



## 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 August 3, 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

#### MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Minutes from the Regular Meeting Held on July 6, 2021.

#### PLATS

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

2. **PP-4421:** Heritage Parks Addition, Abilene, Taylor County, Texas
3. **PP-4621:** Sandy Creek Village, Abilene, Taylor County, Texas
4. **FP-4521:** Hampton Hills, Section 8, Abilene, Taylor County, Texas

#### ZONING

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

5. **Z-2021-20:** Receive a Report and Hold a Discussion and Public Hearing on a Request from Bel Air West LLC (Represented By Ronny Guerrero) to Change Zoning from General Commercial (GC) to a Residential Multi-Family (MF) District on the Eastern 240 Feet of a Site Occupied by Bel Air West Apartments at 5220 Hartford Street, on the Northeast Corner of Presidio and Hartford Streets in Western Abilene (**Nick Watts**)
6. **Z-2021-21:** Receive a Report and Hold a Discussion and Public Hearing on a Request from Iris Abilene: Camp Barkeley (Represented By Overland Property Group) to Change Zoning from Residential Medium-Density (MD) to a Residential Multi-Family (MF) District, on Approximately 3.58 Acres of Land Occupied by a Building at 1101 South 9th Street (Formerly Travis Elementary School) Between Sycamore and Elm Streets in South Central Abilene (**Brad Stone**)
7. **HOZ-2021-01:** Receive a Report and Hold a Discussion and Public Hearing on a Request from Dan Steven and Tracy A. Morgan McNeill to Apply a Historic (H) Overlay Zone onto the

Underlying Residential Single-Family (RS-12) Zoning District at 702 Sayles Drive (Nick Watts)

8. **TC-2021-02:** Receive a Report and Hold a Discussion and Public Hearing on a Request from Iris Abilene: Camp Barkeley (Represented by Overland Property Group) to Abandon the Public's Right-of-Way Within the Following Street and Alley Segments in South Central Abilene: An Unimproved 55.62-Foot Width of South 10th Street (Formerly Church Street) Between Sycamore and Elm Streets; A 20-Foot-Wide Alley Projecting 150 Feet South from Said Unimproved Segment of South 10th Street, Midway and Parallel Between Sycamore and Elm Streets; And a 20-Foot-Wide Alley (Unimproved) Extending East-to-West for a Distance of 300 Feet Between Sycamore and Elm Streets, 140 Feet South from and Parallel to Right-of-Way for South 9th Street (Jared Smith)
9. **TC-2021-06:** Receive a Report and Hold a Discussion and Public Hearing on A Request From Barbara Robinson And Dylan Golden (Represented By Enprotec/Hibbs & Todd, Engineering Consultants) to Abandon the Public's Right-of-Way Within a 20-Foot Wide Alley (a Dead End) Extending for a Distance of Approximately 100 Feet West from Right-of-Way For Melissa Lane and Situated 100 Feet South from and Parallel to Right-of-Way for Princess Lane In Western Abilene (Jared Smith)

#### **AGENDA ITEMS**

10. **Presentation:** Receive a Report and Hold a Discussion and Public Hearing and Take Appropriate Action upon the Capital Improvement Program (CIP)

#### **DIRECTOR'S REPORT**

11. Recent City Council Decisions Regarding Items Recommended by the Planning and Zoning Commission and Announcements

#### **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 30th day of July, 2021, at 4:05 p.m.*

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*Shawna Atkinson, TRMC, CMC*  
City Secretary





# Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on July 6, 2021 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas.

**Commissioners Present:**

Mr. Clint Rosenbaum, Chairman

Mr. Bill Noonan, Secretary

Ms. Shawnte' Fleming

Mr. Brad Benham

Mr. Mitch Barnett

**Commissioner Absent:**

Rev. Izlar Lankford

Ms. Alex Russell, Sergeant-at-Arms

**Staff Present:**

Mr. Michael Rice, Assistant City Manager

Ms. Cheryl Sawyers, Planning Services Manager

Ms. Kelley Messer, First Assistant City Attorney

Mr. Brad Stone, Planner III

Mr. Jared Smith, Planner II

Ms. Kaitlin Richardson, Deputy City Secretary

**Others Present:**

Mr. Lance Thomas

Mr. Gary Corpian

Mr. Kyle Felan

Mr. Clayton Farrow

Mr. Larry Howe

Ms. Marilu Corpian

Mr. Dan Cox

Mr. B.J. Prichard

Mr. Charlie Wolfe

Mr. Doug Offermann

## CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:31 p.m. Ms. Kaitlin Richardson recorded the minutes.

## INVOCATION

Brad Benham delivered the invocation.

## APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Brad Benham moved to approve the minutes from the previous meeting held on June 1, 2021. Bill Noonan seconded the motion. The motion to approve prevailed by the following vote:

**AYES: Barnett, Benham, Noonan, Fleming, Rosenbaum**

**NAYS: None**

## PLATS

**ERP-1621:** Darby Addition, Lots 101 & 113, Block B and Lot 104, Block C, Abilene, Taylor County, Texas

**ERP-4221:** Antilley West Addition, Block A, Lots 105 & 206, Abilene, Taylor County, Texas

**EP-3921:** RHS Properties Addition, Block A, Lot 1, Abilene, Taylor County, Texas

Mr. Jared Smith presented the plats to the Commission. He explained the conditions for approval for those plats determined by the Development Review Committee to meet specific requirements.

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

Mr. Benham moved to approve the proposed plats as presented. Mr. Noonan seconded the motion. The motion to approve prevailed by the following vote:

**AYES: Barnett, Benham, Noonan, Fleming, Rosenbaum**

**NAYS: None**

## **ZONING**

**Z-2021-15:** Receive a Report and Hold a Discussion and Public Hearing on A Request From Mascorro Properties LLC, Represented by Brandon Mascorro, to Change Zoning from Residential Single-Family (RS-6) to a Residential Medium-Density (MD) District on Ten Vacant Lots Bordering the 2400 Block (East Side) of Shelton Street In Northwest Central Abilene.

Mr. Brad Stone presented this request. The residential property lies at the far north of Shelton St. and consist of ten lots.

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

Property owners within a 200-foot radius were notified of this request. Zero (0) responses were received in favor with one (1) in opposition.

**PLANNING STAFF RECOMMENDATION:** Approval

Mr. Barnett made the motion to **approve** this request. Mr. Noonan seconded the motion. The motion to **approve** prevailed by the following vote:

**AYES: Barnett, Benham, Noonan, Fleming, Rosenbaum**

**NAYS: None**

**Z-2021-16:** Receive a Report and Hold a Discussion and Public Hearing on a Request from Weatherbee Construction Inc., Represented by Enprotec/Hibbs & Todd Inc., to Change Zoning from Residential Single-Family (RS-6) to a Residential Medium-Density (MD) District on 2.489 Acres of Vacant Land Bordering the 6100 Block (North Side) of Jennings Drive in Western Abilene and to Change Zoning from Planned Development District Number 111 (PD 111) to a Residential Medium-Density (MD) District on 0.8318 Acres of Vacant Land Having 40 Feet of Frontage on the 6200 Block ( North Side) of Jennings Drive in Western Abilene.

Mr. Jared Smith presented this request. The subject properties current zoning is majority Medium-Density. The subject properties will be used for duplexes.

Mr. Rosenbaum opened the public hearing. David Todd with Enprotec/Hibbs & Todd represents the owner of this property. Mr. Todd explained the owner's request to changing the subject property to Medium-Density (MD).

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

Property owners within a 200-foot radius were notified of this request. There were no responses received in favor, with one (1) in opposition.

**PLANNING STAFF RECOMMENDATION: Approval**

Mr. Noonan made the motion to **approve** this request. Mr. Benham seconded the motion. The motion to **approve** prevailed by the following vote:

**AYES: Barnett, Benham, Noonan, Fleming, Rosenbaum**

**NAYS: None**

**Z-2021-17:** Receive a Report and Hold a Discussion and Public Hearing on a Request from Weatherbee Construction Inc., Represented by Enprotec/Hibbs & Todd Inc., to Change Zoning from Agricultural Open Space (AO) to a Residential Medium-Density (MD) District on Two Vacant Parcels Together Comprising 8.236 Acres Having a Combined 1375+ Feet of Frontage on the 2900-3100 Blocks (West Side) of Dub Wright Boulevard in Western Abilene and to Change Zoning From Agricultural Open Space (AO) to a Residential Single-Family (RS-6) Hampton Hills Street, as Well as on a 5.225-Acre Parcel Having 250 Feet of Frontage on the 6500 Block (South Side) of Hampton Hills Street

Mr. Jared Smith presented this request. The applicant is requesting to rezone two tracts of land from Agricultural Open Space to Residential Medium-Density and Single-Family Residential.

Mr. Rosenbaum opened the public hearing. David Todd with Enprotec/Hibbs & Todd representing the client stated this property has been vacant for some time and has had a hard time getting it rezoned.

Rod Lions, stated he lives behind the subject property. Mr. Lions asked if this property will be two-story duplexes. Mr. Lions is concerned they will have access to view into his backyard.

David Todd stated the area Mr. Lions is referring to is the RS-6 strip and will be a single story.

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

Property owners within a 200-foot radius were notified of this request. There were no responses received in favor, nor in opposition.

**PLANNING STAFF RECOMMENDATION: Approval**

Ms. Russell made the motion to **approve** this request. Ms. Fleming seconded the motion. The motion to **approve** prevailed by the following vote:

**AYES: Barnett, Benham, Noonan, Fleming, Rosenbaum**

**NAYS: None**

**Z-2021-18:** Receive a Report and Hold a Discussion and Public Hearing on a Request from Eplen Properties Inc., Represented by BETCO Housing Lab, to Change Zoning from General Commercial (GC) to a Residential Multiple-Family (MF) District on Nine Vacant Lots at 149 and 157-182 Eplens Court (At South End of Eplens Court) in West Central Abilene.

Mrs. Cheryl Sawyers presented this request. The subject property is made up of nine lots. The zoning portion was completed in 1974 and platted in 1978 and has stayed vacant since then. The floodway map was presented and is part of the reason for the long-term vacancy.

Mr. Rosenbaum opened the public hearing. Susan Webber with Adrian's Properties spoke in opposition, stating they have duplexes across from the adjacent subject property. Their concern is the crime rate in the area is at an all-time high. Also the property value will go down with another set of low-income housing down.

Michael Beard with BETCO Consulting, spoke in favor of this development. Mr. Beard informed the board that the principal financing behind this product is actually tax credits. It is a dollar for dollar reduction on tax liability. He also gave name of different property projects his developer has completed to view the value and quality of their work.

William Clark, owner of First Choice Motors spoke in opposition. Mr. Clark's concerns are the increase of vandalism and theft in the area.

Maria Sanchez with Tequila's Night Club spoke in opposition, in regards to the homeless population. Ms. Sanchez stated their customers park up and down this street and there is no room for other traffic.

Johnny Abila with Tequila's Night Club spoke in opposition, in regards to the possible noise complaints they will receive. This night club brings in bands and worries that with closer homes to this club there will be an increase in noise complaints.

Matthew Machanco, Paul Management Company represents the client. Mr. Machanco stated his client is for this item. The development company has had this project under contract for quite some time. The affordable housing has many rules and restrictions in place.

Gary Crane owns four properties to the north of this subject property. Mr. Crane spoke in opposition. The night club will be within 40-feet of this residential property. The night club has had an alcohol permit since 2008 and the parking is overwhelming.

Susan Webber spoke again, stating that were she lives she hears noise from Tequila Night Club. She is against adding residential housing so close to the night club.

Roger Canales with BETCO Consulting spoke for this item, and stated they will be paying property taxes and work with all the companies and residences around this area. Mr. Canales stated that in regards to the noise concerns they can use certain noise cancelling materials.

Sally Fredrick spoke in opposition, in regards to the noise cancelling materials that Mr. Canales

referred to. Ms. Fredrick stated there are parts of her house that she has used noised barrier materials and it does not work.

Pete Flores with Tequilas Night Club spoke in opposition, in regards to the parking. There is very limited parking at Tequilas Night Club, so customers park up and down the street.

Jason Sanchez with Tequilas Night Club spoke in opposition, in regards to the noise complaints they will receive once these duplexes are built.

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

Property owners within a 200-foot radius were notified of this request. There were no responses received in favor, and ten (10) in opposition.

**PLANNING STAFF RECOMMENDATION:** Approval

Mr. Benham made the motion to approve this request. Mr. Barnett seconded the motion. The motion to approve prevailed by the following vote:

**AYES: Barnett, Benham, Noonan, Fleming, Rosenbaum**

**NAYS: None**

**Z-2021-19** Receive a Report and Hold a Discussion and Public Hearing on a Request from Prairie Song LLC, Represented by Jacob Martin LLC, to Change Zoning from Planned Development District Number 144 (PF 144) to a Combination of a Residential Single-Family (RS-6) District on Approximately Two Vacant Acres at 2668 Garfield Avenue in Northeast Abilene (Legal Description Being all of Block 11 in Hillcrest Addition, Section 4) and a Residential Medium-Density (MD) District on Approximately 12 Vacant Acres (Legal Description Being a Certain 12.004 Acres out of T&P Railway Co. Section 84 in the City of Abilene, Taylor County, Texas) Located Directly North from Above-Described Two Acres of Land in Northeast Abilene, and to Change Zoning from Residential Single-Family (RS-8) to a Residential Single-Family (RS-6) District on Two Vacant Lots at 2660-2664 Garfield Street (Legal Description Being Lots 4 and 5 In Block 10 Of Hillcrest Addition, Section 4).

Mrs. Cheryl Sawyers presented this request. Staff has received an overwhelming response to this project. There is a water line that runs through this property. The response was they did not want multifamily to the north and do not want the traffic from I-20 coming into the neighborhood.

Mr. Rosenbaum opened the public hearing.

Clayton Farrow with Jacob & Martin representing the client stated they are in favor of this item. Mr. Farrow stated that they are wanting to seal off Campus Court and looking to build single story homes limited to 99 units.

Carmen Price spoke in favor of this item with restrictions. Ms. Price stated this is the best case

scenario she has seen for this area. Ms. Price is requesting to table this item until a provisional map is completed.

Tammy Walker spoke in favor of this item with restrictions, such as single family homes on Garfield and close Campus Court.

Zach spoke in favor of this item with the same restrictions as others have stated.

Chris Cowach requested to table this item until a provisional map can be completed.

Robin Barrel spoke in regards to how wonderful this neighborhood is. Ms. Barrel stated she doesn't want Garfield and Campus Court to extend into the service roads.

Judd White spoke in favor of this item with restrictions.

Marcus Anderson spoke in favor of this item and stated he would like the traffic to flow north.

Pierce Carpenter spoke in favor of this item.

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

Property owners within a 200-foot radius were notified of this request. Zero (0) response was received in favor, with 19 received in opposition. Only five (5) of those were actually within the notification area; 14 are outside of the notification map.

**PLANNING STAFF RECOMMENDATION: Approval**

Mr. Barnett made the motion to **approve** this request. Mr. Noonan seconded the motion. The motion to **approve** prevailed by the following vote:

**AYES: Barnett, Benham, Noonan, Fleming, Rosenbaum**

**NAYS: None**

**SNC-2021-01:** Receive a Report and Hold a Discussion and Public Hearing on a Request from The Development Corporation of Abilene to Change the Name of Corridor Drive to Great Lakes Cheese Drive. Corridor Drives Lies Within the Access Business Park and Extends East from Highway 36, at a Location Approximately 0.25 Mile Southeast From Loop 322 and 0.15 Mile Northwest from FM 18 in Eastern Abilene.

Mr. Nick Watts presented this request. This request is on behalf of the Development Corporation of Abilene. The current name is too long to fit on the sign.

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

Property owners within a 200-foot radius were notified of this request. There were no responses received in favor, nor in opposition.

**PLANNING STAFF RECOMMENDATION:** Approval

Mr. Barnett made the motion to approve this request. Ms. Fleming seconded the motion. The motion to approve prevailed by the following vote:

**AYES: Barnett, Benham, Noonan, Fleming, Rosenbaum**

**NAYS: None**

**Adjournment**

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 3:32 p.m.

**APPROVED**

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Mr. Clint Rosenbaum, Chairman



# SHEET 2 OF 11

BETTY KING  
46.20 ACRES  
PROBATE MAX C. KING (12-1)

BETTY KING  
70.86 ACRES  
PROBATE MAX C. KING (12-12-2012)

**SHEET 3 OF 11**

HAL GREGORY ATKINSON  
 TRACT 1  
 (CALLED 100 ACRES)  
 INSTRUMENT NO. 2017-7441  
 O.P.R.

CHARLES RANDALL HARKINS  
 PARCEL TWO  
 16.77 ACRES  
 INSTRUMENT NO. 2017-12231  
 O.P.R.

MR. W FIREWORKS, INC.  
 33.143 ACRES  
 INSTRUMENT NO. 201800254  
 O.P.R.

000' 02' 23" = 238.80'

**SHEET 5 OF 11**

Abstract No. 1040  
Abstract No. 1006

CITY OF ABILENE  
Waterline Easement  
Vol. 1390, Pg. 131 OPR  
Described in " " " "  
Vol. 816, Pg. 555 DR &  
Vol. 828, Pg. 106 DR

MR. W FIREWORKS, INC.  
33.143 ACRES  
INSTRUMENT NO. 201900254  
O.P.R.

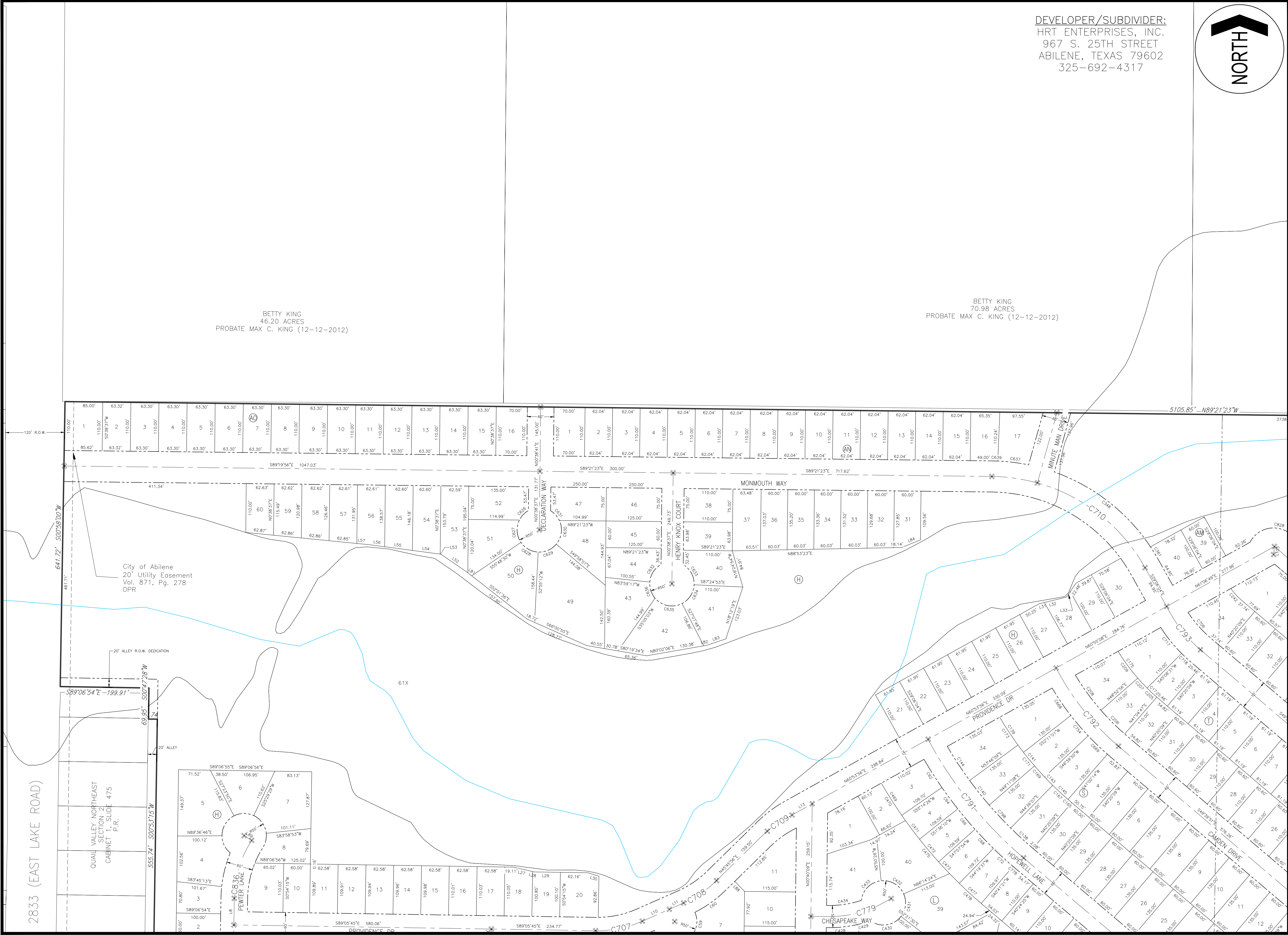
WTU Easement  
Vol. 697, Pg. 603  
OPR

WTU Easement  
2' Inside Property Line  
Vol. 606, Pg. 282 OPR

DEVELOPER/SUBDIVIDER:  
HRT ENTERPRISES, INC.  
967 S. 25TH STREET  
ABILENE, TEXAS 79602  
325-692-4317

|                                                                                                                                                                                                                    |  |                                                                                                                                                                                                      |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <div style="border: 1px solid black; padding: 5px; transform: rotate(-15deg); width: fit-content;"> <b>PRELIMINARY</b><br/>         This document shall not be<br/>         recorded for any purpose.       </div> |  | 3465 CURRY LANE<br>ABILENE, TX 79606<br>325-695-1070<br><br>1508 SANTA FE DR, STE 204<br>WEATHERFORD, TX 76086<br>817-594-9880<br><br>4920 S. LOOP 289, STE 104<br>LUBBOCK, TX 79414<br>806-368-6375 |           |
|                                                                                                                                 |  | <div style="border: 1px solid black; padding: 5px;"> <b>JACOB<br/>MARTIN</b> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">         TBPLS FIRM # 10194493       </div> |           |
| ABILENE, TEXAS<br><br>HERITAGE PARK<br><br>CONSTRUCTION DRAWINGS<br><br>PRELIMINARY PLAT                                                                                                                           |  | SCALE                                                                                                                                                                                                | 1" = 200' |
|                                                                                                                                                                                                                    |  | DATE                                                                                                                                                                                                 |           |
|                                                                                                                                                                                                                    |  | PROJECT #                                                                                                                                                                                            | 21336     |
|                                                                                                                                                                                                                    |  | DESIGNED                                                                                                                                                                                             | C.F.      |
|                                                                                                                                                                                                                    |  | DRAWN                                                                                                                                                                                                | C.F.      |
| SHEET 1                                                                                                                                                                                                            |  | CHECKED                                                                                                                                                                                              | C.F.      |
| SEQ. 1 OF 11                                                                                                                                                                                                       |  | BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING.<br>CHECK SCALE & ADJUST ACCORDINGLY.                                                                                                                  |           |



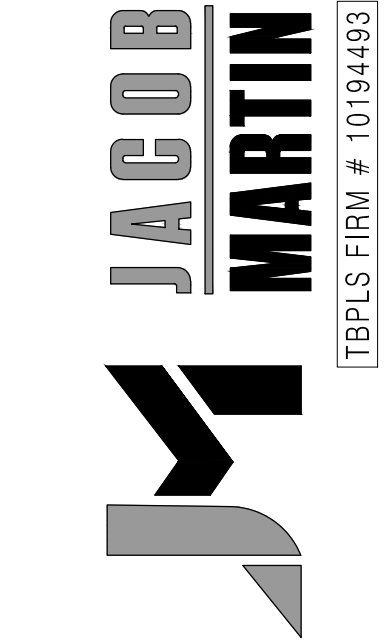


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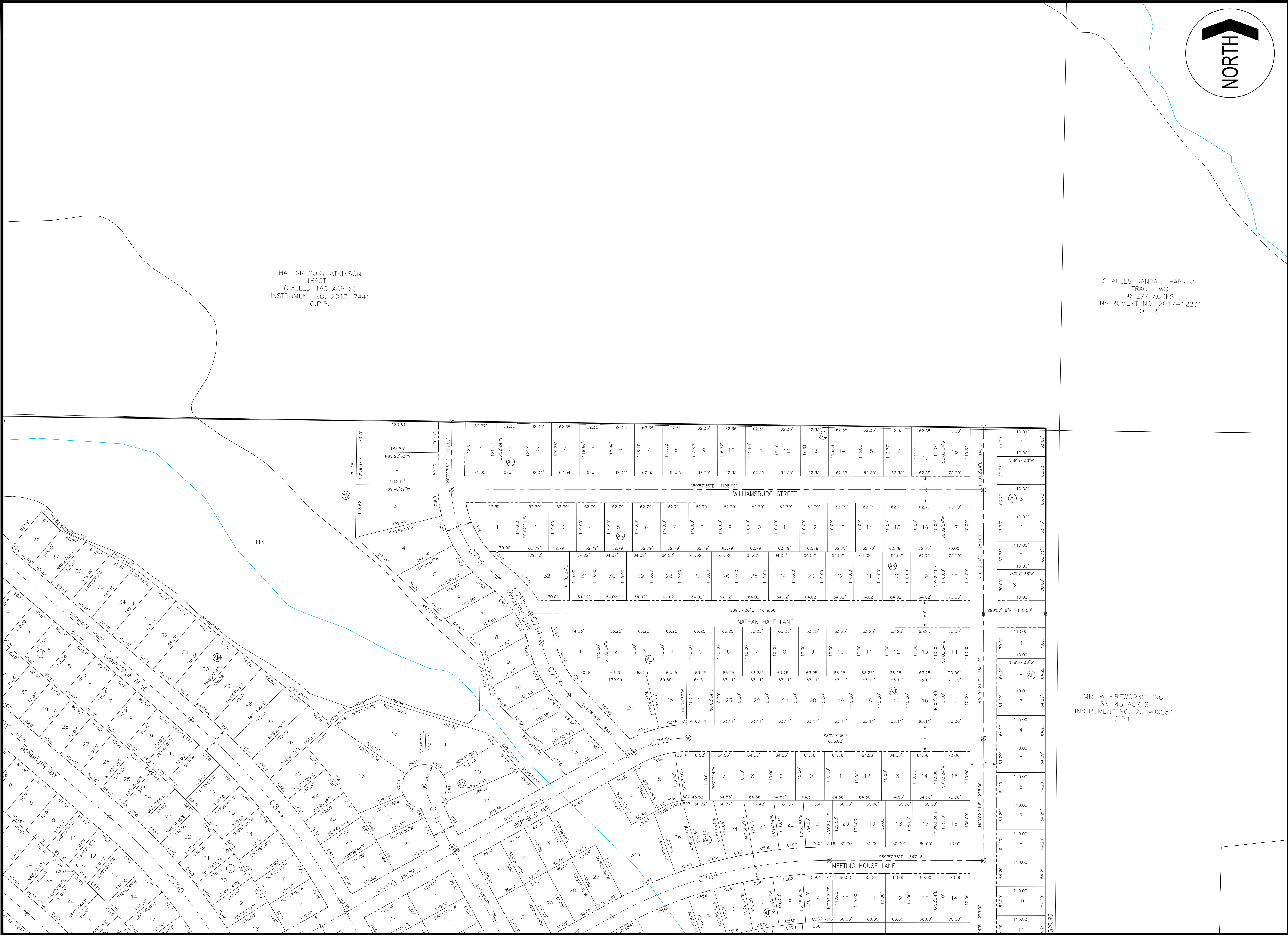
3465 CURRY LANE  
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ABILENE, TEXAS  
HERITAGE PARKS  
CONSTRUCTION DRAWINGS  
PRELIMINARY PLAT

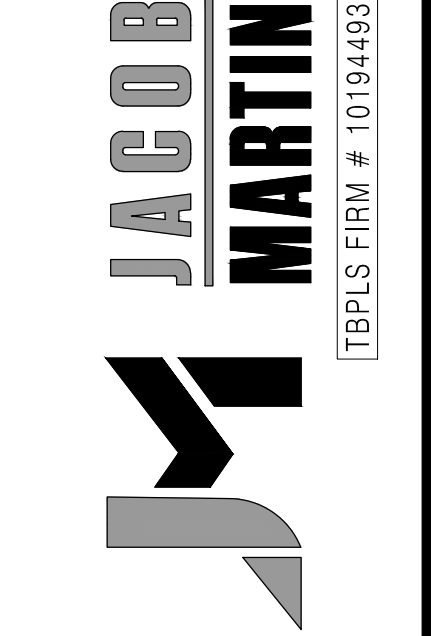
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| SHEET 2      |          |      |       |           |                 |          |      |       |      |         |      |  |  |  |  |  |  |  |  |  |  |
| SEQ. 2 OF 11 |          |      |       |           |                 |          |      |       |      |         |      |  |  |  |  |  |  |  |  |  |  |





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4920 S LOOP 289, STE 104  
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ABILENE, TEXAS  
HERITAGE PARKS  
CONSTRUCTION DRAWINGS  
PRELIMINARY PLAT

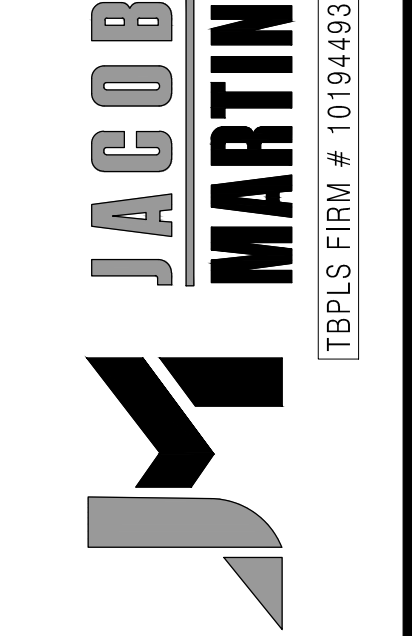
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|                                                                                     |  |          |      | DESIGNED  | C. F.     |
|                                                                                     |  |          |      | DRAWN     | W. H.     |
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| SEQ. 3 OF 11                                                                        |  |          |      |           |           |





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817-594-9880  
4920 S. LOOP 289, STE 104  
LUBBOCK, TX 79414  
806-369-6375

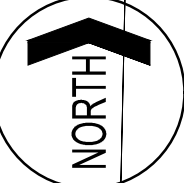


ABILENE, TEXAS  
HERITAGE PARKS  
CONSTRUCTION DRAWINGS  
PRELIMINARY PLAT

| SCALE 1" = 100' |          | PROJECT # 21336 |                                                                                     | DESIGNED C.F. |  | DRAWN W.H. |  | CHECKED C.F. |  |
|-----------------|----------|-----------------|-------------------------------------------------------------------------------------|---------------|--|------------|--|--------------|--|
| NO.             | REVISION | DATE            |                                                                                     |               |  |            |  |              |  |
| SHEET 4         |          |                 | BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING.<br>CHECK SCALE & ADJUST ACCORDINGLY. |               |  |            |  |              |  |
| SEQ. 4 OF 11    |          |                 |                                                                                     |               |  |            |  |              |  |

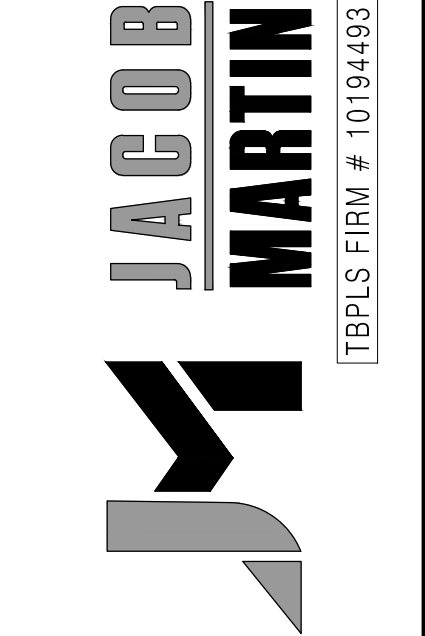
DEVELOPER/SUBDIVIDER:  
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ABILENE, TX 79606  
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ABILENE, TEXAS  
HERITAGE PARKS  
CONSTRUCTION DRAWINGS  
PRELIMINARY PLAT

| NO.   | REVISION | DATE | SCALE | 1" = 100' | PROJECT # | DESIGNED | DRAWN | CHECKED |
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|       |          |      |       |           | XXXXX     | X.X.     | X.X.  | X.X.    |
| SHEET |          |      |       |           | 5         |          |       |         |
| SEQ.  |          |      |       |           | 5 OF 11   |          |       |         |

MR. W FIREWORKS, INC.  
33.143 ACRES  
INSTRUMENT NO. 201900254  
O.P.R.

WTU Easement  
Vol. 1897, Pg. 607  
OPR

WTU Easement  
2' Inside Property Line  
Vol. 606, Pg. 282 OPR

CITY OF ABILENE  
Waterline Easement  
Vol. 1390, Pg. 131 OPR  
Described in:  
Vol. 818, Pg. 555 DR  
&  
Vol. 828, Pg. 106 DR

DEVELOPER/SUBDIVIDER:  
HRT ENTERPRISES, INC.  
967 S. 25TH STREET  
ABILENE, TEXAS 79602  
325-692-4317



| BLOCK H        |               |              |                | BLOCK I       |              |                |               | BLOCK J      |                |               |              | BLOCK L        |               |              |                | BLOCK M       |              |                |               | BLOCK N      |                |               |              | BLOCK O        |               |              |                | BLOCK P       |              |                |               | BLOCK Q      |                |  |  |
|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|--|--|
| LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |  |  |
| LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) |                |  |  |
| 1              | 6,001         | 0.138        | 21             | 6,815         | 0.156        | 41             | 12,223        | 0.281        | 61             | 1,234,633     | 28.343       | 1              | 7,735         | 0.178        | 1              | 9,557         | 0.219        | 21             | 7,319         | 0.168        | 1              | 7,701         | 0.177        | 1              | 6,480         | 0.149        | 1              | 7,374         | 0.169        | 1              | 6,614         | 0.152        |                |  |  |
| 2              | 6,000         | 0.138        | 22             | 6,815         | 0.156        | 42             | 14,533        | 0.334        |                |               |              | 2              | 6,959         | 0.160        | 2              | 6,258         | 0.144        | 22             | 7,800         | 0.179        | 2              | 8,662         | 0.199        | 2              | 6,479         | 0.149        | 2              | 6,738         | 0.155        | 2              | 6,614         | 0.152        |                |  |  |
| 3              | 6,621         | 0.152        | 23             | 6,815         | 0.156        | 43             | 12,688        | 0.291        |                |               |              | 3              | 6,959         | 0.160        | 3              | 8,835         | 0.203        | 23             | 7,700         | 0.177        | 3              | 9,521         | 0.219        | 3              | 6,781         | 0.156        | 3              | 6,738         | 0.155        | 3              | 6,614         | 0.152        |                |  |  |
| 4              | 11,706        | 0.269        | 24             | 6,815         | 0.156        | 44             | 8,400         | 0.193        |                |               |              | 4              | 6,959         | 0.160        | 4              | 6,962         | 0.160        | 24             | 13,594        | 0.312        | 4              | 7,041         | 0.162        | 4              | 8,004         | 0.184        | 4              | 6,738         | 0.155        | 4              | 6,614         | 0.152        |                |  |  |
| 5              | 15,056        | 0.346        | 25             | 6,815         | 0.156        | 45             | 7,500         | 0.172        |                |               |              | 5              | 6,959         | 0.160        | 5              | 12,059        | 0.277        | 25             | 12,839        | 0.295        | 5              | 7,041         | 0.162        | 5              | 8,017         | 0.184        | 5              | 6,738         | 0.155        | 5              | 7,350         | 0.169        |                |  |  |
| 6              | 9,466         | 0.217        | 26             | 6,815         | 0.156        | 46             | 9,375         | 0.215        |                |               |              | 6              | 6,959         | 0.160        | 6              | 16,712        | 0.384        | 26             | 12,011        | 0.276        | 6              | 7,371         | 0.169        | 6              | 6,605         | 0.152        | 6              | 7,372         | 0.169        | 6              | 7,365         | 0.169        |                |  |  |
| 7              | 14,385        | 0.330        | 27             | 6,796         | 0.156        | 47             | 9,116         | 0.209        |                |               |              | 7              | 7,700         | 0.177        | 7              | 14,636        | 0.336        | 27             | 11,183        | 0.257        | 7              | 7,702         | 0.177        | 7              | 6,560         | 0.151        | 7              | 7,350         | 0.169        | 7              | 6,622         | 0.152        |                |  |  |
| 8              | 8,024         | 0.184        | 28             | 6,216         | 0.143        | 48             | 10,590        | 0.243        |                |               |              | 8              | 8,984         | 0.206        | 8              | 6,630         | 0.152        | 28             | 10,355        | 0.238        | 8              | 7,702         | 0.177        | 8              | 6,560         | 0.151        | 8              | 6,614         | 0.152        | 8              | 6,620         | 0.152        |                |  |  |
| 9              | 8,413         | 0.193        | 29             | 6,499         | 0.149        | 49             | 26,900        | 0.618        |                |               |              | 9              | 8,961         | 0.206        | 9              | 6,608         | 0.152        | 29             | 8,659         | 0.199        | 9              | 7,702         | 0.177        | 9              | 6,560         | 0.151        | 9              | 6,614         | 0.152        | 9              | 6,618         | 0.152        |                |  |  |
| 10             | 6,603         | 0.152        | 30             | 8,579         | 0.197        | 50             | 14,496        | 0.333        |                |               |              | 10             | 8,961         | 0.206        | 10             | 6,600         | 0.152        | 30             | 9,321         | 0.214        | 10             | 7,371         | 0.169        | 10             | 6,560         | 0.151        | 10             | 6,614         | 0.152        | 10             | 6,617         | 0.152        |                |  |  |
| 11             | 6,878         | 0.158        | 31             | 7,271         | 0.167        | 51             | 10,520        | 0.241        |                |               |              | 11             | 11,961        | 0.275        | 11             | 6,600         | 0.152        | 31             | 8,151         | 0.187        | 11             | 7,371         | 0.169        | 11             | 7,373         | 0.169        | 11             | 6,614         | 0.152        |                |               |              |                |  |  |
| 12             | 6,879         | 0.158        | 32             | 7,726         | 0.177        | 52             | 9,866         | 0.226        |                |               |              |                |               |              | 12             | 6,709         | 0.154        | 32             | 8,716         | 0.200        | 12             | 7,371         | 0.169        | 12             |               |              | 12             | 7,371         | 0.169        |                |               |              |                |  |  |
| 13             | 6,881         | 0.158        | 33             | 7,836         | 0.180        | 53             | 10,887        | 0.250        |                |               |              |                |               |              | 13             | 7,308         | 0.168        | 33             | 6,958         | 0.160        | 13             | 7,371         | 0.169        | 13             |               |              | 13             | 7,371         | 0.169        |                |               |              |                |  |  |
| 14             | 6,882         | 0.158        | 34             | 7,946         | 0.182        | 54             | 9,389         | 0.216        |                |               |              |                |               |              | 14             | 7,968         | 0.183        | 34             | 6,949         | 0.160        | 14             | 8,144         | 0.187        | 14             |               |              | 14             | 8,144         | 0.187        |                |               |              |                |  |  |
| 15             | 6,884         | 0.158        | 35             | 8,057         | 0.185        | 55             | 8,913         | 0.205        |                |               |              |                |               |              | 15             | 8,621         | 0.198        | 35             | 7,226         | 0.166        | 15             | 9,334         | 0.214        | 15             |               |              | 15             | 9,334         | 0.214        |                |               |              |                |  |  |
| 16             | 6,885         | 0.158        | 36             | 8,167         | 0.187        | 56             | 8,452         | 0.194        |                |               |              |                |               |              | 16             | 9,294         | 0.213        | 36             | 8,772         | 0.201        | 16             | 7,101         | 0.163        | 16             |               |              | 16             | 7,101         | 0.163        |                |               |              |                |  |  |
| 17             | 6,887         | 0.158        | 37             | 8,761         | 0.201        | 57             | 8,090         | 0.186        |                |               |              |                |               |              | 17             | 11,784        | 0.271        | 37             | 12,666        | 0.291        | 17             | 7,701         | 0.177        | 17             |               |              | 17             | 7,701         | 0.177        |                |               |              |                |  |  |
| 18             | 6,886         | 0.153        | 38             | 8,250         | 0.189        | 58             | 7,747         | 0.178        |                |               |              |                |               |              | 18             | 7,416         | 0.170        | 38             | 13,737        | 0.315        |                |               |              |                |               |              |                |               |              |                |               |              |                |  |  |
| 19             | 6,266         | 0.144        | 39             | 7,038         | 0.162        | 59             | 7,404         | 0.170        |                |               |              |                |               |              | 19             | 8,685         | 0.199        | 39             | 18,046        | 0.414        |                |               |              |                |               |              |                |               |              |                |               |              |                |  |  |
| 20             | 8,606         | 0.198        | 40             | 8,832         | 0.203        | 60             | 7,061         | 0.162        |                |               |              |                |               |              | 20             | 8,667         | 0.199        | 40             | 15,438        | 0.354        |                |               |              |                |               |              |                |               |              |                |               |              |                |  |  |

| BLOCK R        |               |              |                | BLOCK S       |              |                |               | BLOCK T      |                |               |              | BLOCK U        |               |              |                | BLOCK V       |              |                |               | BLOCK W      |                |               |              | BLOCK X        |               |              |                | BLOCK Y       |              |                |               |              |                |  |  |
|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|---------------|--------------|----------------|--|--|
| LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |               |              | LOT AREA TABLE |  |  |
| LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) |                |  |  |
| 1              | 7,241         | 0.166        | 21             | 8,814         | 0.202        | 41             | 7,153         | 0.164        | 61             | 6,600         | 0.152        | 1              | 9,914         | 0.228        | 21             | 7,004         | 0.162        | 1              | 7,700         | 0.177        | 21             | 7,040         | 0.162        | 1              | 11,583        | 0.266        | 1              | 9,313         | 0.214        | 21             | 6,897         | 0.154        |                |  |  |
| 2              | 7,237         | 0.166        | 22             | 8,100         | 0.186        | 42             | 7,153         | 0.164        | 62             | 6,597         | 0.151        | 2              | 6,267         | 0.144        | 22             | 7,207         | 0.165        | 2              | 7,040         | 0.162        | 22             | 7,040         | 0.162        | 2              | 7,156         | 0.164        | 2              | 6,877         | 0.158        | 22             | 9,627         | 0.221        |                |  |  |
| 3              | 7,235         | 0.166        | 23             | 8,880         | 0.204        | 43             | 7,153         | 0.164        | 63             | 6,595         | 0.151        | 3              | 6,731         | 0.155        | 23             | 6,666         | 0.153        | 3              | 7,040         | 0.162        | 23             | 7,040         | 0.162        | 3              | 7,156         | 0.164        | 3              | 6,877         | 0.158        | 23             | 1,348         | 0.031        |                |  |  |
| 4              | 7,243         | 0.166        | 24             | 12,713        | 0.292        | 44             | 7,153         | 0.164        | 64             | 6,593         | 0.151        | 4              | 6,731         | 0.155        | 24             | 6,666         | 0.153        | 4              | 7,040         | 0.162        | 24             | 7,000         | 0.177        | 4              | 7,156         | 0.164        | 4              | 6,877         | 0.158        |                |               |              |                |  |  |
| 5              | 6,808         | 0.156        | 25             | 6,392         | 0.147        | 45             | 10,891        | 0.250        | 65             | 6,591         | 0.151        | 5              | 6,731         | 0.155        | 25             | 6,666         | 0.153        | 5              | 7,040         | 0.162        |                |               |              | 5              | 7,156         | 0.164        | 5              | 6,877         | 0.158        |                |               |              |                |  |  |
| 6              | 10,812        | 0.248        | 26             | 18,285        | 0.420        | 46             | 7,483         | 0.172        | 66             | 10,281        | 0.236        | 6              | 6,661         | 0.153        | 26             | 6,666         | 0.153        | 6              | 7,040         | 0.162        |                |               |              | 6              | 7,156         | 0.164        | 6              | 6,877         | 0.158        |                |               |              |                |  |  |
| 7              | 15,866        | 0.364        | 27             | 6,600         | 0.152        | 47             | 7,483         | 0.172        | 67             | 15,060        | 0.346        | 7              | 6,731         | 0.155        | 27             | 6,666         | 0.153        | 7              | 7,040         | 0.162        |                |               |              | 7              | 7,156         | 0.164        | 7              | 6,877         | 0.158        |                |               |              |                |  |  |
| 8              | 7,983         | 0.183        | 28             | 6,954         | 0.160        | 48             | 7,483         | 0.172        | 68             | 8,775         | 0.201        | 8              | 6,731         | 0.155        | 28             | 6,666         | 0.153        | 8              | 7,040         | 0.162        |                |               |              | 8              | 7,700         | 0.177        | 8              | 6,877         | 0.158        |                |               |              |                |  |  |
| 9              | 8,590         | 0.197        | 29             | 6,897         | 0.158        | 49             | 7,483         | 0.172        | 69             | 8,385         | 0.192        | 9              | 6,731         | 0.155        | 29             | 6,666         | 0.153        | 9              | 7,040         | 0.162        |                |               |              | 9              | 7,700         | 0.177        | 9              | 6,877         | 0.158        |                |               |              |                |  |  |
| 10             | 8,448         | 0.194        | 30             | 6,897         | 0.158        | 50             | 7,436         | 0.171        | 70             | 2,234         | 0.051        | 10             | 6,731         | 0.155        | 30             | 6,666         | 0.153        | 10             | 7,040         | 0.162        |                |               |              | 10             | 7,205         | 0.165        | 10             | 6,877         | 0.158        |                |               |              |                |  |  |



| LINE TABLE |        |              |
|------------|--------|--------------|
| LINE NO.   | LENGTH | BEARING      |
| L8         | 59.96' | N053°06'E    |
| L10        | 66.48' | N66°09'29"E  |
| L11        | 35.22' | N66°09'29"E  |
| L13        | 51.90' | N65°03'56"E  |
| L16        | 9.93'  | S89°01'51"E  |
| L17        | 27.55' | S29°06'48"E  |
| L18        | 27.55' | S29°06'48"E  |
| L19        | 27.55' | S29°06'48"E  |
| L20        | 27.55' | S29°06'48"E  |
| L21        | 13.00' | S29°06'48"E  |
| L22        | 16.90' | N65°53'12"E  |
| L27        | 44.42' | S77°07'46"E  |
| L28        | 3.72'  | S77°07'46"E  |
| L29        | 58.95' | S89°07'03"E  |
| L30        | 25.71' | S72°49'58"E  |
| L31        | 12.14' | N87°20'59"E  |
| L32        | 51.32' | N76°20'59"E  |
| L33        | 14.89' | N33°15'21"E  |
| L52        | 73.34' | S59°20'11"E  |
| L53        | 1.82'  | S82°25'31"E  |
| L54        | 63.06' | S82°25'31"E  |
| L55        | 63.07' | S82°25'31"E  |
| L56        | 33.55' | S82°25'31"E  |
| L57        | 29.42' | S82°20'55"E  |
| L58        | 0.07'  | S89°06'22"E  |
| L61        | 1.60'  | N82°12'55"E  |
| L62        | 25.19' | N63°39'15"E  |
| L63        | 4.95'  | N63°39'15"E  |
| L64        | 9.31'  | S89°06'06"E  |
| L65        | 51.37' | N82°12'55"E  |
| L66        | 25.22' | N74°49'13"E  |
| L67        | 18.37' | N70°04'06"E  |
| L81        | 11.28' | S52°01'36"E  |
| L82        | 6.98'  | N80°02'06"E  |
| L83        | 45.32' | N71°35'44"E  |
| L84        | 45.47' | N67°41'23"E  |
| L88        | 31.59' | N44°29'08"E  |
| L89        | 20.00' | S57°29'40"E  |
| L95        | 20.06' | S191°27'40"E |
| L96        | 21.21' | N74°06'49"W  |
| L103       | 18.25' | S93°03'37"E  |
| L105       | 21.22' | N15°53'53"E  |
| L106       | 30.00' | S60°53'12"W  |
| L124       | 21.22' | S74°05'57"E  |

| CURVE TABLE |            |         |           |         |               |
|-------------|------------|---------|-----------|---------|---------------|
| CURVE NO.   | ARC LENGTH | RADIUS  | ANGLE     | TANGENT | CHORD BEARING |
| C55         | 60.47'     | 280.00' | 12°22'23" | 30.35'  | N84°43'04"E   |
| C56         | 60.47'     | 280.00' | 12°22'23" | 30.35'  | N72°20'41"E   |
| C57         | 51.97'     | 50.00'  | 59°32'51" | 28.60'  | S53°36'56"E   |
| C58         | 51.97'     | 50.00'  | 59°32'51" | 28.60'  | N66°50'13"E   |
| C59         | 53.54'     | 50.00'  | 61°21'07" | 29.66'  | N62°33'14"E   |
| C60         | 86.03'     | 316.39' | 1°53'45"  | 43.28'  | N54°19'26"E   |
| C62         | 75.01'     | 916.71' | 4°41'19"  | 37.53'  | S32°15'12"E   |
| C64         | 60.02'     | 916.71' | 3°45'06"  | 30.02'  | S36°28'24"E   |
| C66         | 60.03'     | 916.71' | 3°45'06"  | 30.02'  | S40°13'30"E   |
| C68         | 60.02'     | 916.71' | 3°45'06"  | 30.02'  | S43°58'35"E   |
| C70         | 60.01'     | 916.71' | 3°45'03"  | 30.02'  | S47°43'40"E   |
| C72         | 60.01'     | 916.71' | 3°45'03"  | 30.02'  | S47°43'40"E   |
| C74         | 33.88'     | 555.00' | 3°29'52"  | 16.95'  | S47°54'58"E   |
| C76         | 74.83'     | 555.00' | 7°43'31"  | 37.47'  | S42°18'13"E   |
| C78         | 87.91'     | 555.00' | 9°04'31"  | 44.05'  | S33°54'12"E   |
| C88         | 44.36'     | 60.00'  | 4°21'34"  | 23.25'  | N85°13'38"W   |
| C89         | 49.72'     | 60.00'  | 4°28'44"  | 26.39'  | N53°46'47"W   |
| C90         | 49.58'     | 60.00'  | 4°20'36"  | 26.30'  | S78°48'33"W   |
| C91         | 37.34'     | 60.00'  | 35°39'38" | 19.30'  | S73°18'26"W   |
| C92         | 22.17'     | 220.00' | 5°46'26"  | 11.09'  | S83°46'25"W   |

| CURVE TABLE |            |         |           |         |               |
|-------------|------------|---------|-----------|---------|---------------|
| CURVE NO.   | ARC LENGTH | RADIUS  | ANGLE     | TANGENT | CHORD BEARING |
| C93         | 93.06'     | 220.00' | 2°41'13"  | 47.24'  | S78°46'44"W   |
| C94         | 46.53'     | 110.00' | 2°41'13"  | 23.62'  | N78°46'44"E   |
| C95         | 11.09'     | 110.00' | 5°46'26"  | 5.55'   | N63°46'25"E   |
| C103        | 60.04'     | 280.00' | 12°17'05" | 30.13'  | N84°45'18"E   |
| C104        | 9.79'      | 110.00' | 5°05'57"  | 4.90'   | N88°20'52"E   |
| C105        | 60.00'     | 280.00' | 12°16'40" | 30.12'  | N72°28'25"E   |
| C106        | 47.83'     | 110.00' | 2°45'41"  | 24.30'  | S73°20'33"W   |
| C107        | 26.63'     | 280.00' | 5°26'54"  | 13.32'  | N63°36'39"E   |
| C108        | 25.29'     | 220.00' | 6°35'15"  | 12.66'  | S64°10'49"W   |
| C109        | 12.65'     | 110.00' | 8°35'15"  | 6.33'   | S64°10'49"W   |
| C110        | 89.94'     | 220.00' | 2°25'24"  | 45.61'  | S79°11'09"W   |
| C111        | 44.97'     | 110.00' | 2°25'24"  | 22.80'  | S79°11'09"W   |
| C112        | 51.99'     | 280.00' | 10°38'16" | 26.07'  | N85°34'43"E   |
| C113        | 66.90'     | 280.00' | 13°41'26" | 33.61'  | N73°24'52"E   |
| C114        | 16.67'     | 110.00' | 8°40'56"  | 8.35'   | S33°23'23"W   |
| C115        | 27.77'     | 280.00' | 5°40'57"  | 13.90'  | N63°43'40"E   |
| C116        | 29.43'     | 220.00' | 7°39'48"  | 14.73'  | N64°43'06"E   |
| C117        | 85.81'     | 220.00' | 22°20'50" | 43.46'  | N79°43'25"E   |
| C118        | 25.85'     | 220.00' | 5°17'23"  | 12.93'  | N88°15'25"W   |
| C119        | 61.56'     | 280.00' | 12°35'45" | 30.90'  | N79°18'34"E   |

| CURVE TABLE |            |         |           |         |               |
|-------------|------------|---------|-----------|---------|---------------|
| CURVE NO.   | ARC LENGTH | RADIUS  | ANGLE     | TANGENT | CHORD BEARING |
| C120        | 59.25'     | 280.00' | 12°07'30" | 29.74'  | N66°56'57"E   |
| C121        | 17.77'     | 60.00'  | 16°58'01" | 8.95'   | N86°09'31"E   |
| C122        | 62.70'     | 60.00'  | 59°52'42" | 34.56'  | N55°25'08"E   |
| C123        | 48.10'     | 60.00'  | 45°56'00" | 25.43'  | N84°51'53"E   |
| C124        | 52.43'     | 60.00'  | 50°04'09" | 28.02'  | N45°29'18"W   |
| C125        | 80.56'     | 50.00'  | 92°19'11" | 52.07'  | S31°12'37"    |
| C126        | 80.56'     | 50.00'  | 92°19'11" | 52.07'  | S31°12'37"    |
| C127        | 48.74'     | 50.00'  | 55°51'05" | 26.50'  | S70°53'45"E   |
| C128        | 34.71'     | 50.00'  | 39°46'28" | 18.09'  | N61°17'29"E   |
| C129        | 61.54'     | 50.00'  | 70°31'04" | 35.35'  | N68°04'4"E    |
| C130        | 113.48'    | 365.00' | 17°48'48" | 57.20'  | S20°12'24"E   |
| C131        | 17.20'     | 50.00'  | 19°42'15" | 8.68'   | S76°52'35"W   |
| C133        | 41.33'     | 50.00'  | 4°21'52"  | 21.93'  | S60°41'12"E   |
| C134        | 21.99'     | 50.00'  | 25°12'01" | 11.18'  | S42°21'18"E   |
| C135        | 47.81'     | 50.00'  | 5°47'25"  | 25.91'  | N43°23'23"W   |
| C136        | 48.70'     | 50.00'  | 55°48'35" | 26.48'  | S85°57'59"E   |
| C137        | 30.84'     | 50.00'  | 35°20'19" | 15.93'  | N48°27'34"E   |
| C138        | 65.90'     | 885.00' | 4°15'58"  | 32.96'  | N47°51'52"W   |
| C139        | 95.76'     | 750.00' | 7°18'55"  | 47.94'  | N34°09'53"W   |
| C140        | 70.80'     | 885.00' | 4°35'01"  | 35.42'  | N38°31'21"W   |

| CURVE TABLE |            |         |          |         |               |
|-------------|------------|---------|----------|---------|---------------|
| CURVE NO.   | ARC LENGTH | RADIUS  | ANGLE    | TANGENT | CHORD BEARING |
| C141        | 73.01'     | 750.00' | 5°34'38" | 36.53'  | N40°36'18"W   |
| C142        | 91.80'     | 885.00' | 5°56'35" | 45.94'  | N33°15'33"W   |
| C143        | 73.34'     | 750.00' | 5°36'09" | 36.70'  | N46°11'41"W   |
| C144        | 91.80'     | 885.00' | 5°56'35" | 45.94'  | N33°15'33"W   |
| C145        | 73.34'     | 750.00' | 5°36'09" | 36.70'  | N46°11'41"W   |
| C147        | 16.56'     | 750.00' | 1°15'56" | 8.28'   | N49°01'53"W   |
| C149        | 60.00'     | 750.00' | 4°35'01" | 30.02'  | N46°06'25"W   |
| C151        | 60.00'     | 750.00' | 4°35'01" | 30.02'  | N41°31'24"W   |
| C153        | 60.00'     | 750.00' | 4°35'01" | 30.02'  | N36°56'23"W   |
| C155        | 70.00'     | 750.00' | 5°20'51" | 35.03'  | N31°58'26"W   |
| C157        | 85.90'     | 750.00' | 6°33'45" | 43.00'  | N32°34'53"W   |
| C159        | 76.01'     | 750.00' | 5°48'24" | 38.04'  | N38°45'58"W   |
| C161        | 73.17'     | 750.00' | 5°35'23" | 36.61'  | N44°27'52"W   |
| C163        | 31.48'     | 750.00' | 2°24'18" | 15.74'  | N48°27'42"W   |
| C165        | 55.84'     | 750.00' | 4°15'58" | 27.93'  | N47°31'52"W   |
| C167        | 55.84'     | 750.00' | 4°15'58" | 27.93'  | N47°31'52"W   |
| C169        | 60.00'     | 750.00' | 4°35'01" | 30.02'  | N45°06'22"W   |
| C171        | 60.00'     | 750.00' | 4°35'01" | 30.02'  | N38°31'21"W   |
| C173        | 75.00'     | 750.00' | 5°43'46" | 37.03'  | N33°21'37"W   |
| C174        | 60.60'     | 945.00' | 3°40'27" | 30.31'  | N39°01'33"W   |

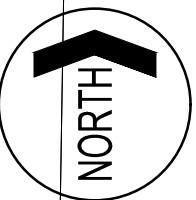
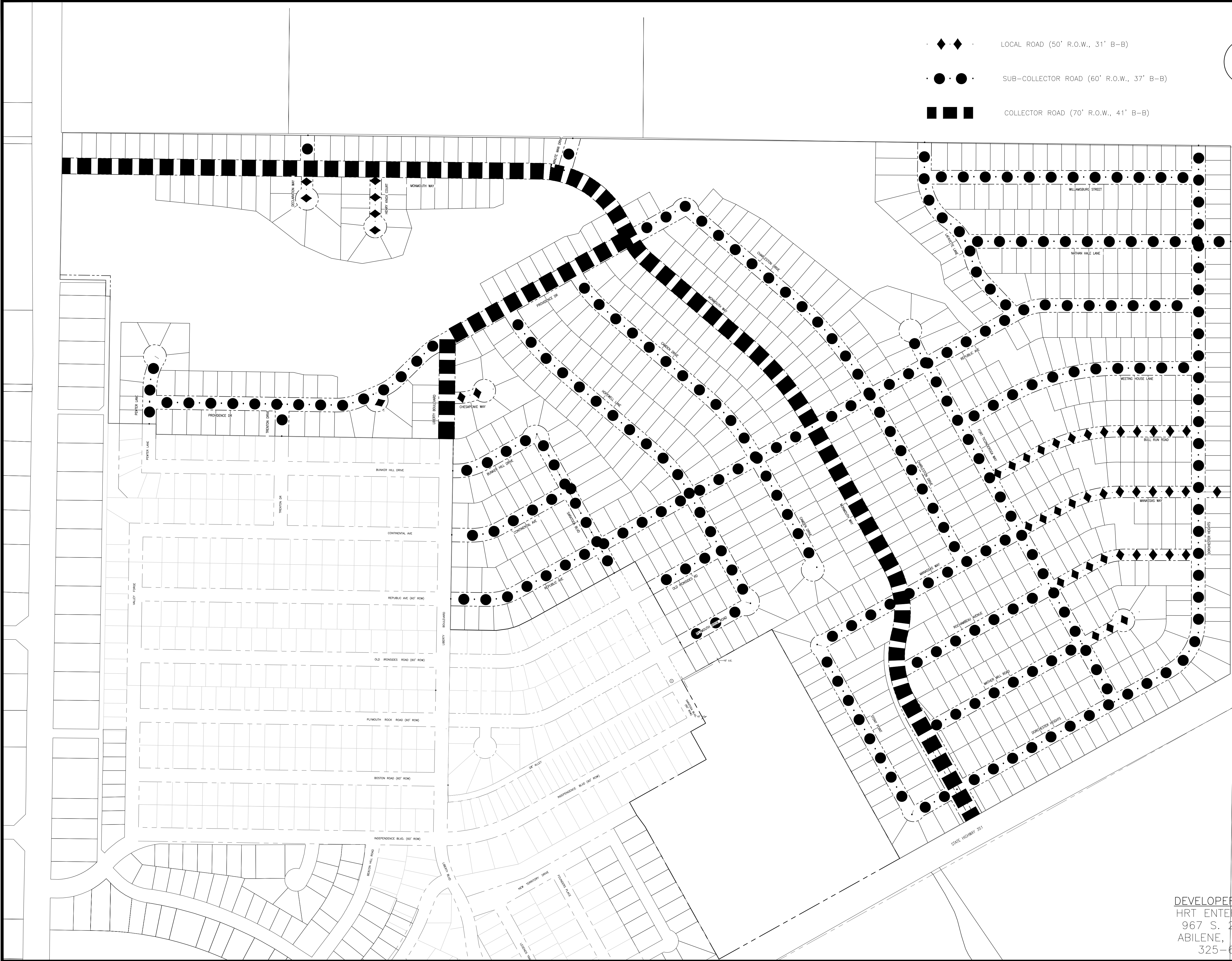
| CURVE TABLE |            |          |           |         |               |
|-------------|------------|----------|-----------|---------|---------------|
| CURVE NO.   | ARC LENGTH | RADIUS   | ANGLE     | TANGENT | CHORD BEARING |
| C175        | 105.26'    | 445.00'  | 13°33'07" | 52.87'  | N38°14'14"W   |
| C176        | 60.60'     | 945.00'  | 3°40'27"  | 30.31'  | N39°01'33"W   |
| C177        | 36.12'     | 445.00'  | 4°39'03"  | 18.07'  | N47°20'19"W   |
| C178        | 60.60'     | 945.00'  | 3°40'27"  | 30.31'  | N46°22'28"W   |
| C179        | 60.98'     | 1055.00' | 3°18'42"  | 30.50'  | N48°00'00"W   |
| C180        | 60.60'     | 945.00'  | 3°40'27"  | 30.31'  | N46°22'28"W   |
| C181        | 60.98'     | 1055.00' | 3°18'42"  | 30.50'  | N48°00'00"W   |
| C182        | 60.60'     | 945.00'  | 3°40'27"  | 30.31'  | N46°22'28"W   |
| C183        | 61.19'     | 1055.00' | 3°19'23"  | 30.60'  | N44°40'57"W   |
| C184        | 60.60'     | 945.00'  | 3°40'27"  | 30.31'  | N46°22'28"W   |
| C185        | 61.19'     | 1055.00' | 3°19'23"  | 30.60'  | N41°21'34"W   |
| C186        | 60.60'     | 945.00'  | 3°40'27"  | 30.31'  | N46°22'28"W   |
| C187        | 61.19'     | 1055.00' | 3°19'23"  | 30.60'  | N38°02'10"W   |
| C188        | 60.60'     | 945.00'  | 3°40'27"  | 30.31'  | N46°22'28"W   |
| C189        | 61.26'     | 1055.00' | 3°19'37"  | 30.64'  | N34°42'40"W   |
| C190        | 60.60'     | 945.00'  | 3°40'27"  | 30.31'  | N46°22'28"W   |
| C191        | 70.00'     | 1055.00' | 3°48'06"  | 35.01'  | N31°08'49"W   |
| C192        | 70.00'     | 945.00'  | 4°14'39"  | 35.02'  | N31°23'01"W   |
| C193        | 78.43'     | 1055.00' | 4°15'35"  | 39.23'  | N31°22'33"W   |
| C194        | 60.75'     | 945.00'  | 3°40'59"  | 30.38'  | N35°20'50"W   |

| CURVE TABLE |            |          |           |         |               |
|-------------|------------|----------|-----------|---------|---------------|
| CURVE NO.   | ARC LENGTH | RADIUS   | ANGLE     | TANGENT | CHORD BEARING |
| C195        | 67.82'     | 1055.00' | 3°40'59"  | 33.92'  | N35°20'50"W   |
| C196        | 60.60'     | 945.00'  | 3°40'27"  | 30.31'  | N39°01'33"W   |
| C197        | 67.65'     | 1055.00' | 3°40'27"  | 33.84'  | N39°01'33"W   |
| C198        | 60.60'     | 945.00'  | 3°40'27"  | 30.31'  | N42°42'00"W   |
| C199        | 67.65'     | 1055.00' | 3°40'27"  | 33.84'  | N42°42'00"W   |
| C200        | 60.60'     | 945.00'  | 3°40'27"  | 30.31'  | N46°22'28"W   |
| C201        | 70.44'     | 1055.00' | 3°49'33"  | 35.23'  | N46°27'00"W   |
| C202        | 23.96'     | 945.00'  | 1°27'10"  | 11.98'  | N48°56'16"W   |
| C203        | 23.96'     | 1055.00' | 1°18'05"  | 11.98'  | N49°00'49"W   |
| C204        | 75.58'     | 555.00'  | 7°48'09"  | 37.85'  | N45°01'09"W   |
| C205        | 60.60'     | 445.00'  | 7°48'09"  | 30.35'  | N45°01'09"W   |
| C206        | 75.58'     | 555.00'  | 7°48'09"  | 37.85'  | N45°01'09"W   |
| C207        | 60.60'     | 445.00'  | 7°48'09"  | 30.35'  | N45°01'09"W   |
| C208        | 96.07'     | 555.00'  | 10°07'28" | 49.16'  | N36°03'20"W   |
| C209        | 75.00'     | 445.00'  | 9°39'24"  | 37.59'  | N63°17'22"W   |
| C211        | 39.68'     | 1345.00' | 1°41'25"  | 19.84'  | N48°31'34"W   |
| C213        | 60.57'     | 1345.00' | 2°34'49"  | 30.29'  | N48°23'27"W   |
| C215        | 60.57'     | 1345.00' | 2°34'49"  | 30.29'  | N43°48'36"W   |
| C217        | 60.57'     | 1345.00' | 2°34'49"  | 30.29'  | N41°13'49"W   |
| C219        | 60.57'     | 1345.00' | 2°34'49"  | 30.29'  | N38°39'00"W   |

| CURVE TABLE |            |          |          |         |               |
|-------------|------------|----------|----------|---------|---------------|
| CURVE NO.   | ARC LENGTH | RADIUS   | ANGLE    | TANGENT | CHORD BEARING |
| C221        | 60.57'     | 1345.00' | 2°34'49" | 30.29'  | N36°04'12"W   |
| C223        | 60.57'     | 1345.00' | 2°34'49" | 30.29'  | N33°29'23"W   |
| C225        | 70.00'     | 1345.00' | 2°58'55" | 35.01'  | N30°42'31"W   |
| C227        | 76.45'     | 1345.00' | 3°15'25" | 38.84'  | N30°50'45"W   |
| C229        | 66.05'     | 1345.00' | 2°48'49" | 33.03'  | N33°52'52"E   |
| C231        | 66.00'     | 1345.00' | 2°48'41" | 33.01'  | N36°41'37"W   |
| C233        | 66.00'     | 1345.00' | 2°48'41" | 33.01'  | N39°30'19"W   |
| C235        | 66.00'     | 1345.00' | 2°48'41" | 33.01'  | N42°19'00"W   |
| C237        | 66.00'     | 1345.00' | 2°48'41" | 33.01'  | N45°07'41"W   |
| C239        | 66.61'     | 1345.00' | 2°50'15" | 33.31'  | N47°57'09"W   |
| C242        | 37.26'     | 155.00'  | 1°46'24" | 18.72'  | N42°46'39"W   |
| C243        | 41.72'     | 435.00'  | 2°29'45" | 20.88'  | N26°21'56"W   |
| C244        | 71.20'     | 435.00'  | 9°22'41" | 35.68'  | N18°55'43"W   |
| C245        | 129.91'    | 435.00'  | 1°06'38" | 65.44'  | N2°41'04"E    |
| C246        | 25.74'     | 435.00'  | 3°23'26" | 12.87'  | N12°56'06"E   |
| C247        | 111.39'    | 365.00'  | 1°29'06" | 56.13'  | N05°31'6"E    |
| C248        | 93.77'     | 365.00'  | 1°43'11" | 47.14'  | N20°19'47"W   |
| C249        | 55.51'     | 365.00'  | 8°42'51" | 27.81'  | N32°02'48"W   |
| C250        | 72.48'     | 871.98'  | 4°45'46" | 36.26'  | N34°01'20"E   |
| C251        | 99.95'     | 365.00'  | 1°54'23" | 50.29'  | S64°7'07"W    |

| CURVE TABLE |            |          |            |         |               |              |
|-------------|------------|----------|------------|---------|---------------|--------------|
| CURVE NO.   | ARC LENGTH | RADIUS   | Δ<br>ANGLE | TANGENT | CHORD BEARING | CHORD LENGTH |
| C252        | 38.93'     | 435.00'  | 57°38'     | 19.48'  | S12°04'00"W   | 38.94'       |
| C253        | 71.84'     | 435.00'  | 90°24'     | 35.95'  | S25°49'44"E   | 71.76'       |
| C254        | 66.62'     | 435.00'  | 82°31.9"   | 33.33'  | S54°19'56"E   | 66.58'       |
| C255        | 54.92'     | 455.00'  | 65.45°     | 27.49'  | N13°22'27"W   | 54.85'       |
| C256        | 8.43'      | 891.98'  | 32°29.2"   | 4.21'   | S17°06'10"E   | 8.43'        |
| C257        | 61.97'     | 891.98'  | 35°58.1"   | 31.00'  | S19°12'55"E   | 61.96'       |
| C258        | 61.38'     | 891.98'  | 35°56.3"   | 30.70'  | S23°13'53"E   | 61.37'       |
| C259        | 59.41'     | 891.98'  | 34°58.5"   | 29.82'  | S27°12'16"E   | 59.40'       |
| C260        | 186.91'    | 871.98'  | 12°16'52"  | 93.51'  | S25°58'22"E   | 186.55'      |
| C261        | 199.94'    | 435.00'  | 262°20.7"  | 101.73' | S33°59'32"E   | 198.19'      |
| C312        | 28.82'     | 280.00'  | 60°04'     | 14.92'  | N17°34'25"E   | 28.80'       |
| C313        | 89.79'     | 220.00'  | 223°37.0"  | 45.53'  | N41°25'58"E   | 89.17'       |
| C314        | 3.02'      | 280.00'  | 93°07.2"   | 1.51'   | S89°45'54"E   | 3.02'        |
| C315        | 63.10'     | 280.00'  | 125°44.7"  | 31.69'  | S85°75'59"W   | 62.91'       |
| C316        | 70.00'     | 280.00'  | 141°19.26" | 35.81'  | S69°20'53"W   | 69.82'       |
| C317        | 29.55'     | 220.00'  | 74°45.4"   | 14.80'  | N39°45'24"E   | 29.53'       |
| C318        | 124.02'    | 220.00'  | 32°18'01"  | 63.71'  | N35°57'47"E   | 123.39'      |
| C319        | 47.56'     | 220.00'  | 12°23'10"  | 23.87'  | N48°18'17"W   | 47.47'       |
| C320        | 108.69'    | 280.00'  | 221°22'55" | 55.34'  | S22°32'39"W   | 108.01'      |
| C342        | 190.46'    | 1625.00' | 64°25.6"   | 95.94'  | N37°40'02"W   | 190.35'      |

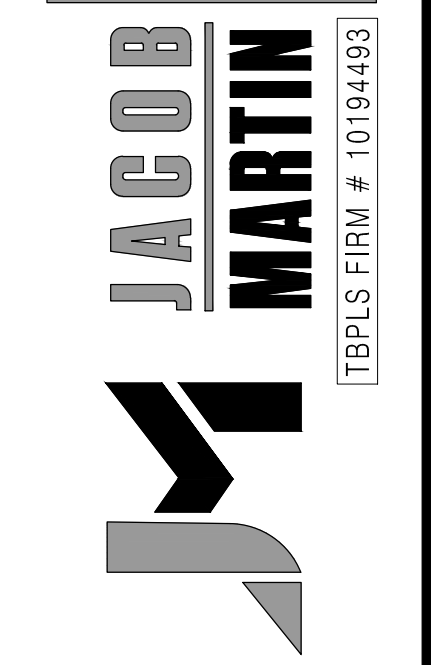




DEVELOPER/SUBDIVIDER:  
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967 S. 25TH STREET  
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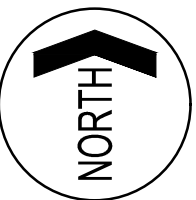


ABILENE, TEXAS  
HERITAGE PARK  
PRELIMINARY ENGINEERING  
PRELIMINARY PAVING PLAN

| NO. | REVISION | DATE | SCALE | 1" = 200' | PROJECT # 21336 | DESIGNED C.F. | DRAWN C.F. | CHECKED C.F. | SHEET 8 | SEQ. 8 OF 11 |
|-----|----------|------|-------|-----------|-----------------|---------------|------------|--------------|---------|--------------|
|     |          |      |       |           |                 |               |            |              |         |              |

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





**LEGEND**

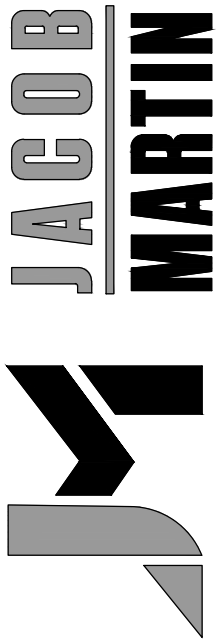
PROP. STREET LIGHT

EX. STREET LIGHT

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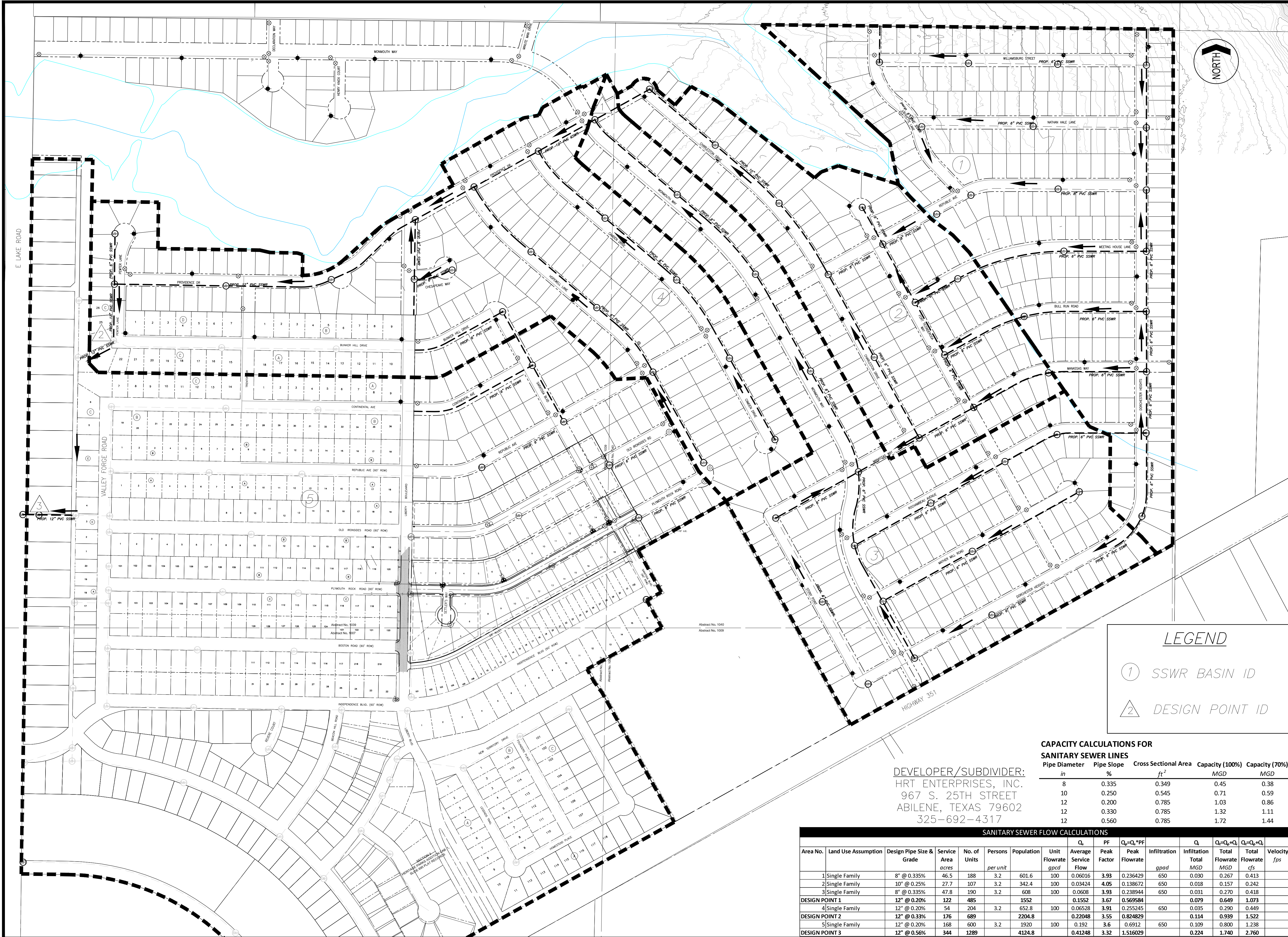


TEPLS FIRM # 10194493

ABILENE, TEXAS  
HERITAGE PARK  
PRELIMINARY ENGINEERING  
PRELIMINARY STREET LIGHTING PLAN

|                                                                                     |  |           |  |
|-------------------------------------------------------------------------------------|--|-----------|--|
| SCALE                                                                               |  | 1" = 200' |  |
| DATE                                                                                |  |           |  |
| PROJECT #                                                                           |  | 21336     |  |
| DESIGNED                                                                            |  | C.F.      |  |
| DRAWN                                                                               |  | C.F.      |  |
| CHECKED                                                                             |  | C.F.      |  |
| BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING.<br>CHECK SCALE & ADJUST ACCORDINGLY. |  |           |  |
| SHEET                                                                               |  | 9         |  |
| SEQ.                                                                                |  | 9 OF 11   |  |





DEVELOPER/SUBDIVIDER:  
HRT ENTERPRISES, INC.  
967 S. 25TH STREET  
ABILENE, TEXAS 79602  
325-692-4317

| CAPACITY CALCULATIONS FOR<br>SANITARY SEWER LINES |            |                      |                 |                |  |
|---------------------------------------------------|------------|----------------------|-----------------|----------------|--|
| Pipe Diameter                                     | Pipe Slope | Cross Sectional Area | Capacity (100%) | Capacity (70%) |  |
| in                                                | %          | ft <sup>2</sup>      | MGD             | MGD            |  |
| 8                                                 | 0.335      | 0.349                | 0.45            | 0.38           |  |
| 10                                                | 0.250      | 0.545                | 0.71            | 0.59           |  |
| 12                                                | 0.200      | 0.785                | 1.03            | 0.86           |  |
| 12                                                | 0.330      | 0.785                | 1.32            | 1.11           |  |
| 12                                                | 0.560      | 0.785                | 1.72            | 1.44           |  |

| SANITARY SEWER FLOW CALCULATIONS |                     |                          |                    |              |                  |            |                    |                                     |                |                                                  |                   |                                       |                                                   |
|----------------------------------|---------------------|--------------------------|--------------------|--------------|------------------|------------|--------------------|-------------------------------------|----------------|--------------------------------------------------|-------------------|---------------------------------------|---------------------------------------------------|
| Area No.                         | Land Use Assumption | Design Pipe Size & Grade | Service Area acres | No. of Units | Persons per unit | Population | Unit Flowrate gpcd | Q <sub>a</sub> Average Service Flow | PF Peak Factor | Q <sub>p</sub> =Q <sub>a</sub> *PF Peak Flowrate | Infiltration gpcd | Q <sub>i</sub> Infiltration Total MGD | Q <sub>p</sub> +Q <sub>i</sub> Total Flowrate MGD |
| 1                                | Single Family       | 8" @ 0.335%              | 46.5               | 188          | 3.2              | 601.6      | 100                | 0.06016                             | 3.93           | 0.236429                                         | 650               | 0.030                                 | 0.267                                             |
| 2                                | Single Family       | 10" @ 0.25%              | 27.7               | 107          | 3.2              | 342.4      | 100                | 0.03424                             | 4.05           | 0.138672                                         | 650               | 0.018                                 | 0.157                                             |
| 3                                | Single Family       | 8" @ 0.335%              | 47.8               | 190          | 3.2              | 608        | 100                | 0.0608                              | 3.93           | 0.238944                                         | 650               | 0.031                                 | 0.270                                             |
| DESIGN POINT 1                   |                     | 12" @ 0.20%              | 122                | 485          |                  | 1552       |                    | 0.1552                              | 3.67           | 0.569584                                         |                   | 0.079                                 | 0.649                                             |
| 4                                | Single Family       | 12" @ 0.20%              | 54                 | 204          | 3.2              | 652.8      | 100                | 0.06528                             | 3.91           | 0.255245                                         | 650               | 0.035                                 | 0.290                                             |
| DESIGN POINT 2                   |                     | 12" @ 0.33%              | 176                | 689          |                  | 2204.8     |                    | 0.22048                             | 3.55           | 0.824829                                         |                   | 0.114                                 | 0.939                                             |
| 5                                | Single Family       | 12" @ 0.20%              | 168                | 600          | 3.2              | 1920       | 100                | 0.192                               | 3.6            | 0.6912                                           | 650               | 0.109                                 | 0.800                                             |
| DESIGN POINT 3                   |                     | 12" @ 0.56%              | 344                | 1289         |                  | 4124.8     |                    | 0.41248                             | 3.32           | 1.516029                                         |                   | 0.224                                 | 1.740                                             |

**LEGEND**

① SSWR BASIN ID

② DESIGN POINT ID

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LUBBOCK, TX 79414  
806-369-6375

TBPLS FIRM # 10194493

ABILENE, TEXAS

HERITAGE PARK

PRELIMINARY ENGINEERING

PRELIMINARY SEWER PLAN

SCALE: 1" = 200'

PROJECT # 21336

DESIGNED J.P.

DRAWN J.P.

CHECKED C.F.

DATE

NO. REVISION

SHEET 10

SEQ. 10 OF 11

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

Page 20 of 146





DEVELOPER/SUBDIVIDER:  
HRT ENTERPRISES, INC.  
967 S. 25TH STREET  
ABILENE, TEXAS 79602  
325-692-4317

PRELIMINARY  
This document shall not be  
recorded for any purpose.

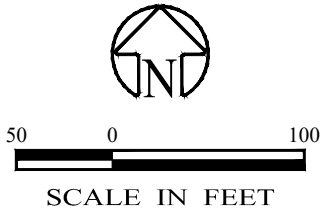
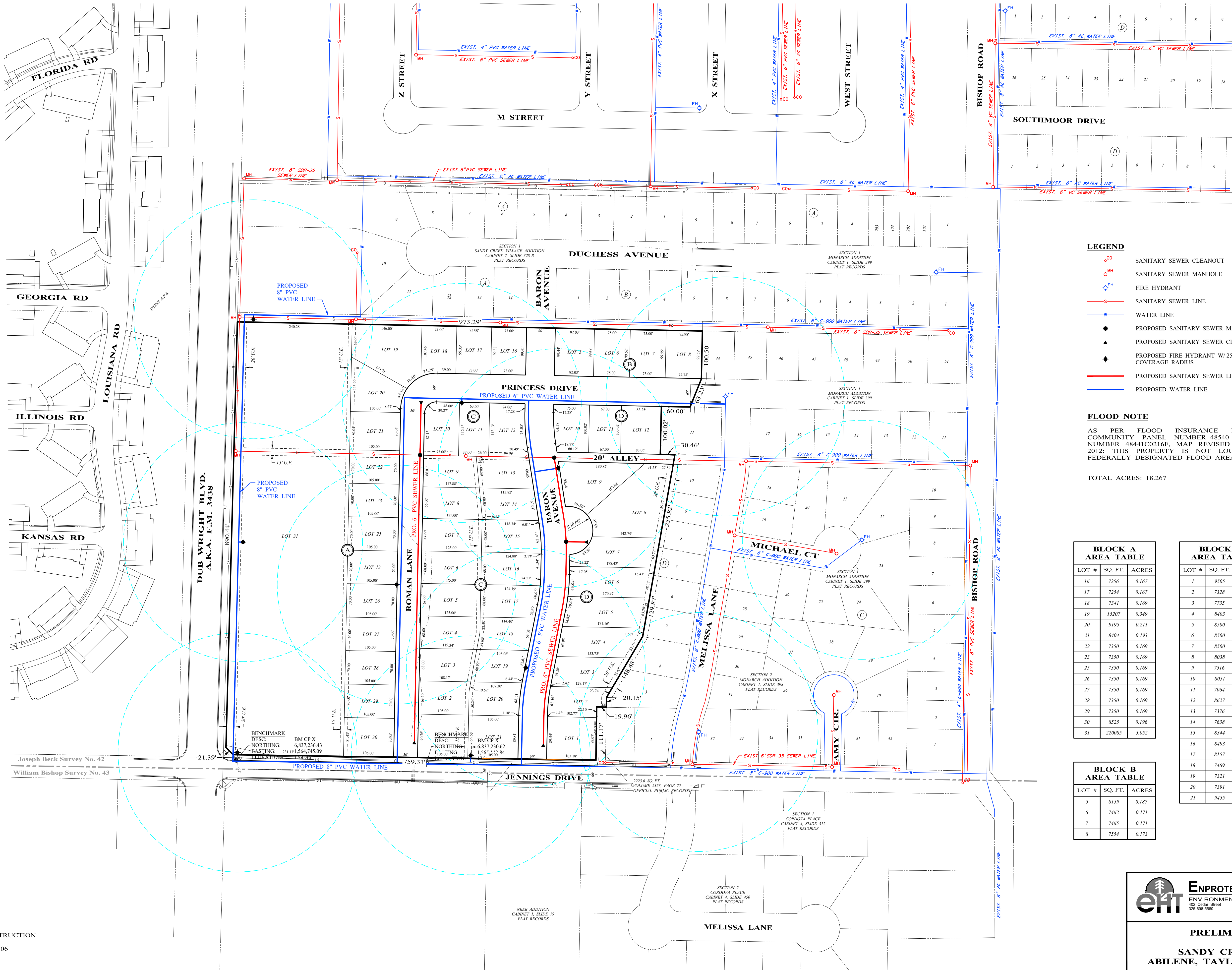
JACOB  
MARTIN

3465 CURRY LANE  
ABILENE, TX 79606  
325-695-1070  
1508 SANTA FE DR, STE 204  
WILKINSON, TX 76798  
817-594-9880  
4920 S. LOOP 289, STE 104  
LUBBOCK, TX 79414  
306-369-6375

ABILENE, TEXAS  
HERITAGE PARK  
PRELIMINARY ENGINEERING  
PRELIMINARY WATER PLAN

|                                                                                     |  |          |      |                    |      |
|-------------------------------------------------------------------------------------|--|----------|------|--------------------|------|
| NO.                                                                                 |  | REVISION | DATE | SCALE<br>1" = 200' |      |
|                                                                                     |  |          |      |                    |      |
|                                                                                     |  |          |      |                    |      |
|                                                                                     |  |          |      |                    |      |
|                                                                                     |  |          |      |                    |      |
|                                                                                     |  |          |      | PROJECT # 21336    |      |
|                                                                                     |  |          |      | DESIGNED           | C.F. |
|                                                                                     |  |          |      | DRAWN              | C.F. |
|                                                                                     |  |          |      | CHECKED            | C.F. |
| BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING.<br>CHECK SCALE & ADJUST ACCORDINGLY. |  |          |      |                    |      |
| [REDACTED]                                                                          |  |          |      |                    |      |
| SHEET                                                                               |  |          |      | 11                 |      |
| SEQ.                                                                                |  |          |      | 11 OF 11           |      |





- LEGEND**
- CO SANITARY SEWER CLEANOUT
  - MH SANITARY SEWER MANHOLE
  - FH FIRE HYDRANT
  - S — SANITARY SEWER LINE
  - W — WATER LINE
  - PROPOSED SANITARY SEWER MANHOLE
  - ▲ PROPOSED SANITARY SEWER CLEANOUT
  - ◆ PROPOSED FIRE HYDRANT W/ 250' COVERAGE RADIUS
  - PROPOSED SANITARY SEWER LINE
  - PROPOSED WATER LINE

**FLOOD NOTE**

AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48540 0216 F, MAP NUMBER 48441C0216F, MAP REVISED JANUARY 6, 2012, THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.

TOTAL ACRES: 18.267

| BLOCK A<br>AREA TABLE |         |       |  |
|-----------------------|---------|-------|--|
| LOT #                 | SQ. FT. | ACRES |  |
| 16                    | 7256    | 0.167 |  |
| 17                    | 7254    | 0.167 |  |
| 18                    | 7341    | 0.169 |  |
| 19                    | 15207   | 0.349 |  |
| 20                    | 9195    | 0.211 |  |
| 21                    | 8404    | 0.193 |  |
| 22                    | 7350    | 0.169 |  |
| 23                    | 7350    | 0.169 |  |
| 25                    | 7350    | 0.169 |  |
| 26                    | 7350    | 0.169 |  |
| 27                    | 7350    | 0.169 |  |
| 28                    | 7350    | 0.169 |  |
| 29                    | 7350    | 0.169 |  |
| 30                    | 8525    | 0.196 |  |
| 31                    | 220085  | 5.052 |  |

| BLOCK C<br>AREA TABLE |         |       |  |
|-----------------------|---------|-------|--|
| LOT #                 | SQ. FT. | ACRES |  |
| 1                     | 9505    | 0.218 |  |
| 2                     | 7328    | 0.168 |  |
| 3                     | 7735    | 0.178 |  |
| 4                     | 8403    | 0.193 |  |
| 5                     | 8500    | 0.195 |  |
| 6                     | 8500    | 0.195 |  |
| 7                     | 8500    | 0.195 |  |
| 8                     | 8038    | 0.185 |  |
| 9                     | 7516    | 0.173 |  |
| 10                    | 8051    | 0.185 |  |
| 11                    | 7064    | 0.162 |  |
| 12                    | 8627    | 0.198 |  |
| 13                    | 7376    | 0.169 |  |
| 14                    | 7638    | 0.175 |  |
| 15                    | 8344    | 0.192 |  |
| 16                    | 8493    | 0.195 |  |
| 17                    | 8157    | 0.187 |  |
| 18                    | 7469    | 0.171 |  |
| 19                    | 7321    | 0.168 |  |
| 20                    | 7391    | 0.170 |  |
| 21                    | 9455    | 0.217 |  |

| BLOCK D<br>AREA TABLE |         |       |  |
|-----------------------|---------|-------|--|
| LOT #                 | SQ. FT. | ACRES |  |
| 1                     | 9196    | 0.211 |  |
| 2                     | 7300    | 0.168 |  |
| 3                     | 8912    | 0.205 |  |
| 4                     | 10397   | 0.239 |  |
| 5                     | 10755   | 0.247 |  |
| 6                     | 10966   | 0.252 |  |
| 7                     | 10300   | 0.236 |  |
| 8                     | 18859   | 0.433 |  |
| 9                     | 11687   | 0.268 |  |
| 10                    | 7247    | 0.166 |  |
| 11                    | 6701    | 0.154 |  |
| 12                    | 8316    | 0.191 |  |
| 13                    | 7350    | 0.169 |  |

| BLOCK B<br>AREA TABLE |         |       |  |
|-----------------------|---------|-------|--|
| LOT #                 | SQ. FT. | ACRES |  |
| 5                     | 8159    | 0.187 |  |
| 6                     | 7462    | 0.171 |  |
| 7                     | 7465    | 0.171 |  |
| 8                     | 7554    | 0.173 |  |

WEATHERBEE CONSTRUCTION  
11 WINGED FOOT  
ABILENE, TEXAS 79606  
(325) 665-1815



**ENPROTEC/HIBBS & TODD, INC.**  
ENVIRONMENTAL AND CIVIL ENGINEERING  
402 Cedar Street  
325-696-5500  
Abilene, Texas 79601  
PE Firm Registration No. 1151  
PG Firm Registration No. 50103  
RPLS Firm Registration Nos. 10011900 & 10007900

**PRELIMINARY PLAT  
FOR  
SANDY CREEK VILLAGE  
ABILENE, TAYLOR COUNTY, TEXAS**

7940  
PROJECT NO.  
07/28/2021  
DATE  
J.D.T.  
DESIGNED BY:  
D.B.H.  
DRAWN BY:  
J.D.T.  
CHECKED BY:  
1 OF 1







# ZONING CASE Z-2021-20

## STAFF REPORT

---



### **Scheduled Hearings**

Planning & Zoning Commission: August 3, 2021

City Council 1<sup>st</sup> Reading: August 26, 2021

City Council 2<sup>nd</sup> Reading: September 9, 2021

### **Applicant**

Owner: Bel Air West, LLC

Agent: Ronny Guerrero

### **Request**

Rezone from General Commercial (GC) District to Multi-Family (MF) District.

### **Location**

Approximately the eastern 240-feet of a site occupied by Bel Air West Apartments at 5220 Hartford Street, on the northeast corner of Presidio and Hartford Streets in western Abilene.

### **Background**

In May 2021, the planning department received a site plan application to construct two (2) new multi-family apartment dwellings (48 units) for Bel Air West Apartments in which a portion of both of the new multi-family apartment dwellings are proposed to be located within the GC district. Multi-family dwellings are not a permitted use within a GC district. This subject property has been split-zoned as MF and GC since 1960 and when Bel Air West Apartments was proposed for construction (1972-1973), Multi-Family dwellings were a permitted use within both districts. Currently, the GC portion of the Bel Air West apartments is considered a legally non-conforming use (LDC Section 2.6.2.1; Nonconforming Use Criteria). The owner is now requesting to rezone the GC district to MF district to bring the current use into conformance and allow for the expansion of the multi-family apartment complex.

### **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 mixture of Agricultural Open Space (AO) to the west (Elementary School) and south (City of Abilene Water Tower), Multi-Family (MF) to the north (apartments), and General Commercial (GC) to the east (vehicle sales).

### **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;**

The Future Land Use and Development Plan Map identifies this subject property at the fringe of a Major Commercial Business Center with a mixture of commercial business' along highway 83/84 and high-density residential to the west. The proposed rezoning will allow for the use of the existing multi-family dwellings to be in conformance with the current and proposed land use.

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.

**(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 in the immediate vicinity, which are primarily multi-family apartment complexes.

**(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 adequate for the proposed uses. This request 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**

Staff recommends approval.

**Notification**

Pursuant to Section 1.2.2.2 of the Land Development Code, staff mailed personal notices on June 19, 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 parcel identification numbers are identified in Table 1.



**TABLE 1**

| Owner                        | Parcel ID | Response |
|------------------------------|-----------|----------|
| BEL AIR WEST LLC             | 63044     |          |
| CITY OF ABILENE              | 14253     |          |
| HALL LAWRENCE CHEVROLET      | 34058     |          |
| HALL LAWRENCE CHEVROLET      | 33922     |          |
| HPD REAL ESTATE LTD          | 66515     |          |
| HPD REAL ESTATE LTD          | 1011775   |          |
| LAWRENCE HALL VOLKSWAGEN INC | 63172     |          |
| MOORE HARTFORD LLC           | 92095     |          |
| SMV STONEGATE LP             | 63166     |          |
| TUSCOLENE INVESTMENTS LLC    | 11893     |          |

**Attachments**

Application

Supporting Ordinances

Zoning Map (1960)

Subject Property Plat (1973)

Subject Property Original Site Plan (1972)

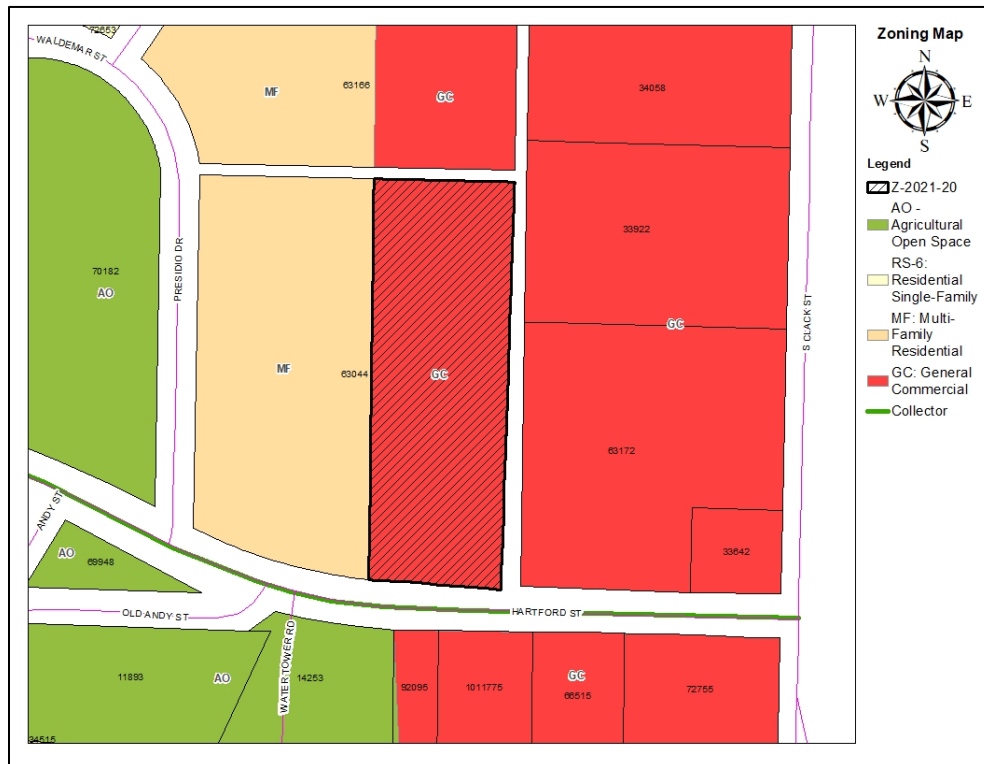
Subject Property Proposed Site Plan

(2021) PowerPoint Presentation

## LOCATION MAP



## ZONING MAP





ORDINANCE NO. 8-2010

AN ORDINANCE AMENDING CHAPTER 23, "PLANNING AND COMMUNITY DEVELOPMENT," OF THE ABILENE MUNICIPAL CODE, BY REPEALING SUBPARTS B, D & E; REPEALING THE "SIDEWALK MASTER PLAN"; AND ADOPTING THE "CITY OF ABILENE LAND DEVELOPMENT CODE" AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY AND CALLING A PUBLIC HEARING.

WHEREAS, currently the rules and regulation governing development within the City of Abilene are dividing among the Zoning Ordinance, Subdivision Ordinance, Mobile Home Parks Ordinance, and the Sidewalk Master Plan; and,

WHEREAS, the current Zoning Ordinance was originally adopted on March 8, 1984; and,

WHEREAS, the City Council of the City of Abilene adopted the City of Abilene Comprehensive Plan on January 22, 2004; and,

WHEREAS, the adopted Comprehensive Plan calls for the unification of development regulations into a Land Development Code for the City of Abilene; and,

WHEREAS, the Planning and Zoning Commission and the Land Development Code Review Committee were tasked with reviewing and recommending a Land Development Code for adoption by the City Council; and,

WHEREAS, the Planning and Zoning Commission made a formal recommendation for adoption to the City Council on February 1, 2010; and,

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens of the City of Abilene that development in the City of Abilene be regulated by a unified Land Development Code,

NOW THEREFORE, be it ordained by the City Council of the City of Abilene, Texas, that:

**PART 1:** That Chapter 23 "Planning and Community Development" (Ordinance 28-1984), Subparts B "Mobile Home Parks" (Ordinance 45-1986), D & E "Subdivisions" and "Zoning" (Ordinance 34-1983), of the Code of the City of Abilene, Texas, are hereby repealed, replaced and amended as set forth in Exhibit A, attached and made a part of this ordinance for all purposes.

**PART 2:** That Ordinance No. 39-2006 setting forth the Sidewalk Master Plan regulations of the City of Abilene is hereby repealed and replaced as set forth in Exhibit A, attached and made a part of this ordinance for all purposes.

- PART 3:** That the current zoning districts be modified as set out in Exhibit B, attached hereto and made part of this ordinance for all purposes.
- PART 4:** That if the provisions of any section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not effect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this ordinance.
- PART 5:** That any person, firm, or corporation violating the provisions of this Ordinance shall be deemed to have committed a misdemeanor, and upon conviction thereof shall be fined in accordance with Chapter 1 (Section 1-9) of the Code of the City of Abilene.
- PART 6:** Each day such violation shall continue, or be permitted to continue, shall be deemed a separate offense. Said ordinance, being a penal ordinance, becomes effective June 1, 2010, said date being more than ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FIRST READING this 8th day of April, A.D. 2010.

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 10<sup>th</sup> day of February, 2010, 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 22<sup>nd</sup> day of April, 2010, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective June 1, 2010, said date being more than ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

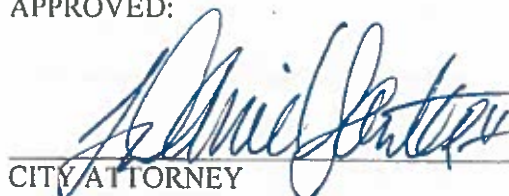
PASSED ON SECOND AND FINAL READING THIS 22<sup>nd</sup> day of April, A.D. 2010.

ATTEST:

  
CITY SECRETARY

  
MAYOR

APPROVED:

  
CITY ATTORNEY



### Section 2.4.2.1 The Land Use Matrix

(a) The Land Use Matrix begins on the following page.

LEGEND: P - Permitted, Blank - Not Permitted, C - Conditional Use Permit, TP - Requires a Temporary Permit, \* - Conditions Apply See [Ch. 2 Art. 5 Div. 3](#)

| PERMITTED USES<br>Residential Uses                                         | A | R | R | P | T | M | M | M | C | N | O | N | G | M | C | M | G | H | L | PARKING<br>REQUIREMEN<br>T<br>(also refer to<br>Chapter 4, article<br>2, Division 1) |
|----------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--------------------------------------------------------------------------------------|
| Bed & Breakfast*                                                           | C | C | C | C | C | C | C | C | P | P | P | P | P | P | P | P |   |   |   | 1/guest room + 1                                                                     |
| Dwelling - Duplex                                                          |   |   |   |   |   |   |   |   | P | P | P | P |   |   | P | P |   |   |   | 3/2 dwelling units                                                                   |
| Dwelling - Industrialized Housing Unit                                     | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |   |   |   | 2/dwelling unit                                                                      |
| Dwelling - Institutional*                                                  |   |   |   |   |   |   |   | C | P | P | P | P | P | P | P | P |   |   |   | 2/3 guest rooms<br>and 1/employee                                                    |
| Dwelling - Manufactured Home (HUD-Code)                                    |   |   |   |   |   |   |   |   | P |   |   |   |   |   |   |   |   |   |   | 2/dwelling unit                                                                      |
| Dwelling - Mobile Home                                                     |   |   |   |   |   |   |   |   | P |   |   |   |   |   |   |   |   |   |   | 2/dwelling unit                                                                      |
| Dwelling - Multiple-Family*                                                |   |   |   |   |   |   |   |   | P | P | P | P | P | P | P | P |   |   |   | 3/2 dwelling units                                                                   |
| Dwelling - Patio Home                                                      |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | C |   |   |   | 2/dwelling unit                                                                      |
| Dwelling - Single-Family Detached                                          | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |   |   |   | 2/dwelling unit                                                                      |
| Dwelling - Townhome                                                        |   |   |   |   |   |   |   | P |   |   |   |   |   |   |   | C |   |   |   | 2/dwelling unit                                                                      |
| Group Home*                                                                |   |   |   |   |   |   |   |   | C | C |   |   |   |   |   | C |   |   |   | 1/4 beds                                                                             |
| Hotel/Motel                                                                |   |   |   |   |   |   |   |   |   |   |   |   | C | P | P | C | P | C |   | 1/unit                                                                               |
| Vacation Travel Trailer Park*                                              | C |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | 1/trailer space + 1                                                                  |
| Accessory & Incidental Uses                                                |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |                                                                                      |
| Accessory Structure (Also see <a href="#">Division 4</a> of this article)* | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |                                                                                      |

"ZONING ORDINANCE of 1960"

FOR

THE CITY OF ABILENE, TEXAS

As Amended

December 20, 1961 <sup>12</sup>



## SECTION 7 RM ( MULTIPLE-FAMILY RESIDENTIAL) DISTRICTS.

7.1 Purpose. The general purpose of the RS, RM, and RT Districts are set forth in Subsection 6.1. RM Districts consists mainly of (a) areas containing multiple-family dwellings, (including two-family dwellings), with some single-family dwellings, (b) areas which contain single-family and two family dwellings, which are centrally located, and which are appropriate to ultimate multi-family development, and (c) open areas where future multi-family development appears desirable. In addition to the general purposes applying to all residential districts, the regulations of RM Districts are designed to encourage the provision of conveniently located, centrally maintained, rental accommodations in districts of three maximum permitted densities.

7.2 Permitted Uses. Uses permitted in the R'M District are set forth in Section 21.2.

7.3 Height Regulations. No structure shall exceed the limits set forth for RM Districts in Subsection 40.2.

7.4 Lot Area Regulations. The following minimum requirements shall be observed except where increased for conditional uses (See Subsections 21.2 and 41.4).

### Lot Area ( sq. ft. ) per Dwelling Unit Based on No. of Rooms in Dwelling Unit

| <u>District.</u> | <u>Zoning</u> | <u>Lot Area</u><br>(sq. ft.) | 1    | 2     | 3     | 4     | 5     | 6     | Beyond |
|------------------|---------------|------------------------------|------|-------|-------|-------|-------|-------|--------|
|                  |               |                              | room | rooms | rooms | rooms | rooms | rooms | rooms  |
| RM-3             | 5000          | 2700                         | 2850 | 3000  | 3300  | 3600  | 3900  | 300   |        |
| RM-2             | 5000          | <del>1800</del>              | 1900 | 2000  | 2200  | 2400  | 2600  | 200   |        |
| RM-1             | 5000          | 900                          | 950  | 1000  | 1100  | 1200  | 1300  | 100   |        |

In determining the number of rooms in a dwelling unit for the purpose of determining minimum lot area, kitchens and bathrooms shall be excluded.

7.5 Yard Requirements. The following minimum requirements shall be observed, except where increased for conditional uses (See Subsections 21.2 and 41.4).

7.51 Front Yards, Rear Yards on Back-up Lots, Exterior Side Yards on Corner Lots. Front yards, rear yards on back-up lots, and exterior side yards on corner lots shall be determined from the building set-back requirements set forth in Subsection 40.1.

## SECTION 15. C-6 (GENERAL COMMERCIAL) DISTRICT.

15.1 Purpose. The C-6 District consists of land and improvements which provide a wide range of retailing activities, personal and business services, and other commercial activities. Land in the district is located mainly along major streets and highways, in the vicinity of industrial areas, and in the central business district.

The C-6 District regulations are designed to permit development of the above mentioned functions and to provide space for commercial uses which are generally not appropriate for shopping districts or the central business district, limited by standards intended primarily to protect nearby residential districts. To this end, the regulations establish standards retaining as low an intensity of use as is compatible with the functioning of the district.

15.2 Permitted Uses. Uses permitted in the C-6 District are set forth in Section 21.2.

15.3 Height Regulations. No structure shall exceed the height limits set forth for C-6 Districts in Subsection 40.2.

15.4 Lot Area and Width Requirements. The following minimum requirements shall apply except where increased for conditional uses (See Subsections 21.2 and 41.4):

|           |                  |
|-----------|------------------|
| Lot Area  | 5000 Square feet |
| Lot Width | 50 feet          |

Lot area, all yard requirements and floor area ratio for single-family dwellings and multiple family dwellings shall be subject to regulations set forth in Subsections 7.2, 7.4, 7.5, 7.6, as required for RM-2 Districts.

15.5 Yard Requirements. The following minimum requirements shall be observed, except where increased for conditional uses (See Subsections 21.2 and 41.4):

|                     |                                                                            |
|---------------------|----------------------------------------------------------------------------|
| Front yard:         | 15 feet                                                                    |
| Side yards:         | None, except when abutting an RA, RS, RM, or RT District, then 25 feet.    |
| Exterior side yard: | 12½ feet                                                                   |
| Rear yards:         | 10 feet, except when abutting an RA, RS, RM, or RT District, then 25 feet. |

15.6 Floor Area Ratio. The floor area ratio of a zoning lot in a C-6 District shall not exceed 1.0.





**ZONING ORDINANCE**

**CITY OF ABILENE, TEXAS**

**Effective September 26, 1974**

2. RM-2: Areas suitable for multi-family dwellings (including two family units) with some single-family dwellings. Maximum density is twenty-four (24) units per acre.
3. RM-1: Areas suitable for multi-family dwellings with a maximum density of forty-eight (48) units per acre.

In addition to the general purposes applying to all residential districts, the regulations of RM Districts are designed to encourage the provision of conveniently located, centrally maintained, rental accommodations in districts of three (3) permitted densities.

32-1. 3. 4

MH: Mobile Home District

The requirements set forth in the MH Districts are designed to regulate those areas now occupied by mobile homes or mobile home parks and of open areas where mobile home development appears desirable. This district is designed to permit and encourage the development of properly planned and improved mobile home parks and developments in appropriate locations in a residential environment.

32-1. 3. 5

CU: College and University District

This district is composed of lands which are primarily located within the boundaries of the main campuses of Abilene's colleges or land which has been designated for use by a college or university. The district is designed to promote the orderly, interrelated development of college and university related facilities and to prevent the encroachment of incompatible uses into the areas of high building concentration and pedestrian activity. This district also provides a means for advance consideration by the City of Abilene of any development which might occur in relation to parking, additional traffic generation, compatibility with adjacent areas, and any additional demands which may be placed upon the City's administrative or service functions.

32-1. 3. 6

O: Office District

The regulations of the Office District are intended to encourage office development of high character in a noncommercial environment.

The selected business and/or professional offices allowed in an "O" District have relatively low traffic generation characteristics, handle no products, and require limited identification by signs or other such devices.

discourage warehousing and manufacturing and other uses which tend to generate heavy traffic or require open storage of materials. The district regulations are designed to permit further development of the district for the purposes stated, subject to limitations to prevent congestion and assure provision of adequate light and air to buildings in the district. This district consists, primarily, of the older business structures which predate the modern shopping center concepts and special provisions are made for off-street parking, height and area regulations, in order to accommodate use of existing structures. New CB zones are considered undesirable and will not be established in areas of new development.

32-1.3.10

GC: General Commercial District

The design and regulations of the GC district are established to provide a wide range of retailing activities, personal and business services, and other commercial activities. Since there is little interdependence of activities, establishments can be dispersed over considerable areas with each establishment having its own automobile parking. Good automobile accessibility is essential to these districts.

The GC district regulations are designed to permit development of commercial activities, which are generally not appropriate for shopping centers or the Central Business District. Residential uses are not compatible with the environment created in the GC district, due to the character and high level of activity of the permitted uses.

32-1.3.11

HC: Heavy Commercial District

The purpose of the Heavy Commercial district is primarily to accommodate the sale, service, display, and storage of certain commodities which by their nature may not be compatible with many other sales and display operations. Building material yards, contractor yards, open storage and repair of machinery, and welding or machine shops are examples of such heavy uses.

In an effort to establish areas where such essential heavy sales, service, display, and storage uses could be located, the Heavy Commercial district has been established. The district regulations are further designed to prevent congestion and to assure provision of adequate light and air as well as circulation and off-street parking within the district.



| PERMITTED USES<br>RESIDENTIAL USES                                              | PARKING<br>REQUIREMENTS       | AO                                      | RS                                    | RM                                   | MH                         | CU                                  | O                  | LC                    | SC                             | CB                              | GC                                | HC                  | LI                              | HI                              | PDI                                |
|---------------------------------------------------------------------------------|-------------------------------|-----------------------------------------|---------------------------------------|--------------------------------------|----------------------------|-------------------------------------|--------------------|-----------------------|--------------------------------|---------------------------------|-----------------------------------|---------------------|---------------------------------|---------------------------------|------------------------------------|
|                                                                                 |                               | AGRICULTURAL-<br>OPEN SPACE<br>DISTRICT | SINGLE FAMILY<br>DWELLING<br>DISTRICT | MULTI FAMILY<br>DWELLING<br>DISTRICT | MOBILE<br>HOME<br>DISTRICT | COLLEGE &<br>UNIVERSITY<br>DISTRICT | OFFICE<br>DISTRICT | LIMITED<br>COMMERCIAL | SHOPPING<br>CENTER<br>DISTRICT | CENTRAL<br>BUSINESS<br>DISTRICT | GENERAL<br>COMMERCIAL<br>DISTRICT | HEAVY<br>COMMERCIAL | LIGHT<br>INDUSTRIAL<br>DISTRICT | HEAVY<br>INDUSTRIAL<br>DISTRICT | PLANNED<br>DEVELOPMENT<br>DISTRICT |
| Atrium Houses (see townhouses)                                                  |                               |                                         |                                       |                                      |                            |                                     |                    |                       |                                |                                 |                                   |                     |                                 |                                 |                                    |
| Boarding and/or Rooming Houses                                                  | 2/3 guest rms<br>+ 1/employee |                                         |                                       | X                                    |                            | X                                   | X                  |                       |                                | X                               |                                   |                     |                                 |                                 | X                                  |
| Camping Trailers (see vacation travel<br>trailer parks)                         |                               |                                         |                                       |                                      |                            |                                     |                    |                       |                                |                                 |                                   |                     |                                 |                                 |                                    |
| Condominiums (see multi-family dwellings)                                       |                               |                                         |                                       |                                      |                            |                                     |                    |                       |                                |                                 |                                   |                     |                                 |                                 |                                    |
| Cooperative Apartments (see multi-family<br>dwellings)                          |                               |                                         |                                       |                                      |                            |                                     |                    |                       |                                |                                 |                                   |                     |                                 |                                 |                                    |
| Dormitories                                                                     | 1/room                        |                                         |                                       | X                                    |                            | X                                   |                    |                       |                                |                                 |                                   |                     |                                 |                                 | X                                  |
| Duplexes                                                                        | 3/2 dwelling<br>units         |                                         |                                       | X                                    |                            | X                                   | X                  |                       |                                |                                 |                                   |                     |                                 |                                 | X                                  |
| Fraternity Houses                                                               | 1/room                        |                                         |                                       | X                                    |                            | X                                   |                    |                       |                                |                                 |                                   |                     |                                 |                                 | X                                  |
| Garden Apartments (see townhouses)                                              |                               |                                         |                                       |                                      |                            |                                     |                    |                       |                                |                                 |                                   |                     |                                 |                                 |                                    |
| Mobile Homes (see mobile home and va-<br>cation travel trailer parks ordinance) | 2/dwelling<br>unit            |                                         |                                       |                                      | X                          |                                     |                    |                       |                                |                                 |                                   |                     |                                 |                                 | X                                  |
| Multi-Family Dwellings                                                          | 3/2 dwelling<br>units         |                                         |                                       | X                                    |                            | X                                   | X                  |                       |                                | X                               |                                   |                     |                                 |                                 | X                                  |
| Patio Houses (see townhouses)                                                   |                               |                                         |                                       |                                      |                            |                                     |                    |                       |                                |                                 |                                   |                     |                                 |                                 |                                    |

32-9.2

| PERMITTED USES<br>RESIDENTIAL USES                                                    | PARKING<br>REQUIREMENTS              | AO                                      | RS                                    | RM                                   | MH                         | CU                                  | O                  | LC                    | SC                             | CB                              | GC                                | HC                  | LI                              | HI                              | PDD                                | PI   |
|---------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------|---------------------------------------|--------------------------------------|----------------------------|-------------------------------------|--------------------|-----------------------|--------------------------------|---------------------------------|-----------------------------------|---------------------|---------------------------------|---------------------------------|------------------------------------|------|
|                                                                                       |                                      | AGRICULTURAL-<br>OPEN SPACE<br>DISTRICT | SINGLE FAMILY<br>DWELLING<br>DISTRICT | MULTI-FAMILY<br>DWELLING<br>DISTRICT | MOBILE<br>HOME<br>DISTRICT | COLLEGE &<br>UNIVERSITY<br>DISTRICT | OFFICE<br>DISTRICT | LIMITED<br>COMMERCIAL | SHOPPING<br>CENTER<br>DISTRICT | CENTRAL<br>BUSINESS<br>DISTRICT | GENERAL<br>COMMERCIAL<br>DISTRICT | HEAVY<br>COMMERCIAL | LIGHT<br>INDUSTRIAL<br>DISTRICT | HEAVY<br>INDUSTRIAL<br>DISTRICT | PLANNED<br>DEVELOPMENT<br>DISTRICT | PARK |
| Atrium Houses (see Townhouses)                                                        |                                      |                                         |                                       |                                      |                            |                                     |                    |                       |                                |                                 |                                   |                     |                                 |                                 |                                    |      |
| Boarding and/or Rooming Houses                                                        | 2/3 guest<br>rooms and<br>1/employee |                                         |                                       | X                                    |                            | X                                   | X                  |                       |                                | X                               |                                   |                     |                                 |                                 | X                                  |      |
| Camping Trailers (see Vacation Travel Trailer<br>Parks)                               |                                      |                                         |                                       |                                      |                            |                                     |                    |                       |                                |                                 |                                   |                     |                                 |                                 |                                    |      |
| Condominiums (see Multi-Family Dwellings)                                             |                                      |                                         |                                       |                                      |                            |                                     |                    |                       |                                |                                 |                                   |                     |                                 |                                 |                                    |      |
| Cooperative Apartments (see Multi-Family<br>Dwellings)                                |                                      |                                         |                                       |                                      |                            |                                     |                    |                       |                                |                                 |                                   |                     |                                 |                                 |                                    |      |
| Dormitories                                                                           | 1/room                               |                                         |                                       | X                                    |                            | X                                   |                    |                       |                                |                                 |                                   |                     |                                 |                                 | X                                  |      |
| Duplexes                                                                              | 3/2 dwelling<br>units                |                                         |                                       | X                                    |                            | X                                   | X                  |                       |                                |                                 |                                   |                     |                                 |                                 | X                                  |      |
| Fraternity Houses                                                                     | 1/room                               |                                         |                                       | X                                    |                            | X                                   |                    |                       |                                |                                 |                                   |                     |                                 |                                 | X                                  |      |
| Garden Apartments (see Townhouses)                                                    |                                      |                                         |                                       |                                      |                            |                                     |                    |                       |                                |                                 |                                   |                     |                                 |                                 |                                    |      |
| Mobile Homes (see Mobile Home & Vacation Travel<br>Trailer Parks Ordinance)           | 2/dwelling<br>unit                   |                                         |                                       |                                      | X                          |                                     |                    |                       |                                |                                 |                                   |                     |                                 |                                 | X                                  |      |
| Multi-Family Dwellings<br>*Amended 7-8-76, Ord. #871<br>**Amended 2-23-78, Ord. #1032 | 3/2 dwelling<br>units                |                                         |                                       | X                                    |                            | X                                   | X                  |                       |                                | X                               | X*                                | X**                 |                                 |                                 | X                                  |      |
| Patio Houses (see Townhouses)                                                         |                                      |                                         |                                       |                                      |                            |                                     |                    |                       |                                |                                 |                                   |                     |                                 |                                 |                                    |      |

ORDINANCE NO. 8-2010

EXHIBIT "B"

The following details the changes to the zoning districts from the current City of Abilene Zoning Ordinance to the proposed Land Development Code.

**NO CHANGE:**

- AO Agricultural Open Space district
- RR-5 Rural Residential, lot minimum equal to or greater than 5 acres
- RR-1 Rural Residential, lot minimum equal to or greater than 1 acre
- RS-12 Residential Single-Family district, 12,000 foot lot minimum
- RS-8 Residential Single-Family district, 8,000 square foot lot minimum
- RS-6 Residential Single-Family district, 6,000 square foot lot minimum
- O Office district
- MU Medical Use district
- CB Central Business district
- GC General Commercial district<sup>1</sup>
- HC Heavy Commercial district
- LI Light Industrial district
- HI Heavy Industrial district
- COR Corridor Overlay district
- H Historic Overlay district

- <sup>1</sup> The proposed GC General Commercial district is a more intensive district than the current GC district. The intent is for much of the area currently zoned GC to be rezoned to the new GR General Retail district. However, until these rezonings are accomplished, all GC zoned areas will remain GC under the proposed ordinance.

**ADD:**

- PH Residential Single-Family Patio Home district
- TH Residential Townhome district
- MD Residential Medium Density district
- MF Residential Multi-Family district
- NO Neighborhood Office district
- NR Neighborhood Retail district
- GR General Retail district
- MX Mixed Use district
- NCO Neighborhood Conservation Overlay district
- ACO Activity Center Overlay district
- PD Planned Development District



**CHANGE:**

- RM-3 Residential Multi-Family district 3 to MD Residential Medium Density district
- RM-2 Residential Multi-Family district 2 to MF Residential Multi-Family district
- RM-1 Residential Multi-Family district 1 to MF Residential Multi-Family district
- MH Mobile Home district to MH Manufactured/Mobile Home district
- CU College University district to CU College and University district
- LC Limited Commercial district to NR Neighborhood Retail district
- SC Shopping Center district to GR General Retail district
- PH Patio Home overlay zone to PH Residential Single-Family Patio Home district<sup>2</sup>
- MX Mixed Use overlay zone to MX Mixed Use district<sup>3</sup>
- PI Park Industrial district to LI Light Industrial district

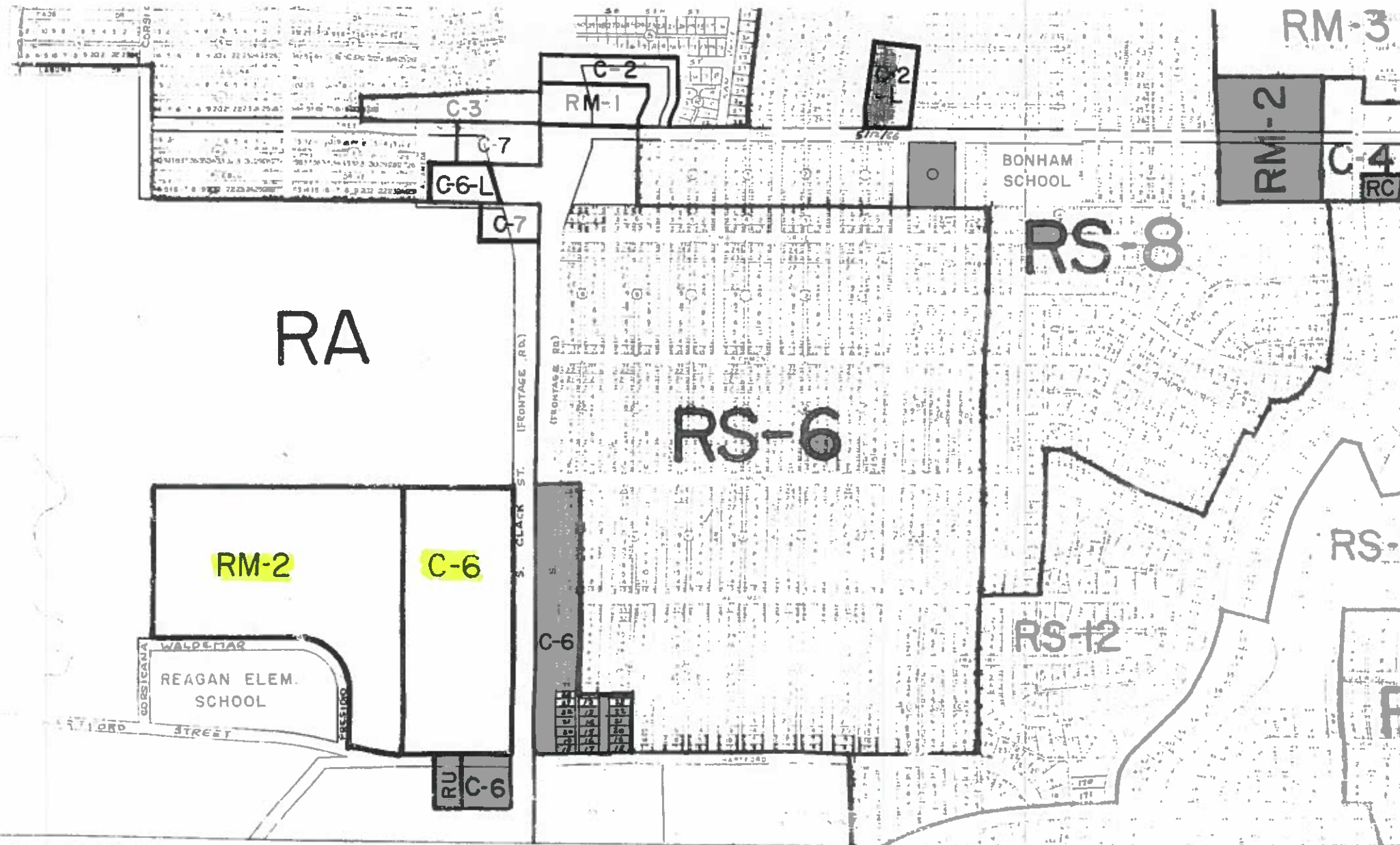
<sup>2</sup> This converts the PH district from an overlay district to a standard zoning district. This change will result in changes to the underlying zoning of any area currently zoned with a PH overlay.

<sup>3</sup> This converts the MX district from an overlay district to a standard zoning district. This change will result in changes to the underlying zoning of any area currently zoned with a MX overlay.

**ELIMINATE:**

- LC Limited Commercial district
- SC Shopping Center district
- PI Park Industrial district
- PH Patio Home overlay zone
- MRH Modular Home overlay zone

-END-





7913

SECTION 3

WALDEMAR

Reagan  
School

PRESIDIO

ALLEY

HARTFORD

STREET

City of  
AbileneUndeveloped  
Floyd Childs  
Et AlBlk. 1  
First Methodist  
Church Sub'nBlk. A  
Phillips Carriage  
Sub'nFILED FOR RECORD  
1 O'CLOCK 15 MIN PM

JUL 9 1973

Miss Chas. Smithland  
County Clerk, Taylor County, Texas  
DeputyBLK. 1 SEC. 1  
OF  
TOWN & COUNTRY VILLAGESUBDIVISION OF  
LOT 3, Anderson & Berry's Sub'n  
of A. Thompson Sur. No. 37  
Taylor County, Texas

1" = 100'

PLANNING COMMISSION  
THIS PLAT IS HEREBY APPROVED BY THE CITY  
PLANNING COMMISSION OF THE CITY OF ABILENE,  
TEXAS AND THE COUNTY CLERK IS HEREBY AU-  
THORIZED 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

DATE 1/2/73 ATTORNEY Lee Kay Deane  
DATE 1/2/73 SECRETARY Lee Kay Deane  
DATE 1/2/73 PLANNING DIRECTOR Lee Kay Deane

SHORT FORM PLAT APPROVAL AS PROVIDED BY THE  
SUBDIVISION REGULATIONS

DIRECTOR OF PUBLIC WORKS  
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

DATE 1/2/73 DIRECTOR OF PUBLIC WORKS Lee Kay Deane

PLANNING DIRECTOR  
FILED WITH PLANNING DIRECTOR CITY OF  
ABILENE, TEXAS

DATE 1/2/73 FILE NUMBER FP-0473  
PLANNING DIRECTOR Lee Kay Deane  
#68.66  
FEES

COUNTY CLERK  
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 AND ALLEYS UNDER THE NAME OF Blk. 1, Sec. 1 of Town & Country Village

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:

EXECUTED THIS 15<sup>th</sup> DAY OF JANUARY 1973  
H.C. Beck Master OWNER  
OWNER OWNER

ACKNOWLEDGEMENT  
THE STATE OF TEXAS  
COUNTY OF  
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS  
DAY PERSONALLY APPEARED H.C. Beck Master WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT  
AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND  
CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15<sup>th</sup> DAY OF JANUARY 1973  
W.G. Carter Jr. NOTARY PUBLIC TAYLOR COUNTY TEXAS

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 WAS THE 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 15<sup>th</sup> DAY OF JANUARY 1973  
W.G. Carter Jr. NOTARY PUBLIC TAYLOR COUNTY TEXAS

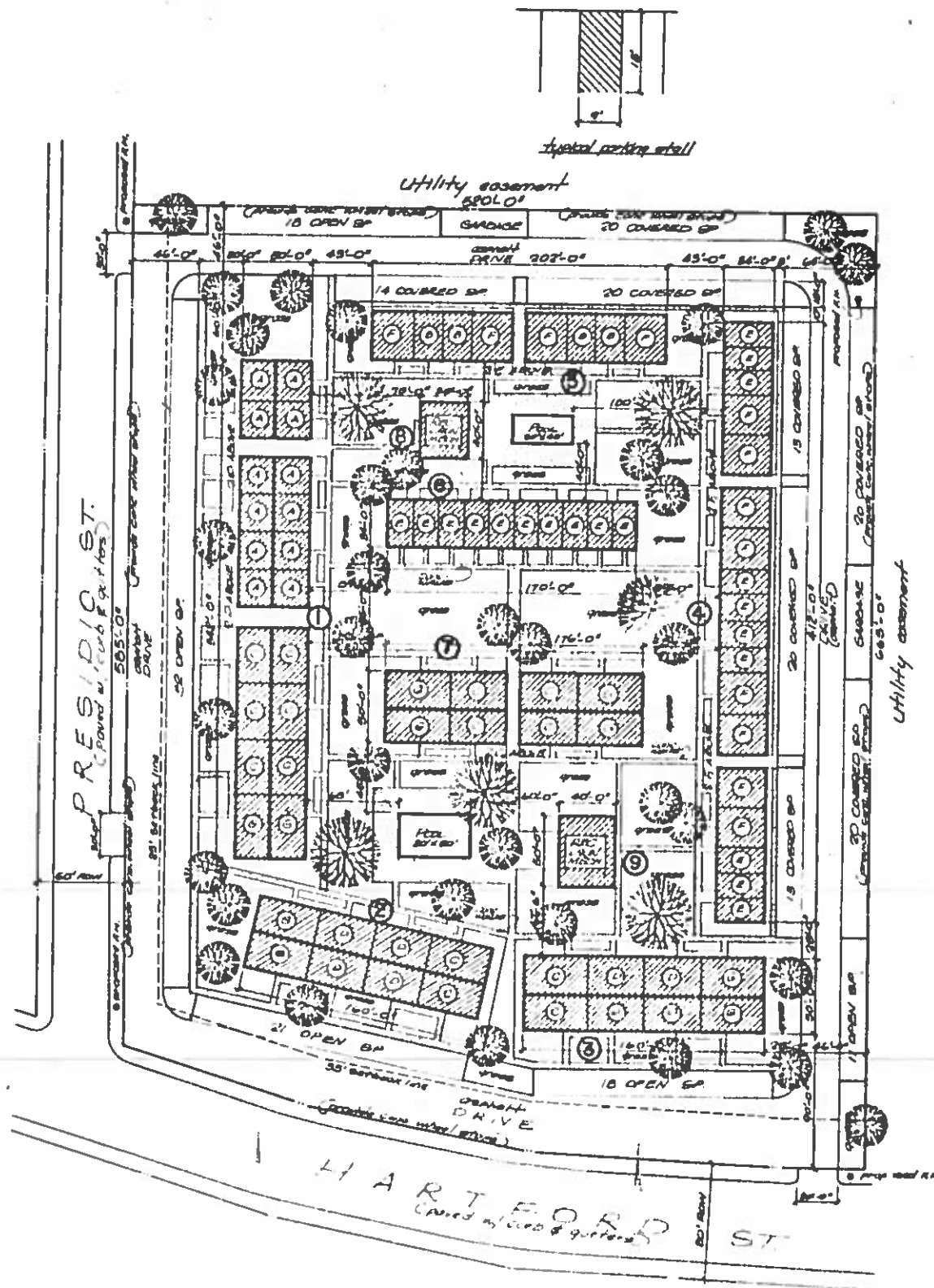
GENERAL NOTES  
SHEET 1 OF 1 SHEETS ALUREAGE 8.21 AC  
SCALE 1" = 100' SMALLEST LOT 50 SQ. FT. LARGEST LOT 357,627 SQ. FT.  
LOT WIDTH MIN MAX LOT DEPTH MIN MAX  
CONCRETE MONUMENTS SYMBOL POLES SYMBOL DOWN GUYS SYMBOL

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  
BLK. 1 SEC. 1  
OF  
TOWN & COUNTRY VILLAGE  
SUBDIVISION OF  
LOT 3, Anderson & Berry's Sub'n  
of A. Thompson Sur. No. 37  
Taylor County, Texas

JANUARY 3, 1973  
DATE  
A.C. ROGERS  
SIGNATURE  
A.C. ROGERS  
REGISTERED PUBLIC SURVEYOR





TRACT I: BEING OUT OF AND A PART OF THE SE PORTION OF SUBDIVISION 3, ANDERSON & BERRY'S SUBDIVISION OF THE ALEXANDER THOMPSON SURVEY 37, TAYLOR COUNTY, TEXAS, CONTAINING 46.07 ACRES, SAVE AND EXCEPT 3.88 ACRES OUT OF SW CORNER HERETOFORE CONVEYED TO THE ABILENE IND. SCHOOL DISTRICT.

TRACT II: BEING 14.48 ACRES OUT OF A PART OF LOT 3, ANDERSON AND BERRY SUBDIVISION OF THE ALEXANDER THOMPSON SURVEY 37, TAYLOR COUNTY, TEXAS.

| UNIT | TYPE        | NO. | RM 2 LOT AREA |
|------|-------------|-----|---------------|
| 1    | 1 BR        | 20  | 38,000        |
| 2    | 1 BR        | 8   | 18,200        |
| 3    | 2 BR        | 24  | 48,000        |
| 4    | 2 BR        | 4   | 8,000         |
| 5    | 2 BR        | 20  | 40,000        |
| 6    | 2 BR STUDIO | 20  | 40,000        |
| 7    | 2 BR        | 16  | 38,000        |
| 8    | 2 BR        | 8   | 18,000        |
| 9    | 3 BR        | 20  | 44,000        |
| 140  |             |     | 581,800 S.F.  |

#### BUILDING AREA AT GROUND

| NO.                   | HEIGHT       | AREA         |
|-----------------------|--------------|--------------|
| 1                     | 2 ST - 18 FT | 17,100       |
| 2                     | 2 ST         | 8,000        |
| 3                     | 2 ST         | 8,000        |
| 4                     | 2 ST         | 14,078       |
| 5                     | 2 ST         | 8,888        |
| 6                     | 2 ST         | 5,780        |
| 7                     | 2 ST         | 8,800        |
| 8                     | 1 ST - 10 FT | 1,400        |
| 9                     | 1 ST         | 2,000        |
| TOTAL COVERED PARKING |              | 71,806       |
| TOTAL COVERED AREA    |              | 22,880       |
| TOTAL FLOOR AREA      |              | 94,836 S.F.  |
|                       |              | 138,200 S.F. |

ACTUAL LAND AREA (17 ACRES)  
 LOT AREA REQUIRED FOR RM 2  
 UNITS PER ACRE  
 COVERAGE  
 PARKING REQUIRED  
 PARKING PROVIDED  
 STALL SIZE

304,880 S.F.  
 281,200 S.F.  
 30  
 31%  
 210  
 240  
 9' x 11'



SITE PLAN - 1" = 50'

8-1-72  
 Date

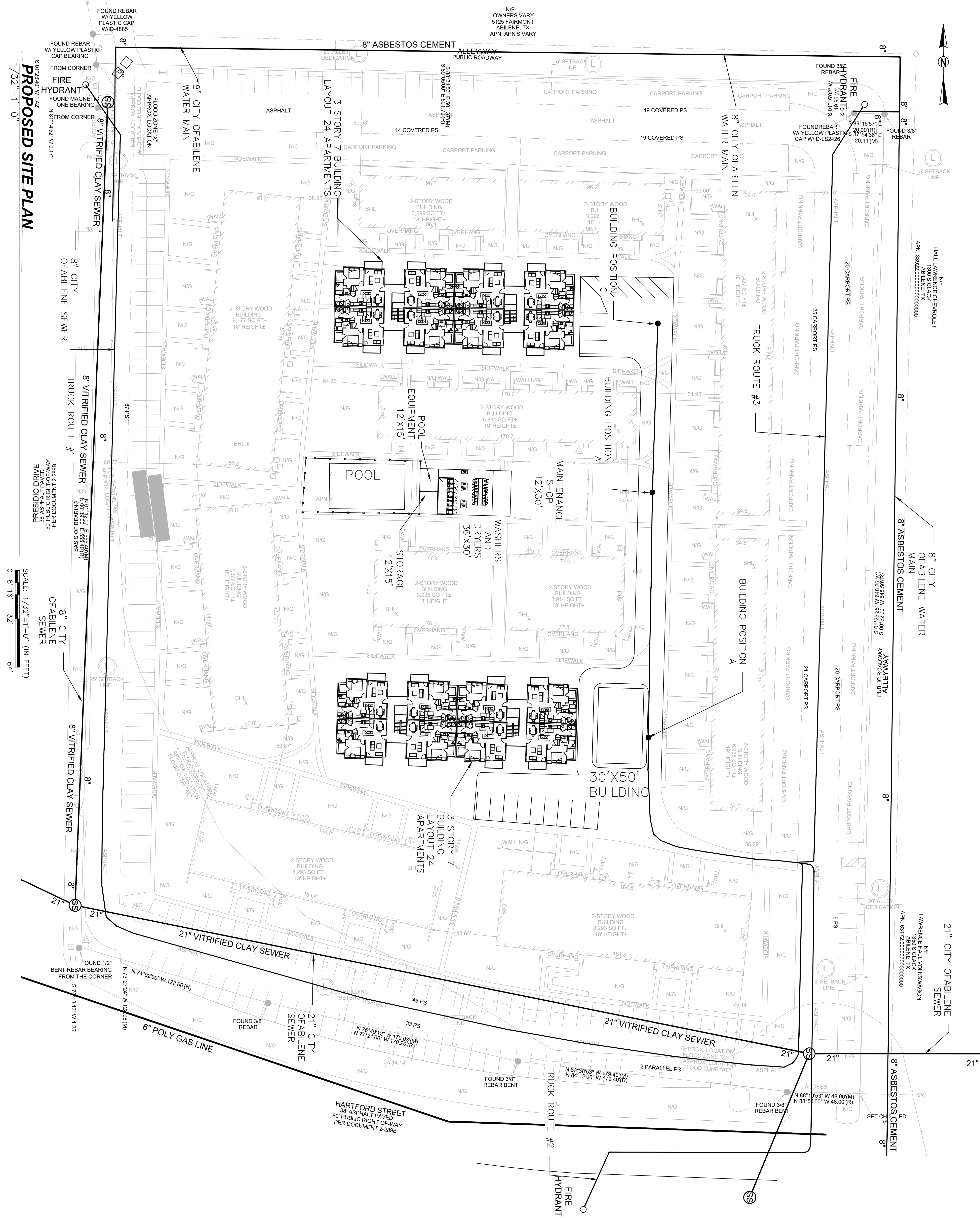
THIS SITE PLAN IS HEREBY  
 APPROVED BY THE SITE PLAN  
 COMMITTEE OF THE CITY OF  
 ABILENE, TEXAS.

*Ree R. Dwyer*  
 City Engineer

Att

APARTMENT COMPLEX ABILENE

GARCIA & VALENTINE  
 ARCHITECTS  
 2 GREENWAY PLAZA EAST SUITE 720  
 HOUSTON TEXAS 77046 713 626 3882



**GENERAL NOTES:**

- EXISTING UTILITIES SHOWN ARE SCALED FROM SCANS OF 1964 DRAWINGS. SCANNED TO PDF.
- 7.603 ACRE PLAT
- 149 EXISTING UNITS  
32 PROPOSED UNITS  
181 TOTAL UNITS
- 318 EXISTING PARKING SPOTS  
19 PROPOSED PARKING SPOTS  
272 PARKING SPOTS REQUIRED  
65 PARKING SPOTS MORE THAN REQUIRED

**LEGAL DESCRIPTION OF LAND:**

BLOCK 1, SECTION 1, OF TOWN & COUNTRY VILLAGE, A SUBDIVISION OF LOT 3, OF ANDERSON & BERRY'S SUBDIVISION OF THE A. THOMPSON SURVEY #37, CITY OF ABILENE, TAYLOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 2, SLIDE 177-B, PLAT RECORDS OF TAYLOR COUNTY, TEXAS.

**FIRE TRUCK ROUTE:**

- TRUCK ROUTE #1:  
1316' TO POSITION A.  
1472' TO POSITION B.  
1598' TO POSITION C.
- TRUCK ROUTE #2:  
525' TO POSITION A.  
681' TO POSITION B.  
807' TO POSITION C.
- TRUCK ROUTE #3:  
672' TO POSITION A.  
828' TO POSITION B.  
954' TO POSITION C.

**PRELIMINARY**  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

**BEL AIR APARTMENTS**  
**SITE PLAN**  
Abilene, Texas

**MEERS ENGINEERING INC.**  
3444 N. 1st STREET SUITE 200 ABILENE, TEXAS (325) 691-1200  
6801 SANGER AVE SUITE 202 WACO, TEXAS (254) 340-2727  
Texas Registered Engineering Firm F-3300

PROJ. NO.: AMCO0001  
DATE: xx/xx/2020  
REVISION: A  
DESIGNER: LJM  
DRAFTER: SRR  
SHEET 1 OF x  
DRAWING NO.  
**C1.1**



# PROJECT OVERVIEW

**Project Type:** Zoning Application

**ID #** 21-000091 | **Started** 06/10/2021 at 8:37 AM



## Address

5220 Hartford St, Abilene,  
TX USA 79605

## Legal

Town & Country Village  
Sec1 Blk Block 1 Lot  
Acres 8.21  
Town & Country Village  
Sec 1, Block 1, Acres  
8.21

## Property Info

**Property ID:** 63044

## Description

Addition of two (2) three (3) story apartment buildings with twenty-four (24) apartments each. Rezone from General Commercial (GC) Multi-Family (MF)

## INFORMATION FIELDS

### Owner Name

Bel Air West, LLC

### Agent Name

Ronny Guerrero

### Block

1

### Lot

3

### Acreage

8.2

### Legal Description of property

Block 1, Section 1, of Town & Country Village, a Subdivision of Lot 3, of Anderson & Berry's Subdivision of the A. Thompson Survey #37, City of Abilene, Taylor County, Texas, according to the Map or Plat thereof recorded in Cabinet 2, Slide 177-B, Plat Records of Taylor County, Texas

### Subdivision Name

Anderson & Berry

### Current Zoning

GC

### Proposed Zoning

MF

### Agree to Terms

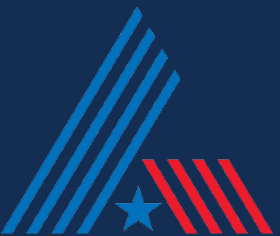
Yes

| CONTACTS         | CONTACT INFO                                    | ADDRESS                                                  | CREDENTIALS | ROLE           |
|------------------|-------------------------------------------------|----------------------------------------------------------|-------------|----------------|
| Bel Air West Llc | -                                               | 2800 N Dallas Pkwy<br>Plano, TX 75093                    | -           | -              |
| Bel Air West Llc | -                                               | 2800 Dallas Pkwy<br>Plano, TX 75093-<br>5539             | -           | -              |
| Bel Air West Llc | -                                               | 2800 Dallas Pkwy Ste-<br>324<br>Plano, TX 75093-<br>5539 |             | Property Owner |
| Larry Meers      | tena.andrews@meersengineering.com<br>3256911200 | 3444 North 1st Street<br>Suite 200<br>Abilene, TX 79603  | Engineer    | APPLICANT      |
| Sva Partners Lp  | -                                               | 2800 Dallas Pkwy<br>Plano, TX 75093-<br>5994             | -           | -              |



## REZONE

**Case:** Z-2021-20  
**Owner:** Bel Air West Apartments LLC  
**Agent:** Ronny Guerrero  
**Request:** Rezone General Commercial (GC) to Multi-Family (MF)  
**Location:** 5220 Hartford Street  
**Notification:** 0 in Favor, 0 Opposed  
**Planning & Zoning:** August 3, 2021  
**City Council Hearing:** August 26, 2021  
September 9, 2021



# Z-2021-20 LOCATION MAP





Z-2021-20 ZONING MAP



# Permitted Uses in GC Zoning

## RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

## 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 Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Freight Container
- P Fuel Sales
- TP Itinerant Business
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
- C Mobile Home or Temporary Building (office for sales and service)
- P Recycling Collection Point
- C Travel Trailers (accessory to hospitals)
- P/SE Wind Energy Conversion Systems

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Ambulance Service
- P Fire/Police Station
- C Homeless/Emergency Shelter
- P Hospital
- P Medical/Dental Laboratory
- P Post Office
- C Rehabilitation Facility
- P Social Service Facility

## EDUCATIONAL AND RELIGIOUS USES:

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

## SERVICE

- P/C Automobile Wash
- C Contractor Services
- P Funeral Home/ Mortuary/Morgue
- C Kennel (With Outdoor Pens)
- P Kennel (Without Outdoor Pens)
- P Laundry, Dry Cleaning, Dyeing, and Linen Service (no retail customers)
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)
- P Personal Services
- P Printing, Copying, Reproduction, Publishing
- C Recycling Collection and Processing Center
- P Repair and Maintenance Services - Automobile/Small Truck (major)
- P Repair and Maintenance Services - Automobile/Small Truck (minor)
- P Repair and Maintenance Services (indoor)
- C Repair and Maintenance Services (outdoors)
- P Storage - Self-Service Units
- P Tattoo Parlor
- P Taxidermist
- P Veterinary Service (small animals)

## TRADE – RETAIL USES

- C Aircraft and Accessories
- 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, Brew Pub
- P Restaurant, Fast Food
- P Restaurant, Standard
- P Retail Sales/Rental (automobile/small truck)
- P Retail Sales/Rental (indoor)
- P Retail Sales/Rental (outdoors, non-vehicle)
- C Retail Sales/Rental (trucks and other large vehicles and equipment)

## TRADE – WHOLESALE USES

- C Wholesaling and Storage (indoor)

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Antenna Tower - Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Broadcast Studio
- P Passenger Ground Transportation Terminal
- P Pressure Control Station
- P Public Utility Facility

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

## LEGEND

- P
- C
- TP

Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)

Permitted as a Conditional Use Permit, Requiring Approval by City Council

Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment



# Permitted Uses in MF Zoning

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- 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)
- TP 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:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station
- C Homeless/Emergency Shelter
- C Personal Care Facility
- C Rehabilitation Facility
- C Social Service Facility

## EDUCATIONAL AND RELIGIOUS USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

## LEGEND

P  
C  
TP

Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)  
Permitted as a Conditional Use Permit, Requiring Approval by City Council  
Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment

## Z-2021-20 PHOTOS

West view of subject property



east view of Hartford St.



East neighboring property



east view of subject property



West view of Hartford St.



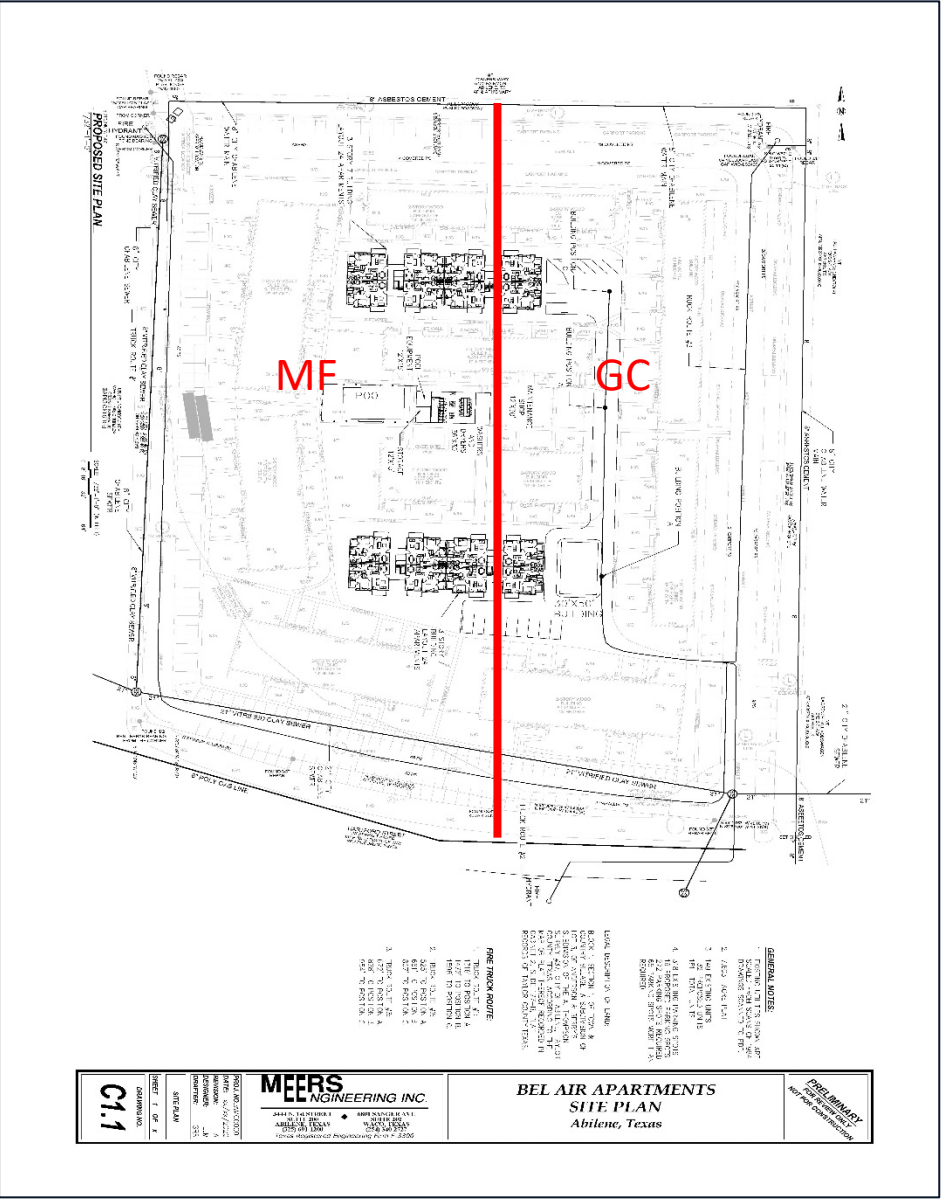
South neighboring property



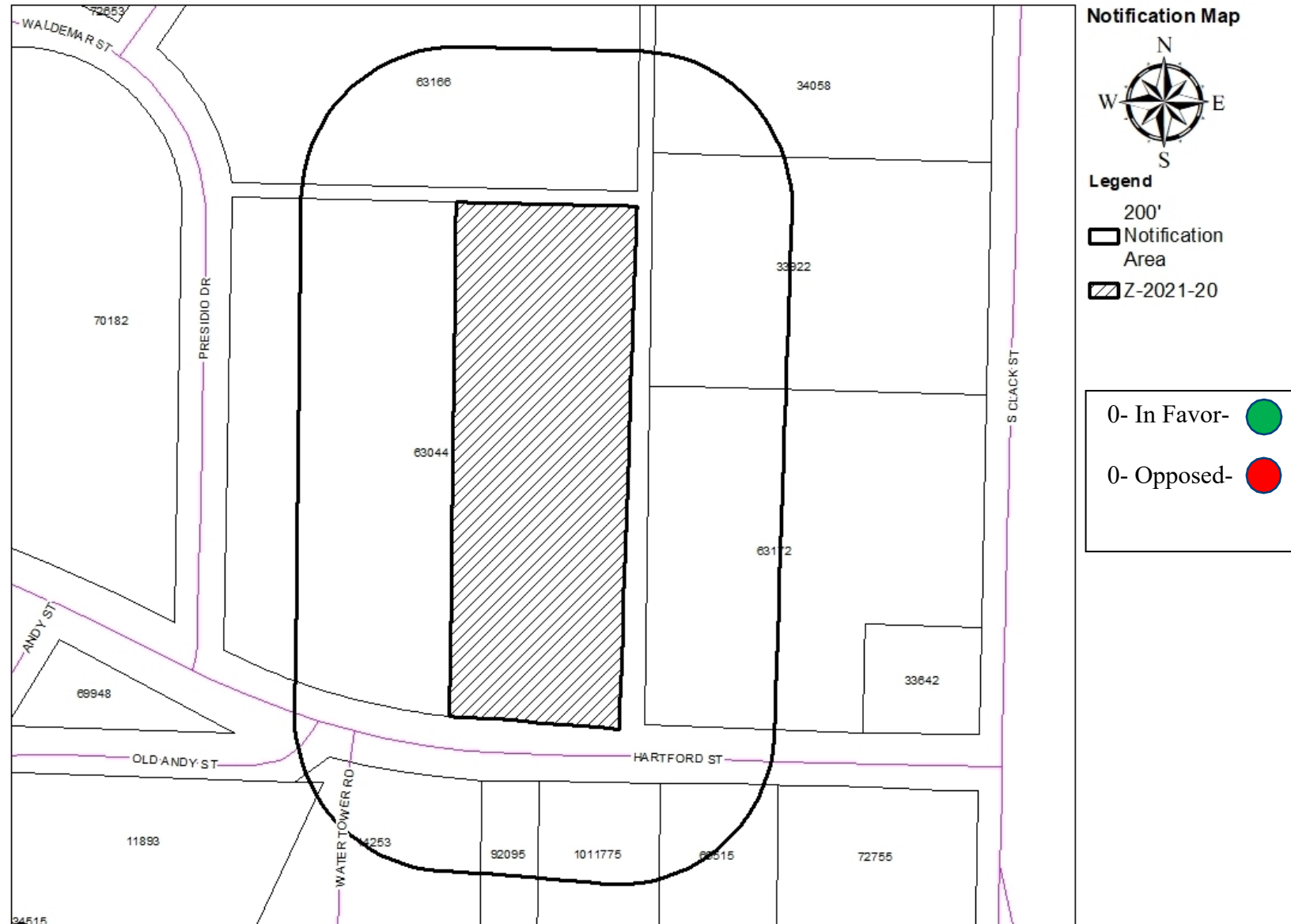


# Z-2021-20 PROPOSED SITE PLAN

Approximate GC zoning  
boundary for reference

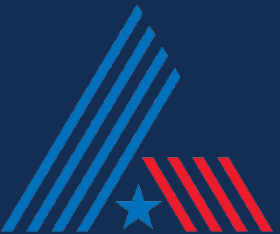


# Z-2021-20 NOTIFICATION MAP

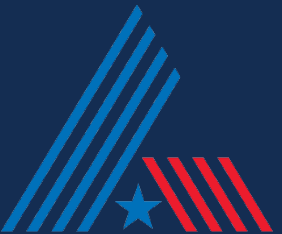




- Consistent with *Comprehensive Plan* and *Future Land Use and Development Plan Map*
- Reviewed Pursuant to Section 1.4.1.4 of Land Development Code (Criteria for Approval)
- Staff Recommendation: Approval



# Questions





# ZONING CASE Z-2021-21

## STAFF REPORT

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### Scheduled Hearings

Planning & Zoning Commission: August 3, 2021

City Council 1<sup>st</sup> Reading: August 26, 2021

City Council 2<sup>nd</sup> Reading: September 9, 2021

### Applicant

Owner: Iris Abilene: Camp Barkeley

Agent: Overland Property Group

### Request

Rezone from Residential Medium-Density (MD) to a Residential Multi-Family (MF) District.

### Location

Approximately 3½ acres of land occupied by a building at 1101 South 9<sup>th</sup> Street (formerly Travis Elementary School) between Sycamore and Elm Streets in south central Abilene, one block east of Butternut Street

### Background

For at least 100 years, these 3½ acres have been the site of a building formerly known as Travis Elementary School. Historical records suggest the original three-story brick building on this site was constructed between 1915 and 1921. A single-story annex appeared later between 1956 and 1964. Abilene Independent School District sold this entire property to a private party, during 2013. The property has remained vacant ever since.

According to information provided in the application a prospective new purchaser of the property desires to build one or more multi-family residential building(s) there. The proposed building arrangement will require Residential Multi-Family (MF) zoning to replace the existing Residential Medium-Density (MD) zoning.

### Zoning and Existing Land Use

The subject 3½ acres have been in an MD (formerly RM-3) zoning district since at least 1974 when Abilene's current zoning map was initially adopted. The same is true of properties located directly north, south and east of these 3½ acres. As its name implies, Abilene's MD zoning classification is intended for medium densities of 1-, 2-, 3- or 4-family residences on properties exhibiting a density of no more than 12 dwelling units per acre. The MD District surrounding the subject 3½ acres (to the north, south and east) is typified primarily by single- and two-family residences. Many of these homes are 80 to 90 years old, or more.

This 3½-acre site also extends for a distance of 500 feet along Elm Street, one block east from Butternut Street, a minor arterial. Heavy Commercial zoning typifies almost the entire Butternut Street corridor. This Heavy Commercial District extends all the way to Elm Street across from most of this subject property's 500 feet of frontage on Elm Street. The Heavy Commercial zoning (directly across Elm Street) is occupied by storage buildings of some substantial bulk, as well as a telecommunication tower.

## Criteria Assessment

Section 1.4.1.4 of Abilene's 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.**

According to the map of Future Land Use and Development in Abilene's 2004 Comprehensive Plan, the subject property at 1101 South 9<sup>th</sup> Street is earmarked for "low-density residential" use. The same is true of most land located north and south of downtown Abilene, off the arterial street network. However, Abilene's Comprehensive Plan also encourages suitable transitions in the intensity of use, between commercial use and low-density residences located nearby. This particular proposed MF District is wedged between a heavy commercial corridor along Butternut Street and relatively low densities of residences to the north, south and east of this subject property.

**(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.**

The proposed MF District will allow residential densities of as many as 24 dwelling units per acre, whereas existing MD zoning is limited to no more than 12 dwelling units per acre. In the opinion of City staff, higher densities of residential use in this proposed MF District may be viewed as a suitable transition in the intensity of use, between two dramatically different environments: the heavy commercial corridor on Butternut Street, and low densities of single- and two-family homes to the east.

**(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.**

This subject property has direct access to the City's network of sewer mains on all four sides, with each abutting sewer main being six inches (6") in diameter. Likewise, this subject property adjoins six-inch-wide water mains along the entire 500-foot length of both its east and west boundaries. In summary, this subject property appears well-integrated with the City's system of sewer and water utilities, mitigating concerns about increased demand (from increased residential density) and the capacity of those utility systems.

The subject property is surrounded by paved public streets along three of its four boundaries. More importantly, this property lies just one short block from Butternut Street, a minor arterial. Increased traffic flow from multi-family residential use is likely to make use of this short connection (to Butternut Street) and not increase traffic flow on the local streets surrounding this site.

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

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

**Staff Recommendation**

City staff recommends approval.

**Notification**

Pursuant to Section 1.2.2.2 of Abilene's Land Development Code, City staff mailed personal notices on July 23, 2021, to the applicant and to other owners of property within a 200-foot radius of this subject property. These property owners and associated parcel identification numbers are identified in Table 1.



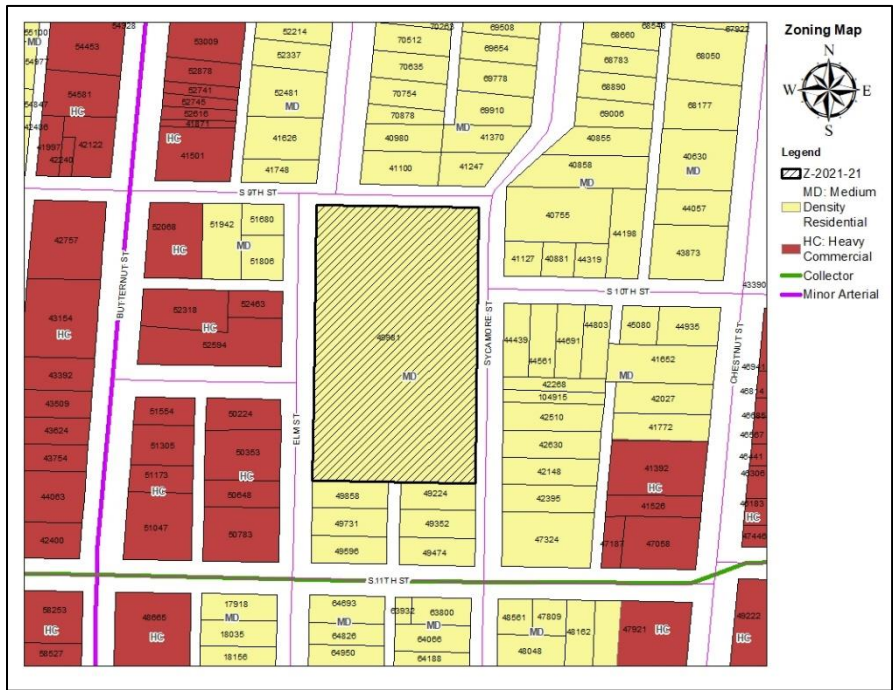
**TABLE 1**

| Owner                             | Parcel ID | Response |
|-----------------------------------|-----------|----------|
| ALDRIDGE MELVA RUTH LIFE EST      | 42630     |          |
| BAUTISTA JOSE LUIS &              | 42510     |          |
| BAUTISTA LOUIS & IRENE            | 104915    |          |
| BEAVER CYNTHIA                    | 70878     |          |
| BEVILLS JOHNNY                    | 49224     |          |
| CALDERON TRINIDAD LIFE ESTATE     | 44803     |          |
| CARRERAS JUANITA A                | 49474     |          |
| CASTILLO ANASTACIO JR & GLORIA Y  | 40755     |          |
| CASTILLO ANASTACIO JR & GLORIA Y  | 41127     |          |
| CHAMBERLAIN TRUST                 | 50648     |          |
| CHAMBERLAIN TRUST                 | 50353     |          |
| CHISUM LLOYD W                    | 44439     |          |
| DOUBLE T INVESTMENTS              | 50224     |          |
| DOUBLE T INVESTMENTS              | 52594     |          |
| ESTES RENTALS LLC                 | 52481     |          |
| ESTES RENTALS LLC                 | 41626     |          |
| FIRST BAPTIST CHURCH              | 47324     |          |
| FIRST BAPTIST CHURCH              | 42395     |          |
| FIRST FINANCIAL TR & ASSET MTG CO | 52318     |          |
| FLORES MARIA                      | 40858     |          |
| FOSSIL RIDGE PROPERTIES LLC       | 41100     |          |
| GONZALES CINTHIA &                | 70754     |          |
| GUERRA ARNULFO & DOROTHY          | 40881     |          |
| HALL RICHARD                      | 49731     |          |
| HERNANDEZ EFREN & JUANITA         | 49352     |          |
| IRIS ABILENE: CAMP BARKELEY       | 49981     |          |
| JAMES MARVIN H JR & SHERRY C      | 69910     |          |
| LOPEZ ROEL & CECILIA              | 50783     |          |
| LOPEZ SANTOS & SIXTA              | 49596     |          |
| MARTINEZ MARISSA                  | 40980     |          |
| MONSIVAIZ ANNA MARIE              | 51806     |          |
| MONSIVAIZ ANNA MARIE              | 52463     |          |
| MONSIVAIZ ANNA MARIE              | 41748     |          |
| MONSIVAIZ ANNA MARIE              | 51942     |          |
| NIETO MAC & MARIA                 | 49858     |          |
| PEAK INVESTMENTS INC              | 51680     |          |
| PHARISS JEANETTE                  | 44319     |          |
| PHARISS JEANETTE                  | 44691     |          |
| RODRIGUEZ ELOISA                  | 42148     |          |
| SALINAS TEODORO & FRANCES         | 40855     |          |
| VAN DYKE REGINA & BEVERLY J       | 41370     |          |
| VANCE CARLTON S                   | 44561     |          |
| VANCE CARLTON S                   | 42268     |          |
| VINSON J W                        | 41501     |          |
| WILLIAMS DONALD L &               | 41247     |          |

LOCATION MAP



ZONING MAP





# Development Application

## Planning

☐ Conditional Use

☐ Easement Release

☒ Rezoning

☐ Other

☐ PDD

☐ Street Name Change

☐ Thoroughfare Abandonment

☐ PDD Amendment

Other: \_\_\_\_\_

Project Name: The Heritage at Abilene

Address: 1101 South 9th Street No. of lots: 2 Acreage: 3.5813

Legal Description: See Exhibit A - attached - see final page

Subdivision Name: Jalonick 2nd Block: A & PRT BLK B Lot: All BLK A<S 1-3 & 10-12 BL

Current Zoning: MD - Medium Density Proposed Zoning (if applicable): MF - Multifamily

## OWNER AND AUTHORIZATION

Owner Name: Iris Abilene Camp Barkley

Address: PO Box 845

City, State, Zip: Buffalo Gap, TX 79508-0845 Fax: \_\_\_\_\_

Phone: 325-669-9063 Email: abilene@irisglobal.org

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

Agent Name: Matt Gillam

Address: 5341 W. 151st Street

City, State, Zip: Leawood, KS 66244 Fax: 913-396-6312

Phone: 913-396-6310 Email: matt@ovpgroup.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: 02/01/2021

## FOR OFFICE USE ONLY

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

Case No.: \_\_\_\_\_ Reviewed By: \_\_\_\_\_





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

This zoning request is critical to converting this now vacant school building into desperately needed, affordable senior housing. It is our attention to apply for Federal Housing Tax Credits as well as Federal Historic Credits in order to fully restore this once proud building.

**Exhibit A**

**Tract One:**

All of Block A, GEORGE W. JALOMICKS SECOND ADDITION, an addition to the City of Abilene, Taylor County, Texas according to the plat thereof recorded in Volume 2, Page 137-A, Map Records, Taylor County, Texas.

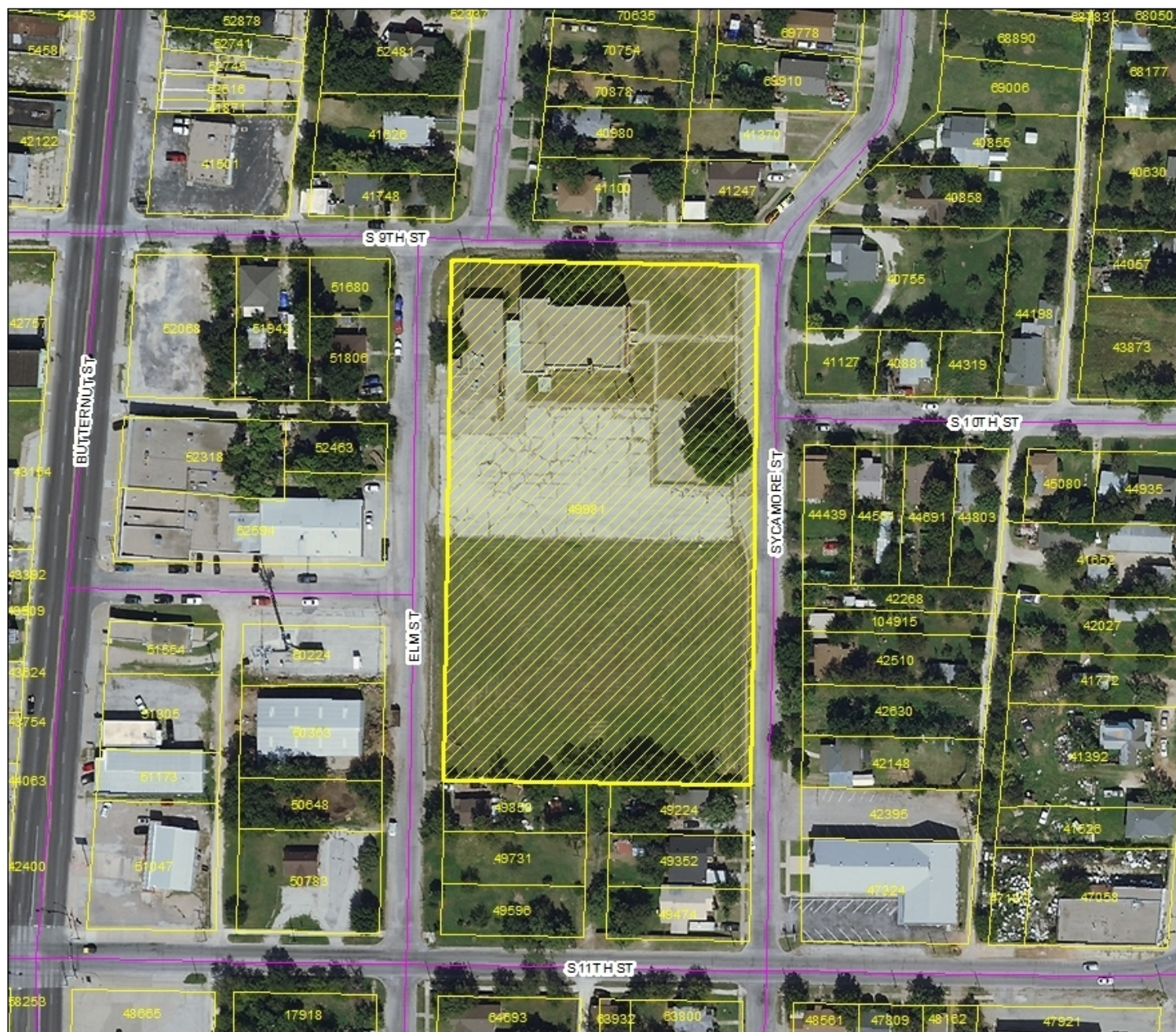
**Tract Two:**

Lots 1,2,3,10,11, and 12, Block B, F.W. Hughes Subdivision of Blocks B and C of Geor. W. Jalonicks Second Addition, an addition to the City of Abilene, Taylor County, Texas, according to the plat thereof recorded in Volume 1, Page 32 , Plat Records, Taylor County, Texas

|                               |                                                    |
|-------------------------------|----------------------------------------------------|
| <b>Case:</b>                  | Z-2021-21                                          |
| <b>Owner:</b>                 | Iris Abilene: Camp Barkeley                        |
| <b>Agent:</b>                 | Overland Property Group                            |
| <b>Request:</b>               | Rezone Medium Density (MD) to<br>Multi-Family (MF) |
| <b>Location:</b>              | 1101 S 9 <sup>th</sup> Street                      |
| <b>Notification:</b>          | 0 in Favor, 0 Opposed                              |
| <b>Planning &amp; Zoning:</b> | August 3, 2021                                     |
| <b>City Council Hearing:</b>  | August 26, 2021<br>September 9, 2021               |



# Z-2021-21 LOCATION MAP



Location Map

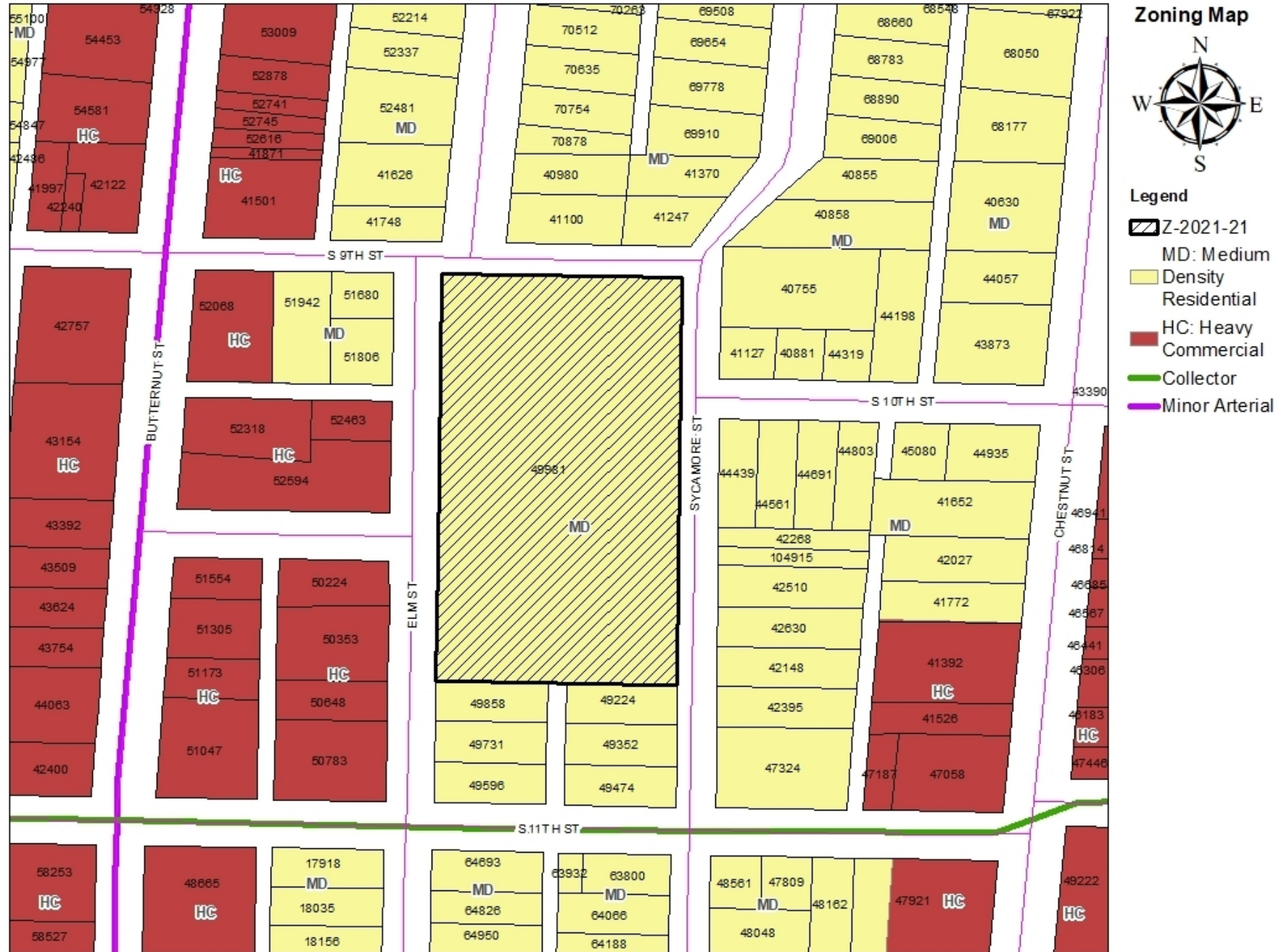


Legend

 Z-2021-21



# Z-2021-21 ZONING MAP



# Permitted Uses in MF Zoning

## **RESIDENTIAL USES:**

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

## **ACCESSORY AND INCIDENTAL USES:**

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- 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)
- TP 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:**

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

## **GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:**

- P Community Home
- P Fire/Police Station
- C Homeless/Emergency Shelter
- C Personal Care Facility
- C Rehabilitation Facility
- C Social Service Facility

## **EDUCATIONAL AND RELIGIOUS USES:**

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

## **TRANSPORTATION, COMMUNICATION AND UTILITIES:**

- P Public Utility Facility

## **RESOURCE PRODUCTION AND EXTRACTION USES:**

- P Petroleum or Gas Well
- P Urban Garden

## **LEGEND**

P  
C  
TP

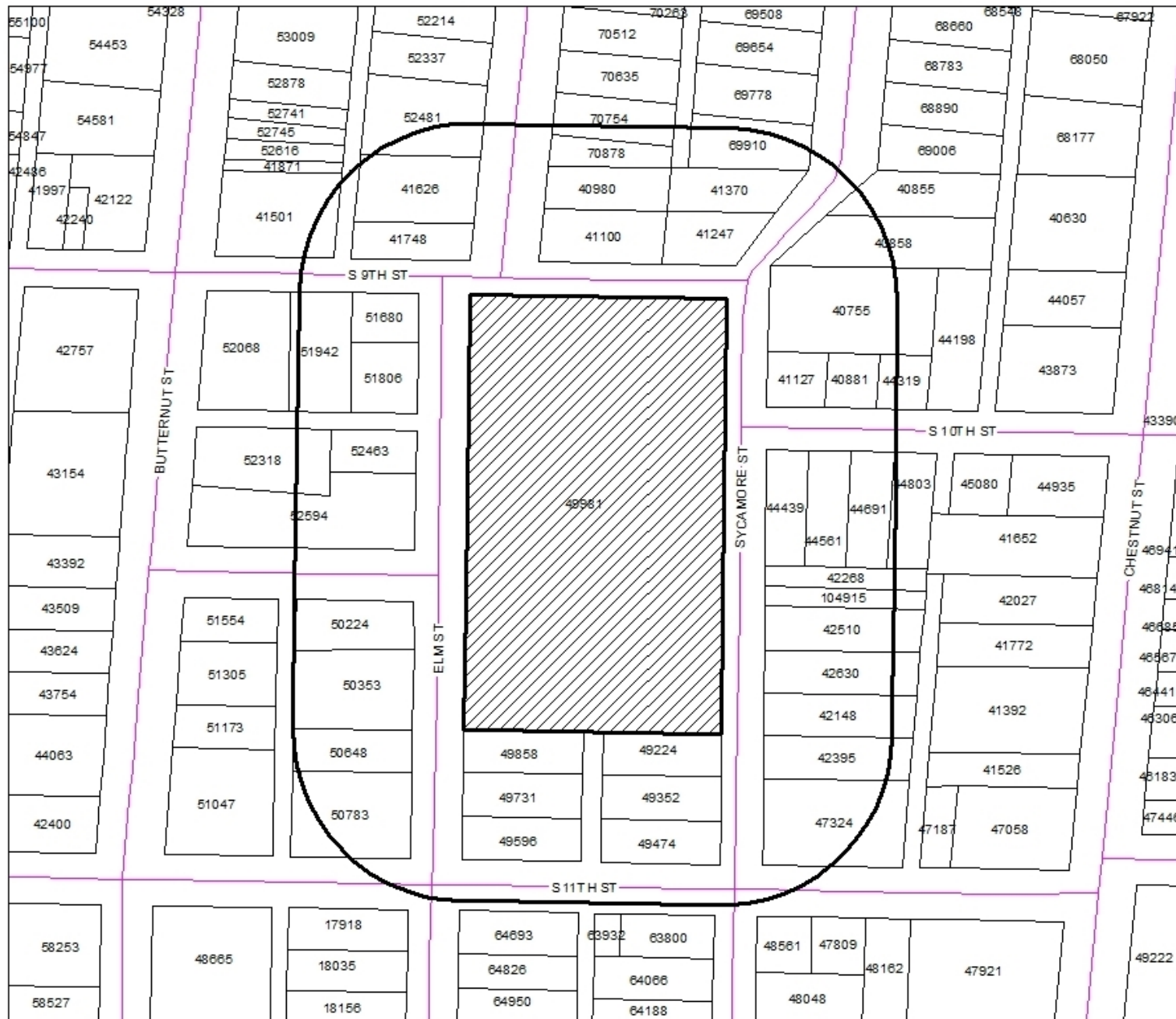
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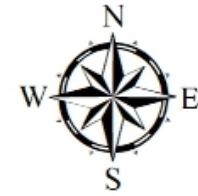




# Z-2021-18 NOTIFICATION AREA MAP



Notification Map



Legend

- 200'
- Notification Area
- Z-2021-21

- 0- In Favor- (Green circle)
- 0- Opposed- (Red circle)

- 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 HOZ-2021-01

## STAFF REPORT

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### Scheduled Hearing(s)

Planning & Zoning Commission: August 3, 2021

City Council 1<sup>st</sup> Reading: August 26, 2021

City Council 2<sup>nd</sup> Reading: September 9, 2021

### Applicant

Owners: Tracy Morgan McNeil & Dan Steven

### Request

Add the Historic Overlay designation to an approximately .50 acre tract zoned Residential Single-Family (RS-12).

### Location

702 Sayles Dr.

### Background

This two-story Colonial Revival residence was built in 1926 (architect unknown). The structure and foundation are frame supported. It is characterized with red-brick exterior and the front façade entrance has a pedimented portico with entablature and squared columns painted white. There is an attached carport adjacent the right-of-way of S. 7<sup>th</sup> St. and a detached accessory building (garage), both of which appear to be constructed at a later date. There is also an accessory storage structure and a swimming pool located in the rear of the property both of which are non-contributing to the historic character of the site.

City Staff could not locate a building file or permit(s) for 702 Sayles Drive. Staff did locate Resolution number 5-1999 (indicates that this subject property is contributing property within "City Council Adopted List of Historic Properties 1985"), a 2011 Historic Resources Survey Form from the Texas Historical Commission, and a National Register of Historic Places Form from The National Park Service (indicates that the subject property is a contributing property within the nationally recognized Sayles Boulevard Historic District).

### Criteria Assessment

Section 1.4.1.4 of Abilene's 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.**

The Future Land Use and Development Plan Map designates this area as "low-density residential". Adding Historic Overlay does not affect the policies of the adopted Comprehensive Plan or the land use classification of the property/development plan map.

**(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.**

The uses permitted by the proposed change in zoning classification will not change.

**(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 request presents no apparent conflicts with existing or proposed plans for community facilities and/or related infrastructure

## **Landmarks Recommendation**

The Landmarks Commission recommends approval as the subject property exhibits one or more of the characteristics for approval listed within Abilene's Land Development Code; Section 2.3.4.4. (c); Criteria for Designation

## **Staff Recommendation**

Staff recommends approval.

## **Notification**

Pursuant to Section 1.2.2.2 of Abilene's Land Development Code, City staff mailed personal notices on June 25, 2021, to the applicant and to other owners of property within a 200-foot radius of the subject property. These property owners and associated parcel identification numbers are identified in Table 1.

**TABLE 1**

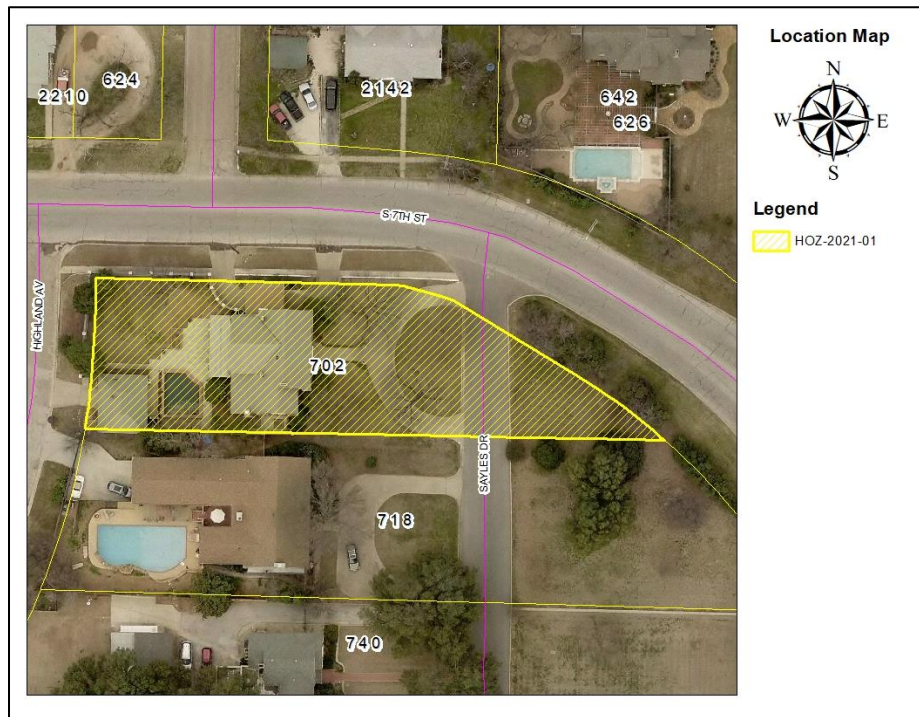
| Owner                                        | Parcel ID | Response |
|----------------------------------------------|-----------|----------|
| ALVES JOSEPH                                 | 28631     |          |
| AMAZING GRACE TRUE GRIT LLC                  | 22507     |          |
| AMAZING GRACE TRUE GRIT LLC                  | 22507     | In Favor |
| ARSIAGA ROSA                                 | 27442     |          |
| ARSIAGA ROSA                                 | 27442     |          |
| ASHLOCK JEFF D & KATHI I                     | 27128     |          |
| BRIGHTEN TRACY ATCHLEY                       | 28752     |          |
| CIEZKI EVA B &                               | 27008     |          |
| FLORES ASHLEY ALEXANDRIA                     | 26886     |          |
| FULLER KRISTI R                              | 22377     |          |
| HALL GLEN D & CAROL K                        | 76313     |          |
| KAPPEL MARK T & JANA S                       | 76197     |          |
| MC NEILL DAN STEVEN & TRACY A MORGAN         | 76070     |          |
| MENKING KYLA                                 | 26610     |          |
| PAR VENTURE HOLDINGS LLC PROJECT SERIES 2234 | 26475     |          |
| PRICE EDWARD A & CHRISTIE                    | 26754     |          |
| THETFORD BRYAN                               | 27306     |          |
| THETFORD BRYAN                               | 27306     |          |
| TRAMMELL JAMES T & SARA B                    | 76437     |          |



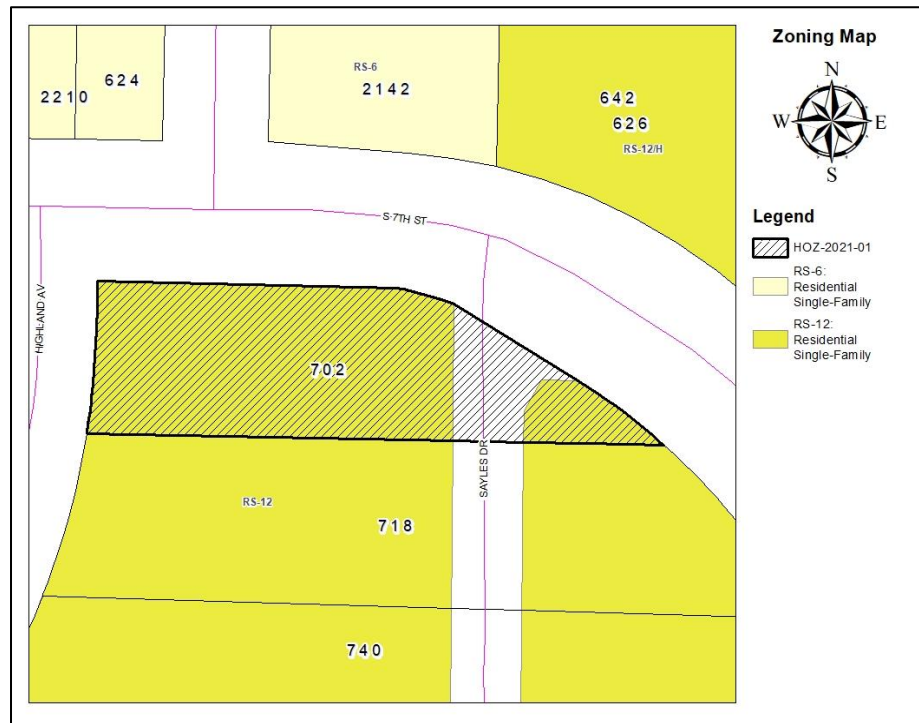
**Attachments**

- Application
- Resolution 5-1999
- Historic Resource Survey from Texas Historical Commission
- PowerPoint Presentation

## LOCATION MAP



## ZONING MAP



**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS  
AMENDING RESOLUTION #20-1985 AND RESOLUTION 35-1996 TITLED THE  
HISTORIC SURVEY AS AN OFFICIAL SURVEY OF HISTORIC SITES.**

**WHEREAS**, the City Council recognizes the importance of historically, architecturally and culturally significant sites and structures in the City of Abilene;

**WHEREAS**, the City Council has heretofore established an ordinance for zoning of historical sites and structures and established by resolution a historic survey of properties in Abilene;

**WHEREAS**, the City Council has established said ordinance for zoning of historical sites and structures such that no sign or building permit, including permits for demolition or removal, shall be issued where an area, site, structure, building, or object is listed in an official survey of historical sites until a final decision regarding inclusion within a Historic Overlay zone has been made;

**WHEREAS**, the Landmarks Commission of the City of Abilene after careful study and after a public hearing has recommended to the Council the Historic Survey;

**WHEREAS**, the Planning and Zoning Commission of the City of Abilene after careful study and after a public hearing has recommended to this Council the Historic Survey as updated; and,

**WHEREAS**, the Council has carefully considered the survey and has held a public hearing thereon and finds that said survey offers a list of historically, architecturally, and culturally significant historic sites; now, therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:**

8  
**PART 1:** That the document consisting of a list of historic sites, located in the Planning Division, titled "City Council Adopted List of Historic Properties 1985" is hereby incorporated as set forth herein and is hereby adopted by the Council as the adopted list of Historic Sites as



amended by adding one (1) property to the 1985 list, (number 51) and removing 2002 Grape and 1041 Elmwood, (previously numbered 20 and 22), attached herein as Exhibit "A."

**PART 2:** That in order that said list shall at all times be current with the needs of the City of Abilene, and shall represent the best thinking of the Council, Planning and Zoning Commission, Landmarks Commission, and departments of the City in light of changing conditions, the Landmarks Commission shall review at least every three (3) years said list and recommend to the Council extensions, changes, or additions to the survey which the Commission considers necessary.

**PART 3:** That this resolution shall take effect immediately from and after its passage.

**ADOPTED** this 11 day of March, A.D. 1999.

**ATTEST:**

Op Moore  
City Secretary

[Signature]  
Mayor

**APPROVED:**

Sharon Hicks  
City Attorney

## EXHIBIT "A"

### CITY COUNCIL ADOPTED LIST OF HISTORIC PROPERTIES 1985\*

Amend as follows:

Delete: 2002 Grape and 1041 Elmwood

Add: 702 Sayles Blvd as #51

| Address                                           | Name                             | Date | Designation     |
|---------------------------------------------------|----------------------------------|------|-----------------|
| 1. 340 Beech St.                                  | Will Minter House                | 1925 | Historic Zoning |
| 2. 704 Beech St.                                  | Douthit-Leyerle House            | 1921 | Historic Zoning |
| 3. 726 Beech St.                                  | Sears-Willingham House           | 1916 | Historic Zoning |
| 4. 772 Beech St.                                  | Ackers-McMillan House            | 1920 | Historic Zoning |
| 5. 208 Berry Ln.                                  | Ham House                        | 1907 | Historic Zoning |
| 6. 774 Butternut St.                              | McDaniel House (Jr.League)       | 1925 |                 |
| 7. Campus Ct./EN16 <sup>th</sup> St.              | Sewell Auditorium (ACU)          | 1929 |                 |
| 8. 1502 Cherry St.                                | Kirby House                      | 1895 | Historic Zoning |
| 9. 230 Clinton St.                                | Muir House                       | 1908 |                 |
| 10. 258 Clinton St.                               | Evans House                      | 1909 | Historic Zoning |
| 11. 1021 Clinton St.                              | Trolley Car Barn ca.             | 1928 |                 |
| 12. 1441 Compere Blvd.                            | M.H. Compere Barn (House) ca.    | 1921 |                 |
| 13. 106 Cypress St.                               | Grace Hotel (Museums of Abilene) | 1909 | Historic Zoning |
| 14. 275 Cypress St.                               | Mims Building                    | 1926 | Historic Zoning |
| 15. 290 Cypress St.                               | O'Kelley's Office Supply         | 1929 |                 |
| 16. 302 Cypress St. (1102 N. 3 <sup>rd</sup> St.) | Wooten Hotel                     | 1930 | Historic Zoning |
| 17. 352 Cypress St.                               | Paramount Theater                | 1930 | Historic Zoning |
| 18. East Highway 80                               | Old WTU Power & Ice Plant        | 1922 |                 |
| 19. 318 Elm St.                                   | Fulwiler-Smith House             | 1884 |                 |
| 20. 1642 Grape St.                                | W.E. Hughes House                | 1907 | Historic Zoning |
| 21. 644 Hickory St.                               | Peques-Jennings House ca.        | 1895 | Historic Zoning |
| 22. 189 Locust St.                                | Burlington Railroad Station ca.  | 1929 |                 |
| 23. 774 Meander St.                               | Urban-Bowman House ca.           | 1912 |                 |
| 24. 208 Merchant St.                              | Findley-Griffith House ca.       | 1910 | Historic Zoning |
| 25. 425 Merchant St.                              | Ackerman-Chapman House           | 1899 | Historic Zoning |
| 26. 750 Mesquite St.                              | Pickard-Davis House ca.          | 1930 | Historic Zoning |
| 27. 760 Mulberry St.                              | Sellers House                    | 1922 | Historic Zoning |
| 28. 802 Mulberry St.                              | Ackers-Heatherly House           | 1927 |                 |
| 29. 1174 North 1 <sup>st</sup> St.                | Elks Lodge                       | 1913 | Historic Zoning |
| 30. 1482 N. 1 <sup>st</sup> St.                   | Old Weather Bureau               | 1909 | Historic Zoning |
| 31. 1201 N. 1 <sup>st</sup> St.                   | R.E.A. Building ca.              | 1935 | Historic Zoning |
| 32. 1101 N. 1 <sup>st</sup> St.                   | T&P Railroad Station ca.         | 1910 | Historic Zoning |
| 33. 2083 N. 2 <sup>nd</sup> St.                   | Old ACC Dormitory                | 1924 | Historic Zoning |
| 34. 1910 N. 3 <sup>rd</sup> St.                   | Magee House (Rosetyne)           | 1903 | Historic Zoning |
| 35. 1942 N. 3 <sup>rd</sup> St.                   | Lannius-Grant House              | 1908 | Historic Zoning |

|                                  |                              |     |      |                 |
|----------------------------------|------------------------------|-----|------|-----------------|
| 36. 1545 N. 5 <sup>th</sup> St.  | Bacon House                  | ca. | 1915 | Historic Zoning |
| 37. 1546 N. 5 <sup>th</sup> St.  | Campbell House               | ca. | 1921 | Historic Zoning |
| 38. 1904 N. 5 <sup>th</sup> St.  | Childers-Walker House        | ca. | 1895 |                 |
| 39. 1317 N. 8 <sup>th</sup> St.  | Lamar School                 |     | 1921 | Historic Zoning |
| 40. 1636 N. 20 <sup>th</sup> St. | Barnes-Norwood House         |     | 1907 | Historic Zoning |
| 41. 1940 S. 6 <sup>th</sup> St.  | Frances-Collins House        |     | 1928 |                 |
| 42. 300 Oak St.                  | Old Taylor County Courthouse |     | 1914 |                 |
| 43. 2442 Old Anson Rd.           | Ball House                   |     | 1903 | Historic Zoning |
| 44. 790 Orange St.               | Caldwell House               |     | 1919 | Historic Zoning |
| 45. 1366 Orange St.              | McClellan House              | ca. | 1914 | Historic Zoning |
| 46. 244 Pine St.                 | Minter Building              |     | 1925 | Historic Zoning |
| 47. 341 Plum St.                 | Ganey Peanut Company         |     | 1914 |                 |
| 48. 342 Poplar St.               | Watson-Hopkin House          |     | 1882 |                 |
| 49. 642 Sayles Blvd.             | Sayles-Dillard House         |     | 1889 | Historic Zoning |
| 50. 1102 Sayles Blvd.            | Duffy-Wright House           |     | 1926 |                 |
| 51. 702 Sayles Dr.               | Gambill House                |     | 1926 |                 |
| 52. 901 S. 1 <sup>st</sup> St.   | Park Building                |     | 1922 |                 |
| 53. 1343 S. 3 <sup>rd</sup> St.  | Miller-McNalley House        | ca. | 1900 |                 |
| 54. 542 S. 7 <sup>th</sup> St.   | Noland House                 | ca. | 1900 | Historic Zoning |
| 55. 1633 S. 8 <sup>th</sup> St.  | Sacred Heart Catholic Church |     | 1930 |                 |
| 56. 1642 Swenson St.             | Manley-Patterson House       |     | 1929 | Historic Zoning |
| 57. 1726 Swenson St.             | Swenson House                |     | 1908 | Historic Zoning |
| 58. 1802 Swenson St.             | Cowden House                 | ca. | 1903 | Historic Zoning |
| 59. 718 Victoria St.             | Davis-Harlow House           |     | 1920 | Historic Zoning |
| 60. 101 Walnut St.               | Wooten Grocery Warehouse     |     | 1906 |                 |

\* List updated in 1996, 1999



## HISTORIC RESOURCES SURVEY FORM

## 1. Identification

County Taylor City AbileneCurrent name Gambill/Orr House Historic name Gambill HouseAddress 702 Sayles DriveOwner/address AUSTIN I. & SUSAN L. KING 702 SAYLES BLVD ABILENE, TX 79605-3106

Photo data: Roll \_\_\_\_\_ Frame \_\_\_\_\_ to Roll \_\_\_\_\_ Frame \_\_\_\_\_ CD \_\_\_\_\_

Current Designations: ☐ NR ☒ NR District (Is property contributing? ☒ Yes ☐ No) ☐ RTHL ☐ HTC ☐ SAL ☐ Local ☐ Other \_\_\_\_\_Recorded by: Larry Abriqg Date recorded: 12/06/2011General architectural description two-story brick veneer residence with a modified rectangular plan and a side gable roof, symmetrical facade and pedimented portico with entablature and squared columns at front entrance, double hung windows with 9/1 lights.

## Outbuildings (Specify number and type):

Garage x Barn \_\_\_\_\_ Shed \_\_\_\_\_ Other garage apartment, carport☐ Archeological evidence of outbuildings, specify \_\_\_\_\_

## Landscape/site features:

☒ Sidewalks ☐ Terracing ☒ Drives ☐ Well/cistern ☐ Gardens ☒ Other trees, landscaping, alley access

## 2. Architectural Description

## Stylistic Influence(s):

- |                                          |                                                      |                                         |                                           |                                           |
|------------------------------------------|------------------------------------------------------|-----------------------------------------|-------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Log Traditional | <input type="checkbox"/> Shingle                     | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Pueblo Revival   | <input type="checkbox"/> International    |
| <input type="checkbox"/> Greek Revival   | <input type="checkbox"/> Romanesque Revival          | <input type="checkbox"/> Tudor Revival  | <input type="checkbox"/> Spanish Colonial | <input type="checkbox"/> Post-war Modern  |
| <input type="checkbox"/> Italianate      | <input type="checkbox"/> Folk Victorian              | <input type="checkbox"/> Neo-Classical  | <input type="checkbox"/> Prairie          | <input type="checkbox"/> Ranch Style      |
| <input type="checkbox"/> Second Empire   | <input checked="" type="checkbox"/> Colonial Revival | <input type="checkbox"/> Beaux Arts     | <input type="checkbox"/> Craftsman        | <input type="checkbox"/> Commercial Style |
| <input type="checkbox"/> Eastlake        | <input type="checkbox"/> Renaissance Revival         | <input type="checkbox"/> Mission        | <input type="checkbox"/> Art Deco         | <input type="checkbox"/> No Style         |
| <input type="checkbox"/> Queen Anne      | <input type="checkbox"/> Exotic Revival              | <input type="checkbox"/> Monterey       | <input type="checkbox"/> Moderne          | <input type="checkbox"/> Other _____      |

## Structural Details:

| Roof Type:                                                                                                                                                                                                                                                                                                                                                                      | Wall Facade:                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Windows:                                                                                                                                                                                                                                                                                                                    | Plan:                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Gable<br><input type="checkbox"/> Hipped<br><input type="checkbox"/> Gambrel<br><input type="checkbox"/> Shed<br><input type="checkbox"/> Flat w/parapet<br><input type="checkbox"/> Dormers:<br><input type="checkbox"/> gable<br><input type="checkbox"/> hipped<br><input type="checkbox"/> shed<br><input type="checkbox"/> Other _____ | <u>5</u> Number of bays<br><input type="checkbox"/> Stucco<br><input type="checkbox"/> Stone<br><input checked="" type="checkbox"/> Brick<br><input type="checkbox"/> Wood shingle<br><input type="checkbox"/> Log<br><input type="checkbox"/> Terra Cotta<br><input type="checkbox"/> Metal<br><input type="checkbox"/> Siding, type _____<br><input type="checkbox"/> Fieldstone veneer<br><input type="checkbox"/> Awning(s)<br><input type="checkbox"/> Other _____ | <input type="checkbox"/> Fixed<br><input type="checkbox"/> Wood sash<br><input checked="" type="checkbox"/> Double hung<br><input type="checkbox"/> Casement<br><input type="checkbox"/> Aluminum sash<br><input type="checkbox"/> Decorative screenwork<br><input checked="" type="checkbox"/> Other <u>divided lights</u> | <input type="checkbox"/> L-plan <input type="checkbox"/> 2-room<br><input type="checkbox"/> T-plan <input type="checkbox"/> Open<br><input type="checkbox"/> Modified L-plan<br><input type="checkbox"/> Center passage<br><input type="checkbox"/> Bungalow<br><input type="checkbox"/> Shotgun<br><input checked="" type="checkbox"/> Irregular<br><input type="checkbox"/> Four Square<br><input type="checkbox"/> Rectangular<br><input type="checkbox"/> Other _____ |
| Roof Materials:                                                                                                                                                                                                                                                                                                                                                                 | Chimneys:                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Doors:                                                                                                                                                                                                                                                                                                                      | Foundation:                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/> Wood shingles<br><input type="checkbox"/> Tile<br><input type="checkbox"/> Composition shingles<br><input type="checkbox"/> Metal<br><input checked="" type="checkbox"/> Other <u>not sure, brick pattern</u>                                                                                                                                          | <u>1</u> Specify number(s)<br><input checked="" type="checkbox"/> Interior<br><input type="checkbox"/> Exterior<br><input checked="" type="checkbox"/> Brick<br><input type="checkbox"/> Stone<br><input type="checkbox"/> With corbelled caps<br><input type="checkbox"/> Stuccoed<br><input type="checkbox"/> Other _____                                                                                                                                             | <input checked="" type="checkbox"/> Single-door primary entrance<br><input type="checkbox"/> Double-door primary entrance<br><input type="checkbox"/> With transom<br><input checked="" type="checkbox"/> With sidelights<br><input type="checkbox"/> Other _____                                                           | <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier and beam<br><input type="checkbox"/> Perimeter wall<br><input type="checkbox"/> Other _____                                                                                                                                                                                                                                                                                                        |
| Construction:                                                                                                                                                                                                                                                                                                                                                                   | Porches:                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> Frame<br><input type="checkbox"/> Adobe<br><input type="checkbox"/> Solid brick<br><input type="checkbox"/> Solid stone<br><input type="checkbox"/> Other _____                                                                                                                                                                             | <input type="checkbox"/> Shed roof<br><input type="checkbox"/> Hipped roof<br><input type="checkbox"/> Gable roof<br><input checked="" type="checkbox"/> Inset<br><input type="checkbox"/> Wood posts<br><input type="checkbox"/> Brick piers<br><input type="checkbox"/> Box columns                                                                                                                                                                                   | <input checked="" type="checkbox"/> Classical columns<br><input type="checkbox"/> Tapered box supports<br><input type="checkbox"/> Fabricated metal<br><input type="checkbox"/> Spindlework<br><input type="checkbox"/> Jig-sawn trim<br><input type="checkbox"/> Other _____                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

Stories: 2 Basement: ☐ None ☐ Partial ☐ Full Dimensions: L \_\_\_\_\_ x W \_\_\_\_\_ = Square feet 4088

## 3. Integrity

☒ Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association

#### 4. Function

**Historic Use:** ☐ Agriculture ☐ Commerce/trade ☐ Defense ☒ Domestic ☐ Educational ☐ Government ☐ Healthcare  
☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Other \_\_\_\_\_

**Current Use:** ☐ Agriculture ☐ Commerce/trade ☐ Defense ☒ Domestic ☐ Educational ☐ Government ☐ Healthcare  
☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other \_\_\_\_\_

#### 5. Architectural History

Architect: \_\_\_\_\_ Builder: \_\_\_\_\_

Construction date: 1926 ☒ Actual ☐ Estimated Source: NR District narrative

☐ Additions/modifications, specify dates: \_\_\_\_\_

☐ Relocated, specify former location and reason: \_\_\_\_\_

Other associated contexts and information of interest: \_\_\_\_\_

#### 6. Archeology Ground

☐ Original state ☐ Disturbed Explain \_\_\_\_\_

Is a State Archeological Survey Form available for this site? ☐ Yes ☐ No ☐ Not known

Details: \_\_\_\_\_

#### 7. Other Information

Is prior documentation available for this resource? ☒ Yes ☐ No ☐ Not known Type: ☐ HABS ☒ Survey ☐ Other \_\_\_\_\_

Details: 1989 \_\_\_\_\_

**Accessible to the public:** ☐ Yes ☒ No ☐ Not known **Possible threat(s):** ☐ None ☒ Damage (i.e. natural disaster) ☒ Neglect  
☐ Development ☐ Major alteration ☐ Relocation ☐ Other \_\_\_\_\_ \* Note: Also see Endangered Historic Property Identification Form

#### 8. Geographic Information

USGS quad #: \_\_\_\_\_ Year: \_\_\_\_\_ Map scale: \_\_\_\_\_

UTM zone: \_\_\_\_\_ Easting: \_\_\_\_\_ Northing: \_\_\_\_\_

Legal description (Lot/Block): BLOCK 8, LOT 1 & N10 LT 2

Addition: HATTIE M SAYLES Year of addition: \_\_\_\_\_

#### 9. Significance

**Applicable National Register (NR) criteria:**

☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☒ C. Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction;

☐ D. Has yielded, or is likely to yield, information important in prehistory or history;

**Areas of significance:** Commerce, Architecture

**Period(s) of significance:** 1925-1949

**Level of significance:** ☐ National ☐ State ☒ Local

**Possible NR district:** ☐ Yes ☐ No **Is property contributing?** ☐ Yes ☐ No

**10. Priority** (See manual for definitions.) ☐ High ☐ Medium ☐ Low

Explain \_\_\_\_\_

#### Questions?

Contact survey coordinator

History Programs Division, Texas Historical Commission

at 512/463-5853 or history@thc.state.tx.us.



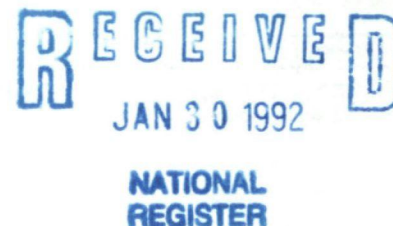
**TEXAS  
HISTORICAL  
COMMISSION**

*The State Agency for Historic Preservation*

www.thc.state.tx.us

95

United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Sayles Boulevard Historic District

other names/site number N/A

2. Location

street & number Roughly bounded by South Fifth, Meander, South Tenth N/A not for publication  
streets and Highland Avenue

city or town Abilene N/A vicinity

state Texas code TX county Taylor code 441 zip code 79602/05

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination  
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of  
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant  
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Curtis J. Jannell 28 Jan. 1992  
Signature of certifying official/Title Date

State Historic Preservation Officer, Texas Historical Commission  
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register.  
☐ See continuation sheet.
- ☐ determined eligible for the  
National Register  
☐ See continuation sheet.
- ☐ determined not eligible for the  
National Register.
- ☐ removed from the National  
Register.
- ☐ other, (explain:) \_\_\_\_\_

for Signature of the Keeper

Date of Action

Autumn 1992

3/9/92

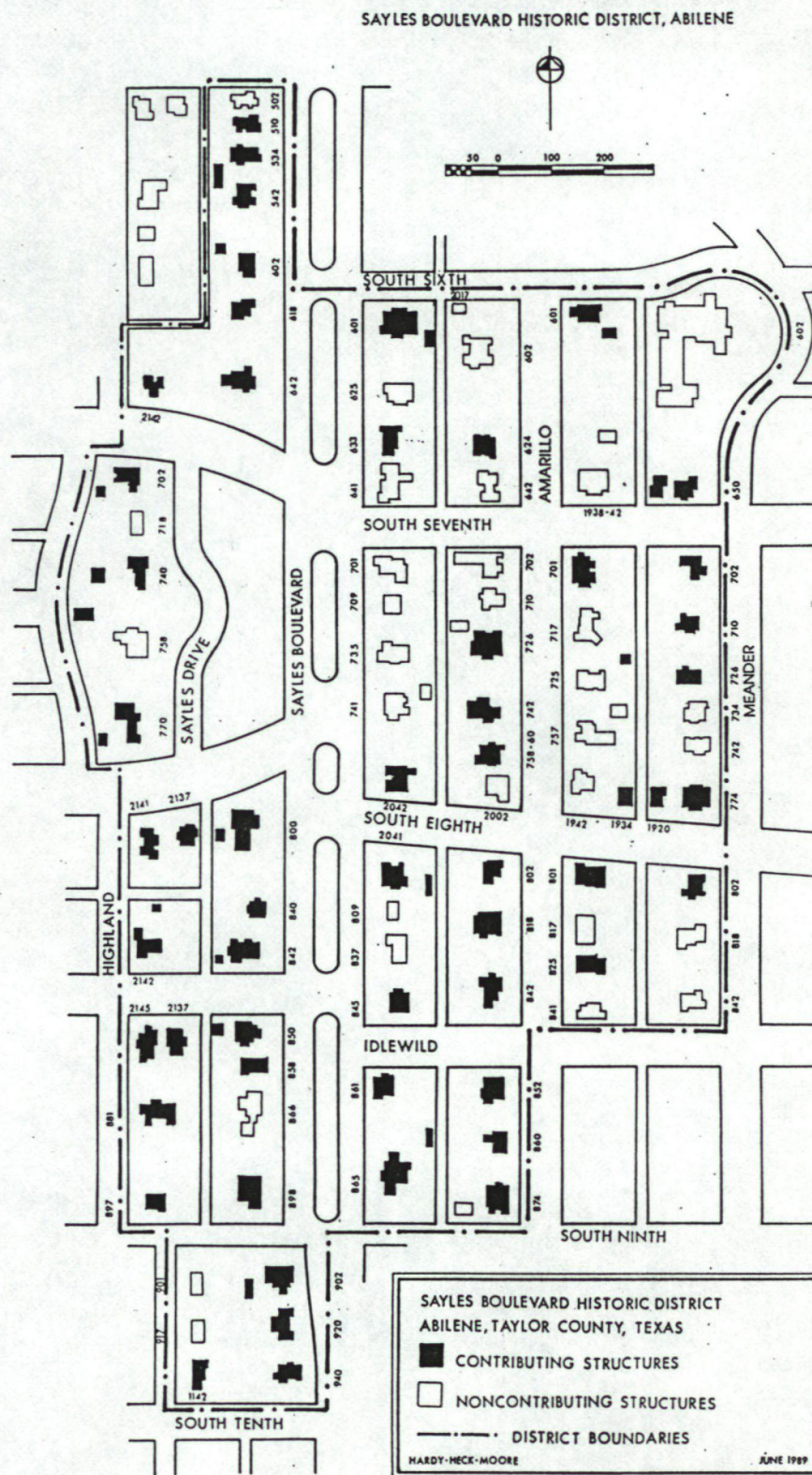


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 3

Sayles Boulevard Historic District  
Abilene, Taylor County, Texas





United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7/8 Page 13

Sayles Boulevard Historic District  
Abilene, Taylor County, Texas

Long-Hanks House, 898 Sayles Boulevard, Site 4022, Contributing (1), 1929, Prairie School, Photograph 15

Description: 2-story brick veneer residence with a modified square plan and a low pitched hipped roof with extended eaves; 1-story, 5-bay front porch with massive brick piers that extend to second floor and become incorporated into balcony balustrade; porch openings have elliptical archways; same motif repeated on ground floor window and door openings; double hung windows with 6/6 lights.

Young-Paxton House, 902 Sayles Boulevard, Site 4023, Contributing (2), 1928, Prairie School

Description: 2-story brick veneer residence with a boxy plan and a low pitched hipped roof and broad overhangs; 1-story porch extend across front and continues to south where it forms a porte cochere; porch columns include box-shaped supports with tapered "caps" of brick; double hung windows with 1/1 lights; garage/apartment that resembles main building.

William J. Fulwiler, Jr., House, 920 Sayles Boulevard, Site 4024, Contributing (1), c. 1939, Moderne

Description: 2-story brick veneer residence with a modified U-plan and a steeply pitched hipped roof; 1-story window bay on ground floor; decorative brick to the sides of the off center entrance; small 1-story boxy wings at each corner; windows with 6/6 lights.

Laura and J.C. Burkett House, 940 Sayles Boulevard, Site 4025, Contributing (1), 1926, Bungalow

Description: 1-story frame residence (stucco veneer) with a modified rectangular plan and a front gable bungalow with exposed rafter ends; 1-bay front porch with tapered box supports on stucco pedestals; front entrance is perpendicular to street and opens from slightly projecting front room.

Fannie and R.H. Gambill House, 702 Sayles Drive, Site 4011, Contributing (2), 1926, Classical Revival

Description: 2-story brick veneer residence with a modified rectangular plan and a side gable roof; symmetrical facade and pedimented portico with entablature and squared columns at front entrance; double hung windows with 9/9 lights; garage/apartment that resembles main building.

Significance: Former home of local merchant R.H. Gambill.

718 Sayles Drive, Site 4013, Noncontributing (1), 1958, Modern Ranch

Description: 1-story brick veneer residence.

Significance: Less than 50 years and, therefore, not within historic district's period of significance.

Henry Sayles, Jr., House, 740 Sayles Drive, Site 4013, Contributing (2), 1924, Tudor Revival

Description: 2-story stucco residence with a modified L-plan and a steeply pitched gable roof; decorative half timbered effect in gable ends; chimney is prominently featured; double hung windows with multiple lights; garage/apartment that resembles main building.

Significance: Henry Sayles, Jr., son of Henry and Hattie Sayles, played a prominent role in Abilene's physical development and was among the city's most influential business leaders; estimates claim that approximately 3,000 homes in Abilene were



Watts, Nick &lt;nick.watts@abilenetx.gov&gt;

---

**[Planning] Case HOZ-2021-01**1 message

---

**JT** <john.thacker@suddenlinkmail.com>  
To: planning@abilenetx.gov

Sun, Jul 25, 2021 at 1:58 PM

I am in favor.

Case#: HOZ-2021-01

Amazing Grace True Grit LLC

Parcel ID: 22507

[642 Sayles BL](#)

626 Sayles BL

John R Thacker

[5278 Wyndham Court](#)

[Abilene, Texas 79606](#)

325-668-4751

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You received this message because you are subscribed to the Google Groups "Planning Services" group.  
To unsubscribe from this group and stop receiving emails from it, send an email to [planning+unsubscribe@abilenetx.gov](mailto:planning+unsubscribe@abilenetx.gov).  
To view this discussion on the web visit <https://groups.google.com/a/abilenetx.gov/d/msgid/planning/004001d78187%2415265240%243f72f6c0%24%40suddenlinkmail.com>.



# HOZ-2021-01

## STAFF REPORT



### Scheduled Hearing(s)

Landmarks Commission: June 22, 2021

### Applicant

Owners: Tracy Morgan McNeil & Dan Steven

### Request

Add Historic Overlay

### Location

702 Sayles Dr.

### Background

This two-story Colonial Revival residence was built in 1926 (architect unknown). The structure and foundation are frame supported. It is characterized with red-brick exterior and the front façade entrance has a pedimented portico with entablature and squared columns painted white. There is an attached carport adjacent the right-of-way of S. 7<sup>th</sup> St. and a detached accessory building (garage), both of which appear to be constructed at a later date. There is also an accessory storage structure and a swimming pool located in the rear of the property both of which are non-contributing to the historic character of the site.

City Staff could not locate a building file or permit(s) for 702 Sayles Dr. Staff did locate Resolution number 5-1999 (indicates that this subject property is contributing property within "City Council Adopted List of Historic Properties 1985") and a 2011 Historic Resources Survey Form from the Texas Historical Commission.

### Criteria Assessment

According to Section 2.3.4.4 (c) Criteria for Designation. Historic Overlay Districts shall be established only if principal districts, conservation districts, areas, sites, structures, buildings, properties, or objects within the boundaries of a proposed zone exhibit any one or more of the following characteristics:

- (1) Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association;**
- (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history;**
- (3) Embodies characteristics distinct to a type, period, or method of construction or architecture,**  
Staff considers this subject property to embody a distinct type of architecture.
- (4) Is associated with the lives of persons significant in local, regional, state, national, or international history;**
- (5) Represents a distinctive and familiar visual feature of a neighborhood or of the city**  
This subject property is located within the Sayles Boulevard Historic District as designated by the National Park Service
- (6) Represents the works of a master designer, architect, builder, or craftsman.**

1

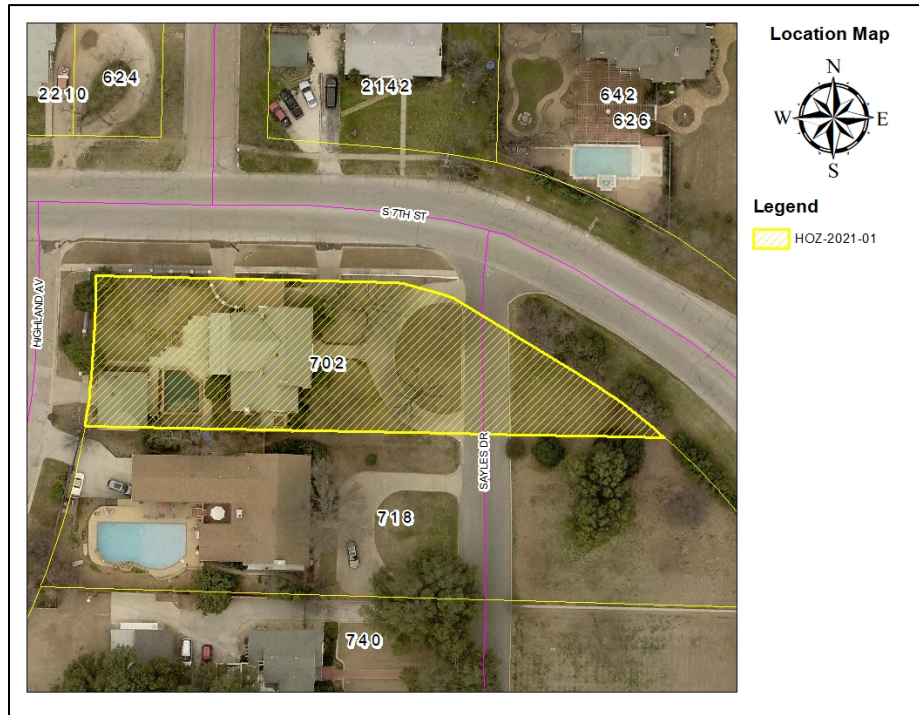
## **Staff Recommendation**

Staff recommends approval.

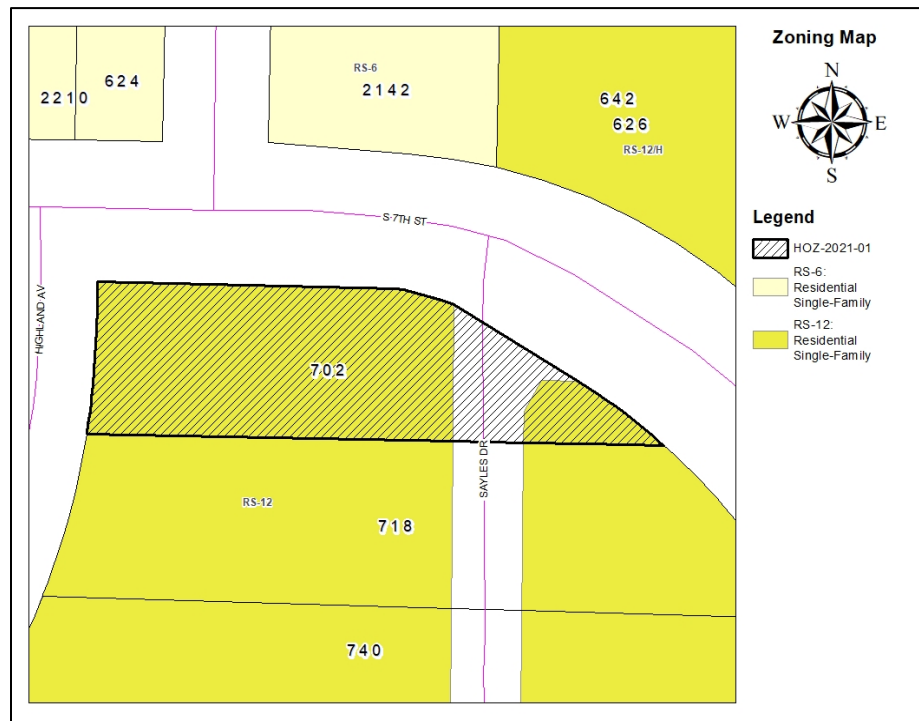
## **Attachments**

- Application
- Resolution 5-1999
- Historic Resource Survey from Texas Historical Commission
- National Park Service - Sayles Boulevard Historic District
- PowerPoint Presentation

## LOCATION MAP



## ZONING MAP







# Development Application

## Planning

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

Project Name: Landmarks Commission Application  
Address: 702 SAYLES DRIVE No. of lots: 2 Acreage: \_\_\_\_\_  
Legal Description: BLOCK 8, LOT 1 & N1/2 LOT 2  
Subdivision Name: HATTIE M SAYLES Block: 8 Lot: 1 & N1/2 LOT 2  
Current Zoning: \_\_\_\_\_ Proposed Zoning (if applicable): \_\_\_\_\_

## OWNER AND AUTHORIZATION

Owner Name: Dan Steven & Tracy A. Morgan McNeill  
Address: 702 SAYLES DR  
City, State, Zip: ABILENE, TX 79605 Fax: \_\_\_\_\_  
Phone: 301-653-3611 Email: abilenegal@msn.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: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_ Fax: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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: Tracy A. Morgan McNeill Date: 2 May 21

## FOR OFFICE USE ONLY

Received: \_\_\_\_\_ Fee: \$ \_\_\_\_\_ Receipt No.: \_\_\_\_\_  
Case No.: \_\_\_\_\_ Reviewed By: \_\_\_\_\_

MAY 5 PM 3:47

Development Application for 702 Sayles Drive

Legal Description Hattie M. Sayles, BLOCK 8, LOT 1 & N10 LT 2

The home at 702 Sayles Drive was built in 1926. Its architectural design is that of a rectangular Colonial Revival with Georgian influences. The home is amongst those listed on the *Sayles Boulevard National Register* as well as the *Abilene Register of Historic Properties*. The home is identified as the *Gambill/Orr House* after previous owners. We, D. Steven and Tracy A. Morgan McNeill, purchased the home in January 2020 from Dr. Austin I. and Rep. Susan L. King. Notable owners of the home are Dr. Austin I. King, MD, a General Otolaryngology/ENT here in Abilene, and Rep. Susan L. King a former Republican member of the Texas House of Representatives. Dr. Austin I. and Susan L. King purchased the home April 11, 1996.

Mr. C. G. and Carol A. Whitten, purchased the home April 1, 1992, from ...

Mr. Freddie R. and Jaqueline Orr and H.B. Orr, a single woman, who purchased the home December 21, 1989 from ...

Mr. Edward G. and Mrs. Adele M. Pekowski, who purchased it May 19, 1976 from ...

Mr. Frank W. Calhoun, who purchased it Aug 31, 1971 from ... (Not sure about this person; there was some type of lien on the home and this man's name comes up.)

Mr. Leo C. and Mrs. Patsey C. Wurschmidt, who purchased it [unknown] from ... [unknown]



# 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: \_\_\_\_\_

*Joey C. Morgan McNeill*

DATE: \_\_\_\_\_

*2 May 21*



8

RESOLUTION NO. 5-1999

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS  
AMENDING RESOLUTION #20-1985 AND RESOLUTION 35-1996 TITLED THE  
HISTORIC SURVEY AS AN OFFICIAL SURVEY OF HISTORIC SITES.**

**WHEREAS**, the City Council recognizes the importance of historically, architecturally and culturally significant sites and structures in the City of Abilene;

**WHEREAS**, the City Council has heretofore established an ordinance for zoning of historical sites and structures and established by resolution a historic survey of properties in Abilene;

**WHEREAS**, the City Council has established said ordinance for zoning of historical sites and structures such that no sign or building permit, including permits for demolition or removal, shall be issued where an area, site, structure, building, or object is listed in an official survey of historical sites until a final decision regarding inclusion within a Historic Overlay zone has been made;

**WHEREAS**, the Landmarks Commission of the City of Abilene after careful study and after a public hearing has recommended to the Council the Historic Survey;

**WHEREAS**, the Planning and Zoning Commission of the City of Abilene after careful study and after a public hearing has recommended to this Council the Historic Survey as updated; and,

**WHEREAS**, the Council has carefully considered the survey and has held a public hearing thereon and finds that said survey offers a list of historically, architecturally, and culturally significant historic sites; now, therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:**

8

**PART 1:** That the document consisting of a list of historic sites, located in the Planning Division, titled "City Council Adopted List of Historic Properties 1985" is hereby incorporated as set forth herein and is hereby adopted by the Council as the adopted list of Historic Sites as

amended by adding one (1) property to the 1985 list, (number 51) and removing 2002 Grape and 1041 Elmwood, (previously numbered 20 and 22), attached herein as Exhibit "A."

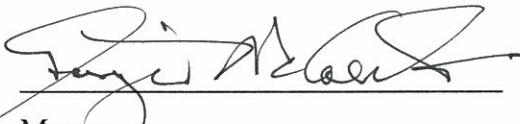
**PART 2:** That in order that said list shall at all times be current with the needs of the City of Abilene, and shall represent the best thinking of the Council, Planning and Zoning Commission, Landmarks Commission, and departments of the City in light of changing conditions, the Landmarks Commission shall review at least every three (3) years said list and recommend to the Council extensions, changes, or additions to the survey which the Commission considers necessary.

**PART 3:** That this resolution shall take effect immediately from and after its passage.

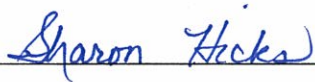
**ADOPTED** this 11 day of March, A.D. 1999.

**ATTEST:**

  
\_\_\_\_\_  
City Secretary

  
\_\_\_\_\_  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
City Attorney

## EXHIBIT "A"

### CITY COUNCIL ADOPTED LIST OF HISTORIC PROPERTIES 1985\*

Amend as follows:

Delete: 2002 Grape and 1041 Elmwood

Add: 702 Sayles Blvd as #51

| Address                                           | Name                             | Date     | Designation     |
|---------------------------------------------------|----------------------------------|----------|-----------------|
| 1. 340 Beech St.                                  | Will Minter House                | 1925     | Historic Zoning |
| 2. 704 Beech St.                                  | Douthit-Leyerle House            | 1921     | Historic Zoning |
| 3. 726 Beech St.                                  | Sears-Willingham House           | 1916     | Historic Zoning |
| 4. 772 Beech St.                                  | Ackers-McMillan House            | 1920     | Historic Zoning |
| 5. 208 Berry Ln.                                  | Ham House                        | 1907     | Historic Zoning |
| 6. 774 Butternut St.                              | McDaniel House (Jr.League)       | 1925     |                 |
| 7. Campus Ct./EN16 <sup>th</sup> St.              | Sewell Auditorium (ACU)          | 1929     |                 |
| 8. 1502 Cherry St.                                | Kirby House                      | 1895     | Historic Zoning |
| 9. 230 Clinton St.                                | Muir House                       | 1908     |                 |
| 10. 258 Clinton St.                               | Evans House                      | 1909     | Historic Zoning |
| 11. 1021 Clinton St.                              | Trolley Car Barn                 | ca. 1928 |                 |
| 12. 1441 Compere Blvd.                            | M.H. Compere Barn (House)        | ca. 1921 |                 |
| 13. 106 Cypress St.                               | Grace Hotel (Museums of Abilene) | 1909     | Historic Zoning |
| 14. 275 Cypress St.                               | Mims Building                    | 1926     | Historic Zoning |
| 15. 290 Cypress St.                               | O'Kelley's Office Supply         | 1929     |                 |
| 16. 302 Cypress St. (1102 N. 3 <sup>rd</sup> St.) | Wooten Hotel                     | 1930     | Historic Zoning |
| 17. 352 Cypress St.                               | Paramount Theater                | 1930     | Historic Zoning |
| 18. East Highway 80                               | Old WTU Power & Ice Plant        | 1922     |                 |
| 19. 318 Elm St.                                   | Fulwiler-Smith House             | 1884     |                 |
| 20. 1642 Grape St.                                | W.E. Hughes House                | 1907     | Historic Zoning |
| 21. 644 Hickory St.                               | Peques-Jennings House            | ca. 1895 | Historic Zoning |
| 22. 189 Locust St.                                | Burlington Railroad Station      | ca. 1929 |                 |
| 23. 774 Meander St.                               | Urban-Bowman House               | ca. 1912 |                 |
| 24. 208 Merchant St.                              | Findley-Griffith House           | ca. 1910 | Historic Zoning |
| 25. 425 Merchant St.                              | Ackerman-Chapman House           | 1899     | Historic Zoning |
| 26. 750 Mesquite St.                              | Pickard-Davis House              | ca. 1930 | Historic Zoning |
| 27. 760 Mulberry St.                              | Sellers House                    | 1922     | Historic Zoning |
| 28. 802 Mulberry St.                              | Ackers-Heatherly House           | 1927     |                 |
| 29. 1174 North 1 <sup>st</sup> St.                | Elks Lodge                       | 1913     | Historic Zoning |
| 30. 1482 N. 1 <sup>st</sup> St.                   | Old Weather Bureau               | 1909     | Historic Zoning |
| 31. 1201 N. 1 <sup>st</sup> St.                   | R.E.A. Building                  | ca. 1935 | Historic Zoning |
| 32. 1101 N. 1 <sup>st</sup> St.                   | T&P Railroad Station             | ca. 1910 | Historic Zoning |
| 33. 2083 N. 2 <sup>nd</sup> St.                   | Old ACC Dormitory                | 1924     | Historic Zoning |
| 34. 1910 N. 3 <sup>rd</sup> St.                   | Magee House (Rosetyne)           | 1903     | Historic Zoning |
| 35. 1942 N. 3 <sup>rd</sup> St.                   | Lannius-Grant House              | 1908     | Historic Zoning |



|                                  |                              |     |      |                 |
|----------------------------------|------------------------------|-----|------|-----------------|
| 36. 1545 N. 5 <sup>th</sup> St.  | Bacon House                  | ca. | 1915 | Historic Zoning |
| 37. 1546 N. 5 <sup>th</sup> St.  | Campbell House               | ca. | 1921 | Historic Zoning |
| 38. 1904 N. 5 <sup>th</sup> St.  | Childers-Walker House        | ca. | 1895 |                 |
| 39. 1317 N. 8 <sup>th</sup> St.  | Lamar School                 |     | 1921 | Historic Zoning |
| 40. 1636 N. 20 <sup>th</sup> St. | Barnes-Norwood House         |     | 1907 | Historic Zoning |
| 41. 1940 S. 6 <sup>th</sup> St.  | Frances-Collins House        |     | 1928 |                 |
| 42. 300 Oak St.                  | Old Taylor County Courthouse |     | 1914 |                 |
| 43. 2442 Old Anson Rd.           | Ball House                   |     | 1903 | Historic Zoning |
| 44. 790 Orange St.               | Caldwell House               |     | 1919 | Historic Zoning |
| 45. 1366 Orange St.              | McClellan House              | ca. | 1914 | Historic Zoning |
| 46. 244 Pine St.                 | Minter Building              |     | 1925 | Historic Zoning |
| 47. 341 Plum St.                 | Ganey Peanut Company         |     | 1914 |                 |
| 48. 342 Poplar St.               | Watson-Hopkin House          |     | 1882 |                 |
| 49. 642 Sayles Blvd.             | Sayles-Dillard House         |     | 1889 | Historic Zoning |
| 50. 1102 Sayles Blvd.            | Duffy-Wright House           |     | 1926 |                 |
| 51. 702 Sayles Dr.               | Gambill House                |     | 1926 |                 |
| 52. 901 S. 1 <sup>st</sup> St.   | Park Building                |     | 1922 |                 |
| 53. 1343 S. 3 <sup>rd</sup> St.  | Miller-McNalley House        | ca. | 1900 |                 |
| 54. 542 S. 7 <sup>th</sup> St.   | Noland House                 | ca. | 1900 | Historic Zoning |
| 55. 1633 S. 8 <sup>th</sup> St.  | Sacred Heart Catholic Church |     | 1930 |                 |
| 56. 1642 Swenson St.             | Manley-Patterson House       |     | 1929 | Historic Zoning |
| 57. 1726 Swenson St.             | Swenson House                |     | 1908 | Historic Zoning |
| 58. 1802 Swenson St.             | Cowden House                 | ca. | 1903 | Historic Zoning |
| 59. 718 Victoria St.             | Davis-Harlow House           |     | 1920 | Historic Zoning |
| 60. 101 Walnut St.               | Wooten Grocery Warehouse     |     | 1906 |                 |

\* List updated in 1996, 1999

## HISTORIC RESOURCES SURVEY FORM

## 1. Identification

County Taylor City AbileneCurrent name Gambill/Orr House Historic name Gambill HouseAddress 702 Sayles DriveOwner/address AUSTIN I. & SUSAN L. KING 702 SAYLES BLVD ABILENE, TX 79605-3106

Photo data: Roll \_\_\_\_\_ Frame \_\_\_\_\_ to Roll \_\_\_\_\_ Frame \_\_\_\_\_ CD \_\_\_\_\_

Current Designations: ☐ NR ☒ NR District (Is property contributing? ☒ Yes ☐ No) ☐ RTHL ☐ HTC ☐ SAL ☐ Local ☐ Other \_\_\_\_\_Recorded by: Larry Abriqg Date recorded: 12/06/2011General architectural description two-story brick veneer residence with a modified rectangular plan and a side gable roof, symmetrical facade and pedimented portico with entablature and squared columns at front entrance, double hung windows with 9/1 lights.

## Outbuildings (Specify number and type):

Garage x Barn \_\_\_\_\_ Shed \_\_\_\_\_ Other garage apartment, carport☐ Archeological evidence of outbuildings, specify \_\_\_\_\_

## Landscape/site features:

☒ Sidewalks ☐ Terracing ☒ Drives ☐ Well/cistern ☐ Gardens ☒ Other trees, landscaping, alley access

## 2. Architectural Description

## Stylistic Influence(s):

- |                                          |                                                      |                                         |                                           |                                           |
|------------------------------------------|------------------------------------------------------|-----------------------------------------|-------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Log Traditional | <input type="checkbox"/> Shingle                     | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Pueblo Revival   | <input type="checkbox"/> International    |
| <input type="checkbox"/> Greek Revival   | <input type="checkbox"/> Romanesque Revival          | <input type="checkbox"/> Tudor Revival  | <input type="checkbox"/> Spanish Colonial | <input type="checkbox"/> Post-war Modern  |
| <input type="checkbox"/> Italianate      | <input type="checkbox"/> Folk Victorian              | <input type="checkbox"/> Neo-Classical  | <input type="checkbox"/> Prairie          | <input type="checkbox"/> Ranch Style      |
| <input type="checkbox"/> Second Empire   | <input checked="" type="checkbox"/> Colonial Revival | <input type="checkbox"/> Beaux Arts     | <input type="checkbox"/> Craftsman        | <input type="checkbox"/> Commercial Style |
| <input type="checkbox"/> Eastlake        | <input type="checkbox"/> Renaissance Revival         | <input type="checkbox"/> Mission        | <input type="checkbox"/> Art Deco         | <input type="checkbox"/> No Style         |
| <input type="checkbox"/> Queen Anne      | <input type="checkbox"/> Exotic Revival              | <input type="checkbox"/> Monterey       | <input type="checkbox"/> Moderne          | <input type="checkbox"/> Other _____      |

## Structural Details:

| Roof Type:                                                                                                                                                                                                                                                                                                                                                                      | Wall Facade:                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Windows:                                                                                                                                                                                                                                                                                                                    | Plan:                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Gable<br><input type="checkbox"/> Hipped<br><input type="checkbox"/> Gambrel<br><input type="checkbox"/> Shed<br><input type="checkbox"/> Flat w/parapet<br><input type="checkbox"/> Dormers:<br><input type="checkbox"/> gable<br><input type="checkbox"/> hipped<br><input type="checkbox"/> shed<br><input type="checkbox"/> Other _____ | <u>5</u> Number of bays<br><input type="checkbox"/> Stucco<br><input type="checkbox"/> Stone<br><input checked="" type="checkbox"/> Brick<br><input type="checkbox"/> Wood shingle<br><input type="checkbox"/> Log<br><input type="checkbox"/> Terra Cotta<br><input type="checkbox"/> Metal<br><input type="checkbox"/> Siding, type _____<br><input type="checkbox"/> Fieldstone veneer<br><input type="checkbox"/> Awning(s)<br><input type="checkbox"/> Other _____ | <input type="checkbox"/> Fixed<br><input type="checkbox"/> Wood sash<br><input checked="" type="checkbox"/> Double hung<br><input type="checkbox"/> Casement<br><input type="checkbox"/> Aluminum sash<br><input type="checkbox"/> Decorative screenwork<br><input checked="" type="checkbox"/> Other <u>divided lights</u> | <input type="checkbox"/> L-plan <input type="checkbox"/> 2-room<br><input type="checkbox"/> T-plan <input type="checkbox"/> Open<br><input type="checkbox"/> Modified L-plan<br><input type="checkbox"/> Center passage<br><input type="checkbox"/> Bungalow<br><input type="checkbox"/> Shotgun<br><input checked="" type="checkbox"/> Irregular<br><input type="checkbox"/> Four Square<br><input type="checkbox"/> Rectangular<br><input type="checkbox"/> Other _____ |
| Roof Materials:                                                                                                                                                                                                                                                                                                                                                                 | Chimneys:                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Doors:                                                                                                                                                                                                                                                                                                                      | Foundation:                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/> Wood shingles<br><input type="checkbox"/> Tile<br><input type="checkbox"/> Composition shingles<br><input type="checkbox"/> Metal<br><input checked="" type="checkbox"/> Other <u>not sure, brick pattern</u>                                                                                                                                          | <u>1</u> Specify number(s)<br><input checked="" type="checkbox"/> Interior<br><input type="checkbox"/> Exterior<br><input checked="" type="checkbox"/> Brick<br><input type="checkbox"/> Stone<br><input type="checkbox"/> With corbelled caps<br><input type="checkbox"/> Stuccoed<br><input type="checkbox"/> Other _____                                                                                                                                             | <input checked="" type="checkbox"/> Single-door primary entrance<br><input type="checkbox"/> Double-door primary entrance<br><input type="checkbox"/> With transom<br><input checked="" type="checkbox"/> With sidelights<br><input type="checkbox"/> Other _____                                                           | <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier and beam<br><input type="checkbox"/> Perimeter wall<br><input type="checkbox"/> Other _____                                                                                                                                                                                                                                                                                                        |
| Construction:                                                                                                                                                                                                                                                                                                                                                                   | Porches:                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> Frame<br><input type="checkbox"/> Adobe<br><input type="checkbox"/> Solid brick<br><input type="checkbox"/> Solid stone<br><input type="checkbox"/> Other _____                                                                                                                                                                             | <input type="checkbox"/> Shed roof<br><input type="checkbox"/> Hipped roof<br><input type="checkbox"/> Gable roof<br><input checked="" type="checkbox"/> Inset<br><input type="checkbox"/> Wood posts<br><input type="checkbox"/> Brick piers<br><input type="checkbox"/> Box columns                                                                                                                                                                                   | <input checked="" type="checkbox"/> Classical columns<br><input type="checkbox"/> Tapered box supports<br><input type="checkbox"/> Fabricated metal<br><input type="checkbox"/> Spindlework<br><input type="checkbox"/> Jig-sawn trim<br><input type="checkbox"/> Other _____                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

Stories: 2 Basement: ☐ None ☐ Partial ☐ Full Dimensions: L \_\_\_\_\_ x W \_\_\_\_\_ = Square feet 4088

## 3. Integrity

☒ Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association

#### 4. Function

**Historic Use:** ☐ Agriculture ☐ Commerce/trade ☐ Defense ☒ Domestic ☐ Educational ☐ Government ☐ Healthcare  
☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Other \_\_\_\_\_

**Current Use:** ☐ Agriculture ☐ Commerce/trade ☐ Defense ☒ Domestic ☐ Educational ☐ Government ☐ Healthcare  
☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other \_\_\_\_\_

#### 5. Architectural History

Architect: \_\_\_\_\_ Builder: \_\_\_\_\_

Construction date: 1926 ☒ Actual ☐ Estimated Source: NR District narrative

☐ Additions/modifications, specify dates: \_\_\_\_\_

☐ Relocated, specify former location and reason: \_\_\_\_\_

Other associated contexts and information of interest: \_\_\_\_\_

#### 6. Archeology Ground

☐ Original state ☐ Disturbed Explain \_\_\_\_\_

Is a State Archeological Survey Form available for this site? ☐ Yes ☐ No ☐ Not known

Details: \_\_\_\_\_

#### 7. Other Information

Is prior documentation available for this resource? ☒ Yes ☐ No ☐ Not known Type: ☐ HABS ☒ Survey ☐ Other \_\_\_\_\_

Details: 1989 \_\_\_\_\_

**Accessible to the public:** ☐ Yes ☒ No ☐ Not known **Possible threat(s):** ☐ None ☒ Damage (i.e. natural disaster) ☒ Neglect  
☐ Development ☐ Major alteration ☐ Relocation ☐ Other \_\_\_\_\_ \* Note: Also see Endangered Historic Property Identification Form

#### 8. Geographic Information

USGS quad #: \_\_\_\_\_ Year: \_\_\_\_\_ Map scale: \_\_\_\_\_

UTM zone: \_\_\_\_\_ Easting: \_\_\_\_\_ Northing: \_\_\_\_\_

Legal description (Lot/Block): BLOCK 8, LOT 1 & N10 LT 2

Addition: HATTIE M SAYLES Year of addition: \_\_\_\_\_

#### 9. Significance

##### Applicable National Register (NR) criteria:

☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☒ C. Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction;

☐ D. Has yielded, or is likely to yield, information important in prehistory or history;

**Areas of significance:** Commerce, Architecture

**Period(s) of significance:** 1925-1949

**Level of significance:** ☐ National ☐ State ☒ Local

**Possible NR district:** ☐ Yes ☐ No **Is property contributing?** ☐ Yes ☐ No

**10. Priority** (See manual for definitions.) ☐ High ☐ Medium ☐ Low

Explain \_\_\_\_\_

#### Questions?

Contact survey coordinator

History Programs Division, Texas Historical Commission

at 512/463-5853 or history@thc.state.tx.us.



**TEXAS  
HISTORICAL  
COMMISSION**

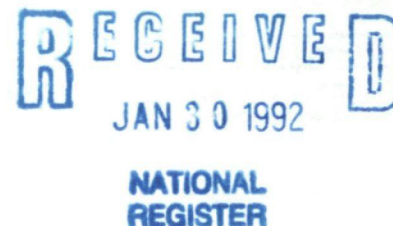
*The State Agency for Historic Preservation*

www.thc.state.tx.us



95

United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Sayles Boulevard Historic District

other names/site number N/A

2. Location

street & number Roughly bounded by South Fifth, Meander, South Tenth N/A not for publication  
streets and Highland Avenue

city or town Abilene N/A vicinity

state Texas code TX county Taylor code 441 zip code 79602/05

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination  
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of  
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant  
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Curtis J. Jannell 28 Jan. 1992  
Signature of certifying official/Title Date

State Historic Preservation Officer, Texas Historical Commission  
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register.  
☐ See continuation sheet.
- ☐ determined eligible for the  
National Register  
☐ See continuation sheet.
- ☐ determined not eligible for the  
National Register.
- ☐ removed from the National  
Register.
- ☐ other, (explain:) \_\_\_\_\_

for Signature of the Keeper

Date of Action

Autumn 1992

3/9/92

# HISTORIC OVERLAY REQUEST

**Case:** HOZ-2021-01  
**Owner:** Tracy Morgan McNeil & Dan Steven  
**Request:** Add Historic Overlay  
Designation  
**Location:** 702 Sayles Dr.  
**Notification:** 1 in Favor, 0 Opposed  
**Planning & Zoning:** August 3, 2021  
**City Council Hearing:** August 26, 2021  
September 9, 2021



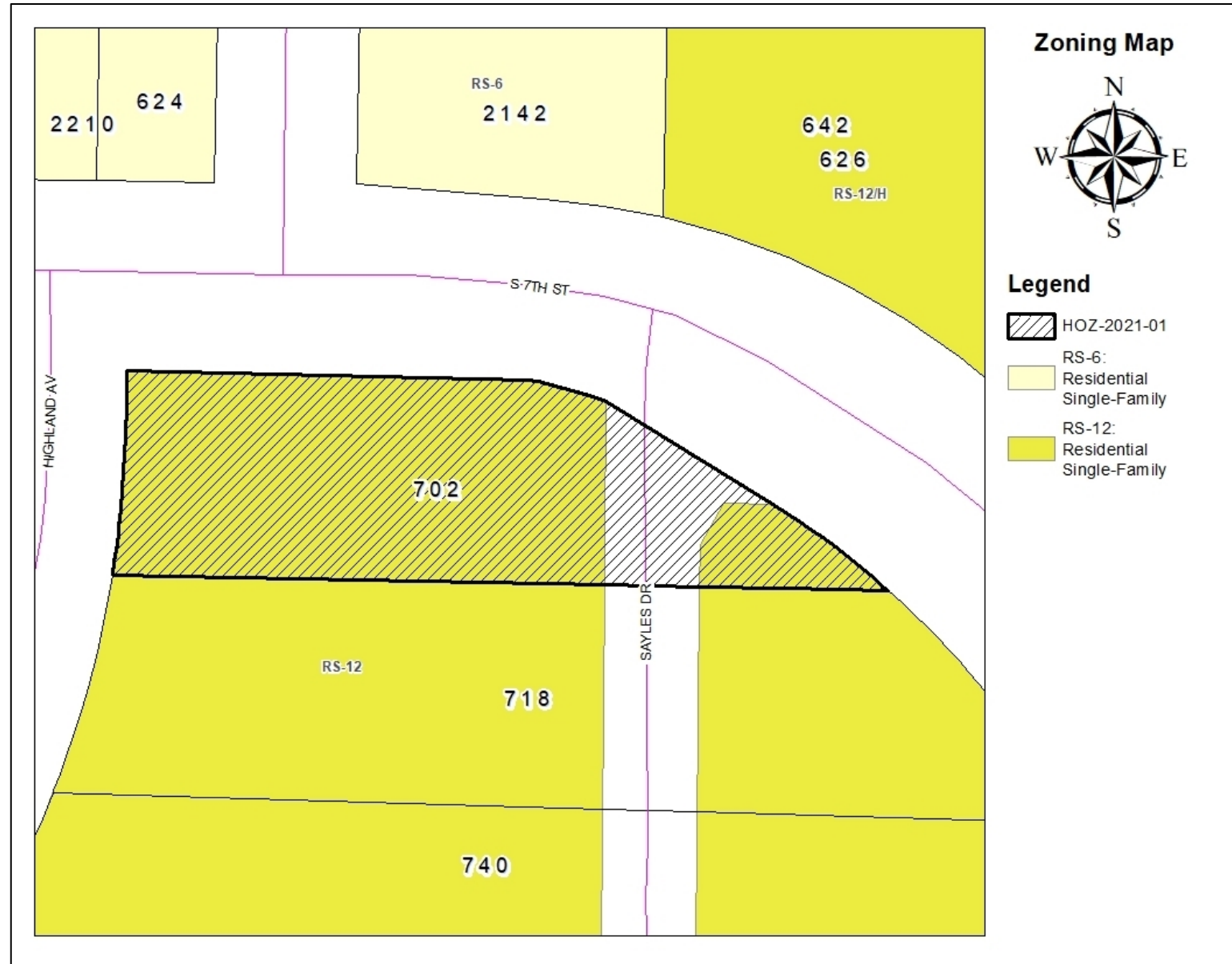


# HOZ-2021-01 LOCATION MAP



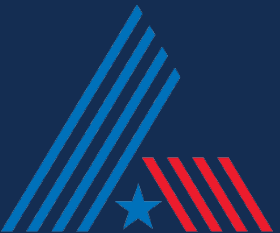


# HOZ-2021-01 ZONING MAP





# HOZ-2021-01 PHOTOS





# HOZ-2021-01 PHOTOS

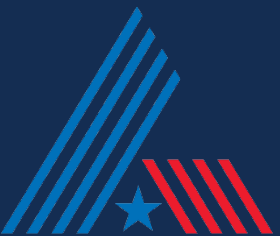




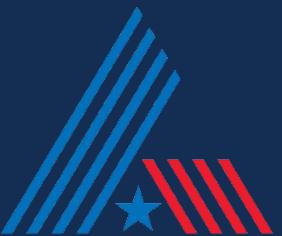
# HOZ-2021-01 NOTIFICATION MAP



- Reviewed Pursuant to Section 2.3.4.4 of the Land Development Code (Criteria for Designation)
- Landmarks Commission recommendation(s): Approved
- 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





# TC-2021-02

## STAFF REPORT

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### Scheduled Hearings

Planning & Zoning Commission: August 3, 2021

City Council 1<sup>st</sup> Reading: August 26, 2021

City Council 2<sup>nd</sup> Reading: September 9, 2021

### Applicant

Owner: Iris Abilene: Camp Barkeley

Agent: Overland Property Group

### Request

Abandon the approximate 60-foot width of South 10<sup>th</sup> Street (formerly Church Street) between Sycamore and Elm Street as well as the 20-foot-wide improved alley projecting 150 feet south from the unimproved segment of South 10<sup>th</sup> Street, midway and parallel between Sycamore and Elm Streets; and a 20-foot-wide unimproved alley extending east-to-west for a distance of 300 feet between Sycamore and Elm Streets, 140 feet south from and parallel to the right-of-way for South 9<sup>th</sup> Street.

### Location

The 60-foot-wide unimproved right-of-way dedicated to S 10<sup>th</sup> Street (formerly Church Street) between Block A of Geo. W. Jalonicks Second Addition and Block B of F.W. Hughes Subdivision as well as a portion of the 20-foot-wide alley extending approximately 150-linear feet south from the southernmost boundary of the unimproved right-of-way for Church Street into Block B. Additionally, the request is to abandon the entire extent of the 20-foot-wide unimproved alley extending east to west and dividing Block A of Geo. W. Jalonicks Second Addition to Abilene, Taylor County, Texas.

### Background

The 60-foot-wide right-of-way for S. 10<sup>th</sup> Street (originally Church Street) and the 20-foot-wide alley extending 300-feet east-to-west between Sycamore and Elm Streets was originally dedicated with the "Geo. W. Jalonicks Second Addition" recorded in 1884. Since being dedicated by this subdivision plat; the alley and this particular segment of Church Street have remained unimproved. The 20-foot-wide improved alley extending south 150-linear feet from the south right-of-way boundary of Church Street was dedicated with the "F.W. Hughes Subdivision of block B & C of Geo. W. Jalonicks Second Addition" in 1907. Since being dedicated, this portion of the platted alley has been improved with a 6" vitrified clay sewer main and a 3" cast iron water main.

### Assessment

Pursuant to Section 3.2.7.4, Street, Alley Abandonment, and Closure Policy, of the Land Development Code, any closure or abandonment shall follow the same public hearing process as required for a zoning change.

The proposed abandonment was reviewed by the City of Abilene's Development Review Committee (DRC) and determined this request is satisfactory with conditions to be addressed during the replat process upon approval of the abandonment.

**Staff Recommendation**

City staff recommends approving the requested abandonment subject to the following conditions:

1. Approval and subsequent recording of a re-plat showing how the street and alley rights-of-way(s) will be integrated with one or more adjacent new lot(s).
2. On the required replat, suitable easements must be reserved for continued access to all existing utility facilities planned to remain within the otherwise abandoned street and alley rights-of-way.
3. Relocate any affected existing facilities not remaining in place, at the expense of the property owner(s) within whose land the abandoned street and alley will be integrated.
4. Provide City staff with documentation from an appropriate official of each affected utility provider (having facilities remaining in the subject street and alley rights-of-way) and which indicates that such facilities have either already been relocated or that suitable financial arrangements have been made for the timely relocation of these affected utilities.

**Notification**

The Planning Services Division sent written notice of this request (with certificate of mailing) to all owners of property within a 200-foot radius of this subject property.

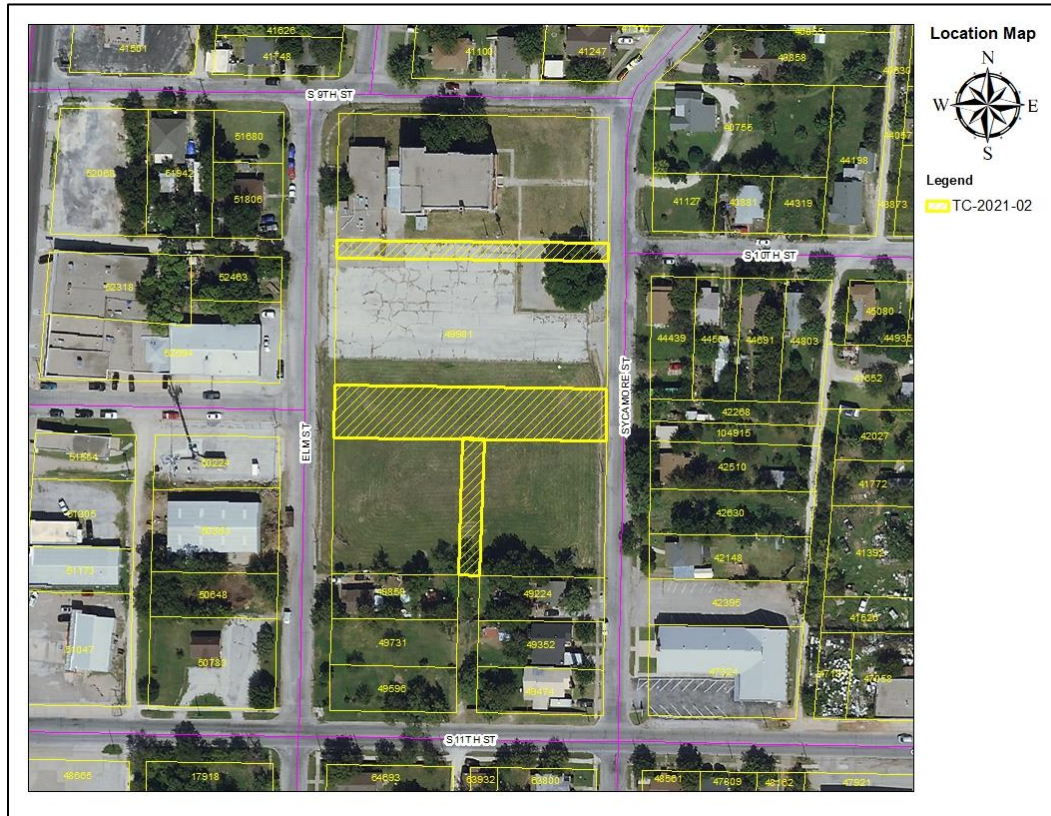
| Owner                             | Parcel ID | Response |
|-----------------------------------|-----------|----------|
| ALDRIDGE MELVA RUTH LIFE EST      | 42630     |          |
| BAUTISTA JOSE LUIS &              | 42510     |          |
| BAUTISTA LOUIS & IRENE            | 104915    |          |
| BEVILLS JOHNNY                    | 49224     |          |
| CALDERON TRINIDAD LIFE ESTATE     | 44803     |          |
| CARRERAS JUANITA A                | 49474     |          |
| CASTILLO ANASTACIO JR & GLORIA Y  | 40755     |          |
| CASTILLO ANASTACIO JR & GLORIA Y  | 41127     |          |
| CHAMBERLAIN TRUST                 | 50648     |          |
| CHAMBERLAIN TRUST                 | 50353     |          |
| CHISUM LLOYD W                    | 44439     |          |
| DOUBLE T INVESTMENTS              | 50224     |          |
| DOUBLE T INVESTMENTS              | 52594     |          |
| FIRST BAPTIST CHURCH              | 47324     |          |
| FIRST BAPTIST CHURCH              | 42395     |          |
| FIRST FINANCIAL TR & ASSET MTG CO | 52318     |          |
| FLORES MARIA                      | 40858     |          |
| FOSSIL RIDGE PROPERTIES LLC       | 41100     |          |
| GUERRA ARNULFO & DOROTHY          | 40881     |          |
| HALL RICHARD                      | 49731     |          |
| HERNANDEZ EFREN & JUANITA         | 49352     |          |
| IRIS ABILENE: CAMP BARKELEY       | 49981     |          |
| LOPEZ SANTOS & SIXTA              | 49596     |          |
| MONSIVAIZ ANNA MARIE              | 51806     |          |
| MONSIVAIZ ANNA MARIE              | 52463     |          |
| MONSIVAIZ ANNA MARIE              | 41748     |          |
| MONSIVAIZ ANNA MARIE              | 51942     |          |
| NIETO MAC & MARIA                 | 49858     |          |
| PEAK INVESTMENTS INC              | 51680     |          |
| PHARISS JEANETTE                  | 44319     |          |
| PHARISS JEANETTE                  | 44691     |          |
| RODRIGUEZ ELOISA                  | 42148     |          |
| VANCE CARLTON S                   | 44561     |          |
| VANCE CARLTON S                   | 42268     |          |
| WILLIAMS DONALD L &               | 41247     |          |

## ATTACHMENTS:

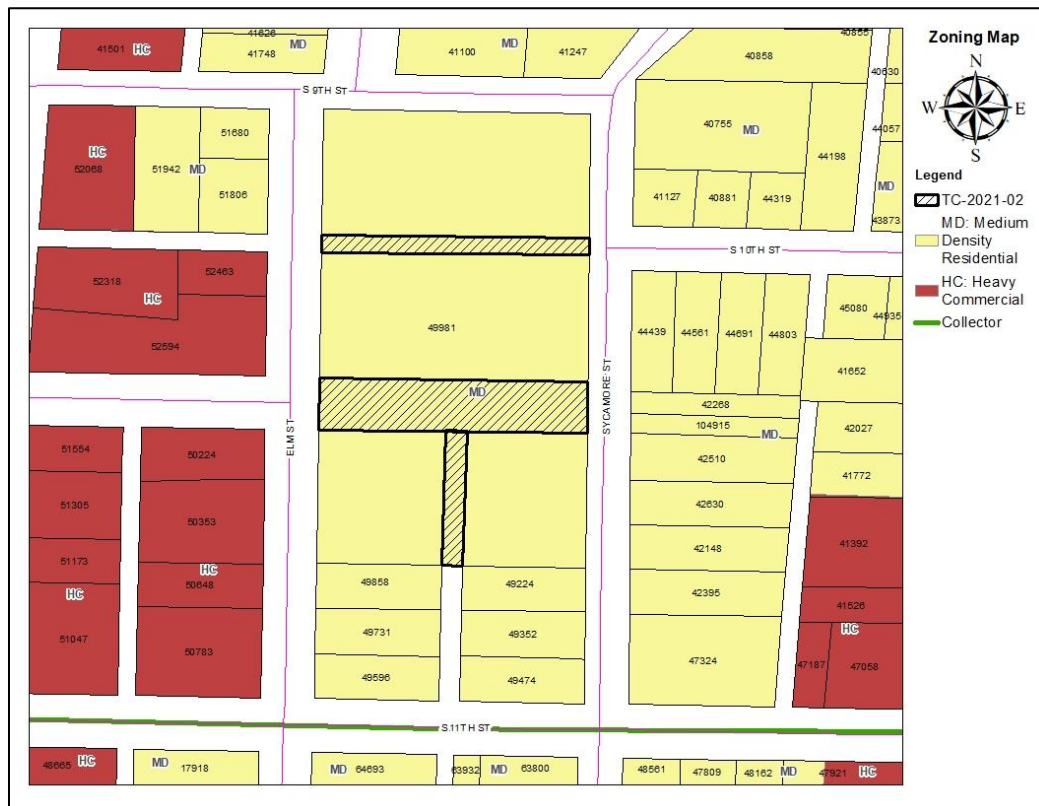
- 1) Application
- 2) PowerPoint



## Location Map



## Zoning Map



# Comments List

Project Type: Thoroughfare Closure Application | ID # 21-000097



**Kevin Jaeger**

Planning Division, Jul 01, 2021 at 2:14 PM ago PRIVATE

Existing utilities are present in the existing alley north of South 11th Street These utilities include a 3 inch cast iron water line and a 6 inch vitrified clay sewer line. The applicant has two options. The applicant can provide the City with a utility easement for each of the existing utilities. If the existing utilities conflict with the intended use of the applicant, the applicant can obtain the services of a Civil Engineer to evaluate the possibility of abandoning or relocating the existing utilities. Should the Civil Engineer determine that the existing utilities can be abandoned or relocated, engineering plans would need to be created showing the relocation or abandonment of those utilities. These engineering plans would need to be submitted to the City Engineer for review and approval prior to the utilities being relocated or abandoned.



**Wayne Terrell**

Permits & Inspections, Jul 06, 2021 at 9:52 AM ago PRIVATE

Wayne Terrell

Engineering Technician III

Water Utilities Mapping

wayne.terrell@abilenetx.gov

325-676-6425

The existing 6" V.C. sewer main in the north right-of-way of South 10th Street dead ends into existing manhole #065-072 that is in the eastern part of this property and in the portion of the alley proposed to be abandoned. The existing 6" V.C. sewer main and the existing 3" C.I. water main run north into this property in the south alley proposed to be abandoned. These three existing mains will either need to remain; along with, provided utility easements, or a Texas licensed engineer will need to submit plans showing the abandonment or relocation of these mains and utility easements.

**Jared Smith***Planning Division, Jul 26, 2021 at 12:05 PM ago* PRIVATE

Planning &amp; Zoning

325-676-6490

Jared.smith@abilenetx.gov

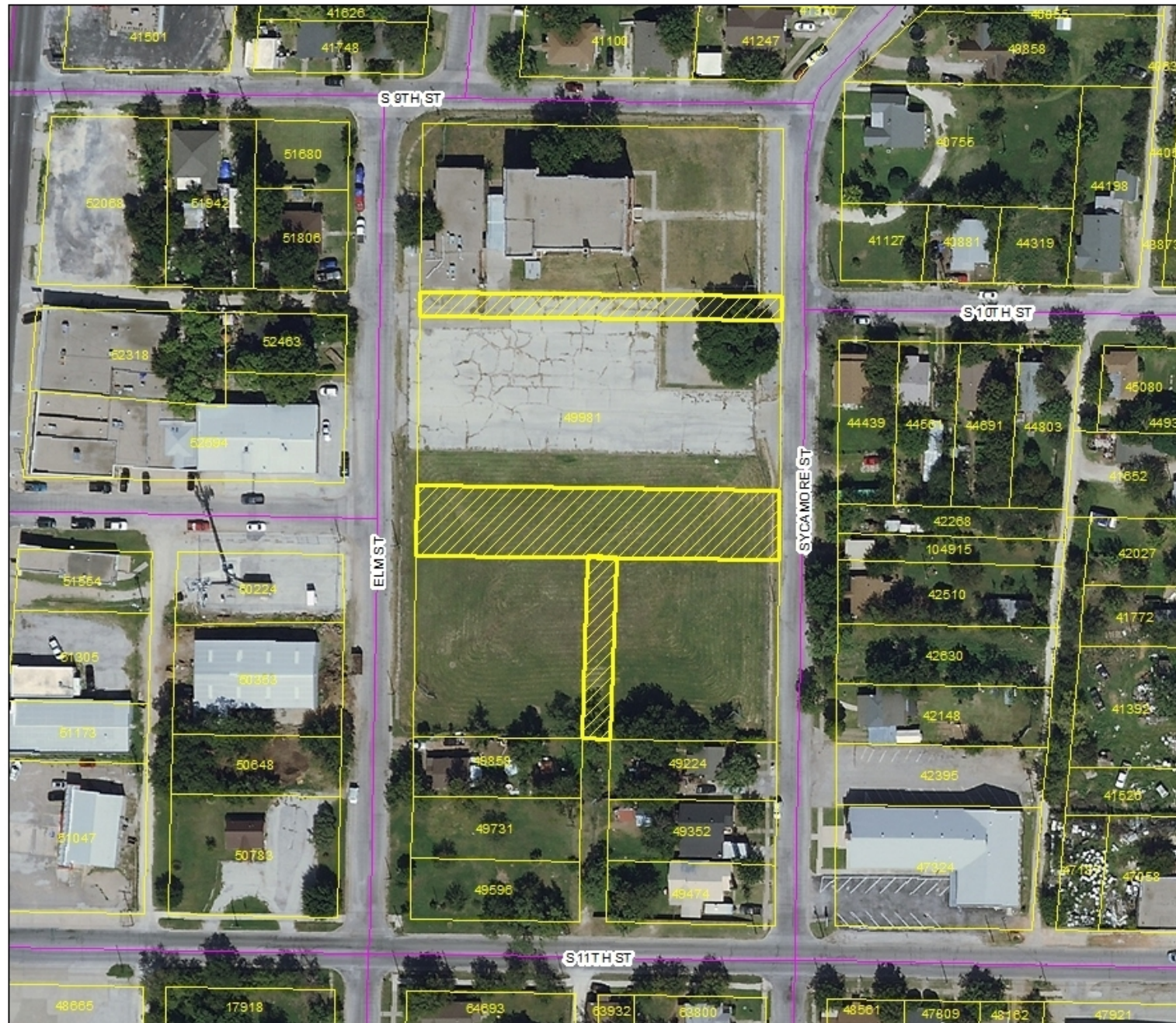
(1) City staff is recommending approval of these thoroughfare closures with the following conditions to the Planning & Zoning Commssion during the August 3, 2021 P&Z meeting:

- Approval and subsequent recording of a re-plat showing how the street and alley rights-of-way(s) will be integrated with one or more adjacent new lot(s).
- On the required replat, suitable easements must be reserved for continued access to all existing utility facilities planned to remain within the otherwise abandoned street and alley rights-of-way.
- Relocate any affected existing facilities not remaining in place, at the expense of the property owner(s) within whose land the abandoned street and alley will be integrated.
- Provide City staff with documentation from an appropriate official of each affected utility provider (having facilities remaining in the subject street and alley rights-of-way) and which indicates that such facilities have either already been relocated or that suitable financial arrangements have been made for the timely relocation of these affected utilities.



|                               |                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case:</b>                  | TC-2021-02                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Owner:</b>                 | Iris Abilene: Camp Barkeley                                                                                                                                                                                                                                                                                                                                                 |
| <b>Agent:</b>                 | Overland Property Group                                                                                                                                                                                                                                                                                                                                                     |
| <b>Request:</b>               | Abandon 60-foot-wide right-of-way of South 10 <sup>th</sup> Street (formerly Church Street) between Sycamore and Elm Street as well as the 20-foot-wide improved alley projecting 150-feet south from said unimproved segment of South 10 <sup>th</sup> Street as well as a 20-foot-wide unimproved alley extending east-to-west 300-feet between Sycamore and Elm Streets. |
| <b>Notification:</b>          | 0 in Favor, 0 Opposed                                                                                                                                                                                                                                                                                                                                                       |
| <b>Planning &amp; Zoning:</b> | August 3, 2021                                                                                                                                                                                                                                                                                                                                                              |
| <b>City Council Hearing:</b>  | August 26, 2021<br>September 9, 2021                                                                                                                                                                                                                                                                                                                                        |

# TC-2021-02 LOCATION MAP



Location Map

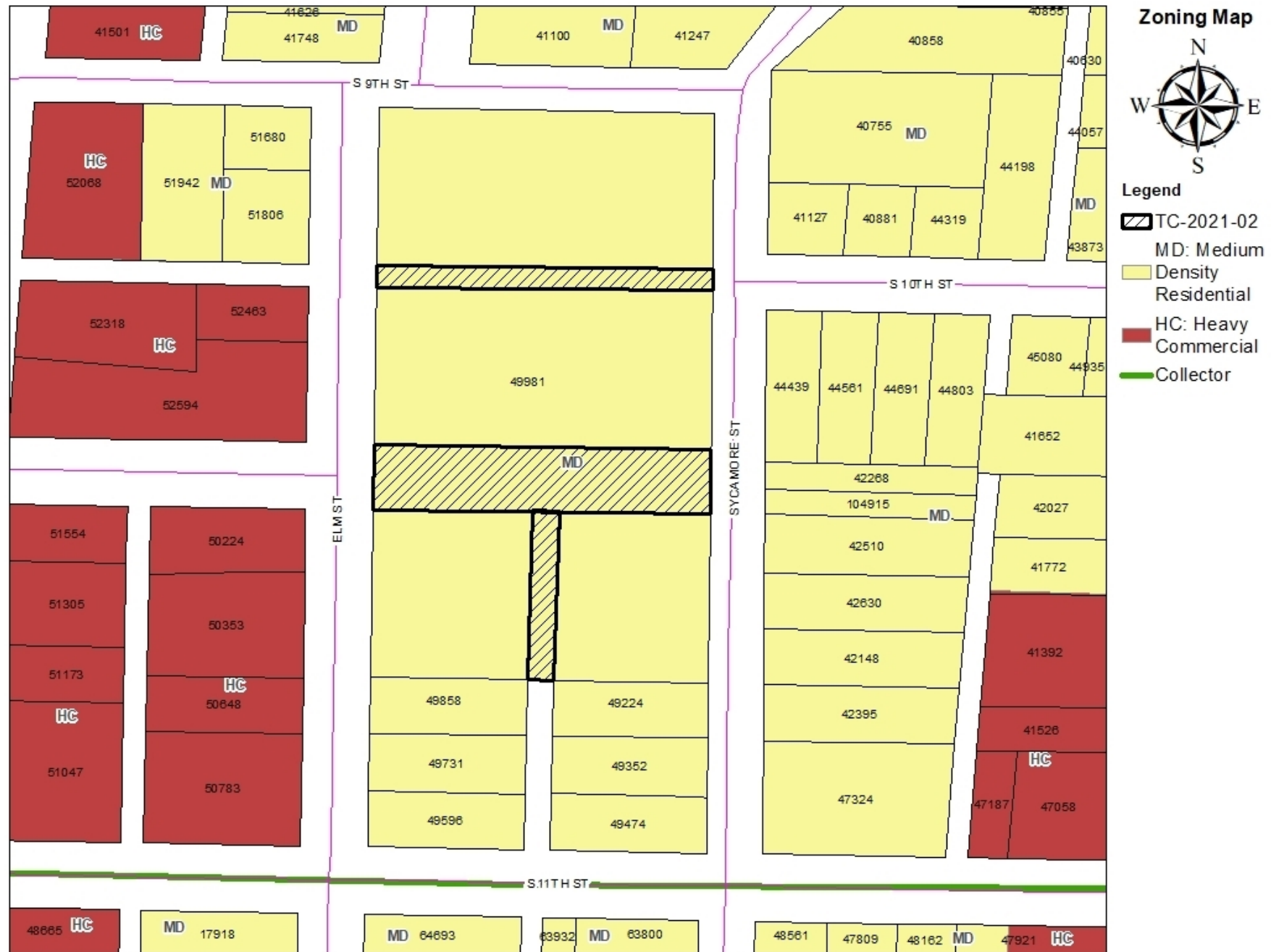


Legend

 TC-2021-02

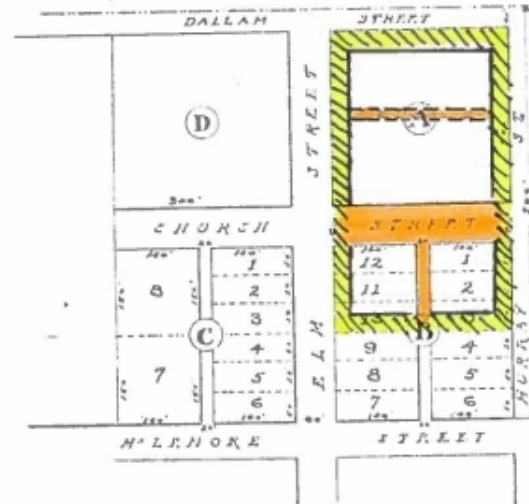


# TC-2021-02 ZONING MAP





MAP 112  
F.W. HUGHES SUBDIVISION  
OF  
BLOCKS B AND C OF GEO. W. JAMONICK'S SECOND ADDITION TO  
ABILENE, TEXAS.  
Scale 1" = 200'  
By W.A. Riney Co. Surveyor, March 1907.



Filed for record the 10th day of April 1907, at 11:10 o'clock A.M.

J. I. McDavid, Clerk County Court,

Taylor County, Texas.

 Subject Property

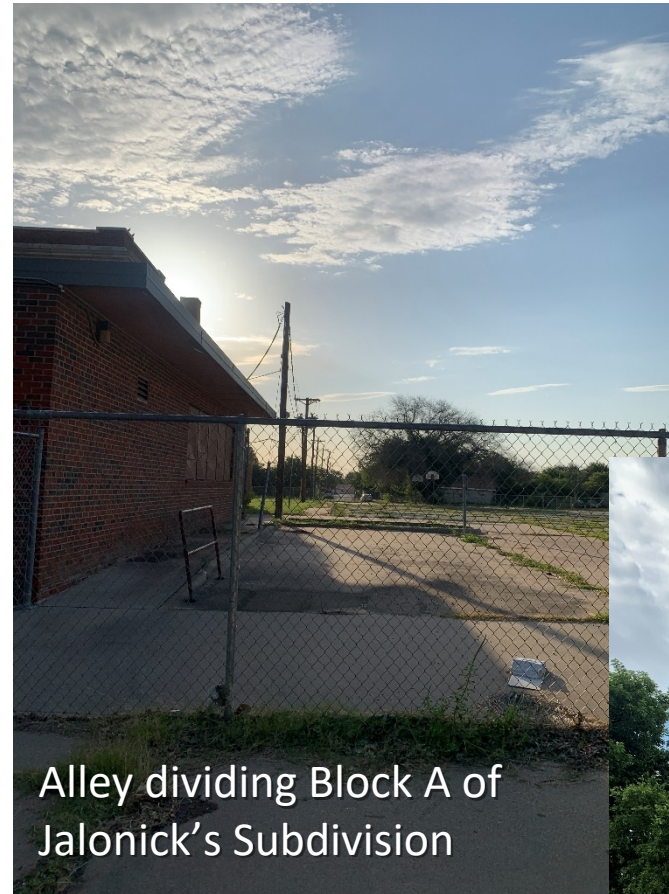
 Extent of Right-of-Way  
& Alley Abandonment



Unimproved Right-of-Way dedicated for S 10<sup>th</sup> St.  
(Formerly Church St.)



Improved Right-of-way for S 10<sup>th</sup> St.  
(West of Elm)



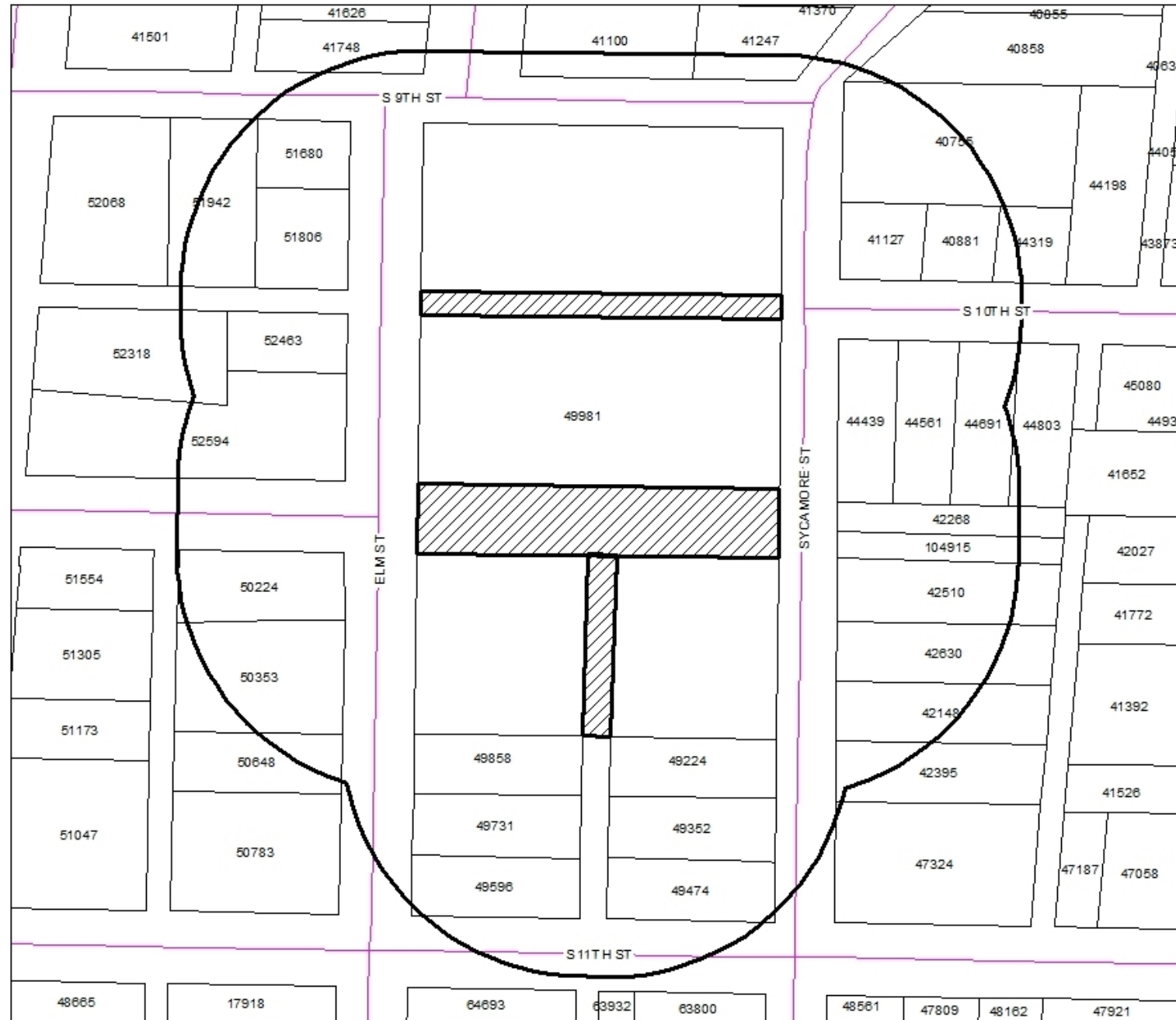
Alley dividing Block A of  
Jalonick's Subdivision



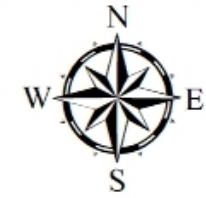
Alley extending 150-feet south  
from S 10<sup>th</sup> St. right-of-way



# TC-2021-02 NOTIFICATION AREA MAP



Notification Map



Legend

- 200'
- Notification Area
- TC-2021-02

- 0- In Favor- ●
- 0- Opposed- ●
- 0% Opposed



- DRC Recommendation: Satisfactory with conditions
- Staff Recommendation: Approval with conditions:
  1. Approval and subsequent recording of a re-plat showing how the street and alley rights-of-way(s) will be integrated with one or more adjacent new lot(s).
  2. On the required replat, suitable easements must be reserved for continued access to all existing utility facilities planned to remain within the otherwise abandoned street and alley rights-of-way.
  3. Relocate any affected existing facilities not remaining in place, at the expense of the property owner(s) within whose land the abandoned street and alley will be integrated.
  4. Provide City staff with documentation from an appropriate official of each affected utility provider (having facilities remaining in the subject street and alley rights-of-way) and which indicates that such facilities have either already been relocated or that suitable financial arrangements have been made for the timely relocation of these affected utilities.

# Questions?

# TC-2021-06

## STAFF REPORT

---



### Hearing dates

P & Z Commission: August 3, 2021

City Council 1<sup>st</sup> Reading: August 26, 2021

City Council 2<sup>nd</sup> Reading: September 9, 2021

### Applicant

Owner(s): Barbara Robinson & Dylan Golden

Agent: Enprotec / Hibbs & Todd

### Request

Abandon the 20-foot-wide alley extending approximately 100-feet west from the right-of-way for Melissa Lane and situated 100 feet south from and parallel to right-of-way for Princess Lane.

### Location

The 20-foot-wide alley extending approximately 100 linear feet west from the western right-of-way boundary for Melissa Lane; wedged between Lots 10 & 11, Block D of Monarch Addition, Section 1.

### Background

The 20-foot-wide alley was originally dedicated in 1982 with the recording of the "Monarch Addition, Section 1." Within this dedicated alley there is presently a 6" PVC sewer main, 6" PVC water main, and an underground AEP electric power line and accompanying power pole.

### Assessment

Pursuant to Section 3.2.7.4, Street, Alley Abandonment, and Closure Policy, of the Land Development Code, any closure or abandonment shall follow the same public hearing process as required for a zoning change.

The proposed abandonment was reviewed by the City of Abilene's Development Review Committee (DRC) and determined this request is satisfactory with conditions to be addressed during the replat process upon approval of the abandonment.

### Staff Recommendation

City staff recommends approving the requested abandonment subject to the following conditions:

1. Approval and subsequent recording of a re-plat showing how the alley rights-of-way will be integrated with one or more adjacent new lot(s).
2. On the required replat, suitable easements must be reserved for continued access to all existing utility facilities planned to remain within the otherwise abandoned street and alley rights-of-way.
3. Relocate any affected existing facilities not remaining in place, at the expense of the property owner(s) within whose land the abandoned street and alley will be integrated.
4. Provide City staff with documentation from an appropriate official of each affected utility provider (having facilities remaining in the subject street and alley rights-of-way) and which indicates that such facilities have either already been relocated or that suitable financial arrangements have been made for the timely relocation of these affected utilities.



**Notification**

The Planning Services Division sent written notice of this request (with certificate of mailing) to all owners of property within a 200-foot radius of this subject property.

| Owner                         | Parcel ID | Response |
|-------------------------------|-----------|----------|
| BANDORA JOHN &                | 67441     |          |
| CHMIELEWSKI CHARITY           | 67571     | In Favor |
| ENRIQUEZ HENRY JR             | 67314     |          |
| GANDY JAMES L & ELLEN         | 66454     |          |
| GOLDEN DYLAN                  | 67802     |          |
| GRAHAM KENNETH MICHAEL        | 65846     |          |
| JONES GRACE A SURVIVORS TRUST | 63189     |          |
| MILLER BRIAN KEITH            | 63316     |          |
| NORRIS MELVIN L & PASTY M     | 66333     |          |
| ROBINSON BARBARA              | 61786     |          |
| ROBINSON BARBARA              | 67932     |          |
| SANCHEZ MARIO V & CLARA       | 66088     |          |
| TOMLIN PAUL E & TERESA        | 65965     |          |
| VELASQUEZ ROBERT JR           | 63065     |          |
| WEATHERBEE CONSTRUCTION INC   | 58463     |          |
| WESTFALL AUSTIN R & TARIN     | 66207     |          |

**ATTACHMENTS:**

- 1) Application
- 2) PowerPoint

## Location Map



## Zoning Map



# Comments List

Project Type: Thoroughfare Closure Application | ID # 21-000105



**Kevin Jaeger**

Planning Division, Jul 06, 2021 at 12:54 PM ago PRIVATE

Existing 6" water line and sewer line located in ROW. The applicant may choose to relocate the utility at the applicants expense, or may dedicate a 15' utility easement centered on the existing water and sewer mains.



**Athan Himmelstein**

Planning Division, Jul 14, 2021 at 11:15 AM ago

Athan Himmelstein

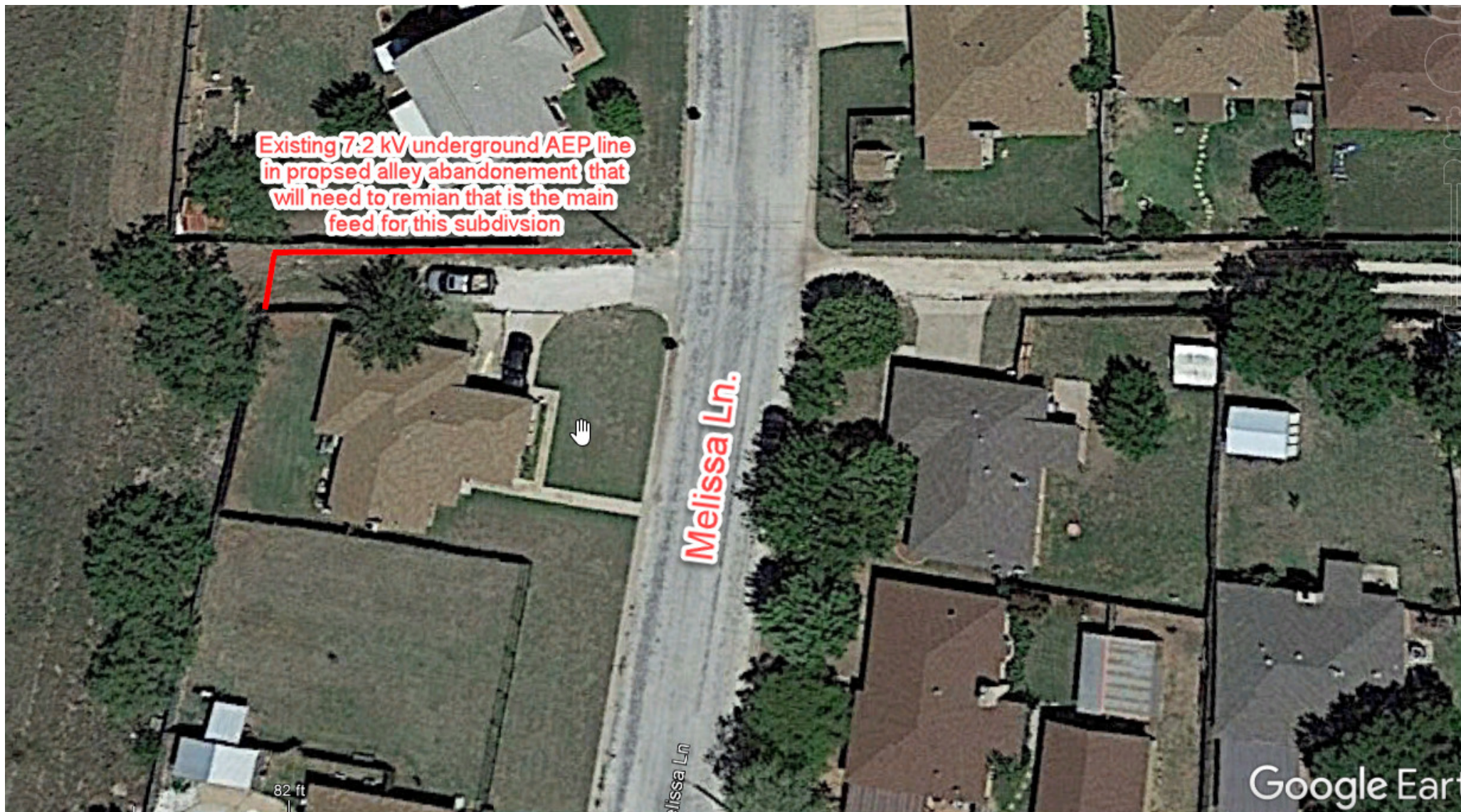
AEP Texas Abilene Distribution

325.674.7290 & adhimmelstein@aep.com

AEP has an existing 7.2 kV underground line and power pole that feeds the houses on the west side of Melissa Ln and also on Amy Cicle & Michael Ct. We will need to keep utility rights and propose a 15' utility easement similar to what Kevin has proposed.



## AEP EXHIBIT



**Jared Smith***Planning Division, Jul 27, 2021 at 8:33 AM ago* PRIVATE

Planning &amp; Zoning

325-676-6490

Jared.smith@abilenetx.gov

(1) City staff is recommending approval of this thoroughfare closure with the following conditions to the Planning & Zoning Commssion during the August 3, 2021 P&Z meeting:

- Approval and subsequent recording of a re-plat showing how the street and alley rights-of-way(s) will be integrated with one or more adjacent new lot(s).
- On the required replat, suitable easements must be reserved for continued access to all existing utility facilities planned to remain within the otherwise abandoned street and alley rights-of-way.
- Relocate any affected existing facilities not remaining in place, at the expense of the property owner(s) within whose land the abandoned street and alley will be integrated.
- Provide City staff with documentation from an appropriate official of each affected utility provider (having facilities remaining in the subject street and alley rights-of-way) and which indicates that such facilities have either already been relocated or that suitable financial arrangements have been made for the timely relocation of these affected utilities.





CITY OF ABILENE

PLANNING & DEVELOPMENT SERVICES

CHMIELEWSKI CHARITY  
2648 MELISSA LN  
ABILENE, TX 79606-1050

### **NOTICE OF PUBLIC HEARING**

**RE: Thoroughfare Closure Application Number TC-2021-06**

**07/23/2021**

The Planning and Zoning Commission will hold a public hearing on **August 3, 2021 at 1:30 PM**, in **City Council Chambers, 2nd Floor**, City Hall, N. 5<sup>th</sup> and Walnut Streets, to recommend approval or denial to City Council on a request from Barbara Robinson and Dylan Golden (represented by Enprotec/Hibbs & Todd, Engineering Consultants) to abandon the public's right-of-way within a 20-foot wide alley (a dead end) extending for a distance of approximately 100 feet west from right-of-way for Melissa Lane and situated 100 feet south from and parallel to right-of-way for Princess Lane in western Abilene.

This hearing is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

The attached map shows the area of this request. Only that area which is bounded by the cross-hatched line on the map is being considered for abandonment. The solid boundary line around the subject area is only a notification area. If approved by the Planning and Zoning Commission or if denied and appealed to Abilene's City Council within the specified ten-day period, this case will be heard by City Council for 2<sup>nd</sup> and Final Reading with public hearing on **September 9, 2021 at 8:30 AM** in Council Chambers on the second floor of City Hall, 555 Walnut Street.

If you have any questions, please contact Jared Smith, Planner II at telephone 325-676-6490 or by email address [jared.smith@abilenetx.gov](mailto:jared.smith@abilenetx.gov)

For the PLANNING & ZONING COMMISSION  
Please call (325) 676-6237 if you have any questions about this notice.

**CASE #: TC-2021-06**

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: CHMIELEWSKI CHARITY  
Parcel I.D.: 67571  
Address: 2648 MELISSA LN

Mailing To: Planning and Development Services  
P.O. Box 60, Abilene TX 79604-0060

Email: [planning@abilenetx.gov](mailto:planning@abilenetx.gov)

I am in favor ☒ I am opposed ☐  
Additional Comments:

Signature: \_\_\_\_\_





# Development Application

## Planning

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

Project Name: Monarch Addition, Sec 1  
 Address: 2632 & 2626 Melissa No. of lots: 2 Acreage: \_\_\_\_\_  
 Legal Description: Alley between Lot 11 & Lot 10 Blk D Monarch Add. Sec 1  
 Subdivision Name: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Current Zoning: \_\_\_\_\_ Proposed Zoning (if applicable): \_\_\_\_\_

## OWNER AND AUTHORIZATION

Owner Name: Dylan Golden & Barbara Robinson  
 Address: 2632 Melissa 2626 Melissa  
 City, State, Zip: Abilene, Tex 79605 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) EHT will act as my agent before the Planning and Zoning Commission.

Agent Name: EHT  
 Address: 402 Cedar  
 City, State, Zip: Abilene, Tex 79601 Fax: \_\_\_\_\_  
 Phone: 698-5560 Email: daw.d.todd@e-h.t.com

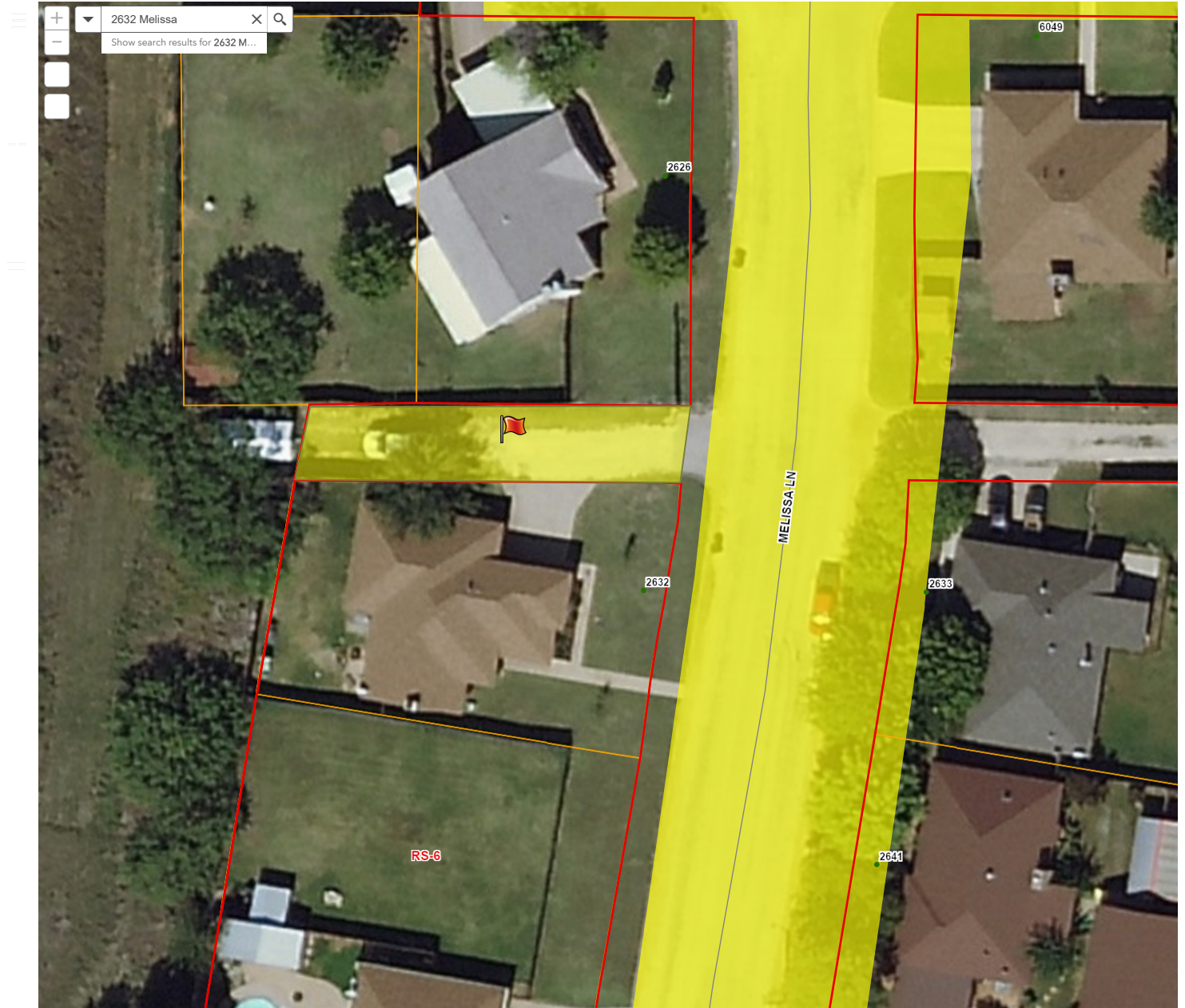
I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development 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: Dylan Golden Barbara J. Robinson Date: 6-24-21

## FOR OFFICE USE ONLY

Received: 7/3/21 Fee: \$ 1,500.00 Receipt No.: \_\_\_\_\_  
 Case No.: TC-2021-06 Reviewed By: [Signature]

DYLAN PHONE 254-339-3319  
 BARBARA PHONE 325-692-9895



1-399

11298

399

MH Zone

CROWN PLACE

FILED FOR RECORD  
8 O'CLOCK 55 AM

JUN 7 1983

JAMES LYONS  
COUNTY CLERK, TAYLOR COUNTY, TEXAS

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.  
DATE 11-1-82  
CHAIRMAN Ken Baker  
ATTEST Mike C. Hughes  
6-1-83  
PLANNING DIRECTOR

PLANNING DIRECTOR  
FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.  
2-14-83  
DATE  
FP-17082  
FILE NUMBER  
PLANNING DIRECTOR  
FEE

COUNTY CLERK  
I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON  
4-7-83  
DATE  
11298  
FILE NUMBER  
James E. Taylor  
COUNTY CLERK  
Deputy

DIRECTOR OF PUBLIC WORKS  
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.  
4-1-83  
DATE  
DIRECTOR OF PUBLIC WORKS

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

SEE ATTACHED FIELD NOTES

EXECUTED THIS 28 DAY OF Oct 1982  
J. S. Gathright  
OWNER  
OWNER  
OWNER

ACKNOWLEDGEMENT  
THE STATE OF TEXAS:  
COUNTY OF Taylor  
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED J. S. Gathright  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 28 DAY OF Oct A D 19 82  
Editha Taylor  
NOTARY PUBLIC  
COUNTY TEXAS  
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 WAS THE 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 19  
NOTARY PUBLIC  
COUNTY TEXAS

GENERAL NOTES  
SHEET OF SHEETS ACREAGE 12.66  
SCALE 1"=100' SMALLEST LOT 5277.3 SQ FT LARGEST LOT 13800 SQ FT  
LOT WIDTH MIN 39.73 MAX 75.84 LOT DEPTH MIN 100 MAX 164.56  
CONCRETE MONUMENTS (SYMBOL) POLES (SYMBOL) DOWN GUYS (SYMBOL)

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: A PLAT OF SECTION 1 MONARCH ADDITION OUT OF THE J. H. BECK SURVEY NO. 42, ABILENE, TAYLOR COUNTY, TEXAS

Feb. 1983  
DATE  
Hugh E. Peiser  
SIGNATURE  
HUGH E. PEISER 3688  
(PRINT)  
REGISTERED PUBLIC SURVEYOR

OWNER I.S. GATHRIGHT

RM 3

RS 6

OWNER I.S. GATHRIGHT  
RS 6

NOT IN FLOOD ZONE

AO Zone

Scale 1"=100'

A PLAT OF  
SECTION 1  
MONARCH ADDITION  
ABILENE, TAYLOR COUNTY, TEXAS

I.S. GATHRIGHT  
1100 SOUTH DANVILLE  
ABILENE, TEXAS 79605  
PHONE A.C. 915/692-6585

CHASE-PEISER SURVEYING COMPANY  
141 SOUTH LEGGETT DRIVE  
ABILENE, TEXAS 79605  
PHONE A.C. 915/677-8111



1-399.1

11298 399

STATE OF TEXAS  
COUNTY OF TAYLOR

MONARCH ADDITION  
12.66 ACRES

FIELD NOTES

BEING 12.66 acres of land out of the J. H. Beck Survey No. 42, Abilene, Taylor County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a point on the north boundary line of Jennings Drive, a 40 foot wide road, for the SW corner of this tract, from which the SW corner of the J. H. Beck Survey No. 42 bears S 0°20' E 19.45 feet and S 89°58' W 5511.22 feet;

THENCE N 0°20' W 292.37 feet to a point for an interior corner of this tract;

THENCE N 85°24' W 285.0 feet to a point for corner;

THENCE N 09°08' E 42.55 feet to a point for corner;

THENCE N 80°52' W 260.79 feet to a point for the most westerly SW corner of this tract;

THENCE N 9°08' E 256.15 feet to a point for a corner;

THENCE S 89°51' E 29.96 feet to a point for a corner;

THENCE N 0°09' E 100.0 feet to a point for a corner;

THENCE N 20°38'35" E 64.05 feet to a point for a corner;

THENCE N 0°09' E 120.0 feet to a point for a corner;

THENCE N 89°51' W 24.21 feet to a point for a corner;

THENCE N 0°09' E 270.0 feet to a point of the south boundary line of Texas Place Addition for the NW corner of this tract;

THENCE S 89°51' E along the south boundary line of Texas Place Addition 576.13 feet to a point in the west boundary line of Bishop Road for the NE corner of this tract;

THENCE S 0°20' E along the west boundary line of Bishop Road 1199.89 feet to a point in the north boundary line of Jennings Drive for the SE corner of this tract;

THENCE S 89°58' W along the north boundary line of Jennings Drive 116.87 feet to the POINT OF BEGINNING, and containing 12.66 acres of land, more or less.

Certified correct as surveyed October 1982.



STATE OF TEXAS  
COUNTY OF TAYLOR

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the named RECORDS of Taylor County, Texas, as stamped hereon by me.

Janice Lyons  
County Clerk,  
Taylor County, Texas

Hugh E. Peiser  
Hugh E. Peiser  
Registered Public Surveyor No. 3688

FILED FOR RECORD

8 O'CLOCK 55 MIN AM

JUN 7 1983

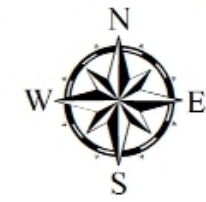
JANICE LYONS  
COUNTY CLERK, TAYLOR COUNTY, TEXAS

DEPUTY

|                               |                                                                                                          |
|-------------------------------|----------------------------------------------------------------------------------------------------------|
| <b>Case:</b>                  | TC-2021-06                                                                                               |
| <b>Owner:</b>                 | Barbara Robinson & Dylan Golden                                                                          |
| <b>Agent:</b>                 | Enprotec/Hibbs & Todd                                                                                    |
| <b>Request:</b>               | Abandon 20-foot-wide alley extending approximately 100-feet west from the right-of-way for Melissa Lane. |
| <b>Notification:</b>          | 1 in Favor, 0 Opposed                                                                                    |
| <b>Planning &amp; Zoning:</b> | August 3, 2021                                                                                           |
| <b>City Council Hearing:</b>  | August 26, 2021<br>September 9, 2021                                                                     |



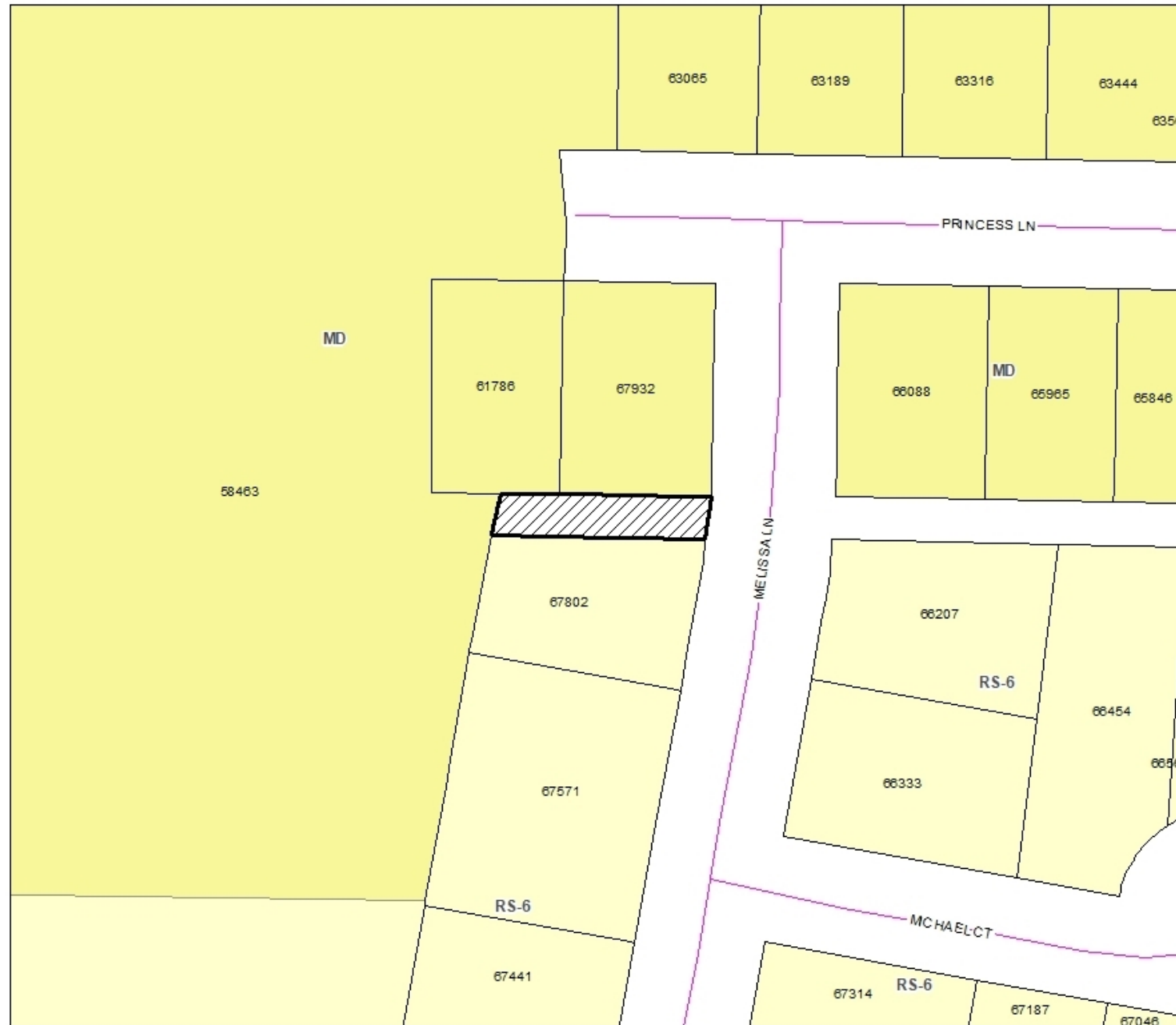
Location Map



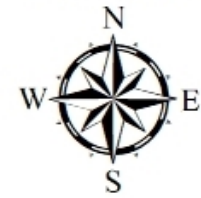
Legend

 TC-2021-06





## Zoning Map



### Legend

- TC-2021-06
- RS-6:  
Residential  
Single-Family
- MD: Medium  
Density  
Residential







# TC-2021-06 NOTIFICATION AREA MAP





- DRC Recommendation: Satisfactory with conditions
- Staff Recommendation: Approval with conditions:
  1. Approval and subsequent recording of a re-plat showing how the street and alley rights-of-way(s) will be integrated with one or more adjacent new lot(s).
  2. On the required replat, suitable easements must be reserved for continued access to all existing utility facilities planned to remain within the otherwise abandoned street and alley rights-of-way.
  3. Relocate any affected existing facilities not remaining in place, at the expense of the property owner(s) within whose land the abandoned street and alley will be integrated.
  4. Provide City staff with documentation from an appropriate official of each affected utility provider (having facilities remaining in the subject street and alley rights-of-way) and which indicates that such facilities have either already been relocated or that suitable financial arrangements have been made for the timely relocation of these affected utilities.

# Questions?

# Receive a Report and Hold a Discussion and Public Hearing on the Capital Improvement Program (CIP)





# CHARTER

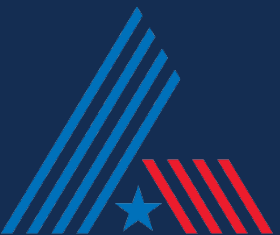
## City of Abilene, Texas

### ARTICLE VI. PLANNING AND ZONING

Sec. 84. Same—Powers and duties.

The planning and zoning commission shall:

- d. Submit annually to the city manager, not less than ninety (90) days prior to the beginning of the budget year, a list of recommended capital improvements, if any, which, in the opinion of the commission, are necessary or desirable during the forthcoming five-year period;

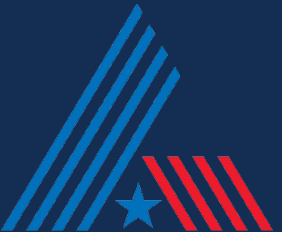


# Proposed Capital Improvement Program

| Department         | Funding Source          | Description                             | 2022       |
|--------------------|-------------------------|-----------------------------------------|------------|
| Parks & Recreation | MIP                     | Rose Park Playground Equipment          | 350,000    |
| Parks & Recreation | MIP                     | Vaughn Camp Park Playground Equipment   | 150,000    |
| Parks & Recreation | MIP                     | Cobb Park New Restroom                  | 190,000    |
| Parks & Recreation | MIP                     | Redbud Park - Walking Trail Replacement | 800,000    |
| Parks & Recreation | MIP                     | Sears Park - Walking Trail Replacement  | 225,000    |
| Parks & Recreation | MIP                     | Nelson Park - Walking Trail Replacement | 600,000    |
| Parks & Recreation | MIP                     | Lee Park Improvements                   | 450,000    |
| Police             | MIP                     | Police Real Time Information Center     | 350,000    |
| Public Works       | Bond Funds              | Maple St.-S. Beltway to ES 11th         | 20,800,000 |
| Public Works       | Bond Funds & SMF        | EN 10th-Treadaway to 322 Loop           | 5,550,000  |
| Public Works       | Street Maintenance Fund | Work Zones N15A S9D S11C                | 5,523,330  |
| Public Works       | Street Maintenance Fund | Work Zone S25                           | 508,927    |
| Water Utilities    | Water Utilities Fund    | Hamby WWTP Phase II - MBR Expansion     | 5,200,000  |
| Water Utilities    | Bond Funds              | 30" Water Line - Dyess to NW Pump Sta   | 5,800,000  |
| Water Utilities    | Bond Funds              | PK Reverse Osmosis Concentrate Dis Line | 2,800,000  |
| Water Utilities    | Bond Funds              | New 2nd PP Pump Sta at NW PS            | 10,000,000 |
| Water Utilities    | Bond Funds              | Northeast High Serv. Pump Station       | 6,200,000  |
| Water Utilities    | Water Utilities Fund    | EN 10th & Maple Utility Relocates       | 3,500,000  |



# Questions?







## **MEMORANDUM**

**August 3, 2021**

**TO: Planning and Zoning Commission**  
**FROM: Planning & Development Services**  
**SUBJECT: Quarterly Council Actions and Announcements**

Below are recent decisions made by City Council on items recommended from the Commission:

### **CITY COUNCIL MEETING**

**July 8, 2021 at 8:30 AM**

| <b>Item</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Motion</b>   | <b>Vote</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|
| Ordinance (Final Reading) Z-2021-11: A Request From HRT Enterprises Inc. and Johnny Trotter, Represented by Jacob Martin LLC, to Change Zoning from Agricultural Open Space (AO) to Residential Single-Family (RS-6) on 245.285 Acres of Now-Vacant Land Bordering 3000-3100 Blocks (North Side) of Highway 351 and 3500-3600 Blocks (East Side) of East Lake Road                                                                                                                                                                             | <b>Approved</b> | 5-0         |
| Ordinance (Final Reading) Z-2021-12: A Request from Marilu and Gary Corpian to Change Zoning from Central Business (CB) to Planned Development (PD) District to Allow Automobile Sales as Well as All Uses Permitted by CB Zoning, on a 0.44 Acre Parcel Located at 1243 South 1st Street at the Southeast Corner of Butternut and South 1st Streets In Central Abilene                                                                                                                                                                        | <b>Approved</b> | 5-0         |
| Ordinance (Final Reading) Z-2021-13: A Request from Charles Wolfe to Change Zoning of Adjoining Properties at 126 South Mockingbird Boulevard and 2958 South 2nd Street, from Neighborhood Retail (126 S. Mockingbird) and Residential Medium-Density (2958 South 2nd) to General Commercial District                                                                                                                                                                                                                                          | <b>Approved</b> | 5-0         |
| Ordinance (Final Reading) Z-2021-14: A Request from Shops at Carriage Hills LLC, Represented by Jacob Martin LLC, to Change Zoning from Agricultural Open Space (AO) to General Retail (GR) for 16.937 Acres of Vacant Land Bordering 100-300 Blocks (North Side) of East Beltway South for a Distance of Approximately 0.35 Mile East from Maple Street                                                                                                                                                                                       | <b>Approved</b> | 5-0         |
| Ordinance (Final Reading) TC-2021-05: A Request from ACCO Feeds Inc., Represented by Erik Paul Johnson, to Abandon the 80-Foot Width of Public Right-of-Way of South 9 <sup>th</sup> Street Extending 140 Feet East from South Treadaway Boulevard's Right-of-Way, and the 10-Foot-Width of Right-of-Way for a Publicly-Dedicated Alley as it Extends 50 Feet South from the East End of the Above-Described Segment of South 9 <sup>th</sup> Street and Located Behind a Vacant Lot at 901 South Treadaway Boulevard in South Central Abilene | <b>Approved</b> | 5-0         |

### CITY COUNCIL MEETING

June 10, 2021 at 8:30 AM

| Item                                                                                                                                                                                                                                                                                                                                                           | Motion   | Vote |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|
| Ordinance (Final Reading) Z-2021-09: A Request from Bethany and Kaden Connell to Rezone Properties Located at 1802 and 1810 Huckleberry Lane from Residential Single-Family (RS-6) to Agricultural Open Space (AO)                                                                                                                                             | Approved | 7-0  |
| Ordinance (Final Reading) Z-2021-10: A Request from Sitzes APB LP, Agent Enprotec/Hibbs & Todd Inc., to Change Zoning from Heavy Industrial (HI) to Heavy Commercial (HC) District and Located at 2249 Butternut Street, on the Northeast Corner of Butternut and South 23 <sup>rd</sup> Streets                                                               | Approved | 7-0  |
| Ordinance (Final Reading) TC-2021-06: A Request from Hardin-Sirmons University, Agent Enprotec/Hibbs & Todd Inc., to Abandon the Complete 60-Foot-Width of Public Right-of-Way of Beech Street as it Extends 160 feet South from Sandefer Street's Right-of-Way, and 152.5 to 312.5 Feet North from the Right-of-Way of Ambler Avenue in North Central Abilene | Approved | 6-0  |

### CITY COUNCIL MEETING

May 13, 2021 at 8:30 AM

| Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Motion   | Vote |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|
| Ordinance (Final Reading) Z-2021-06: A Request from Five Owners of the Subject Properties, Represented by Jacob & Marlin 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.                                                   | Approved | 6-0  |
| Ordinance (Final Reading) Z-2021-07: A Request from Heart of Texas Hearing Centers. Represented by Fallen Perrie Busenlehner, to Rezone Property from Neighborhood Office (NO) to Planned Development (PD) District to Permit Retail Sale of Apparel and Related Accessories, In Addition to All Uses Permitted in NO Zoning Districts                                                                                                                                                                                                              | Approved | 7-0  |
| Ordinance (Final Reading) Z-2021-08: A Request from Cimarron Meadows Development Corporation. Represented by Jacob & Marlin LLC, to Rezone Property from Residential Medium-Density (MD) to Planned Development (PD) District to Allow Duplex Dwellings as 'veil as Townhomes (with no more nor fewer than two dwellings in an one row of attached buildings) on Approximately 14 acres of 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 | Approved | 7-0  |