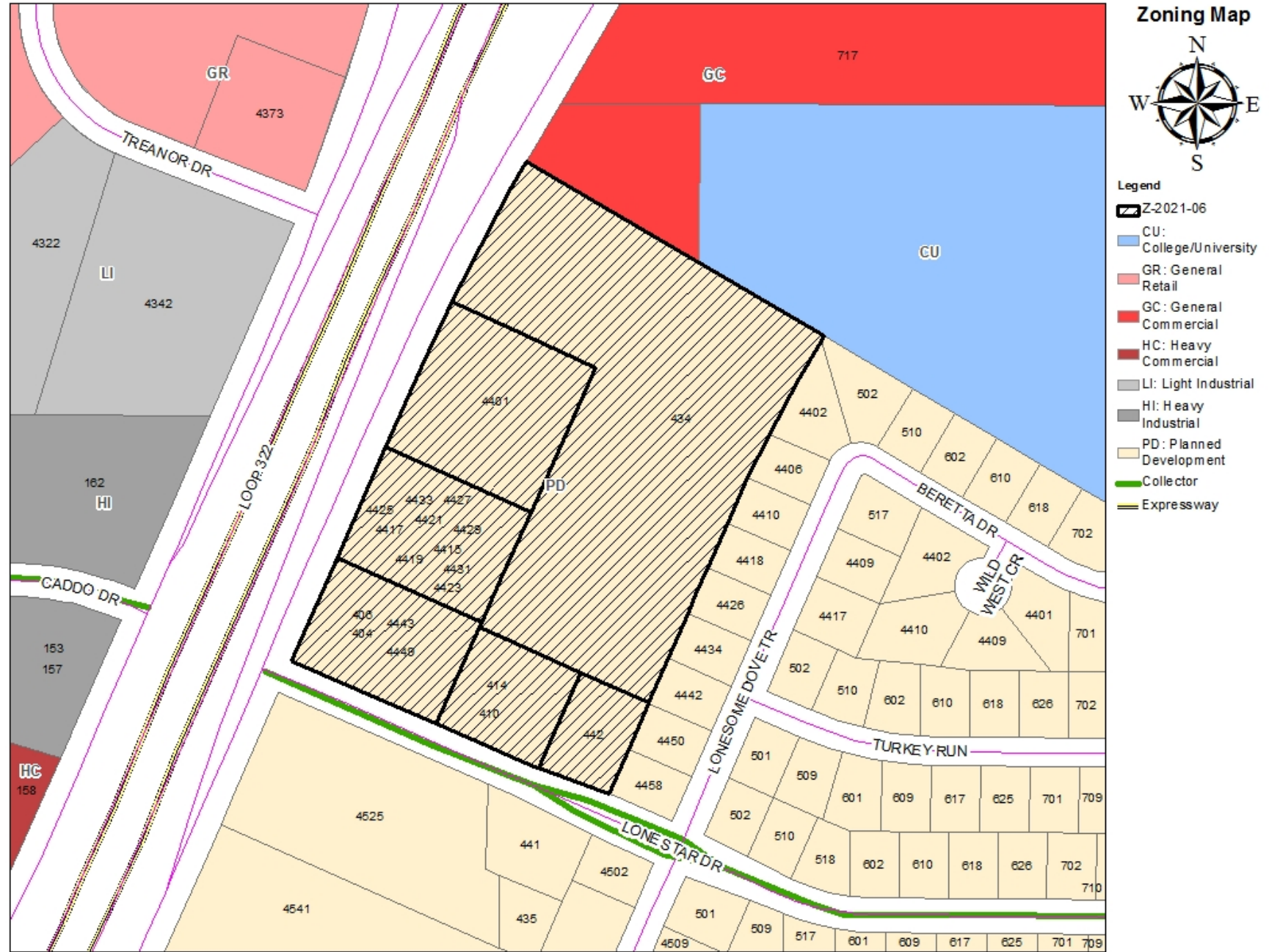
EXHIBIT "B"



Case:	Z-2021-06
Owner:	Moore 322 LLC, Moore Outpost LLC, Moore Lone Star LLC, Rykard Copper Creek and Acme Commercial Properties LLC
Agent:	Jacob & Martin
Request:	Amend Planned Development District 82
Location:	4300 block (east side) of Loop 322, at 4401-4449 Loop 322 and at 404- 442 Lone Star Drive
Notification:	0 in Favor, 1 Opposed
Planning & Zoning:	April 6, 2021
City Council Hearing:	April 22, 2021 May 13, 2021

Z-2021-06 LOCATION MAP





GENERAL RETAIL (GR) PERMITTED USES

RESIDENTIAL USES:

- P Bed & Breakfast
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Institutional
- P Dwelling – Multiple-Family
- P Dwelling – Single Family Detached
- P Hotel/Motel

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Day Care Operation – Home Based
- P Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Freight Container
- P Fuel Sales
- P Garage Sales
- P Home Occupation
- TP Itinerant Business
- P Manufacturing (incidental)
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment, Mobile (storage and parking)
- P Recycling Collection Point
- P Subdivision Sales Office (temporary)
- P Swimming Pools, Private (accessory to residential use)
- P Tennis Courts, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Civic, Social, and Fraternal Organization
- P Cultural Facilities
- C Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)
- P Recreation and Commercial Entertainment - Indoor

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- C Ambulance Service
- P Fire/Police Station
- P Medical/Dental Laboratory
- P Post Office
- C Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

- P Arts School
- P Church or Place of Worship
- P Day-Care Operation - Center-Based
- P Educational and Scientific Research
- P School: Public/Private
- C Trade/Business School
- P University/College

SERVICE

- P/C Automobile Wash
- C Funeral Home/ Mortuary/Morgue
- P Kennel (Without Outdoor Pens)
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)
- P Personal Services
- C Printing, Copying, Reproduction, Publishing
- P Repair and Maintenance Services - Automobile/Small Truck (minor)
- P Repair and Maintenance Services (indoor)
- C Tattoo Parlor
- P Veterinary Service (small animals)

TRADE – RETAIL USES

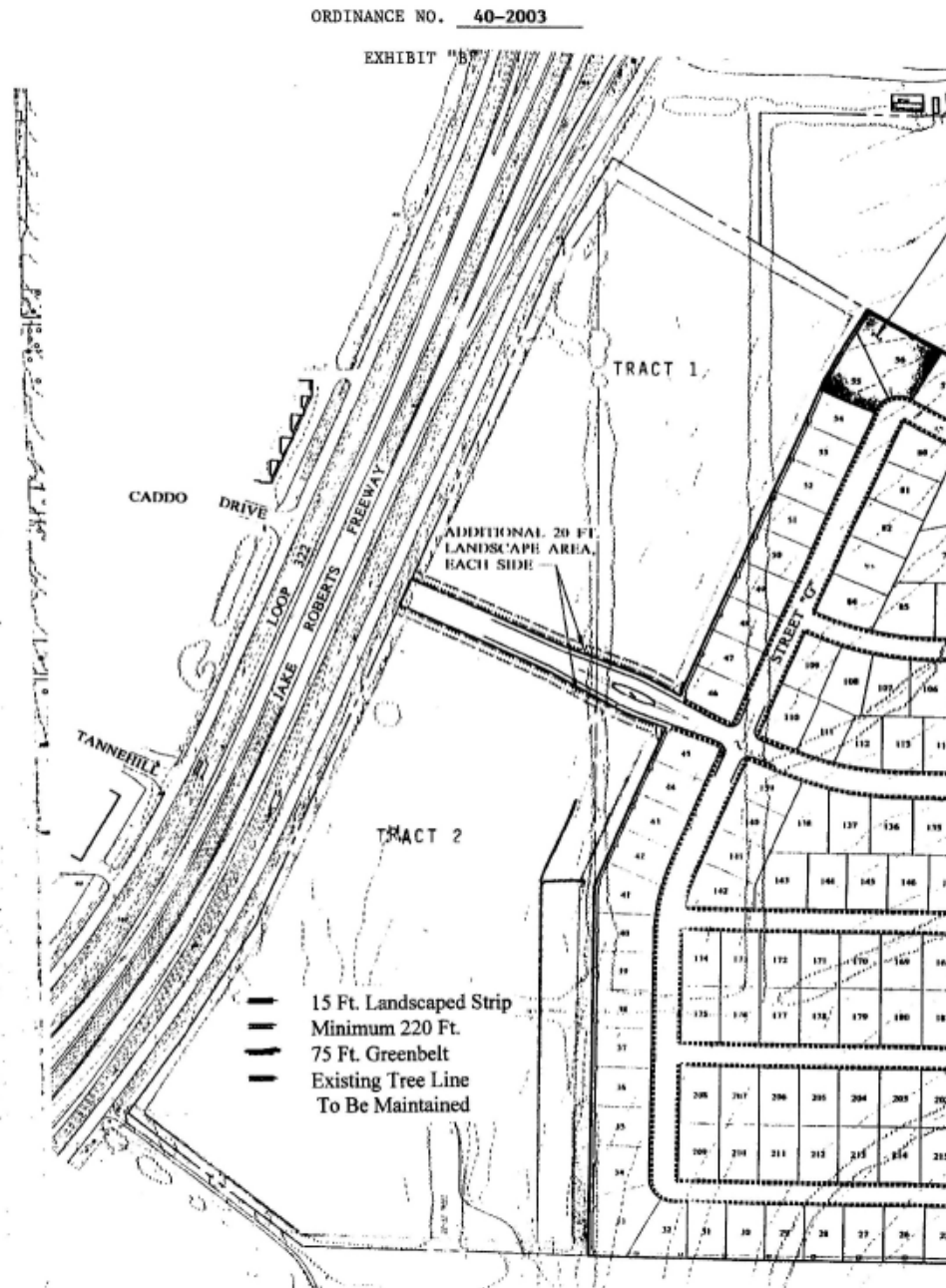
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Fuel Sales
- P Liquor Store (Off Premises Consumption) (*Defined under Liquor Store*)
- P Liquor Store (On Premises Consumption) (*Defined under Liquor Store*)
- P Restaurant, Fast Food
- P Restaurant, Standard
- P Retail Sales/Rental (indoor)
- C Retail Sales/Rental (outdoors, non-vehicle)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Antenna Tower- Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Broadcast Studio
- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

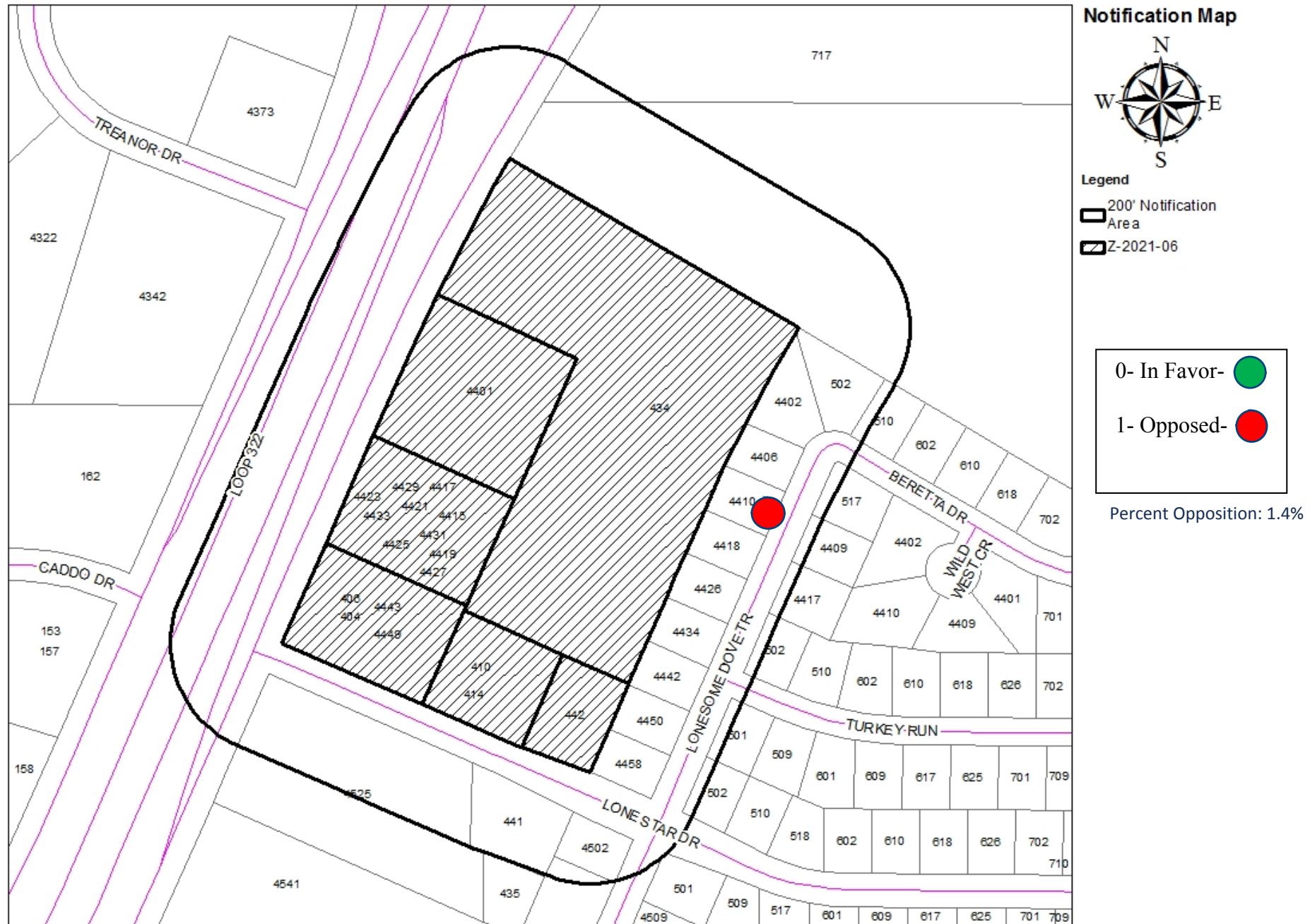
- P Petroleum or Gas Well
- P Urban Garden11



Z-2021-06 VIEWS OF SUBJECT PROPERTIES



Z-2021-06 NOTIFICATION AREA MAP



- Consistent with *Comprehensive Plan* and *Future Land Use and Development Plan Map*
- Reviewed Pursuant to Section 1.4.1.4 of Land Development Code (Criteria for Approval)
- Staff Recommendation: Approval

Questions?

ZONING CASE Z-2021-07

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 6, 2021

City Council 1st Reading: April 22, 2021

City Council 2nd Reading: May 13, 2021

Applicant

Owner: Heart of Texas Hearing Centers Inc. (Erika Vela)

Agent: Fallen Perrie Busenlehner

Request

Rezone 0.558 acres of land with an existing commercial building and paved parking area, from Neighborhood Office (NO) to a Planned Development (PD) District. Based upon the information provided in the application, the purpose of this request is to keep the existing base zoning classification of Neighborhood Office zoning, with an additional allowance for retail sales of apparel and related accessories. A graphic concept plan provided with the application depicts the existing commercial building and paved parking area on this property.

Location

The subject property is located at 5919 Buffalo Gap Road, midway between its intersections with Medina and Pebble Beach. This particular location lies 0.3 miles north of Antilley Road and 0.4 miles south of Woodlake Drive. The property is bound to the south, east, and west by single-family residential; and to the north by vacant property.

Background

The subject property was annexed in 1963, and property tax records indicate the existing building (originally a residence) was completed in 1966. Between 1974 and 2018, the subject property was incorporated into a Residential Single-Family zoning district. In 2018, this property was rezoned to its existing Neighborhood Office (NO) classification, and in 2019, the existing building was converted for commercial use as an office and clinic for an audiologist. The audiologist has moved and seeks to lease the subject property as a retail space to an apparel boutique.

Zoning and Existing Land Use

Current zoning and existing land use of properties adjacent to and in the subject property's immediate area are illustrated on the map included in this report. As indicated on the map, adjacent zoning consists of a vacant Neighborhood Office (NO) tract directly to the north; to the south and east are single-family homes in "The Fairways" Planned Development District; and to the west, on the opposite side of Buffalo Gap Road are single-family homes in an RS-8 zoning district.

Criteria Assessment

Section 1.4.1.4 of the Land Development Code states that, in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

(1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land use and Development Plan Map, as amended;

It is the opinion of staff that the proposed zoning map amendment will serve to implement the goals, objectives, and policies of the Comprehensive Plan, Future Land Use and Development Plan Map, and the 1994 Buffalo Gap Corridor Study. The primary objective (#1A) of the Buffalo Gap Corridor Study is to ensure that development throughout this corridor is accomplished appropriately, specifically by encouraging office zoning along Buffalo Gap Road frontage at mid-block locations. The limited expansion of allowed uses on the subject property is anticipated to have only a negligible impact (if any) on the intensity of commercial activity and nearby residences. The overall appearance from street frontage is also expected to be unaffected.

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.

It is the opinion of staff that the uses permitted by the proposed zone change are consistent with the surrounding properties, which are a mixture of other Neighborhood Office zones and single-family residential properties. Uses allowed within the existing NO classification are primarily limited to business, administrative, and professional offices. Other restrictions include limitations on building size and operating hours for business activity between 6:00 a.m.-11:00 p.m. These other restrictions will remain in effect, with approval of this proposed Planned Development District. The only difference will be expanding allowed uses to include retail sales of apparel and related accessories. The expansion represents a modest increase in permitted use and is not anticipated to increase traffic flow to and from this location substantially.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.

The subject property currently has access to existing utilities and public amenities adequate for the existing and for the proposed additional uses. This request also presents no apparent conflicts with existing or proposed plans for community facilities and related infrastructure.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.

It is the opinion of staff that no other factors are present that would substantially affect the public health, safety, morals, or general welfare.

Staff Recommendation

City staff recommends approving this proposed Planned Development District.

Planning and Zoning Commission Action

The Planning and Zoning Commission will hear this request on April 6, 2021.

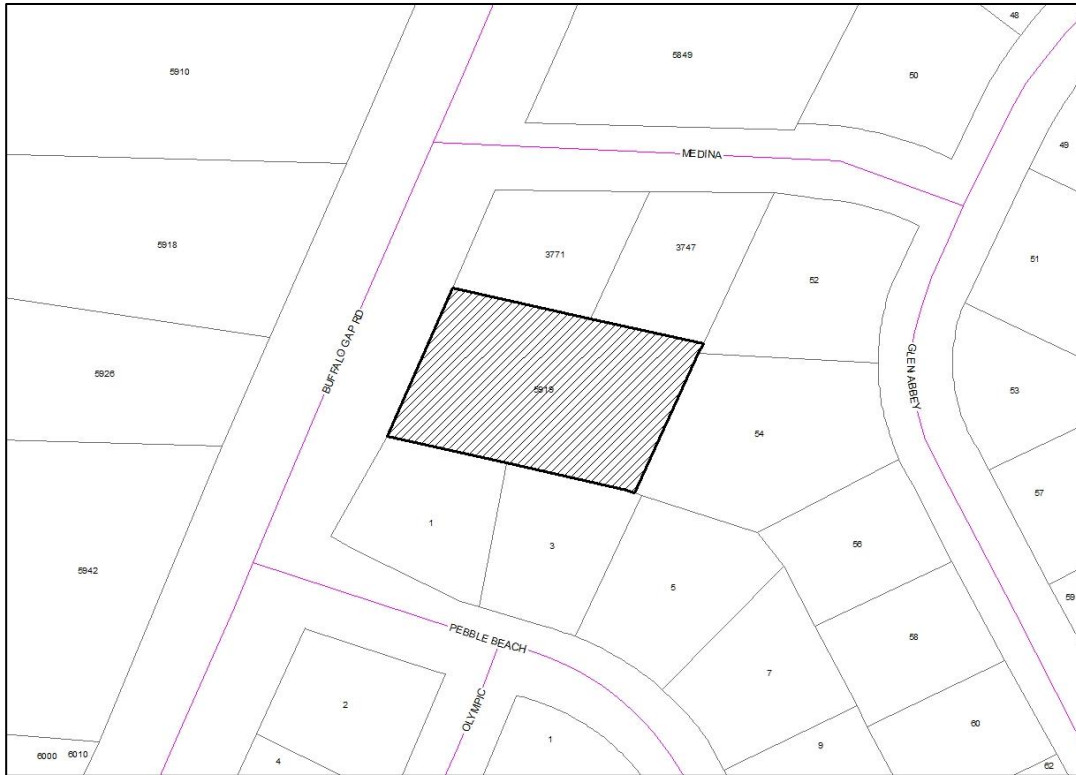
Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, staff mailed personal notices on March 26, 2021 (via certified mail) to the applicant and to other owners of property within a 200-foot radius of this subject property. These property owners and associated addresses are identified in Table 1.

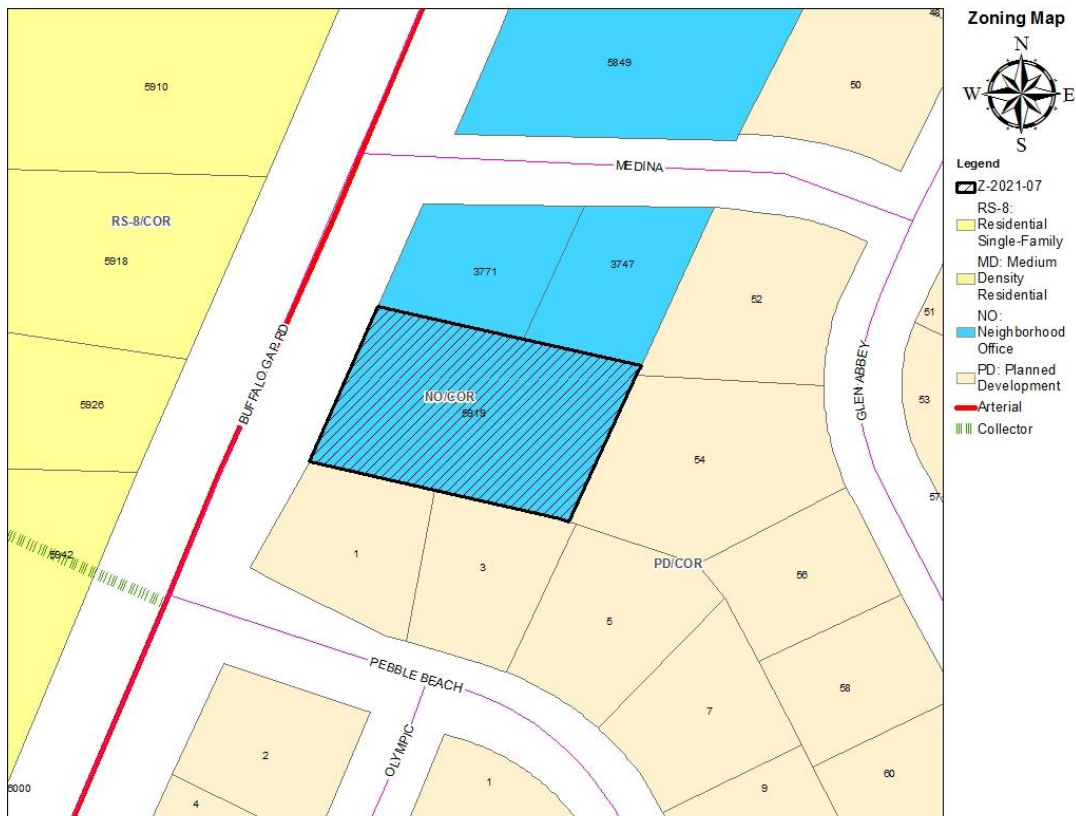
TABLE 1

Owner	Parcel ID	Response
5 S DEVELOPMENT LLC	12859	
ADAMS JAMES W & HOLLI N	53182	
BARBER MARVIN NATHAN II	16042	
BARSTAD ERIC & JESSICA	54108	
DAVIS MARGARET HICKS	16164	
ELLIS GLENN C & HEATHER E	16406	
FRYMIRE TOMMY R & LORI D	22704	
HEART OF TEXAS HEARING CENTERS INC	12010	
KLEIN CHAD J	22580	
MC NEER JAMES F & BEVERLY K	22834	
MOORE SAM	75702	
NGUYEN STEVE &	207276	
NGUYEN STEVE &	207275	
STEARNS JOSH R & DIANE	16282	
STEPHENS O B JR DECD ET AL	11262	
STEPHENS PROPERTIES I LTD	11420	
STEPHENS PROPERTIES LLC	11023	
STROUD MARY	55796	
WALKER DWAYNE K& C LA RUE	22975	

LOCATION MAP



ZONING MAP



Attachments

PD Graphic Concept Plan

Draft PD Ordinance

Application

PowerPoint Presentation



Development Application

Planning

- ☐ Conditional Use
 ☐ Easement Release
 ☒ Rezoning
 ☐ Other
- ☒ PDD
 ☐ Street Name Change
 ☐ Thoroughfare Abandonment
 ☐ PDD Amendment
- Other: _____

Project Name: Heart of Texas Hearing Centers
 Address: 5919 Buffalo Gap Rd No. of lots: 1 Acreage: .558
 Legal Description: A0086 Sup 100 A Greenwall
 Subdivision Name: ↑ Block: ↑ Lot: ↑
 Current Zoning: Office Proposed Zoning (if applicable): FE1 PD

OWNER AND AUTHORIZATION

Owner Name: Erika Vela
 Address: 1925 Hospital Place
 City, State, Zip: Abilene, TX 79606 Fax: 325-455-3018
 Phone: 325-232-8593 Email: erika@heartoftexashearing.com

I am the property owner, and I certify that the information included in this application is true to the best of my knowledge. (Name) Fallen Perrie Busenlehner will act as my agent before the Planning and Zoning Commission.

Agent Name: Fallen Perrie Busenlehner
 Address: 5919 Buffalo Gap Rd.
 City, State, Zip: Abilene, TX 79606 Fax: _____
 Phone: 325-977-0022 Email: fallen@shoptrcschic.tx.com

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature Owner: Erika Vela Date: 3/2/2021

FOR OFFICE USE ONLY

Received: 03-09-2021 Fee: \$ 2000 Receipt No.: 0001058720
 Case No.: 2-2021-07 Reviewed By: _____

0.558 acre out of A. Greenwall
 Survey Number 100



Development Application

Please answer the following question in order to assist Staff with the processing of your Zoning request.

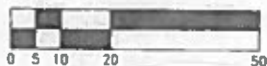
1. Please (if necessary) provide background information for the zoning request and explain why you feel it is appropriate.

I am wanting to put in a simple, small neighborhood boutique. I plan to sell women's clothing & gifts. My hours are Tues-Sat 10-6. I am so excited to become part of Abilene & bring my unique style to the women of Abilene.

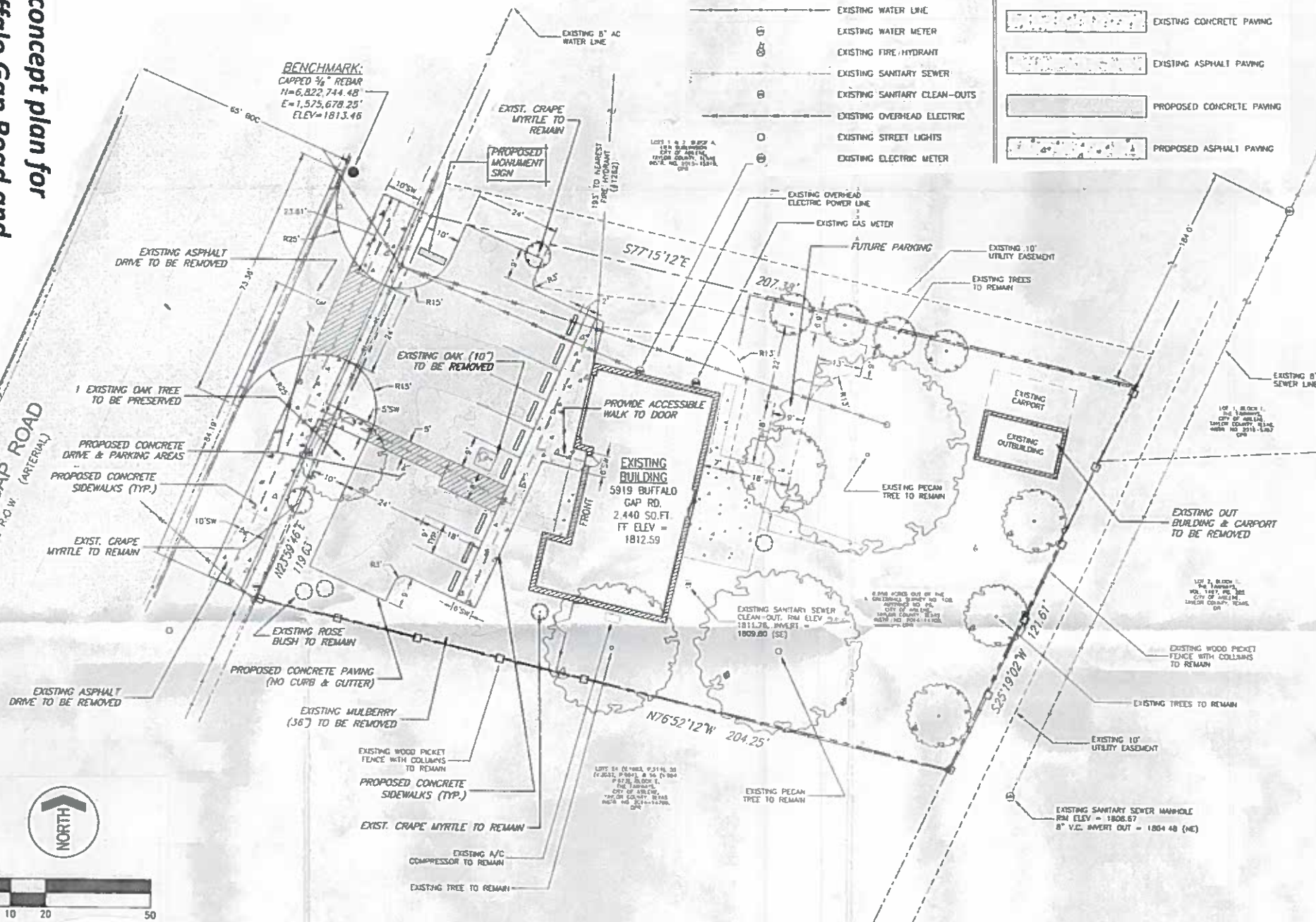
I vow to not be anything short of a positive asset to Abilene & look forward to working with the community.

Thank you for your consideration.

Fallen Busentekner



SITE BOUNDARY		PROPOSED ACCESSIBLE ROUTE	
ADJACENT R.O.W. & BOUNDARIES		HANDICAP ACCESSIBLE PARKING	
BUILDING SETBACK LINE		PROPOSED ACCESSIBLE CURB RAMP	
UTILITY & DRAINAGE EASEMENTS		PROPOSED WHEELSTOPS	
EXISTING WATER LINE		EXISTING CONCRETE PAVING	
EXISTING WATER METER		EXISTING ASPHALT PAVING	
EXISTING FIRE HYDRANT		PROPOSED CONCRETE PAVING	
EXISTING SANITARY SEWER		PROPOSED ASPHALT PAVING	
EXISTING SANITARY CLEAN-OUTS			
EXISTING OVERHEAD ELECTRIC			
EXISTING STREET LIGHTS			
EXISTING ELECTRIC METER			



ORDINANCE NO.

Comment [RGG1]: Page: 1
To be filled in by the City Secretary's office.

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE," OF THE ABILENE CITY CODE, CONCERNING PD-169 A PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That the Land Development Code of the City of Abilene is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 22nd day of April, 2021.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2021, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 13th day of May, 2021, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 13th day of May, 2021.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT "A"

PAGE 1

ORDINANCE NO. _____

Exhibit
"A"

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in possession of the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development shall be in accordance with any maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development, which are hereby incorporated by reference and included as part of this ordinance. All use and development within the Planned Development must be in compliance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That the Land Development Code of the City of Abilene is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: from Neighborhood Office (NO) to Planned Development (PD) District.

That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PART 5: Legal Description. The legal description of this PDD is as follows: 0.558 acres out of a tract of land recorded on Page 784 in Volume 837 of Deed Records for Taylor County, Texas and being in the A. Greenwall Survey No. 100 in the City of Abilene, Taylor County, Texas, said 0.558 acres being more particularly described by metes-and-bounds as follows:

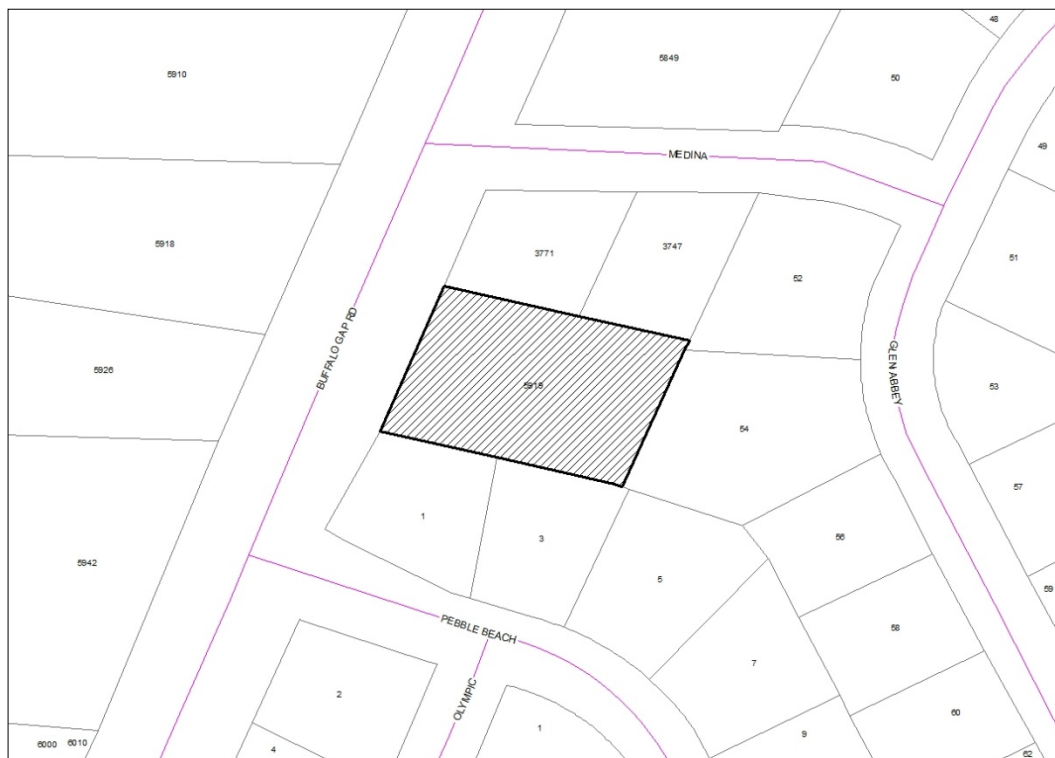
BEGINNING at a found 3/8-inch metal rebar on the east line of right-of-way for Buffalo Gap Road (120' wide) at the southwest corner of that certain tract recorded on Page 784 in Volume 837 (of Deed Records) and at the northwest corner of Lot 56 in Block I of The Fairways Addition to the City of Abilene Taylor County, Texas as shown by plat recorded on Slide 294-C in Cabinet 2 of Plat Records for Taylor County, Texas, said 3/8" metal rebar being the southwest corner of this tract, and from whence a found 3/8" metal rebar at the southwest corner of said Lot 56 bears South 21°56' 27" West 120.08 feet;

THENCE North 22° 40' 44" East with the east line of right-of-way for Buffalo Gap Road for a distance of 119.70 feet to a 1/2-inch metal rebar set for the northwest corner of this tract and from whence a 1/2-inch metal rebar set for the northwest corner of that certain tract recorded on Page 748 in Volume 837 of Deed Records for Taylor County, Texas bears North 22° 40' 44" East 93.49 feet;

THENCE South 78° 27' 17" East for a distance of 207.35 feet to a 1/2-inch metal rebar set on the west line of Lot 1 in Block I of The Fairways Addition, for the northeast corner of this tract and from whence a found 3/8-inch metal rebar at the northwest corner of said Lot 1 bears North 23° 59' 56" East 134.32 feet;

THENCE South 23° 59' 56" West with the west line of Lots 1 and 2 in said Block I, for a distance of 121.48 feet to a found PK nail at the common corner of said Lot 2 with Lots 54 and 55 in said Block I, for the southeast corner of this tract;

THENCE North 78° 07' 30" West with the north line of said Lots 55 and 56, for a distance of 204.27 feet to the POINT OF BEGINNING.



ORDINANCE NO. _____

EXHIBIT "A"

PAGE 3

PART 6: Purpose. The purpose of the Planned Development (PD) District is to allow limited retail sales of apparel and related accessories on the subject property, as well as other uses ordinarily allowed within Neighborhood Office (NO) zoning districts.

PART 7: Specific Modifications. The use and development of land and buildings in this Planned Development (PD) District shall generally be subject to requirements of the Neighborhood Office (NO) zoning classification, except as modified below:

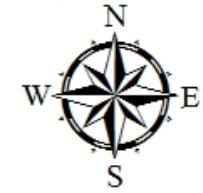
A. Permitted Uses

- (1) In addition to uses allowed (by right or with approval of a Conditional Use Permit) in Neighborhood Office Districts, retail sales of apparel and related accessories shall also be allowed.

Case:	Z-2021-07
Owner:	Heart of Texas Hearing Centers Inc.
Agent:	Fallen Perrie Busenlehner
Request:	Rezone from Neighborhood Office to Planned Development District
Location:	5919 Buffalo Gap Road
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	April 6, 2021
City Council Hearing:	April 22, 2021 May 13, 2021

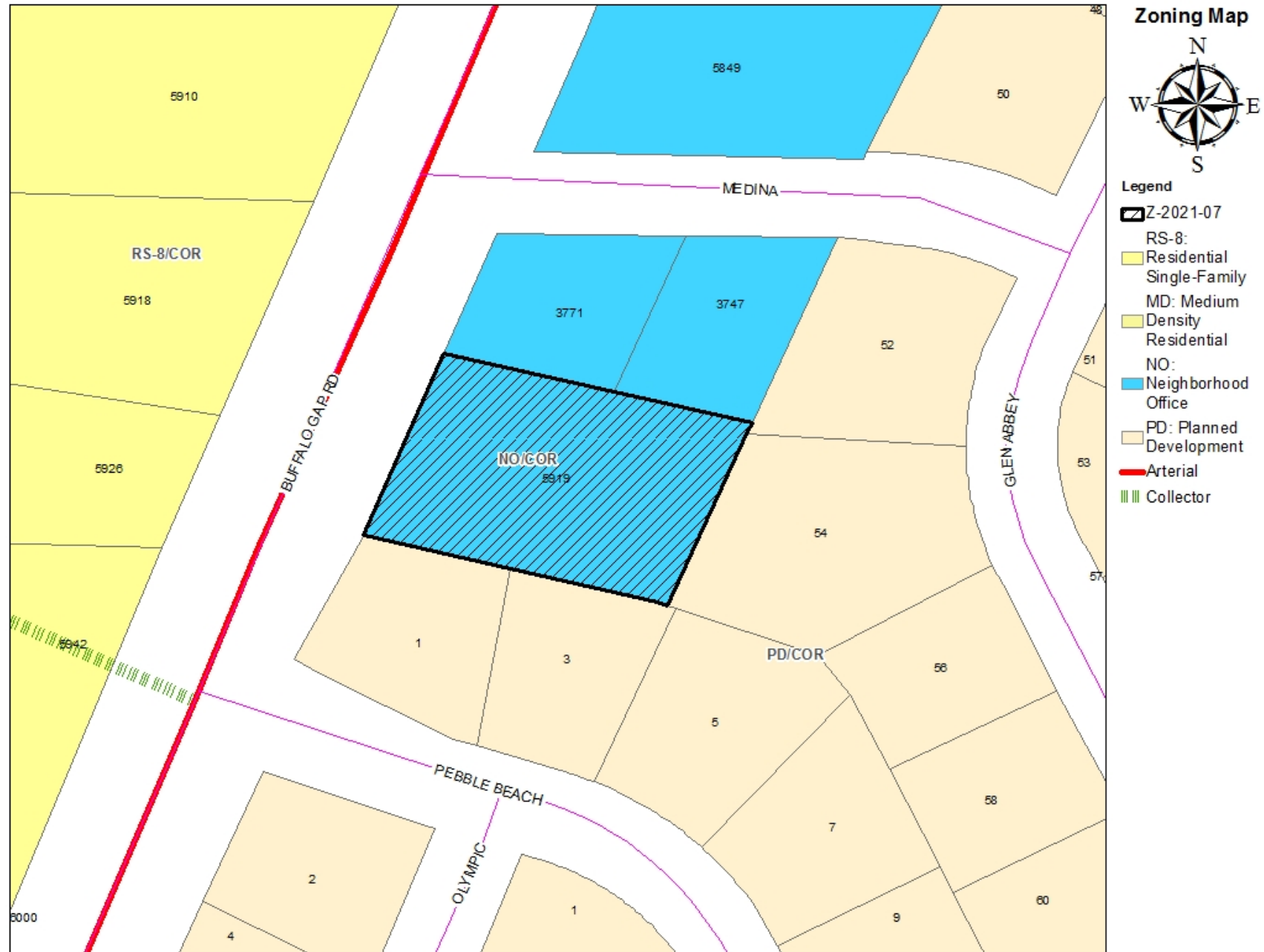


Location Map



Legend

 Z-2021-07



NEIGHBORHOOD OFFICE (NO) PERMITTED USES

RESIDENTIAL USES:

- P Bed & Breakfast
- P Dwelling – Duplex
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Institutional
- P Dwelling – Multiple-Family
- P Dwelling – Single-Family Detached

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Day Care Operation – Home-Based
- TP Field Office or Construction Office (temporary)
- P Garage Sale
- P Home Occupation
- C Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment, Mobile (storage & parking)
- P Subdivision Sales Office (temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Civic, Social, and Fraternal Organization
- C Cultural Facilities
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Fire/Police Station
- C Medical/Dental Laboratory
- P Post Office

EDUCATIONAL AND RELIGIOUS USES:

- C Arts School
- P Church or Place of Worship
- C Day-Care Operation - Center-Based
- P School: Public/Private

SERVICE

- P Office (general, professional, financial)
- P Personal Services
- C Printing, Copying, Reproduction, Publishing

TRADE – RETAIL USES

- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Restaurant, Fast Food
- P/C Restaurant, Standard

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Automobile Parking Lot or Structure - Commercial
- C Broadcast Studio
- P Public Utility Facility

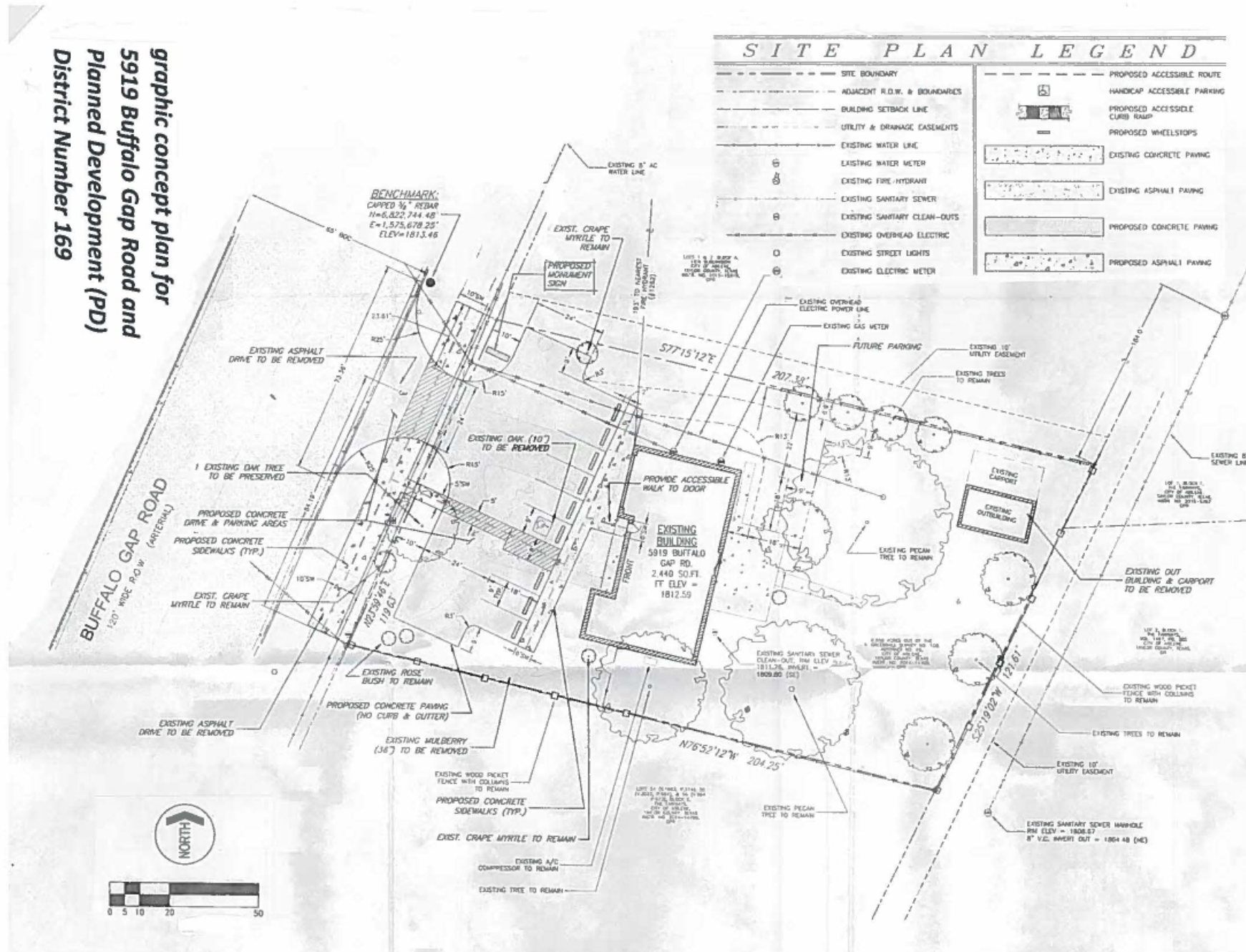
RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Section 2.4.3 .3 of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment

**graphic concept plan for
5919 Buffalo Gap Road and
Planned Development (PD)
District Number 169**



Z-2021-07 VIEWS OF SUBJECT PROPERTIES



Z-2021-07 NOTIFICATION AREA MAP



- Consistent with *Comprehensive Plan, Future Land Use and Development Plan Map* and the 1994 *Buffalo Gap Corridor Study*
- Reviewed Pursuant to Section 1.4.1.4 of Land Development Code (Criteria for Approval)
- Staff Recommendation: Approval

Questions?

ZONING CASE Z-2021-08

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: April 6, 2021

City Council 1st Reading: April 22, 2021

City Council 2nd Reading: May 13, 2021

Applicant

Owner(s): Cimarron Meadows Development Corporation

Agent: Jacob & Martin

Request

Rezone approximately 13.7 acres of Residential Medium Density (MD) zoning to a Planned Development District with a base zoning of Residential Townhome (TH). Based upon information provided within the application, the purpose of this request is to allow the construction of townhome and duplex dwellings. Residential Townhome zoning requires a minimum of three contiguous units. However, the applicant is requesting a minimum of two units which split lot boundaries as depicted in the graphic site plan submitted with the application pursuant to Section 1.4.2.3 (Concept Plan) of the Land Development Code.

Location

The subject property is the southernmost 320-feet (approximately 13.7 acres) out of Lot 102, Block A, Section 2, of the Parkview Addition. The property is bound to the west by Maple Street; to the north by vacant property; to the east by a single-family residential property; and to the south by the Abilene State Supported Living Center.

Background

The subject property was annexed in 1957 and zoned Agricultural Open Space (AO). In 1995, the property was rezoned to Planned Development District 58 (PDD-58); with the intention of allowing an amusement park. Between 1997 and 2006, the property was utilized for this use. In 2020, City Council approved ordinance #44-2020; effectively rezoning approximately 60 acres of this Planned Development to a combination of Single-Family Residential (RS-6) and Residential Medium Density (MD).

Zoning and Existing Land Use

Current zoning and existing land use of properties adjacent to and in the immediate area of the subject property are illustrated on the map included in this report. As indicated on the map, adjacent zoning consists of Agricultural Open Space (AO) to the south and east; Residential Medium Density (MD) to the north; and PD-58 as well as Agricultural Open Space (AO) west of Maple Street.

Criteria Assessment

Section 1.4.1.4 of the Land Development Code states that in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

(1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land use and Development Plan Map, as amended;

It is the opinion of staff that the proposed zoning map amendment will serve to implement the goals, objectives, and policies of the Comprehensive Plan and Future Land Use and Development Plan Map. The Future Land Use and Development Plan Map identifies the subject property as low density residential development. The proposed zone change is consistent with low density residential land use. Additionally, the proposed zone change will promote the Comprehensive Plan's goal of infill by encouraging development of land within an interior region of the City that has remained vacant since its annexation in 1957.

(2) Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.

It is the opinion of staff, that the uses permitted by the proposed zone change are consistent with the surrounding properties in the immediate vicinity, which are primarily residential. Furthermore, this proposed Planned Development will function much like Residential Townhome (TH) zoning but at a lower density than ordinarily required within a TH district. According to Abilene's Land Development Code TH zoning serves as a medium density transitional buffer from the Abilene State Supported Living Center to the south and the single-family residential homes to the north.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.

The subject property currently has access to existing utilities and public amenities which are adequate for servicing the development that may result from this change in zoning. Furthermore, the request presents no apparent conflicts with existing or proposed plans for community facilities and/or related infrastructure.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.

It is the opinion of staff that no other factors are present that would substantially affect the public health, safety, morals, or general welfare.

Staff Recommendation

Staff recommends approval.

Planning and Zoning Commission Action

The Planning and Zoning Commission will hear this request on April 6, 2021.

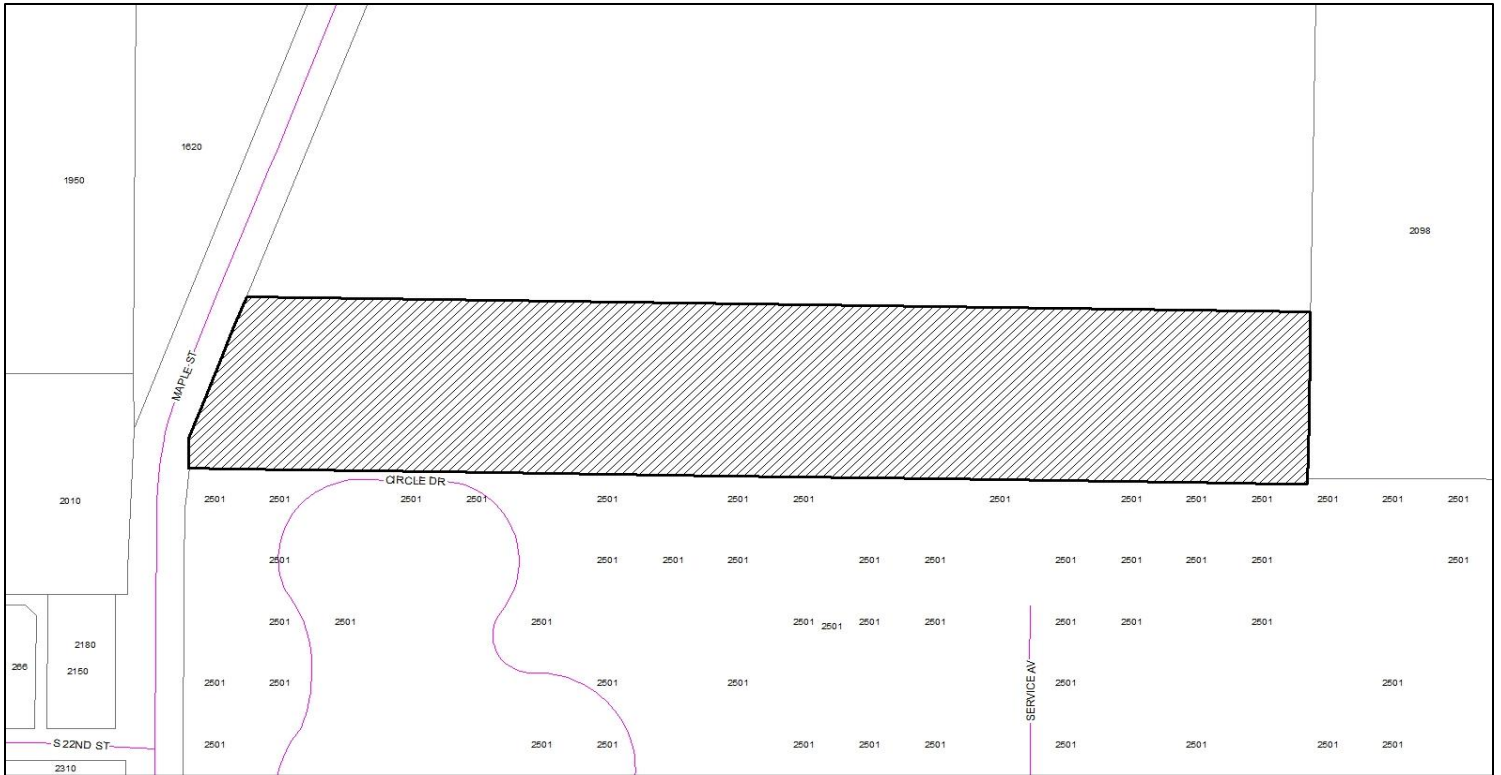
Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, staff mailed personal notices on March 26, 2021, via certified mail to the applicant and other property owners within a 200-foot radius of the subject property. These property owners and associated addresses are identified in Table 1.

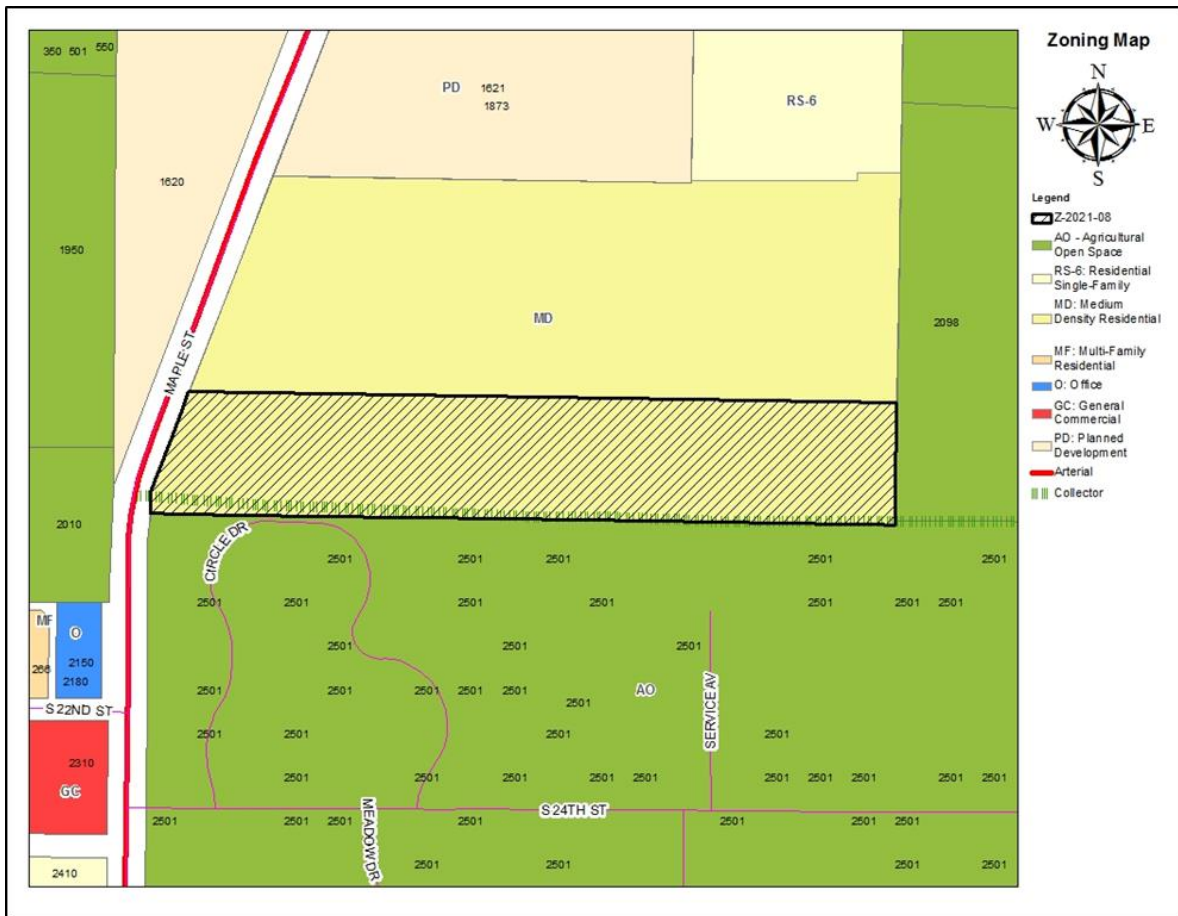
TABLE 1

Owner	Parcel ID	Response
ABILENE IND SCHOOL DIST	33283	
ABILENE STATE SCHOOL	12623	
LEWIS DONALD	74501	
ROGERS RECREATION INC	1063566	
SCHWERTNER CHARLES & KAYE TRUST	52606	
TURQUOISE DOG PROPERTIES SERIES T	32761	

LOCATION MAP



ZONING AND EXISTING LAND USE MAP



Attachments

Ordinance 44-2020

PD Concept Plan

Draft PD Ordinance

Application

PowerPoint Presentation

ORDINANCE NO. 44-2020

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

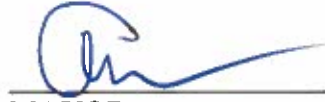
PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto. PASSED ON FIRST READING the 22nd day of October, 2020.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 19th day of September, 2020, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 5th day of November, 2020, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 5th day of November, 2020.

ATTEST:


CITY SECRETARY

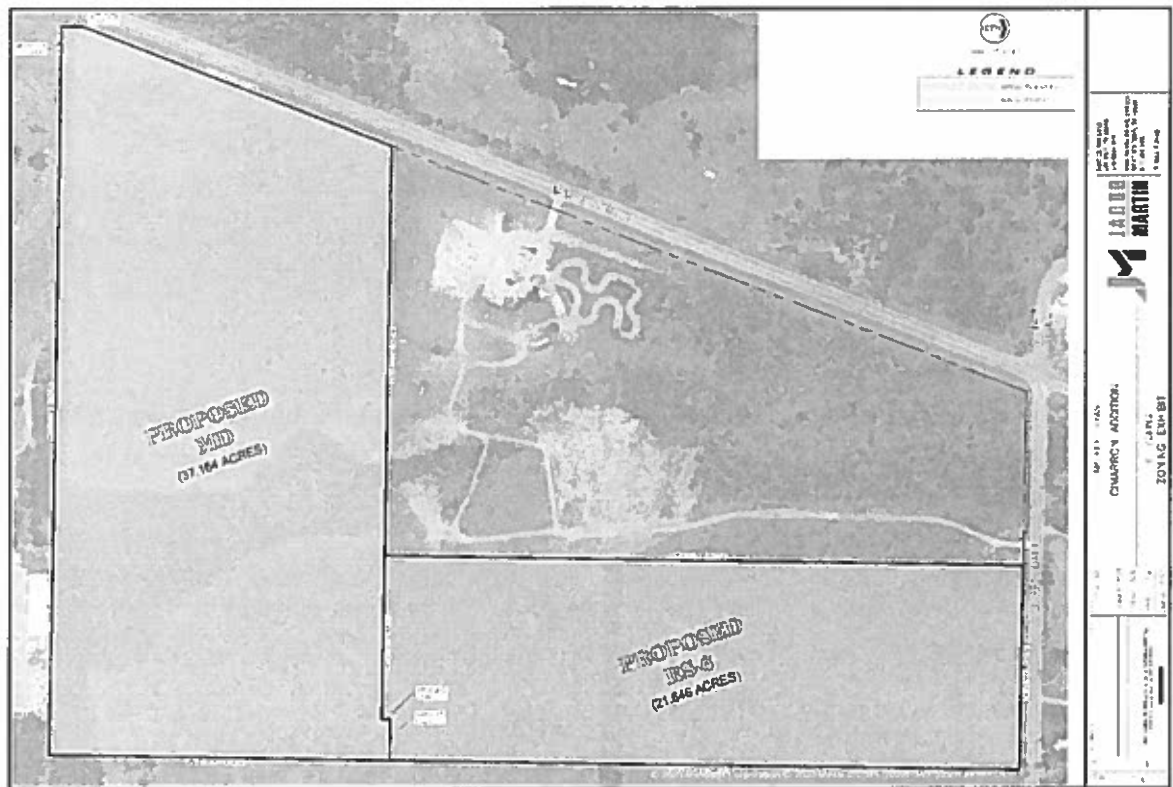

MAYOR

APPROVED:


CITY ATTORNEY

EXHIBIT A

Rezone property from Planned Development District 58 (PDD 58) zoning classification, to a combination of Medium Density (MD) and Residential Single-Family (RS-6) zoning districts, as follows:



Location: 6800-6900 blocks (west side) of Highway 83-84 Abilene, Taylor County, Texas.

Medium Density (MD) zoning district

BEING a 37.164 acre zoning tract out of the northwest quarter of Section No. 51, Blind Asylum Lands, Abstract No. 630, City of Abilene, Taylor County, Texas, and being out of the southern portion of Lot 1, Block A, Section 2, Parkview Addition as shown per plat recorded in Cabinet 3, Slide 270, Plat Records, Taylor County, Texas, and further conveyed (called "TRACT TWO") in a Warranty Deed to Rogers Recreation, Inc. recorded in Volume 2236, Page 860, Official Public Records, Taylor County, Texas, and also being out of "Tract Three" as described in said Volume 2236, Page 860. Said 37.164 acre zoning tract is more particularly described in metes and bounds as follows:

BEGINNING at a point for the southwest corner of this described tract and said "TRACT THREE", and being in the southeasterly right-of-way line of Maple Street;
THENCE N. 00° 37' 56" E. along the west line of this described tract, same being the west line of said "TRACT THREE", same being the southeasterly right-of-way line of said Maple Street, a distance of 55.73 feet to a point for corner of this described tract;

THENCE N. 21° 10' 42" E. along the northwest line of this described tract, same being the northwest line of said "TRACT THREE", same being the southeasterly right-of-way line of said Maple Street, a distance of 891.39 feet to a point for the northwest corner of this described tract;

THENCE along the northerly lines of this described tract; and over and across said "TRACT THREE" and said Lot 1, Block A, the following bearing and distances:

- S. 89° 04' 34" E, at 106.47 feet pass the southeast line of said "TRACT THREE", same being the northwest line of said Lot 1, Block A, and continuing on for a total distance of 1540.36 feet to a point for an interior corner of this described tract;
- N. 00° 55' 26" E a distance of 23.96 feet to a point for a corner of this described tract;
- S. 89° 04' 34" E a distance of 110.00 feet to a point for the northeast corner of this described tract, and being in the east line of said Lot 1, Block A;

THENCE S. 00° 55' 26" W along the east line of this described tract, same being the east line of said Lot 1, Block A, a distance of 913.96 feet to a point for the southeast corner of this described tract, same being the southeast corner of said Lot 1, Block A;

THENCE N. 89° 07' 46" W along the south line of this described tract, same being the south line of said Lot 1, Block A, a distance of 1872.87 feet to a point for a slight angle point of this described tract, and being at the southwest corner of said Lot 1, Block A, same being the southeast corner of said "TRACT THREE";

THENCE N. 89° 14' 38" W, and continuing along the south line of this described tract, same being the south line of said "TRACT THREE", a distance of 85.80 feet to the POINT OF BEGINNING and containing 31.164 acres of land, more or less.

Single Family Residential (RS-6) zoning district

BEING a 21.646 acre zoning tract out of the northwest quarter of Section No. 51, Blind Asylum Lands, Abstract No. 630, City of Abilene, Taylor County, Texas, and being out of the eastern portion of Lot 1, Block A, Section 2, Parkview conveyed (called "TRACT TWO") in a Warranty Deed to Rogers Recreation, Inc. recorded in Volume 2236, Page 860, Official Public Records, Taylor County, Texas. Said 21.646 acre zoning tract is more particularly described in metes and bounds as follows:

BEGINNING at a point for the northeast corner of this described tract, and said Lot 1, Block A, and being in the south right-of-way line of Berry Lane;

THENCE S. 00° 55' 26" W along the east line of this described tract, same being the east line of said Lot 1, Block A, a distance of 1695.10 feet to a point for the southeast corner of this described tract;

THENCE along the southerly lines of this described tract, and over and across said Lot 1, Block A, the following bearings and distances:

- N. 89° 04' 34" W a distance of 110.00 feet to a point for an interior corner of this described tract;
- S. 00° 55' 26" W a distance of 23.96 feet to a point for a corner of this described tract;
- N. 89° 04' 34" W a distance of 440.00 feet to a point for the southwest corner of this described tract;

THENCE N. 00° 55' 26" E, and continuing over and across said Lot 1, Block A, and along the west line of this described tract, a distance of 1719.32 feet to a point for the northwest corner of this described tract, and being in the north line of said Lot 1, Block A, same being the south right-of-way line of said Berry Lane;

THENCE S. 89° 02' 59" E along the north line of this described tract, same being the north line of said Lot 1, Block A, same being the south right-of-way line of said Berry Lane, a distance of 550.00 feet to the POINT OF BEGINNING and containing 21.646 acres of land, more or less.

-END-



Development Application

Planning

☐ Conditional Use

☐ Easement Release

☒ Rezoning

☐ Other

☐ PDD

☐ Street Name Change

☐ Thoroughfare Abandonment

☐ PDD Amendment

Other: _____

Project Name: Cimarron Meadows

Address PARKVIEW SEC 2, BLOCK A, LOT 102 REP, ACRES 58.81

Acreage: _____

Legal Description: A0777 SUR 14 L A L SW/4, ACRES 92.013

Subdivision Name: Cimarron Meadows

Block: _____ Lot: _____

Current Zoning: MD

Proposed Zoning (if applicable): PD (Base Zoning TH)

OWNER AND AUTHORIZATION

Owner Name: Cimarron Meadows Development Corporation

Address: 13209 Villa Montana Way

City, State, Zip: Austin, TX 78732-1635

Fax: _____

Phone: 325-665-4348

Email: _____

I am the property owner, and I certify that the information included in this application is true to the best of my knowledge. (Name) Jacob & Martin will act as my agent before the Planning and Zoning Commission.

Agent Name: Jacob & Martin

Address: 3465 Curry Lane

City, State, Zip: Abilene, TX 79606

Fax: 325-691-5134

Phone: 325-695-1070

Email: cfarrow@jacobmartin.com

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature Owner: [Signature]

Date: 03-08-2021

FOR OFFICE USE ONLY

Received: 3/8/21

Fee: \$ 2,000.00

Receipt No.: _____

Case No.: 2-2021-08

Reviewed By: [Signature]

Development Application

RECOMMENDATIONS

The Planning & Zoning Commission (P&Z) and the City Council look to the Planning & Development Services staff to make a recommendation for the approval or disapproval of this application. We will make every effort to notify you (FAX or E-mail) of our recommendation at least one (1) week in advance of the scheduled meeting of the P&Z Commission. In the case of a rezoning, and when the public interest requires it, we may recommend a rezoning to a Planned Development District (PDD) or a classification other than the classification requested. We will notify you of our decision to propose a PDD as soon as possible after the application is filed to give you time to prepare a site plan.

PUBLIC NOTIFICATION

The public is entitled to examine this application and participate in the decision-making process. In most cases, we are required to notify all property owners within two hundred feet (200') of the boundaries of your property. To ensure the fullest possible consideration, we may also notify neighborhood groups, organizations or individuals that have a special interest in a particular issue. Except for matters that the Planning & Development Services staff have expressly agreed not to disclose (and provided the law allows us to hold the matter in confidence), then all information that we deem relevant to the review and processing of this application may become public knowledge.

PLEASE READ BEFORE SIGNING

The undersigned has read the above application and hereby certifies that the information contained therein is complete, true and correct; and does hereby request that said application be submitted to the Planning & Zoning Commission at the earliest available meeting.

I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of this application. I also understand that the City must notify affected property owners of this application. In the event that I fail to submit in a timely manner any information that the City deems necessary to transmit this application to the Planning & Zoning Commission or City Council, then in lieu of dismissal I hereby request that this application be temporarily withdrawn from further consideration until such information is submitted, and I agree to pay a resubmission fee of \$120 to reimburse the City for the expense of re-notifying affected property owners. I have been informed of the tentative date and time that the Planning & Zoning Commission and City Council will hear this application, and I understand that hearings may be continued from time to time at the discretion of the Commission or Council to allow for full consideration or when the public interest requires a continuation.

SIGNED: _____



DATE: _____

03-08-2021

PROJECT OVERVIEW

Project Type: Zoning Application

ID # 21-000038 | **Started** 03/08/2021 at 11:43 AM



Address

1873 Maple St, Abilene,
TX USA 79602

Legal

Parkview Sec 2 Blk Block
A Lot Lot 1
Parkview Sec 2, Block A,
Lot 1, Acres 83.355

Property Info

Property ID: 95952

Description

We would like to rezone a portion of the existing zoned MD tract to a Planned Development District with a base zoning of Town Home (TH). Unlike traditional Town Home zoning; the owner wishes to have a minimum of TWO units split by a lot line and no more than TWO units in a contiguous townhome "set" so that this functions as a duplex, but is able to sell off individual sides of the unit. Additionally, we request the provision to allow duplexes by right; subject to the standards ordinarily applicable within MD zoning. Furthermore, we would like to amend the requirement regarding minimum building separation for townhome structures from 15-feet to 12-feet. Finally, the owner wishes to have the setback requirements for Townhome Developments to mirror those setbacks which are ordinarily applicable within Medium Density (MD) zoning.

PROJECT STEPS	DATE & TIME	RESULT	USER
Request	03/08/2021 at 11:45 AM	Accept	-
Zoning Application Review	03/09/2021 at 8:58 AM	Accepted	Jared Smith
Planning Payment	03/09/2021 at 3:34 PM	Paid	Jared Smith
Create Agenda for Planning and Zoning Commission	03/26/2021 at 10:47 AM	Created	Cheryl Sawyers
Staff Prepares Report & Send Property Notification Letters	03/26/2021 at 10:47 AM	Completed	Cheryl Sawyers
P&Z Commission Decision	-	-	-
Prepare City Council Agenda	-	-	-
City Council Decision	-	-	-
Archive	-	-	-

INFORMATION FIELDS

Owner Name

Cimarron Meadows Development Corporation

Agent Name

Jacob & Martin

Block

-

Lot

-

Acreage

14.13

Legal Description of property

PARKVIEW SEC 2, BLOCK A, LOT 102 REP, ACRES 58.81

Subdivision Name

Cimarron Meadows Addition

Current Zoning

MD

Proposed Zoning

PD

Agree to Terms

Clayton Farrow 3-8-2021

INVOICES	DUE DATE	CONTACT	TOTAL	PAID	DUE
21-000970	03/09/2021	Clayton Farrow	\$ 2,000.00	\$ 2,000.00	\$ 0.00

CREDENTIALS

Engineer

Name	Contact Info	Address	Credentials	Availability	Validity
Clayton Farrow	cfarrow@jacobmartin.com (325) 695-1070	3465 Curry Lane Abilene, TX 79606-2287		0 days left	Off

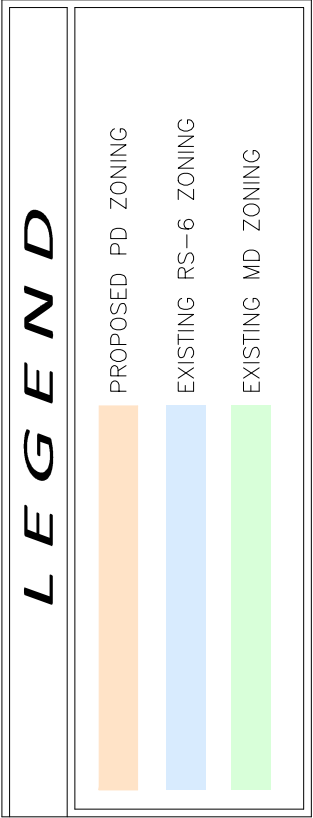
Surveyor

Developer

Homeowner

REVIEWS	DATE & TIME	STATUS	HISTORY
Zoning Application Review	03/09/2021 at 8:58 AM	Approved	Accepted
Create Agenda for Planning and Zoning Commission	03/26/2021 at 10:47 AM	Approved	Created
Staff Prepares Report & Send Property Notification Letters	03/26/2021 at 10:47 AM	Approved	Completed
P&Z Commission Decision	03/26/2021 at 10:47 AM	In Review	-

ABILENE TEXAS
CIMARRON ADDITION, SECTION 2
RE-ZONING
ZONING EXHIBIT



SCALE: 1" = 100'



ORDINANCE NO. [REDACTED]

Comment [RGG1]: Page: 1
To be filled in by the City Secretary's
office.

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE," OF THE ABILENE CITY CODE, CONCERNING PD-170 A PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That the Land Development Code of the City of Abilene is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 22nd day of April, 2021.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of March, 2021, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 13th day of May, 2021, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 13th day of May, 2021.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT "A"

PAGE 1

ORDINANCE NO. _____

Exhibit
"A"

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in possession of the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development shall be in accordance with any maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development, which are hereby incorporated by reference and included as part of this ordinance. All use and development within the Planned Development must be in compliance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That the Land Development Code of the City of Abilene is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: from Medium Density (MD) District to Planned Development (PD) District.

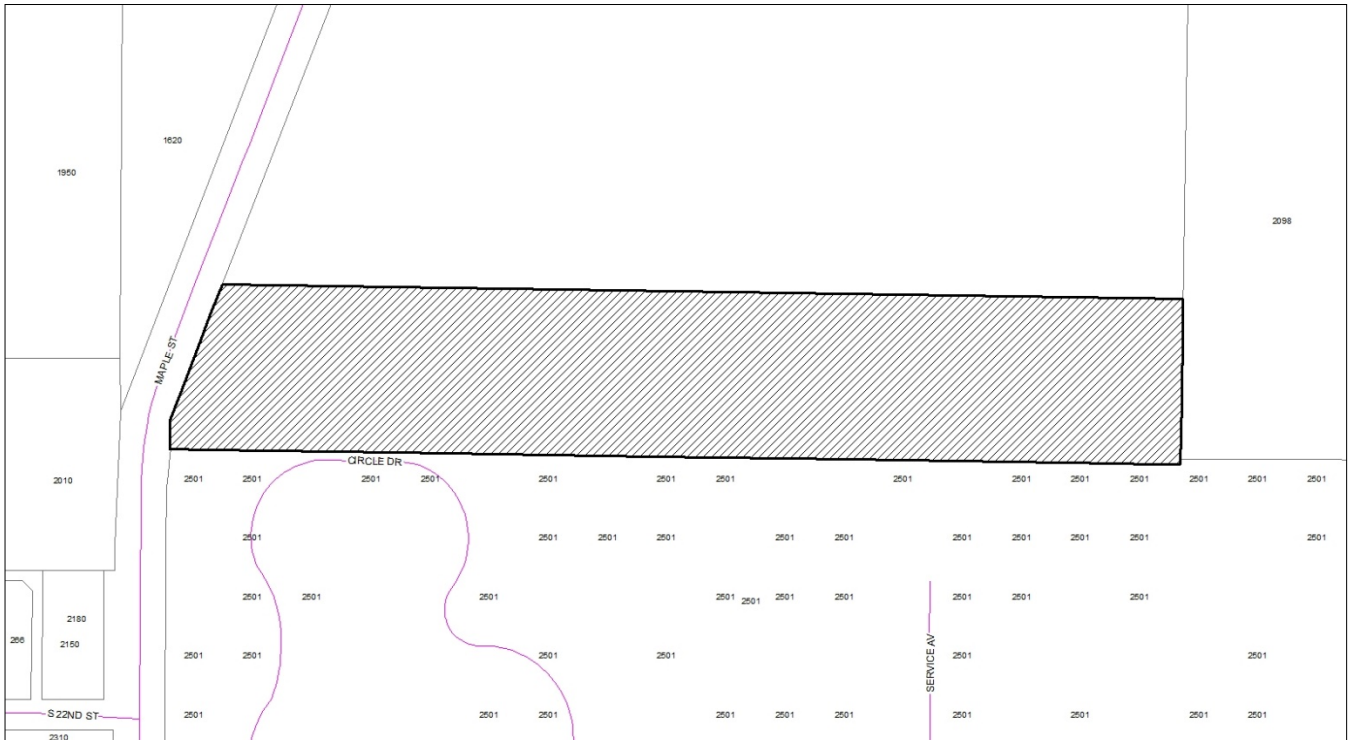
That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

ORDINANCE NO. _____

EXHIBIT "A"

PAGE 2

PART 5: Legal Description. The legal description of this PDD is as follows: The south 320-feet of Lot 102, Block A of the Parkview Addition to Abilene, Taylor County, TX.



Location: Approximately 14 acres located in the 2000 block (east side) of Maple Street and directly north from the Abilene State-Supported Living Center in southeast Abilene.

PART 6: Purpose. The purpose of the Planned Development District (PDD) request is to allow for development of townhomes with only two units instead of the usual three or more; as well as traditional duplex developments.

PART 7: Specific Modifications. This Planned Development District shall be subject to the requirements of the Residential Town Home (TH) zoning district, except as modified below:

A. Permitted uses and Specific Regulations

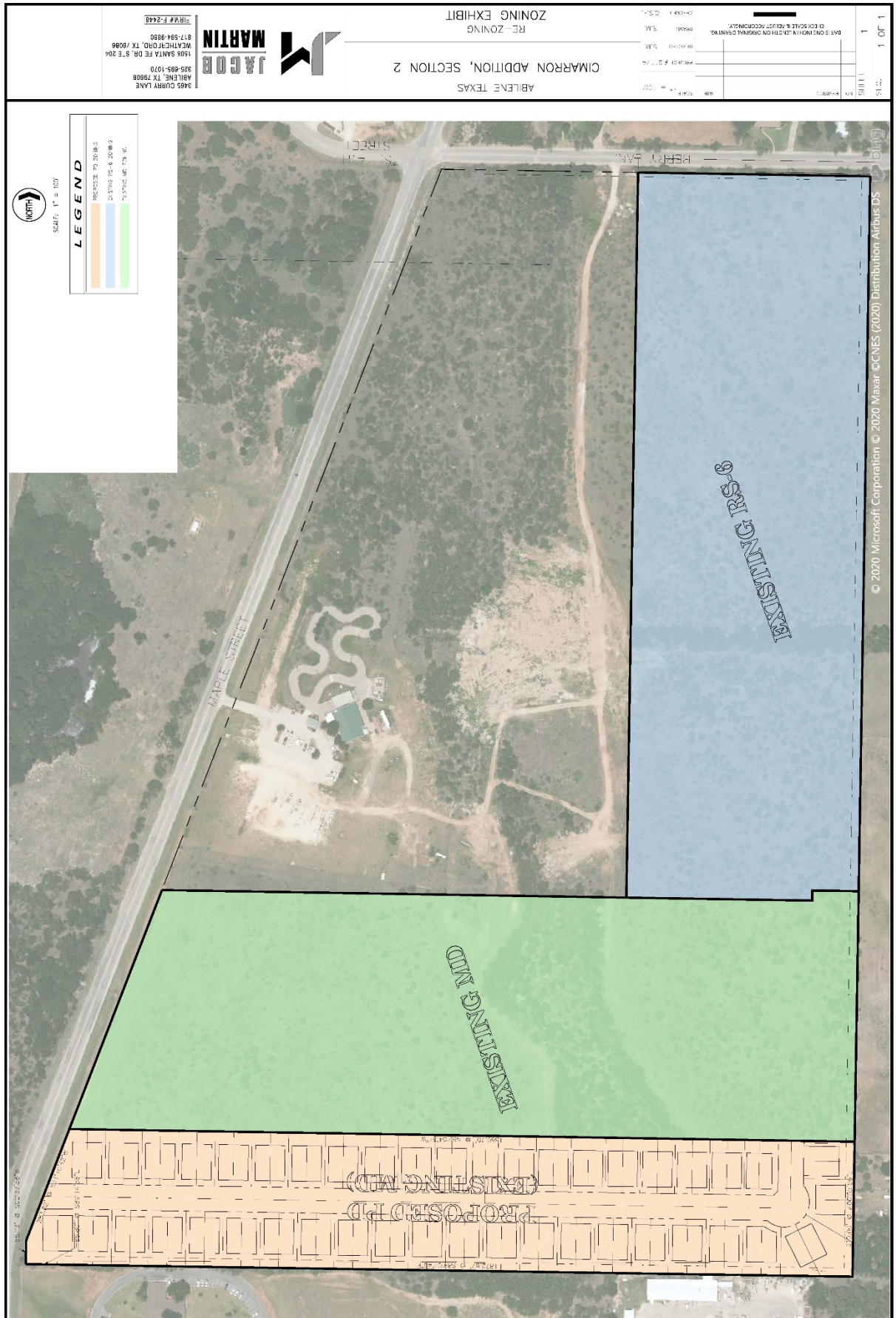
1. All residential uses ordinarily permitted within Residential Town Home (TH) Zoning in addition to the following modifications:
 - a. DWELLING –TOWNHOME
 - i. The definition of DWELLING – TOWNHOME amended to be “one of a group of no less than two (2) nor more than two (2) attached dwelling units, separated by a fire-rated wall.” NOTE: Ordinarily, no less than three (3) attached dwelling units are required.
 - b. DWELLING – DUPLEX
2. Site Layout and Building Requirements:
 - a. DWELLING – TOWNHOME
 - i. All site layout and building requirements ordinarily applicable within Residential Townhome (TH) Districts, except as otherwise specified within this section.
 - ii. A contiguous row of attached townhome dwellings shall have a minimum length of two (2) dwelling units and a maximum length of two (2) dwelling units. NOTE: Ordinarily, a contiguous row of attached townhome dwellings must have a minimum length of three (3) dwelling units.
 - iii. Townhome developments of no more than two units shall be exempt from the requirement of major Site Plan review by Abilene’s Development Review Committee.
 - iv. Setbacks:
 - Minor Street: 10-feet
 - Collector Street: 20-feet
 - Arterial Street: 30-feet
 - Side Yard: 6-feet
 - Rear Yard: 20-feet
 - b. DWELLING – DUPLEX
 - i. All site layout and building requirements ordinarily applicable within Medium Density (MD) Districts shall apply.

Except as otherwise specified in and allowed by this ordinance, the use and development of this subject property shall be governed by regulations applicable to the Town Home (TH) zoning classification.

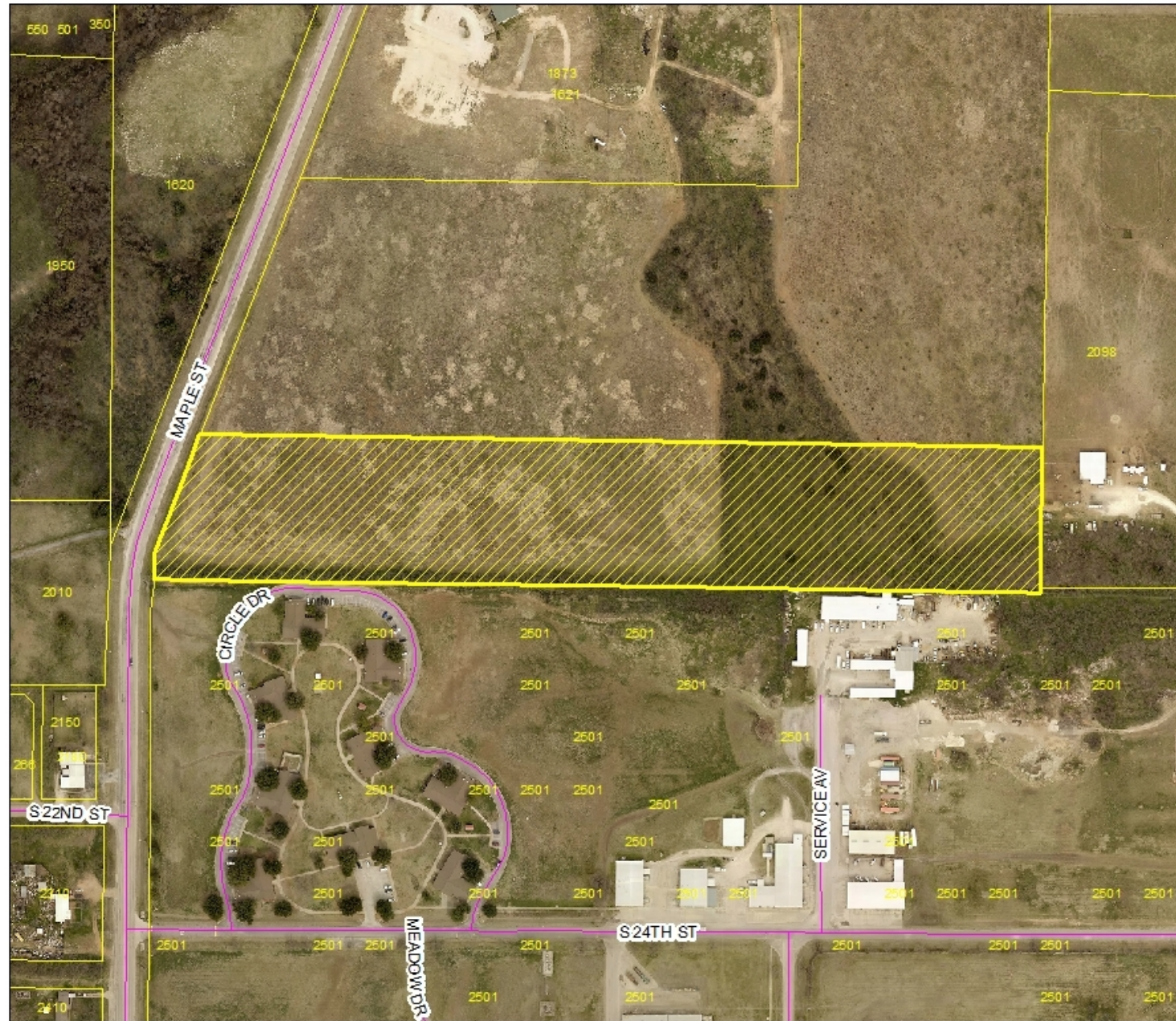
ORDINANCE NO. _____

EXHIBIT "A" GRAPHIC CONCEPT PLAN

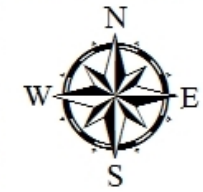
PAGE 4



Case:	Z-2021-08
Owner:	Cimarron Meadows Development Corp.
Agent:	Jacob & Martin
Request:	Rezone from Medium Density (MD) to Planned Development District (PD) with a base zoning of Residential Townhome (TH)
Location:	Lot 102, Block A, Sec 2 Parkview Addition
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	April 6, 2021
City Council Hearing:	April 22, 2021 May 13, 2021



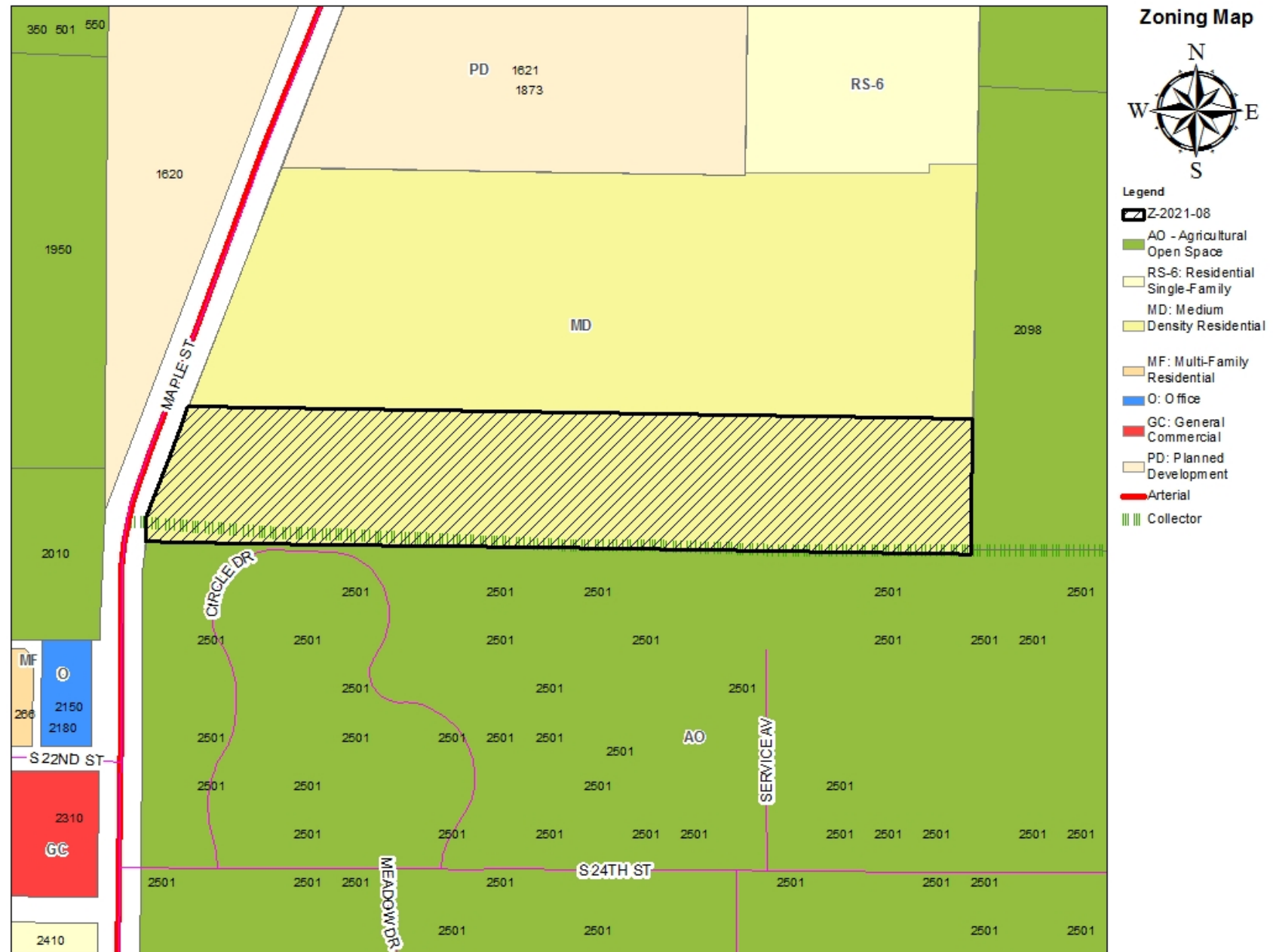
Location Map

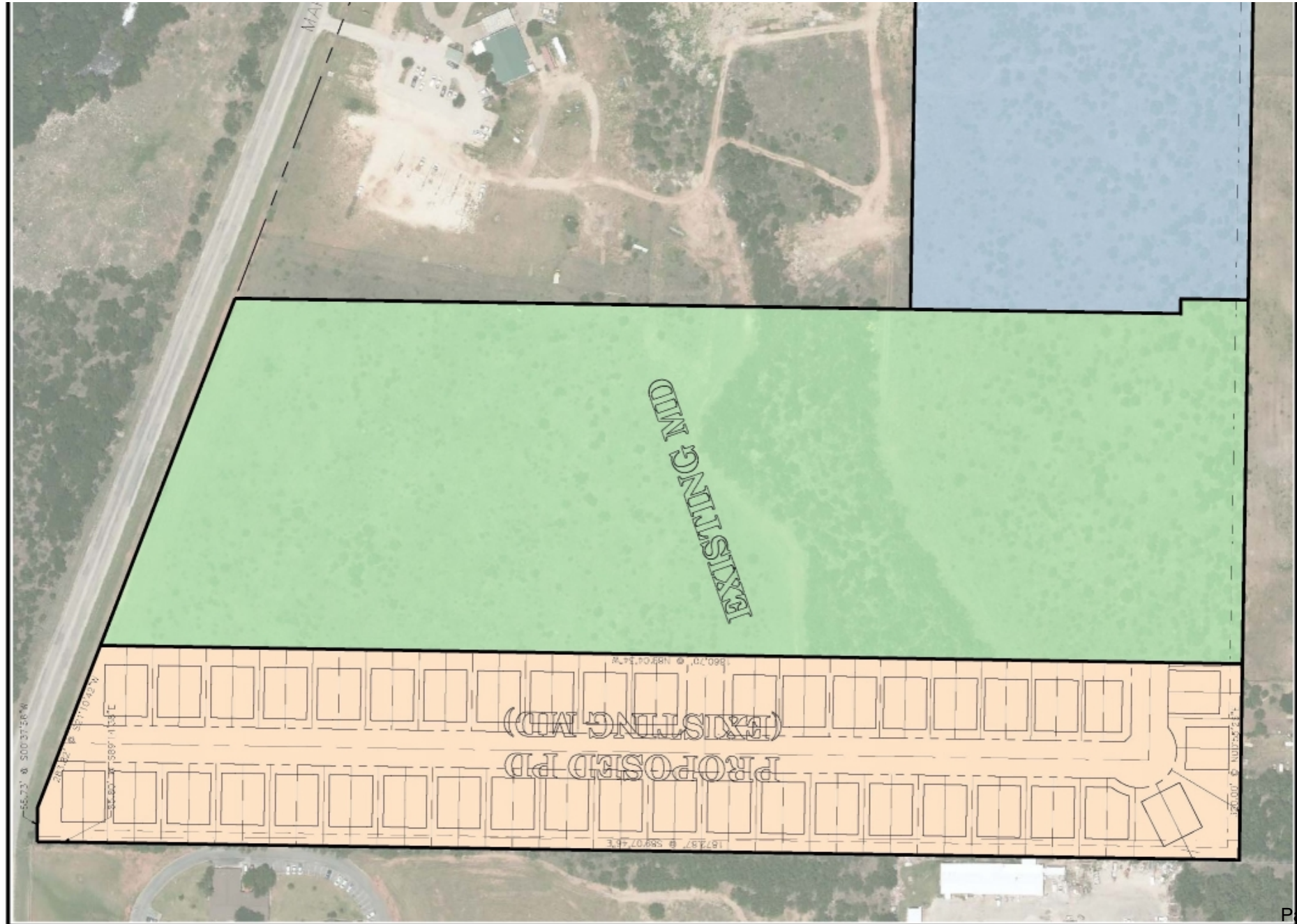


Legend

 Z-2021-08

Z-2021-08 ZONING MAP

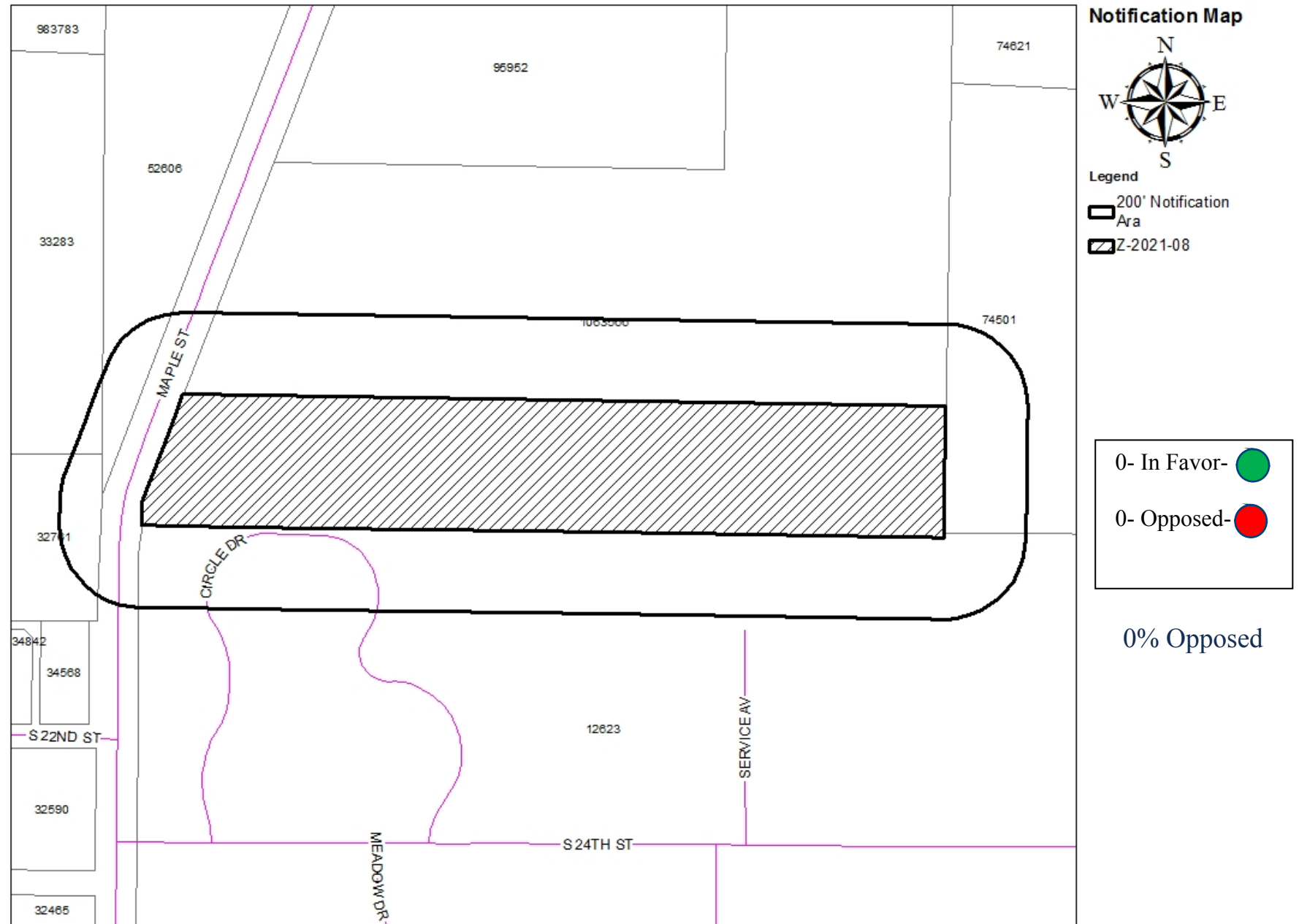




Z-2021-08 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES



Z-2021-08 NOTIFICATION AREA MAP



- Consistent with *Comprehensive Plan* and *Future Land Use and Development Plan Map*
- Reviewed Pursuant to Section 1.4.1.4 of Land Development Code (Criteria for Approval)
- Staff Recommendation: Approval

Questions?