



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 September 7, 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 August 3, 2021.

PLATS

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

2. **FP-5321:** Heritage Parks Addition, Section 11, Abilene, Taylor County, Texas
3. **FP-5421:** Griffith Lake Estates, Section 2, Abilene, Taylor County, Texas
4. **FP-5721:** Hunters Landing, Section 2, Abilene, Taylor County, Texas
5. **FP-5821:** Hunters Landing, Section 3, Abilene, Taylor County, Texas

ZONING

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

6. **Z-2021-22:** Receive a Report and Hold a Discussion and Public Hearing on a Request from The Conder Company (Represented by Jacob Martin LLC) to Change Zoning from Agricultural Open Space (AO) to a Planned Development (PD) District of Single-Family Home Sites on Approximately 7.77 Acres of Now-Vacant Land Bordering the 7700-7900 Blocks (West Side) of Hardwick Road in Far South Abilene. Legal Description Being Approximately 7.77 Acres Out of the W.J. Reddell Survey in Abilene, Taylor County, Texas. **(Jared Smith)**
7. **Z-2021-24:** Receive a Report and Hold a Discussion and Public Hearing on a Request from Brookhollow Christian Church (Represented by Paul Johnson & Associates) to Change Zoning from Residential Medium-Density (MD) to a Neighborhood Retail (NR) District on Properties at 2310 South Willis Street and 2325 Ivanhoe Lane in Southwest Central Abilene. Legal Description Being Lots 1, 2 And 22 (And Intervening Abandoned Alleyway) Block 13 of Brookhollow Addition Section 4, Abilene, Taylor County, Texas. **(Brad Stone)**

8. **Z-2021-25:** Receive a Report and Hold a Discussion and Public Hearing on a Request from Christian Evenson to Change Zoning from Heavy Industrial (HI) to a Heavy Commercial (HC) District on Approximately 1.5 Acres of Now-Vacant Land at 1425 Dunnam Drive, Situated Approximately 1000 Feet East of South Treadaway Boulevard in South Abilene. Legal Description Being Lots 20, 21 and 22 in the Atlas Industrial Subdivision, Abilene, Taylor County, Texas. **(Brad Stone)**
9. **Z-2021-26:** Receive a Report and Hold a Discussion and Public Hearing on a Request from Dewayne Blair to Change Zoning from Agricultural Open Space (AO) to a Manufactured/Mobile Home (MH) District on Approximately 57.442 Acres of Land Located on the 100 Block (West Side) of Chapel Hill Road in Far West Abilene. Legal Description Being 21.656 Acres Out of the Northwest Part of the H.B. Martin Survey in Abilene, Taylor County, Texas. **(Nick Watts)**
10. **Z-2021-27:** Receive a Report and Hold a Discussion and Public Hearing on a Request From KPLB LLC, Agents Jacob & Martin LLC, to Rezone Property from Residential Medium-Density (MD) District to a Planned Development (PD) District on 5.85 Acres of Now-Vacant Land at 1826 Colony Hill Road in Southeastern Abilene. Legal Description Being 5.85 Acres Out of Southwest Quarter of Lunatic Asylum Lands Section 8 in Abilene, Taylor County, Texas. **(Cheryl Sawyers)**

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 3rd day of September, 2021, at 4:30 p.m.

*Kaitlin Richardson, Deputy City
Secretary*



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on August 3, 2021 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas.

Commissioners Present:

Mr. Clint Rosenbaum, Chairman

Rev. Izlar Lankford

Mr. Brad Benham, Chairman Pro Tem

Mr. Bill Noonan, Secretary

Ms. Alex Russell, Sergeant-at-Arms

Ms. Shawnte' Fleming

Commissioner Absent:

Mr. Mitch Barnett

Staff Present:

Mr. Michael Rice, Assistant City Manager

Mr. Tim Littlejohn, Assistant Director of Planning and Development Services/Chief Building Official

Ms. Cheryl Sawyers, Planning Services Manager

Ms. Kelley Messer, First Assistant City Attorney

Mr. Brad Stone, Planner III

Mr. Jared Smith, Planner II

Mr. Nick Watts, Planner I/Historic Preservation Officer

Ms. Melissa Farr, Executive Assistant

Others Present:

Mr. David Todd

Mr. Nate Miller

Mr. Tal Fillingim

Ms. Stacy Castillo

Mr. Larry J. Meers

Ms. Gloria Ybarra

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:31 p.m.

INVOCATION

Reverend Lankford delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Reverend Lankford moved to approve the minutes from the previous meetings held on July 6, 2021. Mr. Benham seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

PLATS

PP-4421: Heritage Parks Addition, Abilene, Taylor County, Texas

PP-4621: Sandy Creek Village, Abilene, Taylor County, Texas

FP-4521: Hampton Hills, Section 8, Abilene, Taylor County, Texas

Reverend Lankford moved to approve the plats with conditions. Mr. Benham seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

ZONING

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

Mr. Nick Watts presented this request. The owner is 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.

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

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

Mr. Benham moved to approve this request. Ms. Russell seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

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

Mr. Brad Stone presented this request. 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.

Mr. Rosenbaum opened the public hearing. Mr. Nate Miller shared they are proposing 29 units for the elderly, which includes seniors 62 years old and above. They will repurpose the existing units.

Ms. Stacy Castillo spoke in opposition. 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.

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

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

NAYS: None

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

Mr. Nick Watts presented this request. The residence is a two-story Colonial Revival, which was built in 1926. 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).

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

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor, with none (0) in opposition.

Mr. Noonan moved to approve this request. Reverend Lankford seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

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

Mr. Jared Smith presented this request. 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.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor, with four (4) received in opposition.

Reverend Lankford moved to approve this request. Mr. Benham seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Russell, Benham, Noonan, Lankford, Fleming, Rosenbaum
NAYS: None

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

Mr. Jared Smith presented this request. 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.

Mr. Rosenbaum opened the public hearing. Mr. David Todd spoke in favor of this request. 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. One (1) response was received in favor, with none (0) received in opposition.

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

AYES: Russell, Benham, Noonan, Lankford, Fleming, Rosenbaum
NAYS: None

AGENDA ITEM

Capital Improvement Program (CIP): Ms. Sawyers presented item by reminding the City Charter requires the list be placed before the Commission for recommendations. Currently, there is not an existing fund. This is the first year of being on a zero-based budget system.

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

Mr. Rice clarified the origin of bond funds. Some funds have been previously awarded, but there will be new bond money coming. He encouraged the commissioners to watch the City Council meeting.

Reverend Lankford moved to proceed with the list as is. Mr. Noonan seconded the motion. The motion to **approve** prevailed by the following vote:

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

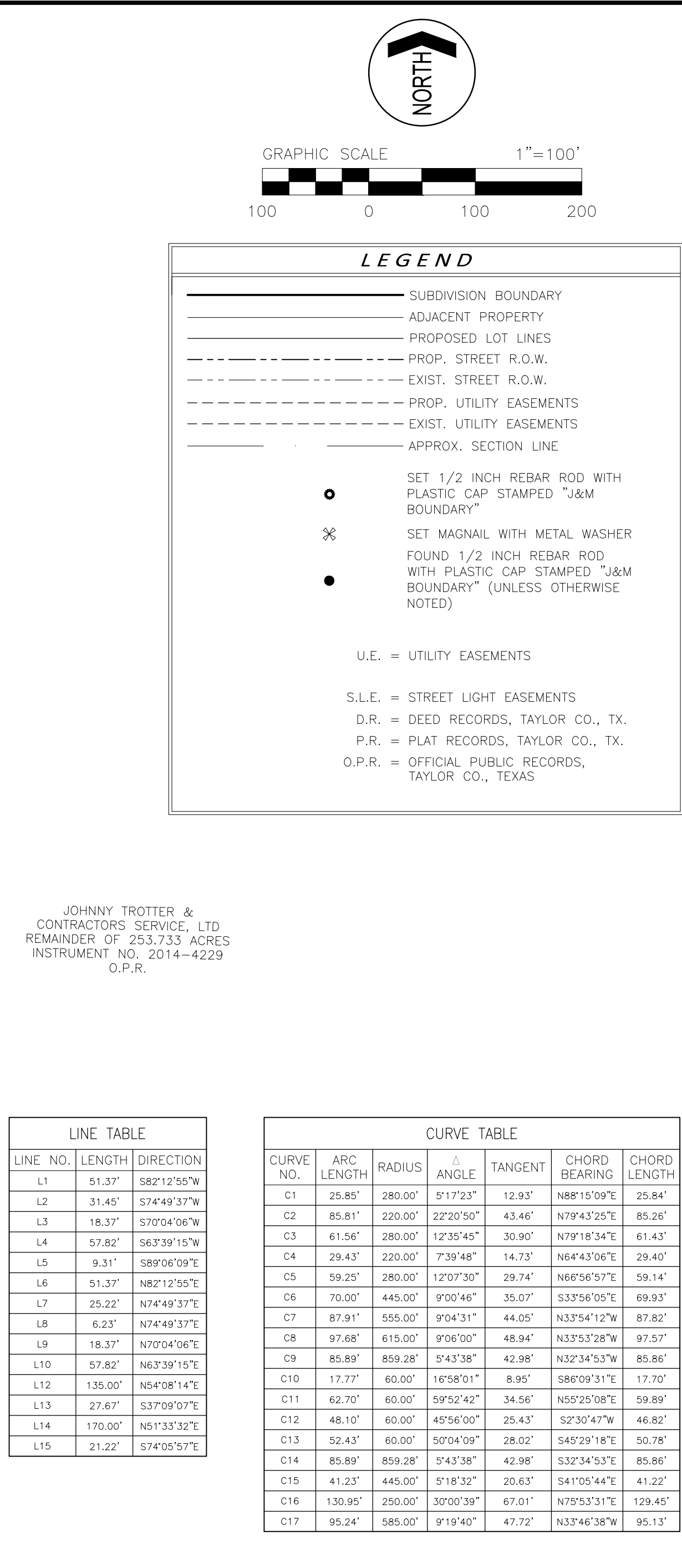
NAYS: None

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:35 p.m.

APPROVED

Mr. Clint Rosenbaum, Chairman



LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI METER
9	7,700	0.177	360.00'
10	7,371	0.169	354.02'
11	7,371	0.169	354.02'
12	7,371	0.169	354.02'
13	7,371	0.169	354.02'
14	8,129	0.187	366.30'
15	9,318	0.214	389.95'
16	7,101	0.163	349.11'
17	7,687	0.176	359.76'

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	6,464	0.148	332.72'
2	6,479	0.149	333.01'
3	6,781	0.156	339.91'
4	7,872	0.181	360.80'
5	8,017	0.184	364.10'
6	6,605	0.152	336.05'
7	6,560	0.151	335.21'
8	6,560	0.151	335.21'
9	6,560	0.151	335.21'
10	6,560	0.151	335.21'
11	7,375	0.169	350.69'

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
19	8,685	0.199	377.91'
20	7,706	0.177	356.67'
21	7,751	0.178	360.93'
22	7,751	0.178	360.93'
23	7,701	0.177	360.03'

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	7,374	0.169	350.66'
2	6,738	0.155	338.59'
3	6,738	0.155	338.59'
4	6,738	0.155	338.59'
5	6,738	0.155	338.59'
6	7,372	0.169	350.63'
7	7,350	0.169	350.00'
8	6,614	0.152	335.98'
9	6,614	0.152	335.98'
10	6,614	0.152	335.98'
11	6,614	0.152	335.98'

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERIMETER (FEET)
1	6,614	0.152	335.98'
2	6,614	0.152	335.98'
3	6,614	0.152	335.98'
4	6,614	0.152	335.98'
5	7,350	0.169	350.00'
6	7,365	0.169	350.40'
7	6,622	0.152	336.26'
8	6,620	0.152	336.20'
9	6,618	0.152	336.13'
10	6,617	0.152	336.08'

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	7,242	0.166	355.91"
2	7,239	0.166	355.81"
3	7,236	0.166	355.73"
4	7,244	0.166	355.83"
5	6,809	0.156	342.88"
6	10,813	0.248	451.74"
7	15,866	0.364	508.64"
8	7,983	0.183	387.45"
9	8,589	0.197	397.25"
10	8,448	0.194	395.16"
11	8,448	0.194	395.16"

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
12	8,448	0.194	395.16"
13	8,448	0.194	395.16"
14	8,448	0.194	395.15"
15	9,450	0.217	409.99"

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
18	10,514	0.241	425.89'

1. AREA OF SUBDIVISION = 16.493 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 3.921 ACRES.
2. PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441-C-023-5-E EFFECTIVE JANUARY 6, 2012.
3. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
4. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
5. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
6. UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY"
7. IF OBSTACLES (FENCES, TRANSFORMATIONS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE CENTERLINE. CENTERLINE INTERVAL, BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.

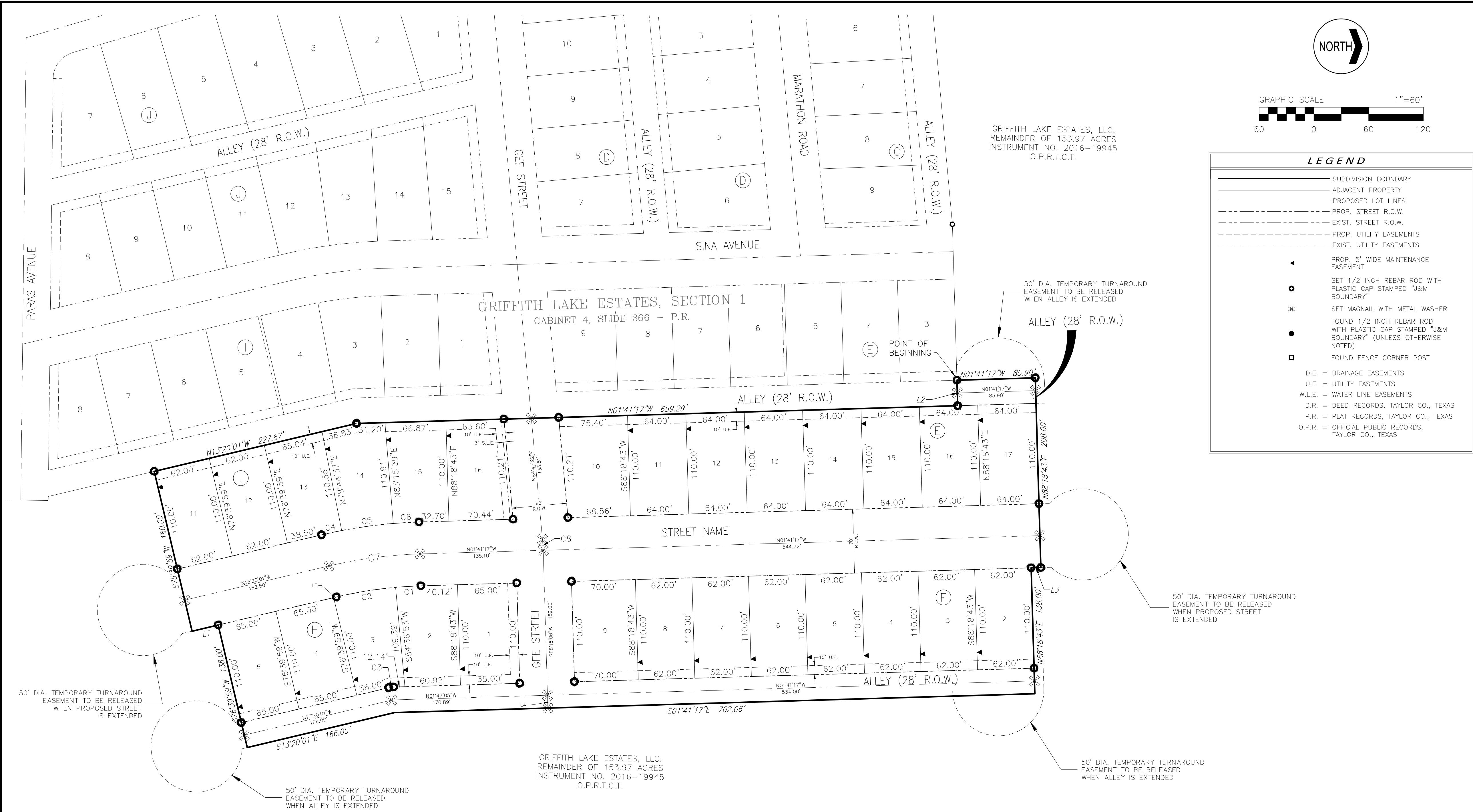
BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCING THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.000156709.

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

DEVELOPER/SUBDIVIDER:
HERITAGE IX ABILENE, LLC.
967 S. 25TH STREET
ABILENE, TEXAS 79602
325-692-4317

HERITAGE PARKS ADDITION, SECTION 11
BEING 14.693 ACRES OUT OF THE
SW/4 OF SECTION NO. 21,
BLIND ASYLUM LANDS, ABSTRACT NO. 1039,
& SE/4 OF SECTION NO. 21,
BLIND ASYLUM LANDS, ABSTRACT NO. 1040
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

PRELIMINARY
This document shall not be
recorded for any purpose.



LEGEND	
	SUBDIVISION BOUNDARY
	ADJACENT PROPERTY
	PROPOSED LOT LINES
	PROP. STREET R.O.W.
	EXIST. STREET R.O.W.
	PROP. UTILITY EASEMENTS
	EXIST. UTILITY EASEMENTS
	PROP. 5' WIDE MAINTENANCE EASEMENT
	SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
	SET MAGNAIL WITH METAL WASHER
	FOUND 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY" (UNLESS OTHERWISE NOTED)
	FOUND FENCE CORNER POST
	D.E. = DRAINAGE EASEMENTS
	U.E. = UTILITY EASEMENTS
	W.L.E. = WATER LINE EASEMENTS
	D.R. = DEED RECORDS, TAYLOR CO., TEXAS
	P.R. = PLAT RECORDS, TAYLOR CO., TEXAS
	O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS

BLOCK E			BLOCK F			BLOCK H			BLOCK I		
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)
10	7,918	0.182	2	6,820	0.157	1	7,150	0.164	11	6,820	0.157
11	7,040	0.162	3	6,820	0.157	2	7,084	0.163	12	6,820	0.157
12	7,040	0.162	4	6,820	0.157	3	6,700	0.154	13	6,938	0.159
13	7,040	0.162	5	6,820	0.157	4	7,150	0.164	14	7,100	0.163
14	7,040	0.162	6	6,820	0.157	5	7,150	0.164	15	7,040	0.162
15	7,040	0.162	7	6,820	0.157				16	7,372	0.169
16	7,040	0.162	8	6,820	0.157						
17	7,040	0.162	9	7,709	0.177						

PLAT NOTES:

- AREA OF SUBDIVISION = 6.795 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 2.434 ACRES.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441-C-0227-F & 48441-C-0229-F, BOTH EFFECTIVE JANUARY 6, 2012.
- NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
- THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
- BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
- UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY".
- IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.

BASIS OF BEARINGS:

BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.000142119.

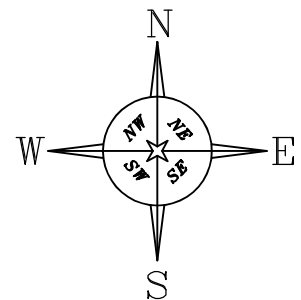
FINISHED FLOOR ELEVATION:

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

DEVELOPER/SUBDIVIDER:
GRIFFITH LAKE ESTATES, LLC
2117 CANYON ROCK CT.
ABILENE, TEXAS 79606
325-668-9325

GRIFFITH LAKE ESTATES,
SECTION 2,
BEING 6.795 ACRES
OUT OF THE NE/4 OF
SECTION NO. 33,
ABSTRACT NO. 1412 &
THE SE/4 OF SECTION NO. 33,
ABSTRACT NO. 1432,
BLIND ASYLUM LANDS,
CITY OF ABILENE,
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 274A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B PENAL CODE OF TEXAS, AS AMENDED.	PLANNING DIRECTOR FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.
DATE _____ CHAIRMAN _____ ATTEST: _____ SECRETARY _____ DATE _____ PLANNING DIRECTOR _____	DATE _____ FILE NUMBER _____ PLANNING DIRECTOR _____ FEES _____
COUNTY CLERK I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON _____ DATE _____ FILE NUMBER _____ COUNTY CLERK _____ COUNTY TEXAS _____ 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. DATE _____ DIRECTOR OF PUBLIC WORKS _____
OWNER'S CERTIFICATE AND DEDICATION THE UNDERSIGNED MANAGER OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF _____ GRIFFITH LAKE ESTATES, SECTION 2, BEING 6.795 ACRES OUT OF THE NE/4 OF SECTION NO. 33, ABSTRACT NO. 1412 & THE SE/4 OF SECTION NO. 33, ABSTRACT NO. 1432, BLIND ASYLUM LANDS, CITY OF ABILENE, TAYLOR COUNTY, TEXAS. AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS: SEE ATTACHED METES & BOUNDS DESCRIPTION EXECUTED THIS _____ 1st DAY OF _____ SEPTEMBER _____ A.D. 2021 [SIGNER NAME] [ENTRY NAME]	
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 _____ [SIGNER NAME] KNOWN TO ME TO BE THE PERSON AND MANAGER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID _____ [ENTITY NAME] A LIMITED LIABILITY 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 STATES. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ 1st DAY OF _____ SEPTEMBER _____ A.D. 2021 TAYLOR COUNTY TEXAS NOTARY PUBLIC _____	
GENERAL NOTES ACREAGE: 6.795 ACRES SCALE: _____ SMALLEST LOT: _____ ACRES LARGEST LOT: _____ ACRES LOT WIDTH: MIN. _____ MAX. _____ LOT DEPTH: MIN. _____ MAX. _____ CONCRETE MONUMENT FOUND [SYMBOL] CENTERLINE MARKER SET [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: GRIFFITH LAKE ESTATES, SECTION 2, BEING 6.795 ACRES OUT OF THE NE/4 OF SECTION NO. 33, ABSTRACT NO. 1412 & THE SE/4 OF SECTION NO. 33, ABSTRACT NO. 1432, BLIND ASYLUM LANDS, CITY OF ABILENE, TAYLOR COUNTY, TEXAS PRELIMINARY This document shall not be recorded for any purpose. SIGNATURE LEE W. ROSENBAUM (PRINT) REGISTERED PROFESSIONAL LAND SURVEYOR SEPTEMBER 1, 2021 DATE 3465 CURRY LANE ABILENE, TX 79606 325-695-1070 1508 SANTA FE DR, STE 204 WEATHERFORD, TX 76086 817-594-9880 4920 S. LOOP 289, STE 104 LUBBOCK, TX 79414 806-368-6375 TBPLS FIRM # 10194493	



0 200 400

SCALE IN FEET
Scale: 1"= 200'

Robert & Shirley Goldston
(75.68 Ac.)
2077/389 O.P.R.

CROOKED
CREEK ROAD

RED BLUFF ESTATES
Cabinet 3, Slide 275,
Plat Records

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S45°47'47"W	21.53	15.0	24.04
C2	S44°12'32"E	20.88	15.0	23.09
C3	N45°47'28"E	21.54	15.0	24.03
C4	S44°12'03"E	20.87	15.0	23.09
C5	N45°55'32"E	21.5	15.0	23.97
C6	S44°04'28"E	20.92	15.0	23.15
C7	N45°55'32"E	21.5	15.0	23.97
C8	S44°04'31"E	20.92	15.0	23.15
C9	N48°16'30"E	21.72	15.0	24.29
C10	N43°43'19"W	20.69	15.0	22.84
C11	N48°15'47"E	21.71	15.0	24.28
C12	N43°44'01"W	20.7	15.0	22.84

Legend
● = Found 3/8" rebar
○ = Found 1/2" rebar
○ = Set 1/2" rebar
● = Set Mag Nail w/washer
■ = Existing Concrete Highway Monument
() = Recorded Call
U.E. = Utility Easement
P.O.B. = Place of Beginning
Ac. = Acres
R/W = Right of Way
O.P.R. = Official Public Records

PLANNING COMMISSION
THIS PLAT IS HEREBY APPROVED BY THE CITY OF ABILENE, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 97A, VERNON'S ANNOTATED CIVIL STATUTES AND ARTICLE 927B, PENAL CODE OF TEXAS, AS AMENDED.

DATE _____ CHAIRMAN _____
ATTEST _____ SECRETARY _____
DATE _____ PLANNING DIRECTOR _____

PLANNING DIRECTOR
FILED WITH PLANNING DIRECTOR CITY OF ABILENE, TEXAS.

DATE _____ FILE NUMBER _____

PLANNING DIRECTOR
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 CAUSE 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:

HUNTER'S LANDING
Section 2,
a Subdivision of 28.05 acres out of the Northeast
1/4 of Section 37, Lunatic Asylum Lands, Taylor
County, Texas.

"SEE FIELD NOTES SHOWN HEREON"

EXECUTED THIS _____ DAY OF _____ 20 _____

OWNER _____ OWNER _____
OWNER _____ OWNER _____

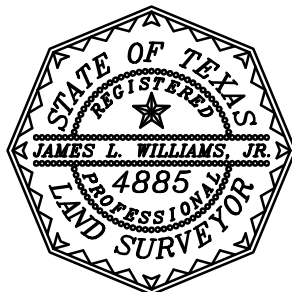
ACKNOWLEDGMENT
THE STATE OF TEXAS :
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON _____ WHOSE NAME _____ SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT _____ EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A D 20 _____
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 20 _____
NOTARY PUBLIC _____ COUNTY TEXAS

GENERAL NOTES
SHEET 1 OF 1 SHEETS _____ ACREAGE 28.05 acres
SCALE 1" = 200' SMALLEST LOT 0.5 acres LARGEST LOT 0.76 acres
LOT WIDTH MIN 101.43' MAX 248.48' LOT DEPTH MIN 97.96' MAX 202.20'
CONCRETE MONUMENTS _____ POLES _____ DOWN GUYS _____

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 :

HUNTER'S LANDING
Section 2,
a Subdivision of 28.05 acres out of the Northeast
1/4 of Section 37, Lunatic Asylum Lands, Taylor
County, Texas.



DATE _____
PLAT PREPARATION DATE: August 23, 2021

SIGNATURE _____
James L. Williams, Jr. R.P.L.S. #4885
REGISTERED PROFESSIONAL LAND SURVEYOR

This Property is not within Flood Plain according to FIRM Community-Panel No. 48441C 0360 F.

FIELD NOTES 28.05 ACRES

BEING 28.05 acres out of the northeast 1/4 of Section 37, Lunatic Asylum Lands, Taylor County, Texas, said 28.05 acres being part of a 123.79 acre tract recorded in Instrument No. 2016-5603, Official Public Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the northeast corner of Lot 6, Block G, Section One, Hunter's Landing Subdivision, as shown by plat recorded in Cabinet 4, Slide 506, Plat Records, Taylor County, Texas for the most westerly northwest corner of this tract;

THENCE S86°36'58"E 487.53 feet to a 1/2" rebar found;

THENCE S88°19'13"E 608.51 feet to a 1/2" rebar set for an interior corner of this tract;

THENCE N0°08'59"E 953.06 feet to a 1/2" rebar set on the SBL of F.M. Highway 1750 (80 foot right-of-way) and the NBL of said 123.79 acre tract for the most northerly northwest corner of this tract;

THENCE S87°21'38"E 380.15 feet along the SBL of F.M. Highway 1750 to a 1/2" rebar set on the NBL of said 123.79 acre tract for the most northerly northeast corner of this tract;

THENCE S0°00'54"W 169.17 feet to a 1/2" rebar set on the NBL of Boeing Lane (50 foot right-of-way);

THENCE N87°20'12"W 28.40 feet along the NBL of Boeing Lane to a 1/2" rebar set;

THENCE S0°08'35"W 847.93 feet to a 1/2" rebar set for an interior corner of this tract;

THENCE S87°19'10"E 518.04 feet to a 1/2" rebar set on the EBL of Boeing Lane;

THENCE N0°08'35"E 56.76 feet along the EBL of Boeing Lane to a 1/2" rebar set;

THENCE S88°17'38"E at 129.17 feet pass a 1/2" rebar set on the west side of Nora Miller Road and continue along for a total distance of 158.85 feet to a point in said road on the EBL of said 123.79 acre tract for the most easterly northeast corner of this tract;

THENCE S0°08'35"W 399.02 feet along Nora Miller Road to a point on the EBL of said 123.79 acre tract for the southeast corner of this tract;

THENCE S89°30'39"W at 29.68 feet pass a 1/2" rebar set on the west side of Nora Miller Road and continue along for a total distance of 112.05 feet to a 1/2" rebar set;

THENCE N88°45'36"W at 1974.68 feet pass a 1/2" rebar found at the northeast corner of Lot 2, Block F, Section One, Hunter's Landing Subdivision and continue along for a total distance of 2011.60 feet to a 1/2" rebar found at the southeast corner of Lot 1, Block F of said Section One for the southwest corner of this tract;

THENCE N0°08'23"E 456.43 feet along the EBL of said Section One to the place of beginning and containing 28.05 acres of land.

Owner: Lightstorm Enterprises, Inc.
1357 FM 1750
Abilene, Texas 79602
325-674-1976

NOTE: BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.

NOTE: MONUMENTATION SHALL BE AS FOLLOWS: 1/2" REBARS WITH "GEOTEX 4885" SET AT ALL BLOCK CORNERS, 3/8" REBARS WITH "GEOTEX 4885" CAPS SET AT ALL LOT CORNERS.

NOTE: BEARINGS SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS USING TXNC STATE PLANE COORDINATES NAD 83.

NOTE: CENTERLINE STREET INTERSECTIONS ARE MARKED WITH MAG NAILS WITH WASHERS STAMPED "4885".

GEOTEX PROPERTY SOLUTIONS
209 S. Pioneer Drive, Suite 2
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134

353-54-21 Z:\auto cad\A-SUBDIVISIONS\Hunters Landing\Section 2 Final

HUNTER'S LANDING
Section 2,
a Subdivision of 28.05 acres out of the Northeast
1/4 of Section 37, Lunatic Asylum Lands, Taylor
County, Texas.

ACREAGE TABLE					
BLOCK	LOT	ACRES	BLOCK	LOT	ACRES
F	11	0.54	G	18	0.50
F	12	0.51	G	19	0.50
F	13	0.51	G	20	0.50
F	14	0.51	G	21	0.50
F	15	0.51	G	22	0.50
F	16	0.51	G	23	0.50
F	17	0.51	G	24	0.50
F	18	0.51	J	1	0.56
F	19	0.51	J	2	0.56
F	20	0.51	J	3	0.56
F	21	0.51	J	4	0.56
G	7	0.51	J	5	0.56
G	8	0.51	J	6	0.56
G	9	0.51	L	1	0.52
G	10	0.51	L	3	0.50
G	11	0.51	L	5	0.50
G	12	0.51	L	7	0.50
G	13	0.51	L	9	0.50
G	14	0.51	L	11	0.76
G	15	0.51	M	11	0.74
G	16	0.51	N	1	0.57
G	17	0.51	N	9	0.50

ZONING CASE Z-2021-22

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: September 7, 2021

City Council 1st Reading: September 23, 2021

City Council 2nd Reading: October 14, 2021

Applicant

Owner: The Conder Company

Agent: Jacob & Martin, LLC

Request

Rezone approximately 7.7 acres of Agricultural Open Space (AO) zoning to a Planned Development District with a base zoning of Patio Home (PH). Based upon information provided within the application, the purpose of this request is to allow a single-family residential development with lot dimensions of 50'x100' or a minimum of 5,000 square feet in size. Additionally, the Planned Development request is to allow 5-foot side yard setbacks, as well as 15-foot rear yard setbacks as specified on the keyed lots identified within the planned development graphic exhibit attached to this staff report.

Location

The subject property is approximately 7.7 acres of land out of the W J Reddell Survey, located in the City of Abilene, Taylor County Texas. More precisely identified as being between the 7700-7900 blocks of Hardwick Road (west side).

Background

The subject property was annexed in 1980 and Agricultural Open Space (AO) zoning was applied to the property. The property has remained vacant since annexation.

Zoning and Existing Land Use

Current zoning and existing land use of properties adjacent to and in the immediate area of the subject property are illustrated on the map included in this report. As indicated on the map, adjacent zoning consists of RS-6 and AO zoning districts. The surrounding RS-6 properties north, west, and south of the subject property were rezoned in 1983. In 1983, a building permit was issued for the construction of what is presently Wylie West Intermediate School; situated southwest of the subject property. In 1988, a building permit was issued for the construction of what is presently Wylie West Elementary School; situated northwest of the subject property. Immediately south of the subject property is a 1.88-acre single-family homesite within AO zoning; the residence that is located within this tract predates annexation and was constructed in 1961. The property east of Hardwick Road is currently within an AO zoning district and is vacant at this time.

Criteria Assessment

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

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

It is the opinion of the staff that the proposed zoning map amendment will serve to implement the goals, objectives, and policies of the Comprehensive Plan and Future Land Use and Development Plan Map. The Future Land Use and Development Plan Map identifies the subject property as single-family residential development. The proposed zone change is consistent with single-family residential land use. Additionally, the comprehensive plan details the necessity of promoting a variety of housing opportunities in close proximity to neighborhood activity centers. This zone change request achieves each of these goals by providing an alternative to traditional single-family housing found in RS zoning districts and will create alternative housing in close proximity to the schools that will serve residences within the neighborhood. Ultimately, this proximity to these existing facilities will further achieve the Comprehensive Plan's objective of promoting the walkability of neighborhoods.

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

It is the opinion of the staff, that the uses permitted by the proposed zone change are consistent with the surrounding properties in the immediate vicinity. Aside from the two school sites, the surrounding properties are entirely residential.

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

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

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

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

Staff Recommendation

Staff recommends approval

Planning and Zoning Commission Action

The Planning and Zoning Commission will hear this request on September 7, 2021.

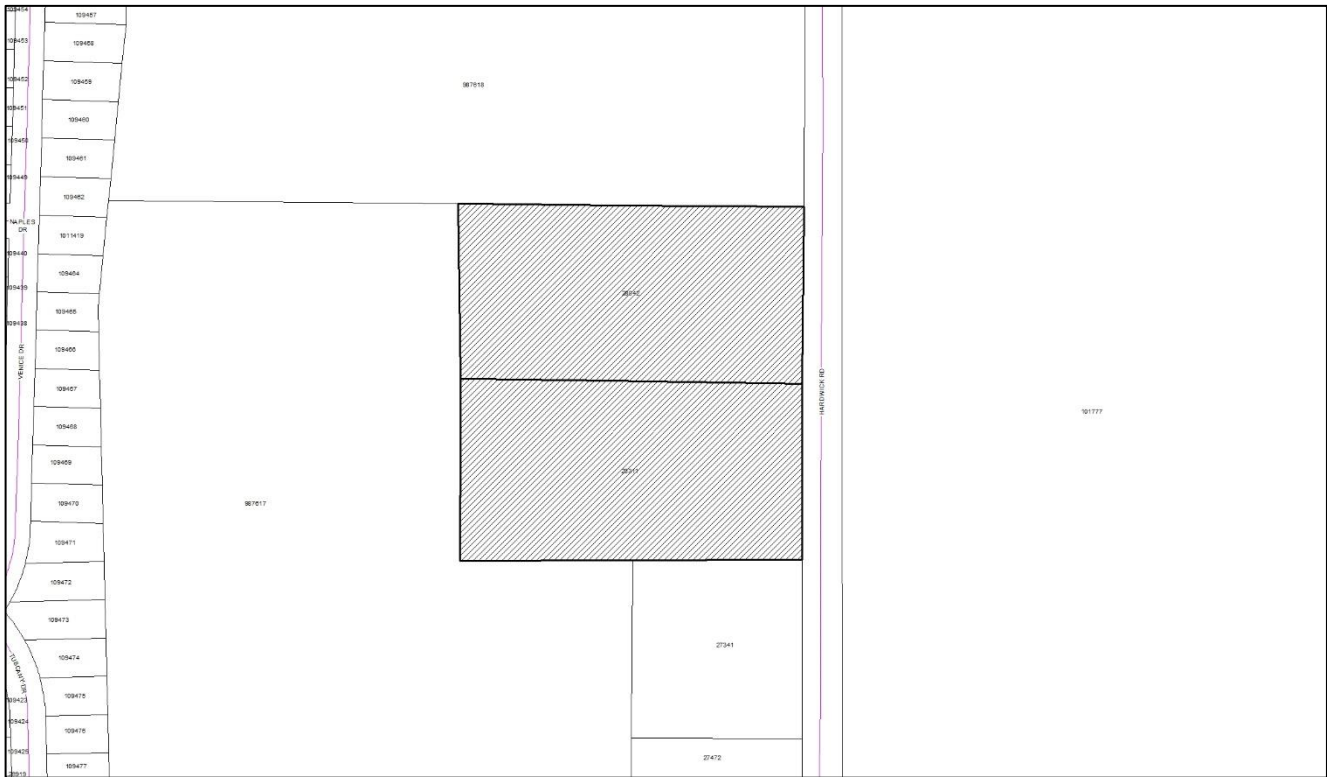
Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, staff mailed personal notices on August 21, 2021, via certified mail to the applicant and other property owners within a 200-foot radius of the subject property. These property owners and associated addresses are identified in Table 1.

TABLE 1

Owner	Parcel ID	Response
GRAHAM SARA L TR	101777	
LAMB STEVEN H & HAZEL D	27341	
OWENS BENNY R	28042	
WORLEY ROBERT L & COLLEEN H	28311	
WYLIE IND SCHOOL DIST	987617	
WYLIE IND SCHOOL DIST	987618	

LOCATION MAP



ZONING AND EXISTING LAND USE MAP



Attachments

PD Concept Plan

Draft PD Ordinance

Application

PowerPoint Presentation

PROJECT OVERVIEW

Project Type: Zoning Application

ID # 21-000108 | **Started** 07/21/2021 at 9:06 AM



Address

Abilene, TX USA 79606

Legal

A1371 W J Reddell Blk
Acres 3.88
A1371 W J Reddell,
Acres 3.887

Property Info

Property ID: 28042

Description

This request is for a planned development zoning district, essentially a copy of the standard RS-6 zoning district with a few modifications detailed here: 50'x100' minimum lot dimensions, 5000 sq. ft. lot area, 5' side setbacks, and 15' rear yard setbacks, with the same allowable land uses as RS-6 zoning district

INFORMATION FIELDS

Owner Name

The Conder Company

Agent Name

Jacob & Martin

Block

-

Lot

-

Acreage

7.77

Legal Description of property

A1371 W J REDDELL, ACRES 3.884 & A1371 W J REDDELL, ACRES 3.887

Subdivision Name

-

Current Zoning

AO

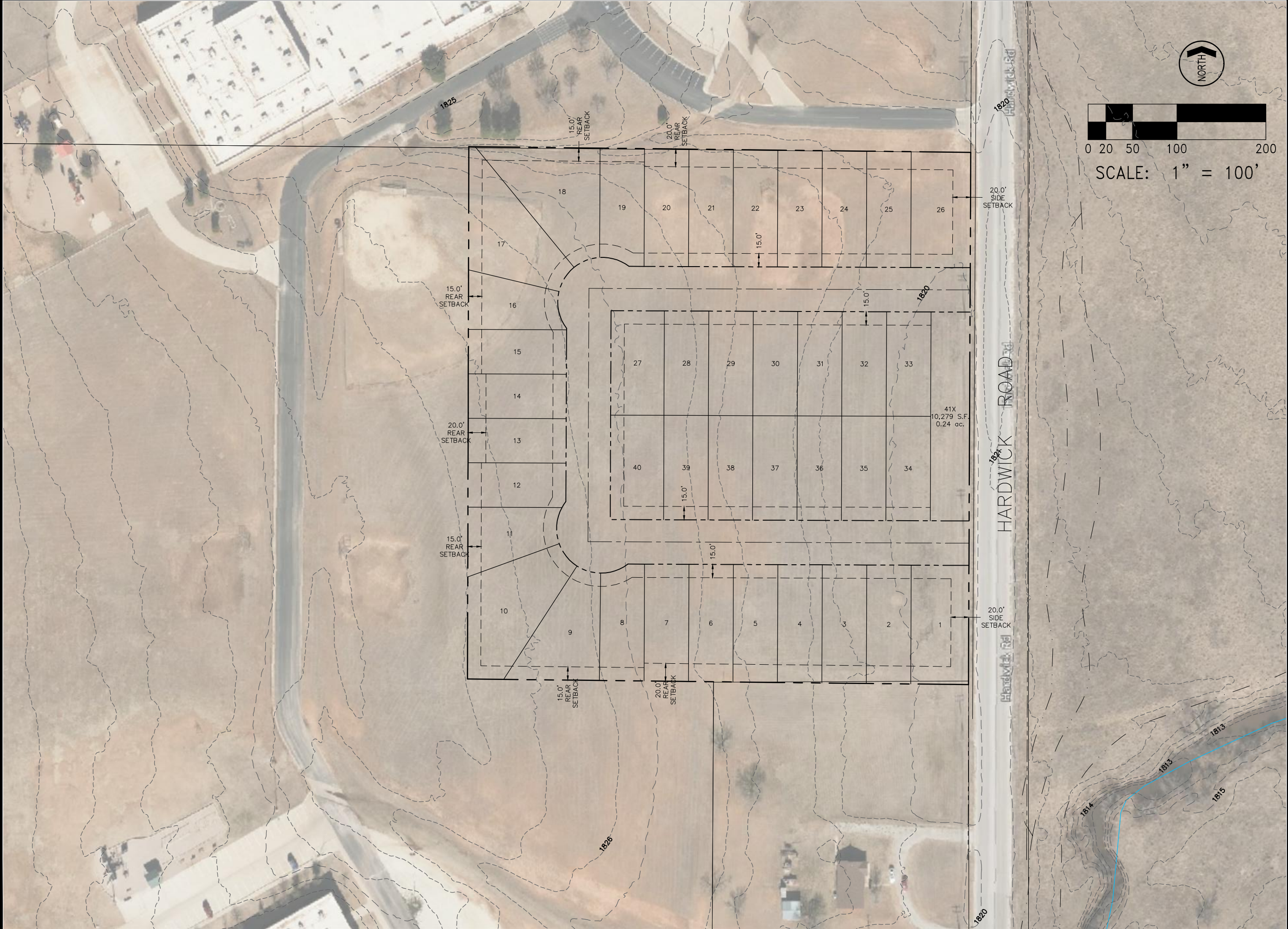
Proposed Zoning

PD

Agree to Terms

Clayton Farrow 7-21-2021

X:\CM_Conder_Company\21377-Hardwick Road Development - Conder Company\Drafting\Preliminary\RS-5
LOTS-FEASIBILITY_2021-09-01.dwg



NO.		REVISION		DATE	SCALE 1" = 100'		THE CONDER COMPANY			
1							HARDWICK ROAD RESIDENTIAL DEVELOPMENT			
2					PROJECT # XXXX		ZONING CONCEPT PLAN			
3					DESIGNED K.R.					
4					DRAWN K.R.					
5					CHECKED C.F.					
SHEET 1					BARS ARE ONE INCH IN LENGTH ON ORIGINAL DRAWING. CHECK SCALE & ADJUST ACCORDINGLY.					
SEQ.										

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

1508 SANTA FE DR, STE 204
WEATHERFORD, TX 76086
817-594-9880

FIRM# F-2148

JACOB MARTIN

ORDINANCE NO. _____

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

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE," OF THE ABILENE CITY CODE, CONCERNING PD-173 A PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

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

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

PASSED ON FIRST READING this 23rd day of September, 2021.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 21st day of August, 2021, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 14th day of October, 2021, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 14th day of October, 2021.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT "A"

PAGE 1

ORDINANCE NO. _____

Exhibit
"A"

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

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

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

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

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

ORDINANCE NO. _____

EXHIBIT "A"

PAGE 2

PART 5: Legal Description. The legal description of this PDD is as follows: Being two tracts totaling 7.75 acres out of the W.J Reddell Pre-Emption Survey in the City of Abilene, Taylor County, Texas, each of the two tracts comprising said 7.75 acres being more particularly described by metes-and-bounds as follows:

TRACT 1

BEING 3.88 acres out of W.J. Reddell Pre-Emption Survey, Taylor County Texas, said 3.88 being all of a 4.00-acre tract recorded in Volume 1250, Page 763, Deed Records, Taylor County, Texas, save and except a 0.113 acre tract recorded in Volume 2233, Page 975, Official Public Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at a ½" rebar found on the WBL of Hardwick Road (right-of-way varies) at the northwest corner of said 0.113 acre tract and the southeast corner of Lot 2, Block A, Wylie Middle School Addition, City of Abilene, Taylor County, Texas, as shown by plat recorded in Cabinet 1, Slide 781, Plat Records, Taylor County, Texas for the northeast corner of this tract;

THENCE S00°16'36"W 299.65 feet along the WBL of Hardwick Road to a ½" rebar found at the southwest corner of said 0.113-acre tract for the southeast corner of this tract;

THENCE N89°21'12"W 564.03 feet to a 3/8" rebar set on the EBL of Lot 1, Block A, Wylie Middle School Addition, City of Abilene, Taylor County, Texas as shown by plat recorded in Cabinet 1, Slid 469, Plat records, Taylor County, Texas for the southwest corner of this tract;

THENCE N00°09'10"E 299.65 feet to a 3/8" rebar set on the SBL of said Lot 2 at the most northerly northeast corner of said Lot 1 for the northwest corner of this tract;

THENCE S89°21'12" 564.68 feet along the SBL of said Lot 2 to the place of beginning and containing 3.88 acres of land.

TRACT 2

BEING 3.78 acres out of the W.J. Reddell Pre-Emption Survey, Taylor County, Texas, said 3.87 acre being all of a 4.00 acre tract recorded in Volume 1245, Page 89, Deed Records, Taylor County, Texas, save and except a 0.116 acre tract recorded in Volume 2228, Page 113, Official Public Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at ½" rebar found on the WBL of Hardwick Road (right-of-way varies) at the southwest corner of said 0.116 acre tract and the northeast corner of a 1.882 acre tract recorded in Volume 2615, Page 688, Official Public Records, Taylor County, Texas, for the southeast corner of this tract;

THENCE N89°21'12"W 563.65 feet to a 1/2" pipe found at an interior corner of Lot 1, Block A, Wylie Middle School Addition, City of Abilene, Taylor County, Texas, as shown by plat recorded in Cabinet 1, Slide 469, Plat Records, Taylor County, Texas for the southwest corner of this tract;

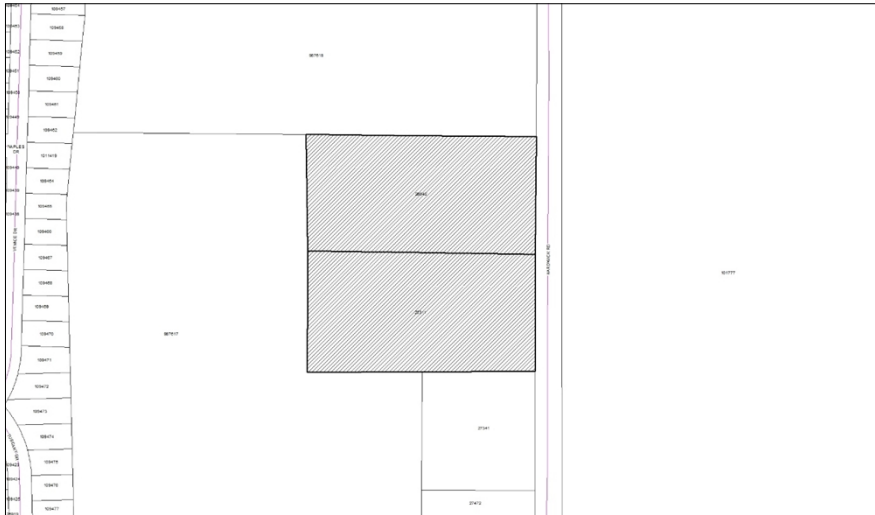
THENCE N00°09'10"E 299.33 feet to a 3/8" rebar set on the EBL of said Lot 1 for the northwest corner of this tract;

THENCE S89°21'12"E 564.03 feet to a ½" rebar found at the northwest corner of said 0.116 acre tract for the northeast corner of this tract;

THENCE S00°13'32"W 299.3 feet along the WBL of said 0.116 acre tract to the place of beginning and containing 3.87 acres of land.

ORDINANCE NO. _____

EXHIBIT "A"
PAGE 2



Location: 7.75 acres located between the 7700-7900 blocks (west side) of Hardwick Road and east of Wylie East Elementary and Wylie East Intermediate Schools.

ORDINANCE NO. _____

EXHIBIT "A"

PAGE 3

PART 6: Purpose. The purpose of the Planned Development (PD) District is to allow single-family residential development, similar to what would be found within Patio Home (PH) zoning districts.

PART 7: Specific Modifications. The use and development of land and buildings in this Planned Development (PD) District shall generally be subject to requirements of the Patio Home (PH) zoning classification, except as modified below:

A. Site Layout and Building Requirements:

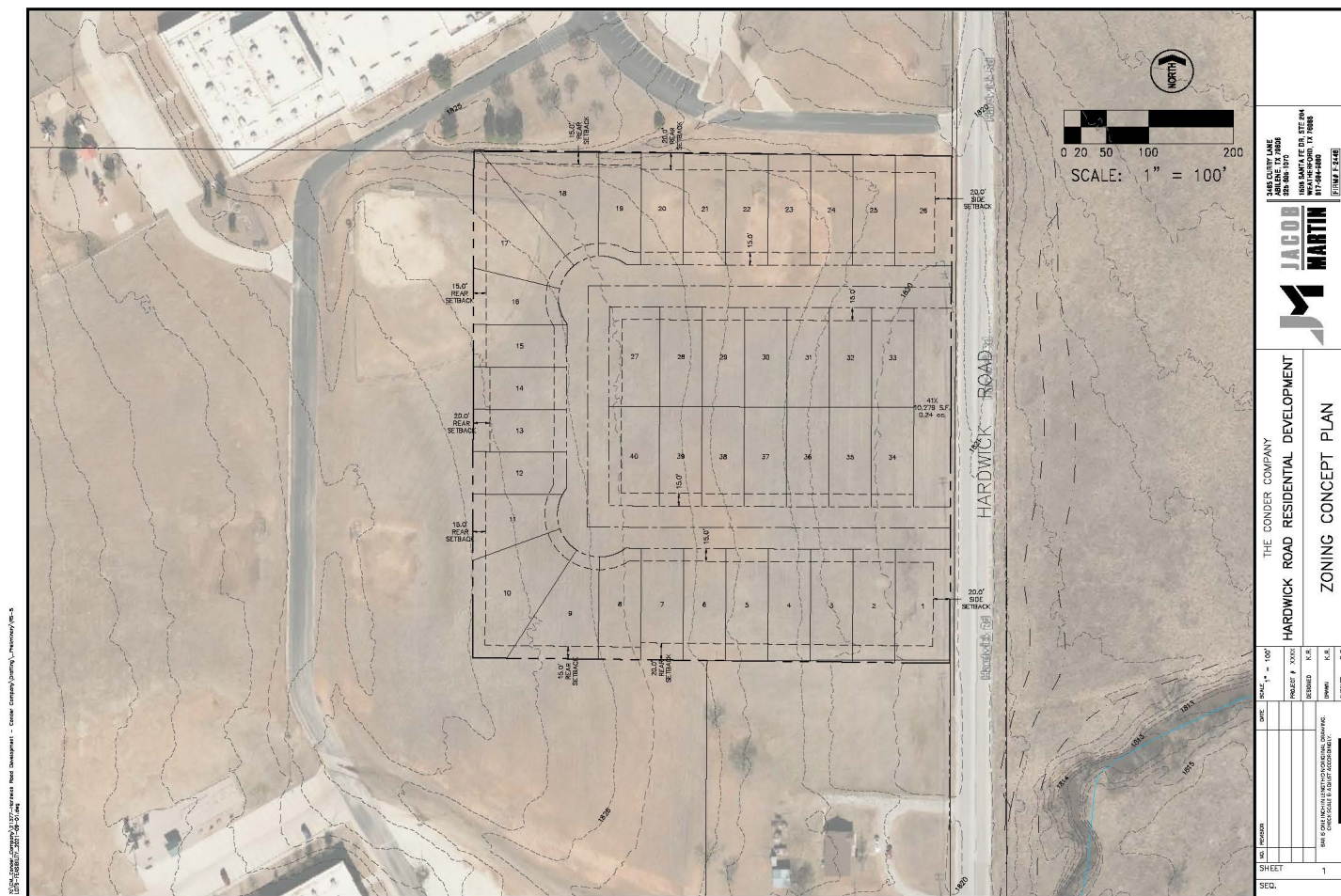
1. Lot Size:

- a. Platted lots within this Planned Development District must be a minimum of 5,000 square feet in area.

2. Setbacks:

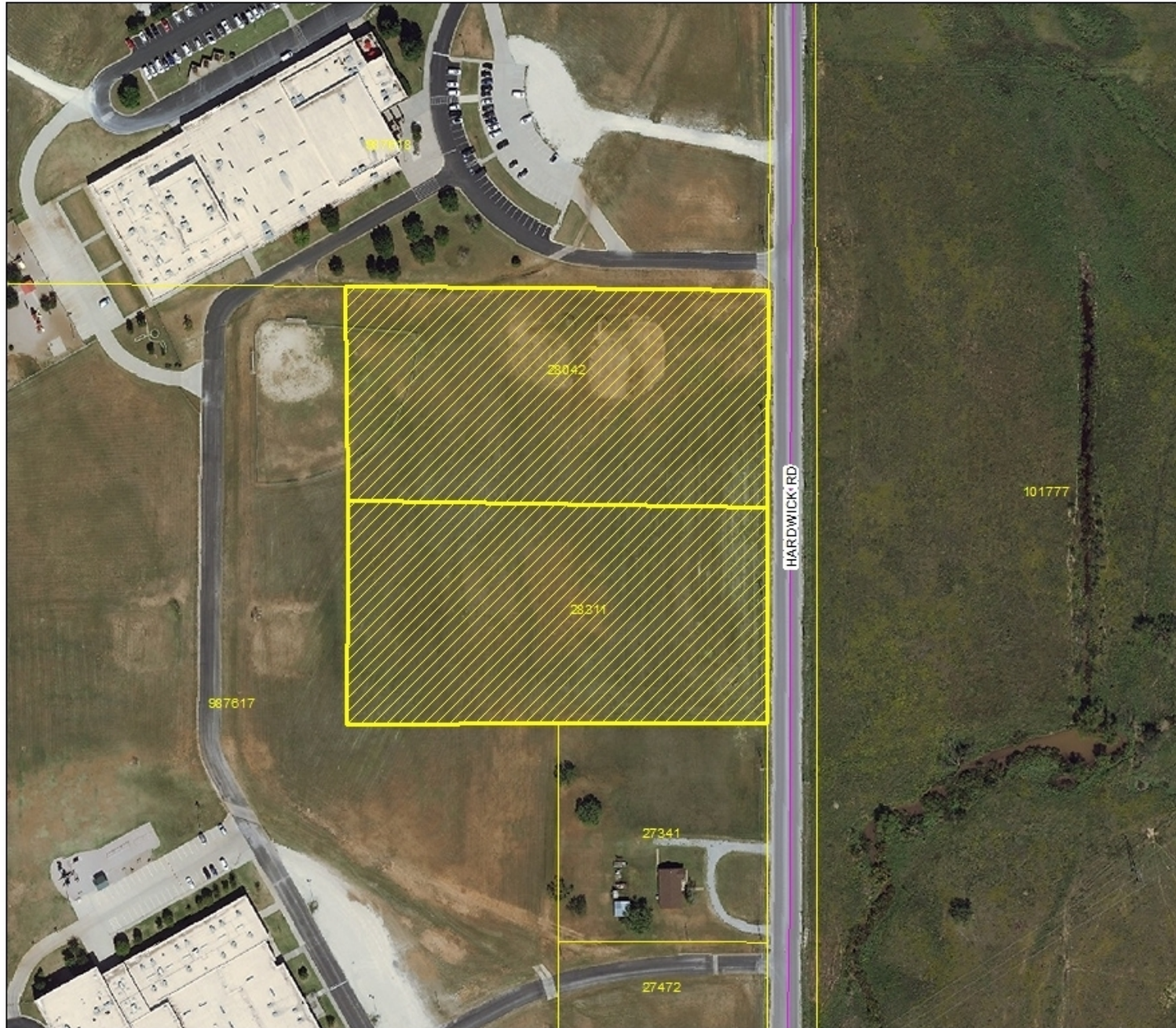
- a. Interior Side Yard: 5-feet
- b. Rear Yard Setback:
 - Cul-de-Sac lots identified in the attached exhibit are permitted 15-foot rear yard setbacks.
 - All other lots shall be subject to a minimum 20-foot rear yard setback.

EXHIBIT "A" GRAPHIC CONCEPT PLAN
PAGE 4

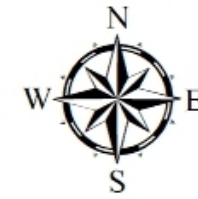


Case:	Z-2021-22
Owner:	The Conder Company
Agent:	Erik Johnson
Request:	Rezone Agricultural Open Space (AO) to Planned Development District (PD 173)
Location:	Between 7700-7900 blocks of Hardwick Rd.
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	September 7, 2021
City Council Hearing:	September 23, 2021 October 14, 2021

Z-2021-22 LOCATION MAP

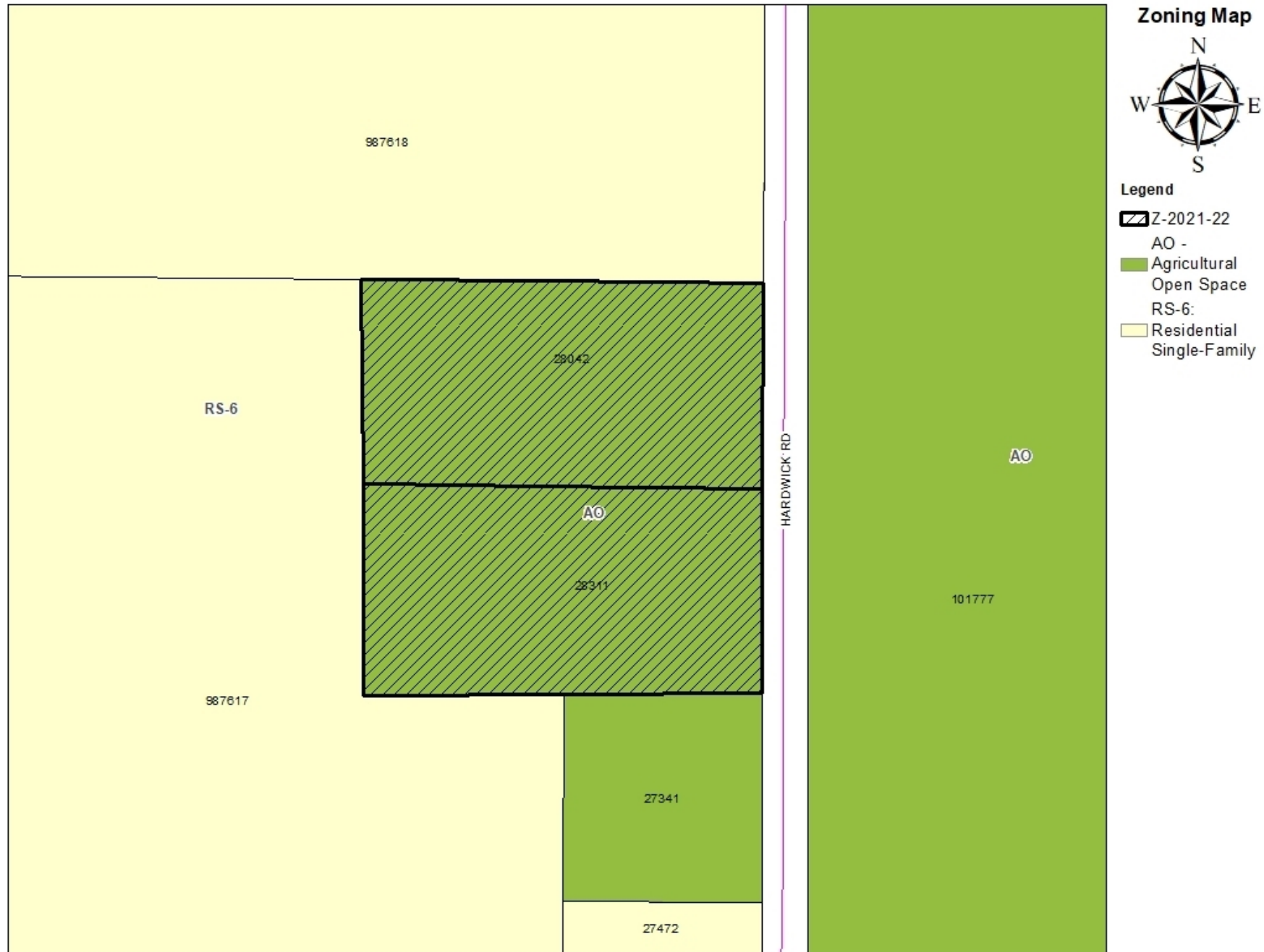


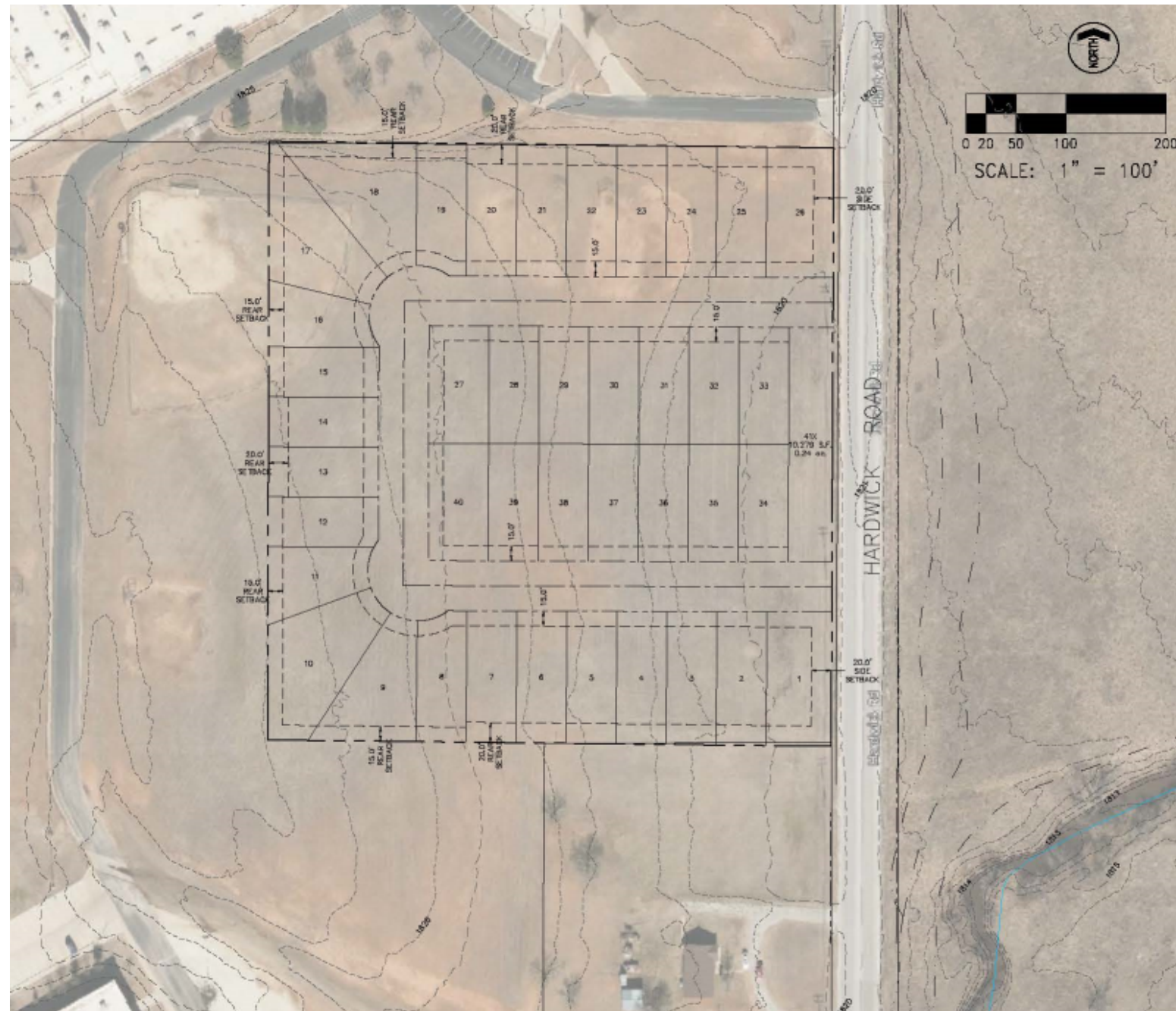
Location Map



Legend

 Z-2021-22





Permitted Uses in AO Zoning

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling– Industrialized Housing Unit
- P Dwelling – Single-Family Detached
- 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 Animal Lot
- P/C Day Care Operation – Home-Based*
- P Dwelling – Accessory*
- TP Field Office or Construction Office (temporary)*
- P Freight Container*
- P Garage Sale
- P Home Occupation
- C Mobile Home (permanent security residence)
- C Mobile Home (temporary security residence)
- 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:

- p Civic, Social, and Fraternal Organization
- P Fairgrounds/Rodeo
- C Motorized Racing
- C Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)
- P Zoo

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- C Correction, Detention, or Penal Facilities
- P Fire/Police Station
- C Military and Armed Forces Reserve Center
- C Sanitary Landfill

EDUCATIONAL AND RELIGIOUS USES:

- C Cemetery, Crematorium, and Mausoleum
- P Church or Place of Worship
- P School: Public/Private

SERVICE

- C Kennel (with outdoor pens)
- P Kennel (without outdoor pens)
- P Veterinary Service (all size animals)

TRADE – RETAIL USES

- C Liquor Store (on premises consumption) (Defined under Liquor Store)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Airport, Heliport and Flying Field Terminals – Commercial
- C Antenna Tower – Commercial
- P Public Utility Facility
- C Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Farming, Ranching & Livestock, Hatchery
- C Mining
- C 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 PH Zoning

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Patio Home
- P Dwelling – Single-Family Detached

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P/C Day Care Operation – Home-Based
- TP Field Office or Construction Office (temporary)
- P Garage Sale
- P Home Occupation
- 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 Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- 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



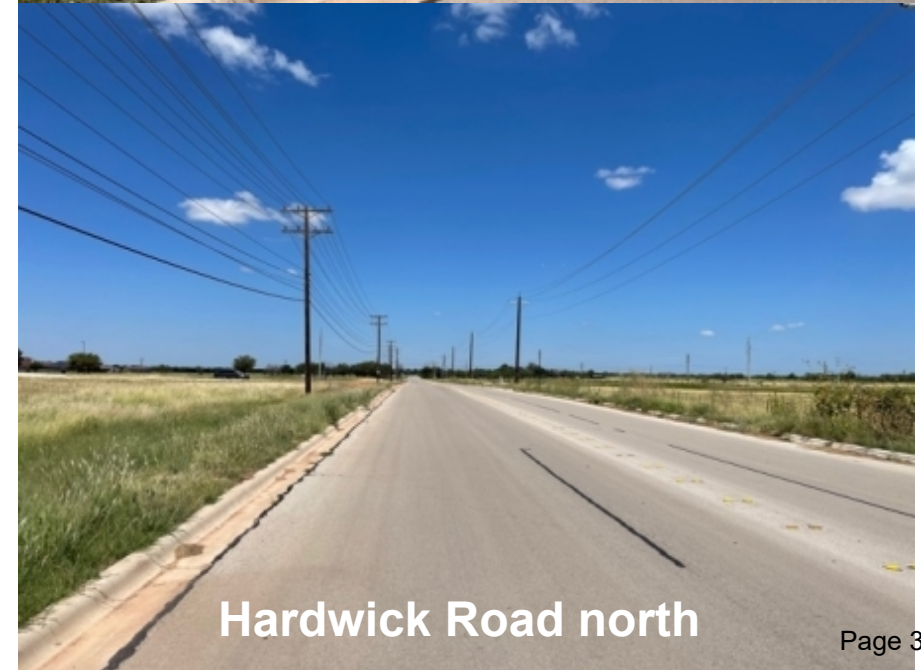
Southwestern view of subject property



Northwestern view of subject property

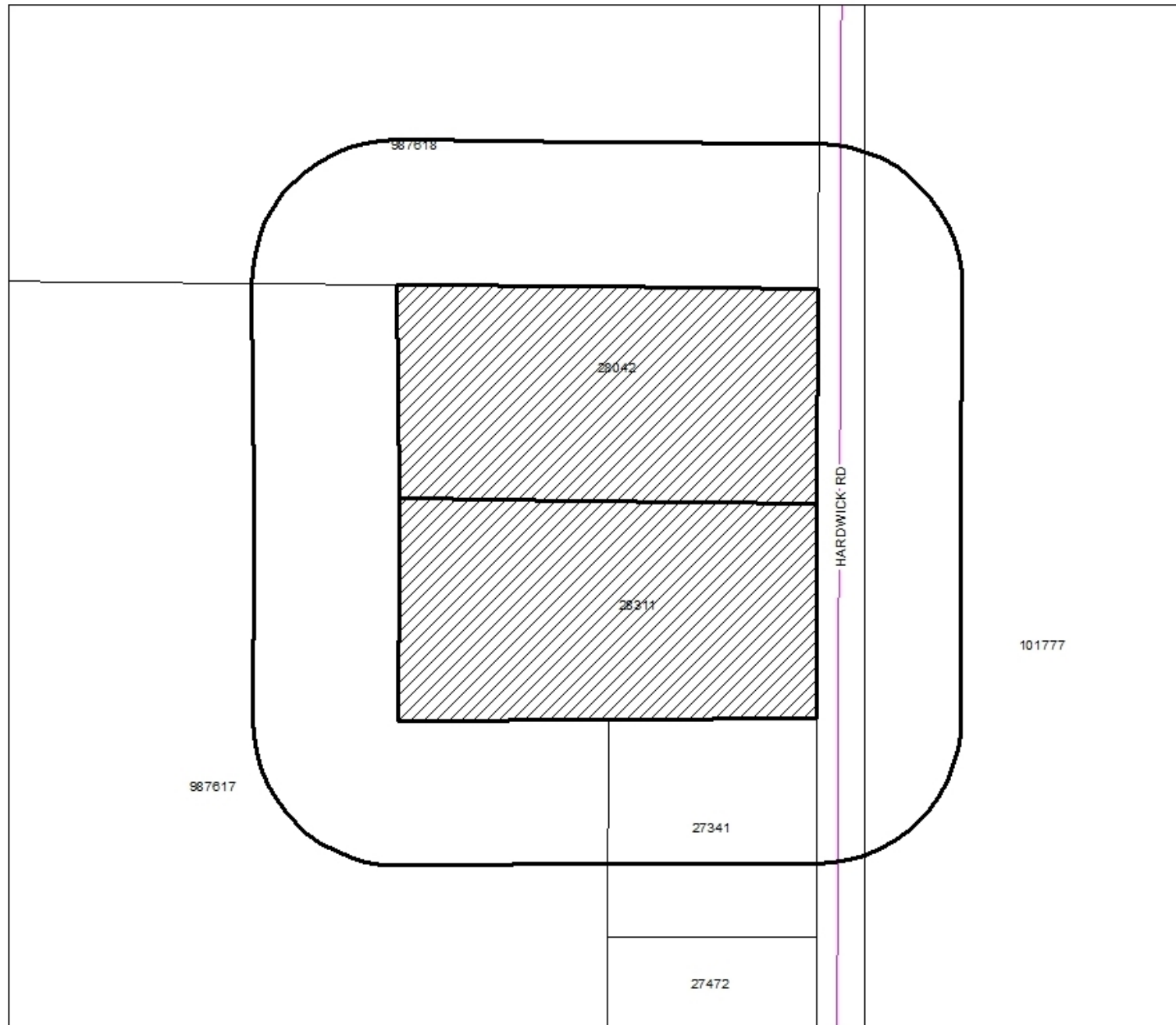


Hardwick Road south

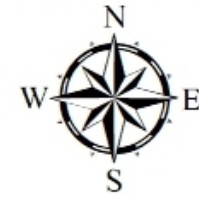


Hardwick Road north

Z-2021-22 NOTIFICATION AREA MAP



Notification Map



Legend

- 200'
- Notification Area
- Z-2021-22

0- In Favor-



0- Opposed-



- 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-2021-24

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: September 7, 2021

City Council 1st Reading: September 23, 2021

City Council 2nd Reading: October 14, 2021

Applicant

Owner: Brookhollow Christian Church

Agent: Paul Johnson & Associates

Request

Rezone from Residential Medium-Density (MD) to a Neighborhood Retail (NR) District.

Location

Approximately 1.6276 acres at the southwest corner of South Willis and South 23rd Streets, extending all the way west to Ivanhoe Lane, and including all contiguous facilities (buildings and parking lots) of Brookhollow Christian Church at 2310 South Willis Street and at 2325 Ivanhoe Lane

Background

The subdivision plat of Brookhollow Addition, Section 4, was approved and recorded in 1958. This subdivision includes the entire city block where the subject properties* are now located, as well as two additional city blocks to the west.

Since 1960, the subject properties as well as most other lots on that same city block have been embraced within a Residential Medium-Density (MD) zoning district or its predecessor, RM3 zoning.

These properties have been occupied by Brookhollow Christian Church. Original worship facilities for Brookhollow Christian Church (at 2310 South Willis Street) were permitted for construction in 1959. A significant building addition was later permitted during 1966. In 1993, another addition of almost 8000 square feet (including a fellowship hall and classrooms) was completed at 2325 Ivanhoe Lane, which lies parallel to South Willis Street.

Zoning, Existing and Proposed Land Use

Current zoning and existing land use of properties adjacent to and in the immediate area are illustrated on the map included in this report. The existing MD zoning classification of these properties is generally intended for middle densities of housing in one-, two-, three- and four-family dwellings.

Places of religious worship are allowed in all zoning districts in Abilene. Religious worship includes incidental activity ordinarily considered accessory to such use. That includes but is not limited to religious education, fellowship gatherings and administrative offices. But all such incidental activity must be subordinate to the principal use of religious worship, in order to be allowed within a residential zoning district.

* at 2310 South Willis Street and 2325 Ivanhoe Lane

Existing facilities on the subject properties (at 2310 South Willis and 2325 Ivanhoe) are proposed to be converted to day-care and counseling services, among other uses. Religious worship will no longer be the principal use of these facilities.

As a result, the existing MD zoning will no longer be appropriate for subject properties' proposed conversion to day-care and counseling services. In order for this conversion to occur, the zoning classification of these properties must be changed to some suitable nonresidential district.

The proponents have selected a Neighborhood Retail (NR) District for the proposed new zoning of their properties. NR zoning allows day-care centers as well as a wide variety of administrative and professional offices, including those devoted to counseling services.

As its name implies, Neighborhood Retail (NR) zoning also allows a limited range of retail trade and services needed to serve a neighborhood area. Specific terms of NR zoning also include limitations on the intensity and scale of development, intended to promote some reasonable degree of compatibility with nearby residences. For example, no nonresidential use in an NR District may operate later than 11:00 PM, nor earlier than 6:00 AM.

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 Comprehensive Plan, the subject properties at 2310 South Willis and 2325 Ivanhoe are earmarked for "low-density residential" use. The same is true of most land located west of the Brookhollow Shopping Center situated east of these subject properties. 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 NR District (on existing Brookhollow Christian Church) is wedged between:

- a more intensive General Retail District occupying most of a city block located directly east of these subject properties and;
- a low-density residential environment located directly to the west.

(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.

In the opinion of City staff, the limited range of retail trade and services in this proposed NR District will provide a suitable transition in the intensity of use between two dramatically different environments: extensive retail development on an adjacent city block occupied by Brookhollow Shopping Center, and low densities of single-family homes to the west.

(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 appears well-integrated with the City's system of sewer and water utilities, mitigating concerns about increased demand (from commercial use on a more daily basis) and the capacity of those utility systems.

The combination of these subject properties is also surrounded by paved public streets on three of its four boundaries. More importantly, two of these three streets include South 23rd and South Willis Streets, both of which are functionally classified as collector-type streets. As the name implies, this type of street "collects" traffic from local streets and connects that traffic with a larger network of arterial thoroughfares. As such, the intersection of two collector streets is often viewed as a suitable location for neighborhood-oriented trade and services, given its exposure to neighborhood traffic flow.

(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 August 27, 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
ABILENE SUNRISE PROPERTIES LP	76821	
AMARO BELINDA &	14686	
BACON MARYLAN K	26488	
BROOKHOLLOW CHRISTIAN	26360	
BROOKHOLLOW CHRISTIAN	11419	
BROOKHOLLOW CHRISTIAN	76567	
BROOKHOLLOW SHOPPING CENTER NORTH LTD	76084	
BROWN NURY JR & GAY S KING	16489	
COLLINS STEPHEN DALE & TERRI ANN	14470	
DOBY CHARLES A &	75896	
DORSETT GRADY & EVELYN	11263	
GARCIA MIRANDA M	14244	
GIDDINGS RICHARD CHASE	14792	
GILBREATH VIOLA M	11024	
GUTIERREZ CHRISTOPHER W &	21891	
JBARJ PROPERTIES & CONSTRUCTION LP	16606	
JOHNSON WILLIAM N	16854	
LAW THOMAS	14937	
LIGON VAN WRIGHT	11147	
MAXEY WILLIAM L & SALLY	31546	
MERGELE JACK E	76946	
MOSS CATHERINE LEIGH	26625	
PARRIS RICKY D	16718	
RATCLIFFE JESSE LEE	31675	
SHAW WANELL JEAN	26242	
SMITH DOUGLAS M & REVONDA	14574	
SPRINGSTEAD YOKO	21769	
VAN STEENBURG DIANE	10906	
WANG STEVE C & DINAH H	75634	
WHELCHER WILMA KAY	14359	

Attachments

Application

PowerPoint Presentation



PLANNING & DEVELOPMENT SERVICES

BROOKHOLLOW SHOPPING CENTER NORTH LTD
4633 S 14TH ST
ABILENE, TX 79605-4734

NOTICE OF PUBLIC HEARING

RE: ZONE CHANGE REQUEST NUMBER Z-2021-24

08/27/2021

The Planning and Zoning Commission will hold a public hearing on **September 7, 2021, at 1:30 PM**, in Council Chambers on the second floor of Abilene's City Hall, 555 Walnut Street, to recommend approval or denial to City Council on a request from Brookhollow Christian Church to change zoning from Residential Medium-Density (MD) to a Neighborhood Retail (NR) District on properties at 2310 South Willis Street and 2325 Ivanhoe Lane. Legal description being Lots 1, 2 and 22 (and intervening abandoned alleyway) in Block 13 of Brookhollow Addition Section 4, Abilene, Taylor County, Texas.

This hearing is open to any interested person. Opinions, objections and/or comments about 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 striped lines on the map is being considered for zone change. The solid boundary line around the subject property is only a notification area. If approved by the Planning and Zoning Commission or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for 2nd and Final Reading with public hearing on **October 14, 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 Bradley Stone at telephone 325-676-6382 or by email address planning@abilenetx.gov

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

CASE #: Z-2021-24

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.

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

Name: BROOKHOLLOW SHOPPING CENTER NORTH LTD
Parcel I.D.: 76084
Address: 2301 S WILLIS ST

Email: 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: Brookhollow Christian Church (Contract to Sell)
 Address: 2310 S Willis / 2325 Ivanhoe Lane No. of lots: 3 Acreage: 1.6276
 Legal Description: BROOKHOLLOW SEC 4, BLOCK 13, LOT 1 & 2, ACRES 1.4458 & BROOKHOLLOW SEC 4, BLOCK 13, LOT 22
 Subdivision Name: BROOKHOLLOW Block: 13 Lot: 1, 2, and 22
 Current Zoning: MD Proposed Zoning (if applicable): NR

OWNER AND AUTHORIZATION

Owner Name: BROOKHOLLOW CHRISTIAN c/o Deborah Bolls
 Address: 2300 S WILLIS ST
 City, State, Zip: Abilene, TX 79605 Fax: _____
 Phone: tel:+1325 280-5124 Email: retroactive@sbcglobal.net

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

Agent Name: Erik Johnson of Paul Johnson & Associates
 Address: 4633 S 14th
 City, State, Zip: Abilene, TX 79605 Fax: _____
 Phone: 325 439-0186 Email: erik@pauljohnsonrealtors.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: Deborah Bolls Date: 07/28/2021
7/28/2021 5:01:23 PM CDT

FOR OFFICE USE ONLY

Received: 08/09/2021 Fee: \$ 1500 Receipt No.: 0001062942
 Case No.: E-2021-2A Reviewed By: Brad Stone



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:  *Deborah Bolle*
7/28/2021 3:01:31 PM CDT

DATE: 07/28/2021



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

The current zoning is MD and one of the desired uses for the property is not permitted in MD. The intended use of the property is for child care and for counseling services.

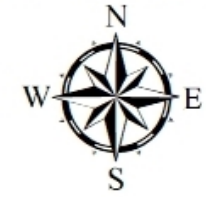
The reason for choosing NR zoning is that it was recommended by the city staff. The two intended uses are both allowed under the NR zoning.

Case:	Z-2021-24
Owner:	Brookhollow Christian
Agent:	Erik Johnson
Request:	Rezone Medium Density (MD) to Neighborhood Retail (NR)
Location:	2300 S. Willis Street
Notification:	1 in Favor, 0 Opposed
Planning & Zoning:	September 7, 2021
City Council Hearing:	September 23, 2021 October 14, 2021

Z-2021-24 LOCATION MAP



Location Map

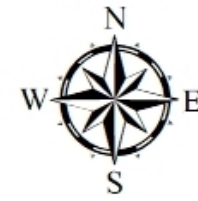


Legend

 Z-2021-24



Flood Map



Legend

-  Z-2021-24
-  Flood Way
-  100-Year Flood Zone
-  500-Year Flood Zone

Permitted Uses in MD Zoning

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling – Duplex
- P Dwelling – Industrialized Housing Unit
- C 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 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

Permitted Uses in NR Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

- C Automobile Wash
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)**
- P Personal Services
- C Printing, Copying, Reproduction, Publishing
- P Repair and Maintenance Services (indoor)
- C Tattoo Parlor
- P Veterinary Service (small animals)

TRADE – RETAIL USES

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Broadcast Studio
- 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



Subject Property



Southern view of subject property

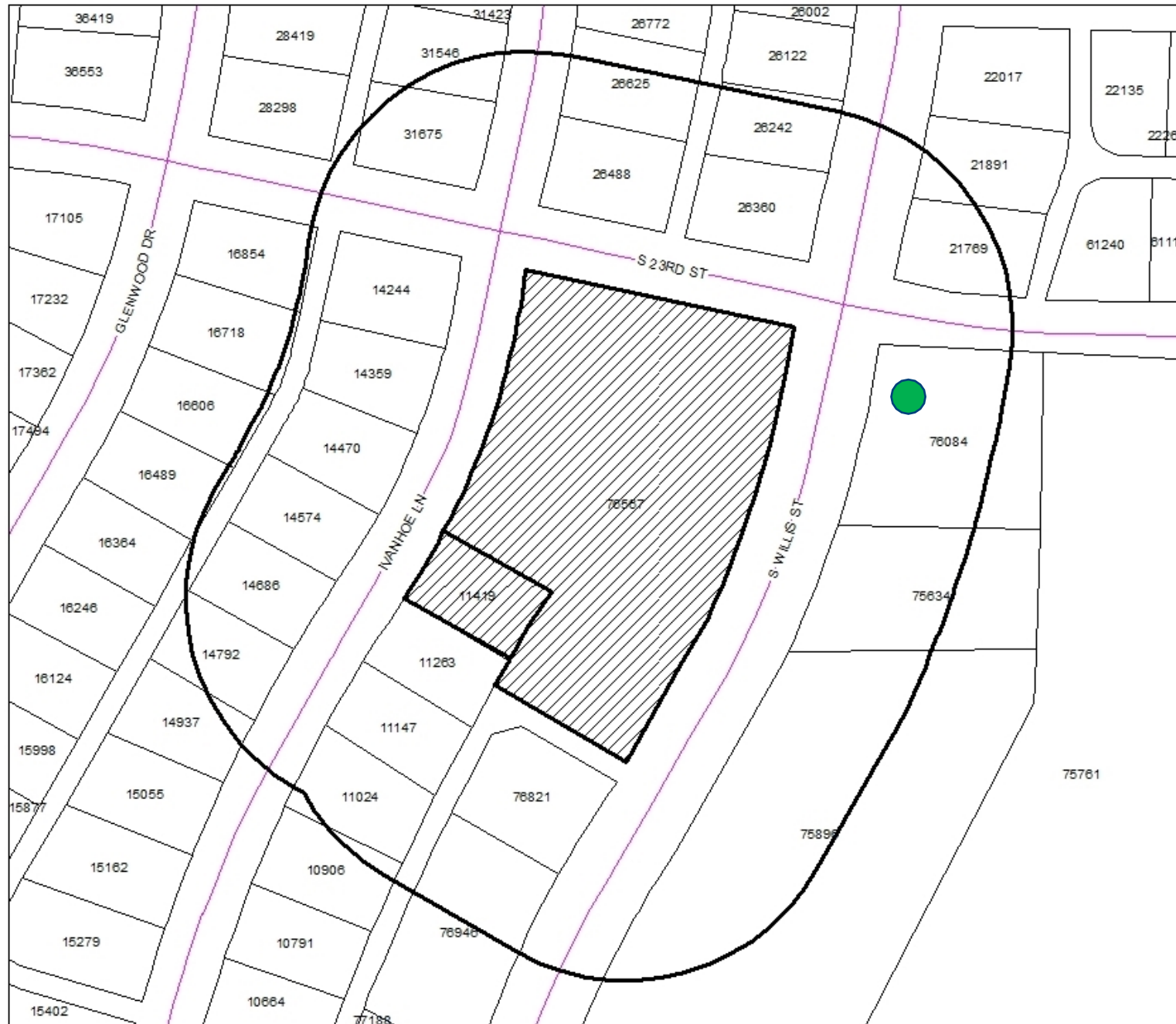


Western view subject property

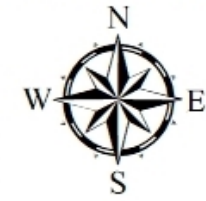


Properties to the east

Z-2021-24 NOTIFICATION AREA MAP



Notification Map



Legend

- 200'
- Notification Area
- Z-2021-24

1- In Favor-



0- Opposed-



- 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-2021-25

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission:

September 7, 2021

City Council 1st Reading: September 23, 2021

City Council 2nd Reading: October 14, 2021

Applicant

Owner: Christian Evenson

Request

Rezone from Heavy Industrial (HI) to a Heavy Commercial (HC) District.

Location

1.5 acres of vacant land at 1425 Dunnam Drive, approximately 1000 feet east of South Treadaway Boulevard, specifically encompassing Lots 20, 21 and 22 in the Atlas Industrial Subdivision

Background

The plat of Atlas Industrial Subdivision was approved and recorded during 1977. Aerial photos from 1980 show Dunnam Drive to have been improved, by that time. Those same 1980 photos indicate the subject property to be vacant, as it remains today.

Zoning, Existing and Proposed Land Use

Current zoning and existing land use of properties adjacent to and in the immediate area are illustrated on the map included in this report. The subject property is surrounded by land in a Heavy Industrial (HI) zoning district for at least 212 feet in any direction. At a location approximately 212 feet northeast from this subject property, a tract was rezoned to Heavy Commercial (HC) from HI, less than a year-and-a-half ago. That HC-zoned tract is now the location of C-4 Fuels which, among other things, is a retailer of gasoline and diesel fuels.

According to the information provided in the application, the owner of the subject property is requesting the rezone because automotive maintenance, repair and servicing is no longer allowed in Heavy Industrial (HI) zoning districts, as it was before 2010. The proponent's application also indicates he plans to use his property for outdoor storage of boats and other recreational vehicles.* All above-mentioned activities are allowed in the Heavy Commercial (HC) zoning classification requested by this property's owner.

The existing Heavy Industrial (HI) zoning classification of this property is intended for the most egregiously offensive industrial activities whose nuisance effects are ordinarily greater than that of other industries. These include fabrication or processing of goods or materials undertaken outside of an enclosed building. Concrete batching plants and animal auction yards are also confined to Heavy Industrial Districts.

* which is also no longer allowed in HI Districts

The Heavy Commercial (HC) zoning classification proposed for this property is intended for selling and servicing commodities and equipment which, by their nature, may not be compatible with many other less-intensive such activities. Construction contractor yards and large-scale warehousing are good examples of such heavy commercial use. More consumer-oriented retail trade and services are also allowed in HC Districts, as well as in other less-intensive commercial zoning classifications.

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 Comprehensive Plan, the subject properties are located in an area designated simply "business/industrial."

(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.

While not allowed in Heavy Industrial (HI) Districts, the activities allowed in Heavy Commercial (HC) Districts will not necessarily suffer[†] from close proximity to HI Districts. Nor will offensive uses allowed exclusively in HI Districts suffer from their close proximity to HC Districts.

(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 appears well-integrated with the City's system of sewer and water utilities.

The subject property also lies adjacent to a paved roadway, albeit a dead end. However, uses allowed in Heavy Commercial Districts (and not also in less-intensive commercial zones) tend to generate lower volumes of consumer traffic. In other words, an automotive repair shop, building contractor or wholesale supplier (all typical of HC Districts) will generate substantially less traffic than do most consumer retail sales. The existing dead-end street may thereby suffice for an indefinite period of time.

(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.

[†] in property value or user comfort

Notification

Pursuant to Section 1.2.2.2 of Abilene's Land Development Code, City staff mailed personal notices on August 27, 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

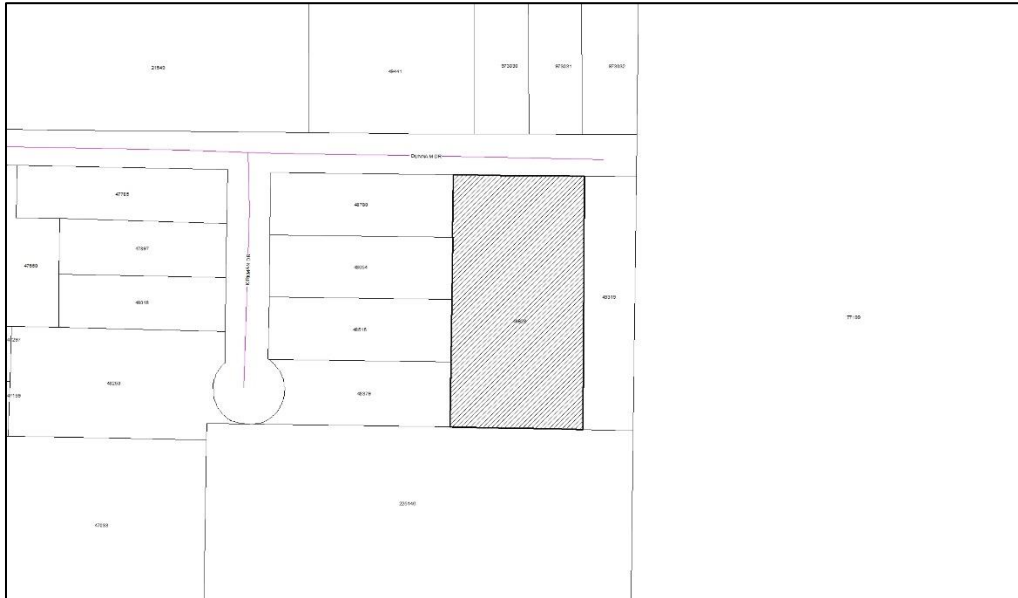
Owner	Parcel ID	Response
ABILENE ASSET MANAGEMENT LLC	77199	
BML INC	225146	
EVENSON CHRISTOPHER	48928	
GRAY STEPHEN	48654	
GRAY STEPHEN	48780	
KIRKMAN SAMUEL E SR & MARTHA	48379	
KIRKMAN SAMUEL E SR & MARTHA	48515	
KIRKMAN SAMUEL E SR & MARTHA	49319	
MONCLA MOBILE ENTERPRISES LLC	973031	
MONCLA MOBILE ENTERPRISES LLC	973030	
NORMAN LARRY LF EST	973032	
VADER ENTERPRISES LLC	49441	

Attachments

Application

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: _____

Address: 1425 Dunnam Drive, Abilene TX 79602 No. of lots: 3 Acreage: 1.6

Legal Description: _____

Subdivision Name: Atlas Industrial Subdivision Block: _____ Lot: 20, 21, 22

Current Zoning: Heavy Industrial Proposed Zoning (if applicable): ~~Light Industrial~~ OR Heavy Commercial

OWNER AND AUTHORIZATION

Owner Name: Christopher Evenson

Address: 149 Blackburn Road

City, State, Zip: Abilene, TX 79602 Fax: N/A

Phone: 573-881-8468 Email: abilenetinting@gmail.com

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

Agent Name: N/A

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: [Signature] Date: 08/04/2021

FOR OFFICE USE ONLY

Received: 08/04/2021 Fee: \$ 1500.00 Receipt No.: 0001062488

Case No.: _____ Reviewed By: NICK WATTS



Development Application

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

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

I started my business in Abilene part time in 2017 and it quickly grew into full time and has kept me very busy the past four years. Needless
to say, I am very thankful and grateful for the opportunity to serve the citizens of Abilene and the Big Country. I have been renting space
since I opened and moving from location to location as I have grown. The opportunity arose for me to buy this land, hoping I would be
able to build my own storefront and offer a small storage facility with RV and boat storage as well. This piece of land is not currently
zoned for my needs and that is why we are where we are and requesting this rezoning. This land is on a dead end road, has tall grass,
and creates no current revenue for anyone. Allowing a zoning change will turn this currently barren piece of property into a thriving
business location and would also bring revenue for other vendors that will work to fulfill this project. My dream for this property is my first big "risk"
that my wife and I are willing to take to continually grow the business and expand in new ideas. I have many dreams, a few too big for my
britches, as my wife would say - ha! On this property I plan on building covered RV and boat storage with some enclosed units, as well as, have
my business in the front middle of the lot as the main storefront. I picture a metal building in the center with big glass front windows, big red lit
block letters for my business name overhead, and concrete front parking lot with coded gates on both sides of the building for easy access
to load and unload. My business would be approximately 3500-4000 square feet connected to enclosed storage units. I am only thinking
off the top of my head to give you an idea of what I am envisioning. I have not had any formal blueprints drawn up since the zoning is not
finalized. This land is our investment and my wife and I would love to be approved for this exciting new adventure. Thank you for
your time and have a great day!



Development Application

RECOMMENDATIONS

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

PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED: 

DATE: 08/04/2021

Case:	Z-2021-25
Owner:	Christian Evenson
Request:	Rezone Heavy Industrial (HI) to Heavy Commercial (HC)
Location:	1425 Dunnam Drive
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	September 7, 2021
City Council Hearing:	September 23, 2021 October 14, 2021

Z-2021-25 LOCATION MAP



Location Map



Legend

 Z-2021-25



Existing Uses in HI Zoning

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
- TP Field Office or Construction Office (temporary)
- P Freight Container
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recycling Collection Point
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Adult Entertainment Enterprise
- C Motorized Racing

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Fire/Police Station
- P Homeless/Emergency Shelter
- P Post Office
- P Sanitary Landfill

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- P Educational and Scientific Research
- P School: Public/Private

SERVICE

- P Contractor Services
- P Recycling Collection and Processing Center
- P Scales (public)
- P Wrecker/Towing

TRADE – RETAIL USES

- P Head Shop
- C Scrap and Waste Material

TRADE – WHOLESALE USES

- C Livestock – Wholesale or Auction
- P Wholesaling and Storage (indoor)
- P Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
- P Antenna Tower - Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Pressure Control Station
- P Public Utility Facility
- P Railroad Switching and Marshaling Yard
- P Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Mining
- P Petroleum or Gas Well
- P Liquor
- P Manufacturing (light)
- P Manufacturing (heavy)
- 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 HC Zoning

RESIDENTIAL USES:

C	Hotel/Motel
<u>ACCESSORY AND INCIDENTAL USES:</u>	
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-Through Facility
TP	Field Office or Construction Office (temporary)
P	Freight Container
P	Fuel Sales
TP	Itinerant Business
P	Manufacturing (incidental)
C	Mobile Home (permanent security residence)
TP	Mobile Home (temporary security residence)
P	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:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Ambulance Service
C	Correction, Detention, or Penal Facilities
P	Fire/Police Station
P	Homeless/Emergency Shelter
P	Hospital
P	Medical/Dental Laboratory
P	Military and Armed Forces Reserve Center
P	Post Office
P	Rehabilitation Facility
C	Sanitary Landfill
P	Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

P	Arts School
C	Cemetery, Crematorium, and Mausoleum
P	Church or Place of Worship
P	Educational and Scientific Research
P	School: Public/Private
P	Trade/Business School

SERVICE

P/C	Automobile Wash
P	Contractor Services
P	Funeral Home/ Mortuary/Morgue
P	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	Printing, Copying, Reproduction, Publishing
P	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)
P	Repair and Maintenance Services (outdoors)
P	Repair and Maintenance Services (truck and other large vehicles)
P	Scales (public)
P	Storage - Self-Service Units
P	Tattoo Parlor
P	Taxidermist
P	Veterinary Service (all size animals)
P	Veterinary Service (small animals)
P	Wrecker/Towing

TRADE – RETAIL USES

P	Aircraft and Accessories
P	ATM's, Self-Serve Kiosks, and Similar Facilities
P	Fuel Sales
P	Head Shop
P	Liquor Store (Off Premises Consumption) <i>(Defined under Liquor Store)</i>
P	Liquor Store (On Premises Consumption) <i>(Defined under Liquor Store)</i>
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)
P	Retail Sales/Rental (trucks and other large vehicles and equipment)

TRADE – WHOLESALE USES

P	Liquor, Wholesale/Distribution
P	Wholesaling and Storage (indoor)
C	Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
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
C	Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
C	Manufacturing (light)
P	Urban Garden

LEGEND

P	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)
C	Permitted as a Conditional Use Permit, Requiring Approval by City Council
TP	Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment



Subject Property



Western view of Dunnam Drive

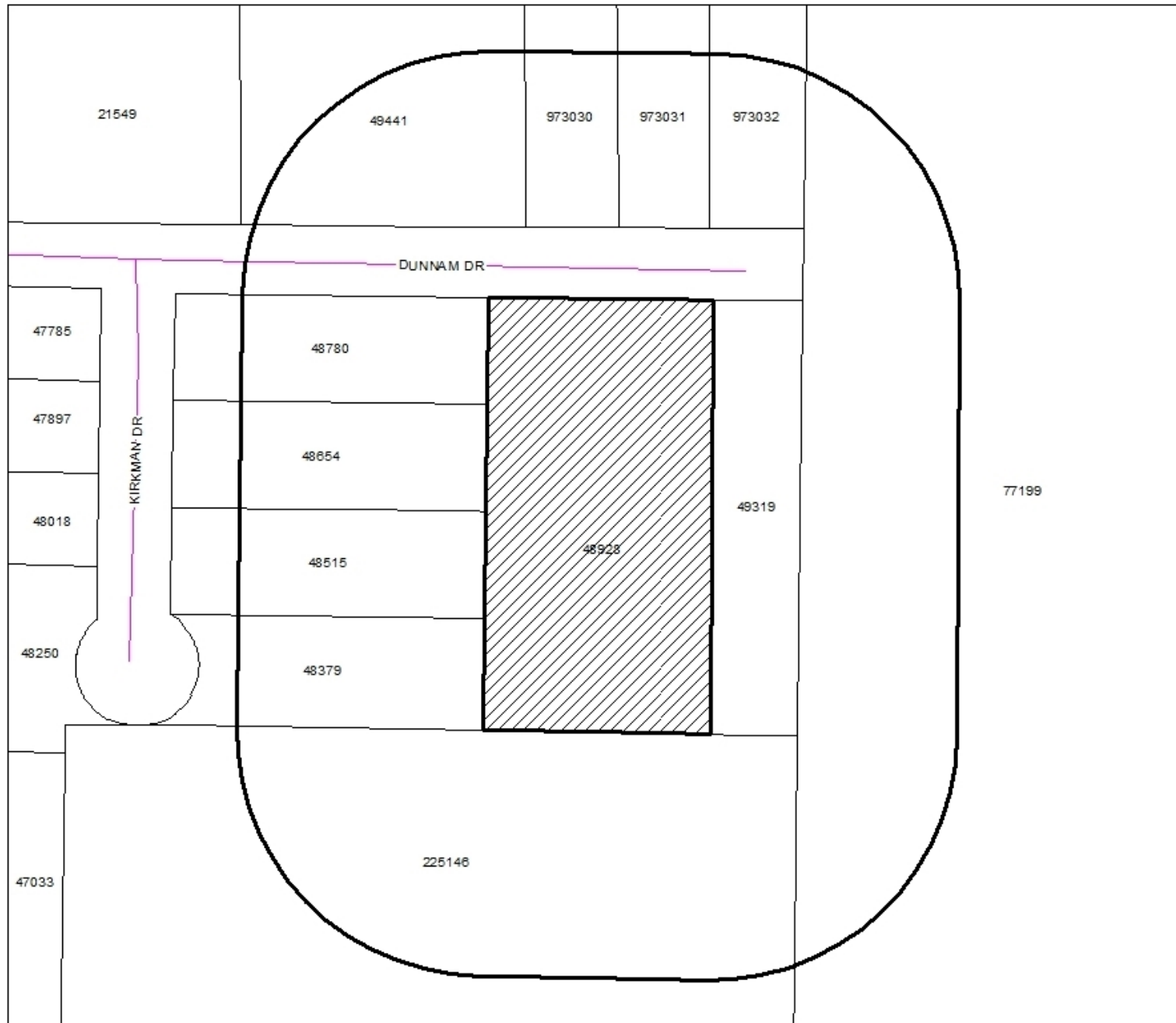


Adjacent property to the north

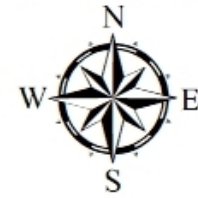


Eastern view of Dunnam Drive

Z-2021-25 NOTIFICATION AREA MAP



Notification Map



Legend

200'

Notification Area

Z-2021-25

0- In Favor-



0- Opposed-



- 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-2021-26

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: September 7, 2021

City Council 1st Reading: September 23, 2021

City Council 2nd Reading: October 14, 2021

Applicant

Owner: DeWayne Blair

Request

Rezone from an Agricultural Open Space (AO) District to a Manufactured/Mobile Home (MH) District

Background

This zone change request incorporates approximately fifty-eight (58) acres of un-platted land with five (5) acres of the land currently dedicated for single-family residential use. The remaining fifty-three (53) acres is currently vacant land. According to information provided in the application, the applicant does not intend to establish a mobile-home park, the applicant would simply like to place a mobile home on the property for his elderly parents to reside in.

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 Agricultural Open Space (AO) to the north and west (vacant land) and Mobile Home (MH) Districts to the south and east.

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 area for mobile home districts. The requested zone change is appropriate for the land use and aligns with the 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 the staff that the uses permitted by the proposed zone change is appropriate in the immediate area of the land as a majority of the adjacent land to Chapel Hill Road is reserved for Manufactures/Mobile Home usage.

(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 August 27, 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.

Owner	Parcel ID	Response
ABILENE MAINTENANCE INC	59460	
AMIGO REALTY LLC	73913	
AMIGO REALTY LLC	115090	
BAILEY TOLIVER CHEVROLET LLP	12579	
BLAIR DEWAYNE & SENG	55279	
BLAIR DEWAYNE & SENG	116691	
CITY OF ABILENE	63794	
D M INVESTMENTS INC	58154	
D M INVESTMENTS INC	63127	
EVEEZ LLC	54509	
EVEEZ LLC	54511	
MHP DEVELOPMENT	45345	
MHP DEVELOPMENT	55416	
MHP DEVELOPMENT	46660	
PALACIOS JOAQUIN	45041	
PALACIOS JOAQUIN	45219	
PHILS BOYS ESTATES LLC	125213	
R & L LONE STAR PROPERTIES LLC	58286	
RINCON FRANCISCO	45491	

TABLE 1

Attachments

Application

The City of Abilene Land Development Code Section 2.3.2.10 & 2.4.4.1

Future Land Use Map

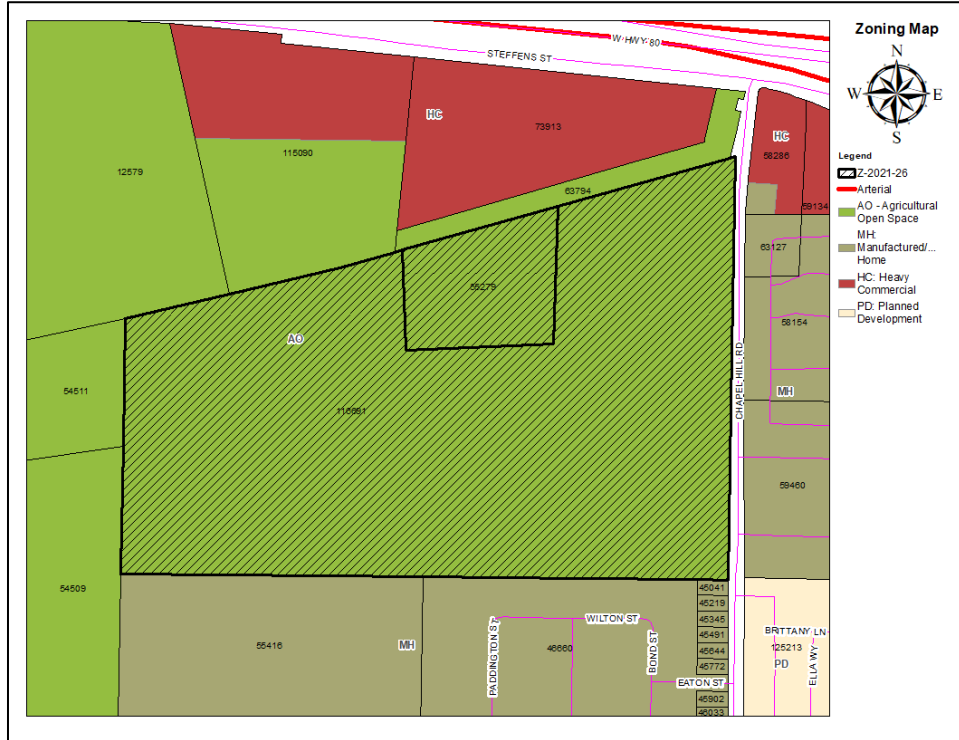
The City of Abilene Sectional Map

FP-3983 (Chapel Hill Road Addition Section 1) (1983)

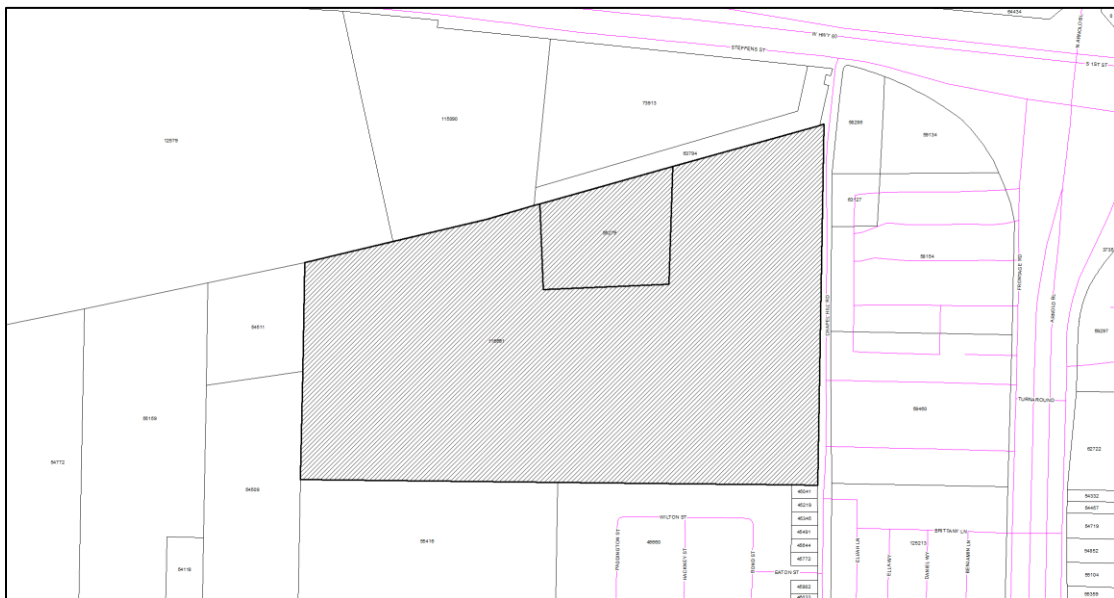
FP-3084 (Chapel Hill Road Addition Section 3) (1985)

Western Hills Addition Plat (1954)

ZONING MAP



LOCATION MAP



PROJECT OVERVIEW

Project Type: Zoning Application

ID # 21-000115 | **Started** 08/09/2021 at 12:06 PM



Address

158 Chapel Hill Rd,
Abilene, TX USA 79605

Legal

A0487 H B Martin Pre Blk
Acres 53
A0487 H B Martin Pre,
Acres 53.

Property Info

Property ID: 116691

Description

Plan to move 1ea mobile home onto MY land for my parents to live in. They are elderly and need our help at times and need to be nearby our residence. There are numerous mobile homes on the lands surrounding our land! We ARE NOT establishing any form of mobile home development other than to place 1 mobile home on MY land. Appropriate permits for placement and utilities will be submitted after this Zoning change is approved.

INFORMATION FIELDS

Owner Name

DeWayne Blair

Agent Name

-

Block

100

Lot

158

Acreage

53

Legal Description of property

A0487 H B MARTIN PRE, ACRES 53. Property ID 116691, Geographic ID: A0487001001, Type: REAL, Neighborhood CD: 569, Map ID: J04

Subdivision Name

SC FERRELL,ANDERSON,THOMPSON(DYESS AREA)

Current Zoning

AO

Proposed Zoning

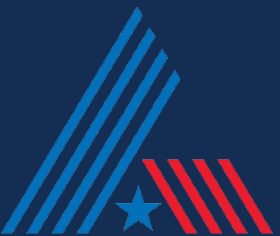
MH

Agree to Terms

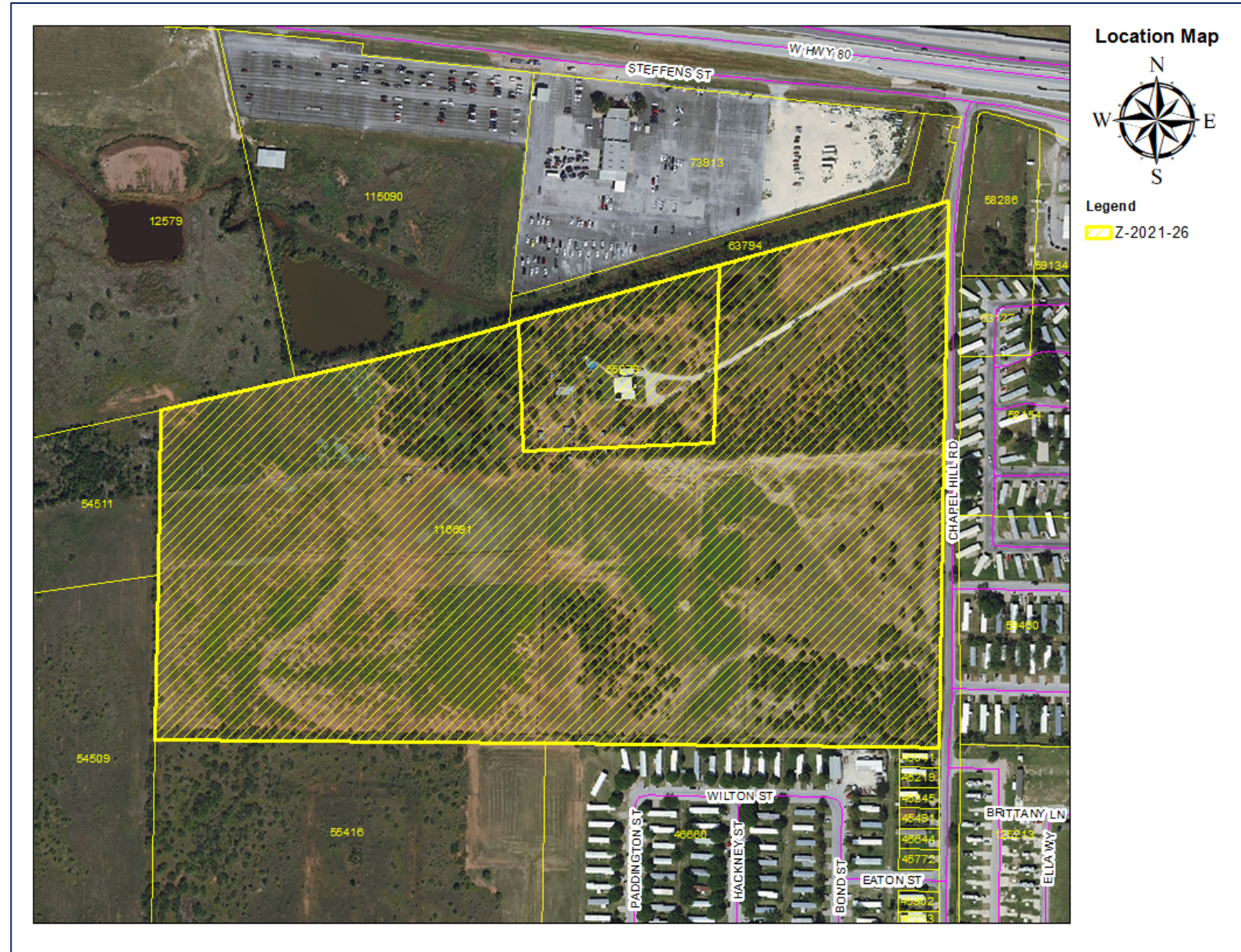
DeWayne R Blair

REZONE

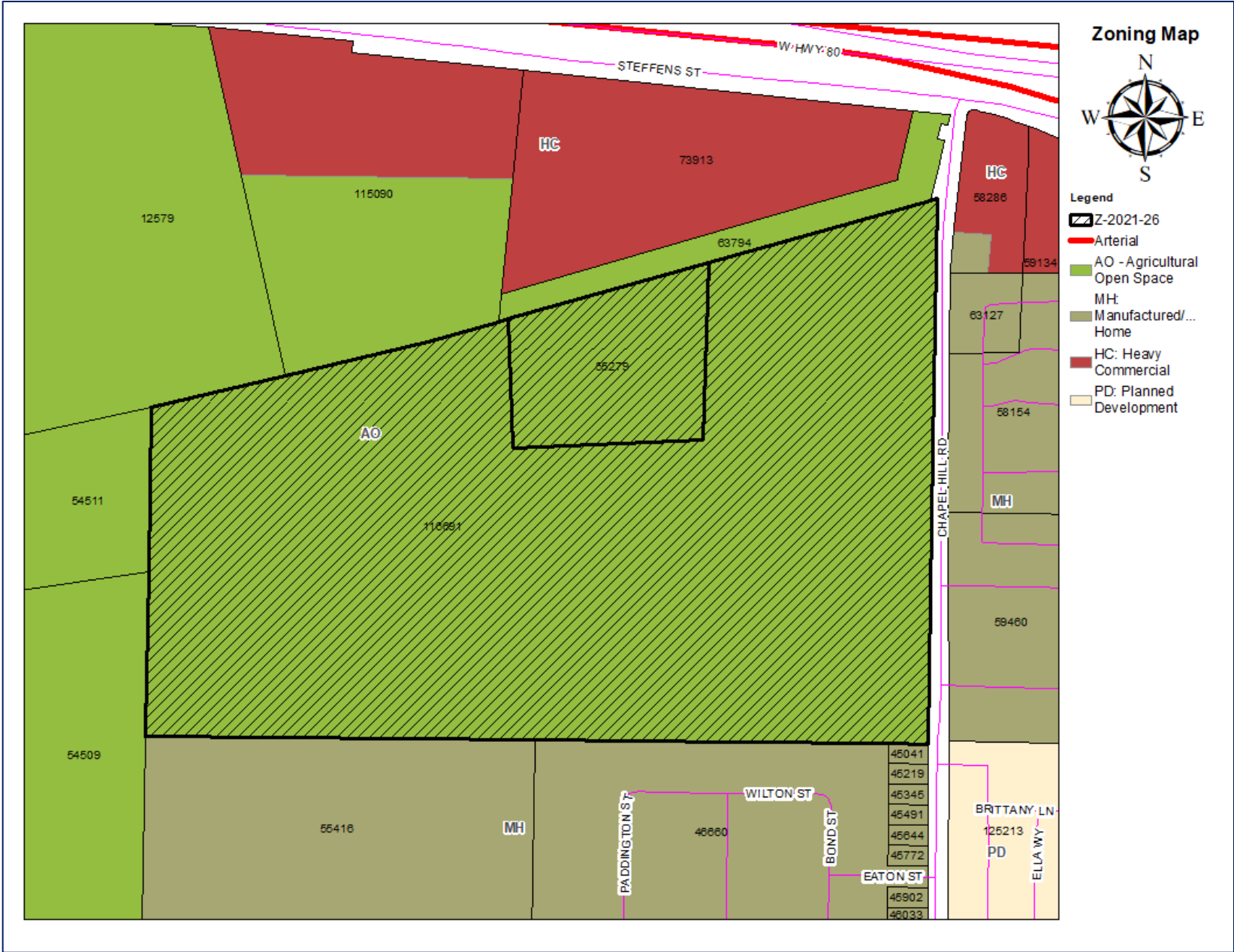
Case:	Z-2021-26
Owner:	DeWayne Blair
Request:	Rezone from Agricultural Open Space (AO) District to Manufactured/Mobile Home District
Location:	158 Chapel Hill Rd
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	September 7, 2021
City Council Hearing:	September 23, 2021 October 14 ,2021



Z-2021-26 LOCATION MAP



Z-2021-26 ZONING MAP



Z-2021-26 PHOTOS

West view of Subject Property



South view of Chapel Hill RD.



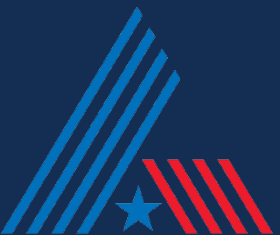
North view of Chapel Hill RD.



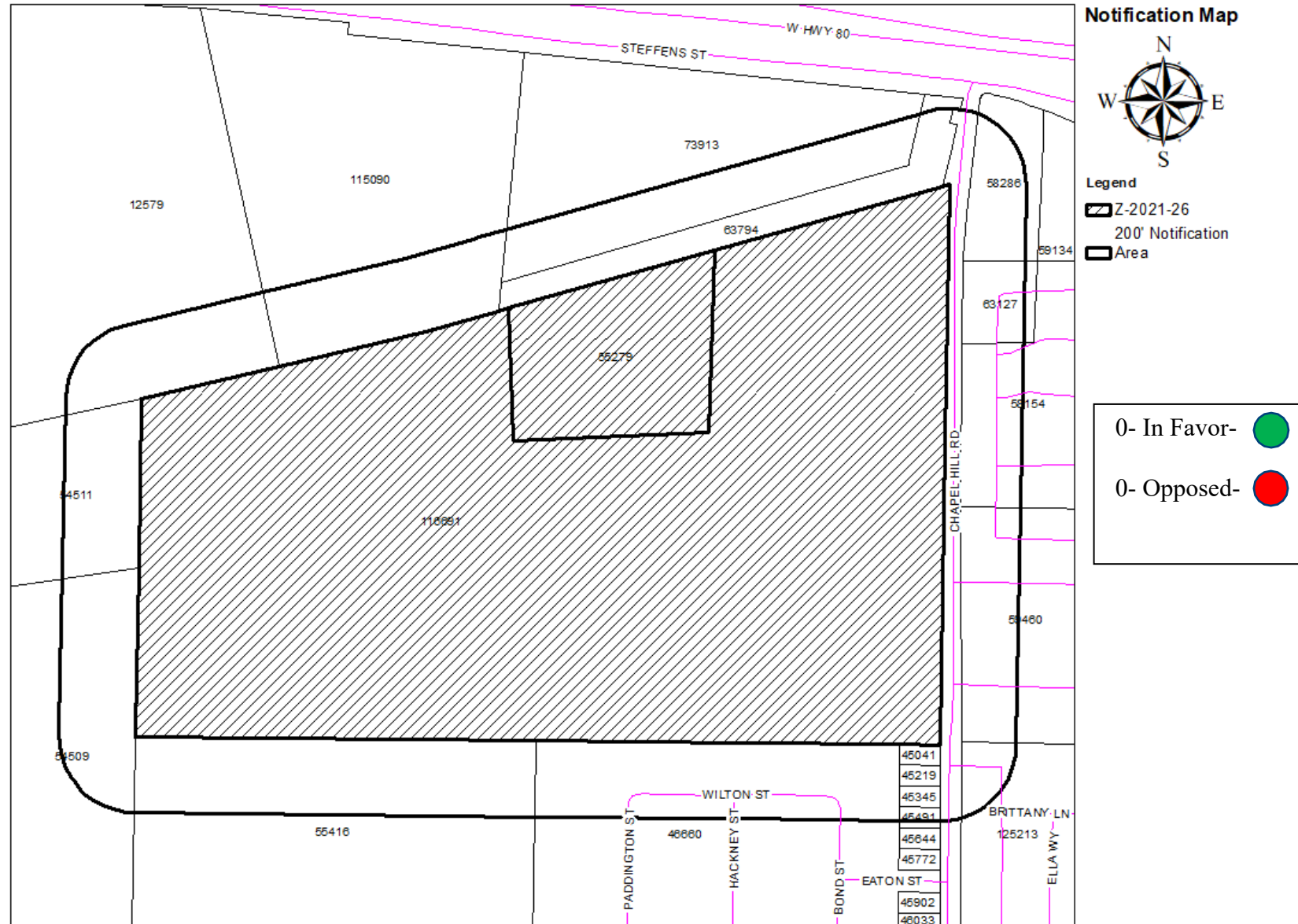
East neighboring property



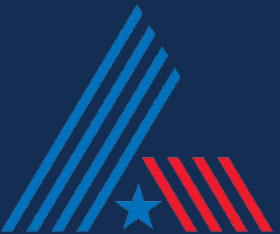
East neighboring property



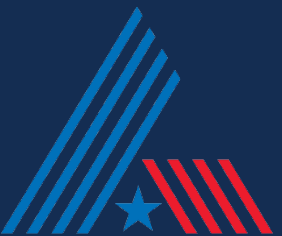
Z-2021-26 NOTIFICATION MAP



- 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-2021-27

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: September 7, 2021

City Council 1st Reading: September 23, 2021

City Council 2nd Reading: October 14, 2021

Applicant

Owner: Kyle Paul Construction

Agent: Jacob & Martin Engineering

Request

Rezone approximately 5.83 acres of vacant land from Residential Medium-Density (MD) to a Planned Development District. Based upon the information provided in the application the purpose of this request is to keep the existing base zoning of MD but allow for more than 4 units per lot. A graphic concept plan was submitted with the application pursuant to Section 1.4.2.3 (Concept Plan) of the Land Development Code. The plan depicts the layout of residences to meet density requirements for MD zoning regulations contained on a single lot.

Location

1826 Colony Hill Road

Background

The subject property was annexed in 2009 and zoned Agricultural Open Space (AO). In January of 2016, the property was rezoned to Medium-Density (MD). In February of 2020, the property was rezoned to Patio Home (PH) and then rezoned again in December of that same year back to MD. The property has remained vacant since its annexation.

The Land Development Code defines Medium-Density as a zoning designed to encourage the provision of conveniently located, centrally maintained accommodations with a combination of single-family, two-family (duplex), triplex, quadraplex, and townhouse housing units developed with no more than 12 units per acre, and no more than 4 units per lot. Abilene's typical medium density products are duplexes. However, our Land Development Code does not have a mid-range between the typical duplex, triplex and quadraplex, seen in medium density zoning, and what most would view as multi-family complexes. As new products for greater density are desired, staff sees a future need to add one or more zonings that allow for multi-family units on single lots with less density than that of the Multi-Family Residential (MF) zoning that exists in our Land Development Code.

The graphic concept plan provided in the application depicts this type of development. Since the Land Development Code does not provide for the type of development the owner of the property is desiring, a planned development was proposed.

Zoning and Existing Land Use

Current zoning and existing land use of properties adjacent to and in the immediate area are illustrated on the map included in this report. To the north and west are large single-family residential lots zoned Agricultural Open Space (AO) and to the south is Wylie East Elementary School which is

also zone Agricultural Open Space. To the east is a large vacant Residential Single-Family (RS-6) lot.

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.

When the Future Land Use and Development Plan Map of the Comprehensive Plan was developed in 2004, this subject property had not yet been annexed to the City limits of Abilene. Therefore, the Future Land Use and Development Plan provides no real guidance in regard to the zoning of the subject property. However, the City's Thoroughfare Plan identifies both Colony Hill Road and Maple Street to be future "Arterial" streets which are intended to carry major traffic between large areas of the city. The change in the allowed number of units per lot will provide for a greater number of units to occupy the property and may offer an effective transition in the intensity of urban use and carrying-capacity characteristic of arterial streets by separating anticipated retail development to the west and lower density residential development to the east. However, the intent of the medium density zoning classification is not meant for multi-family type developments where central ownership of all of the units on one lot is usually seen.

(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 allowance of more than four units per lot for this particular property maximizes the density of units, central maintenance of the property, and addresses typographical constraints in development. However, this is more indicative of a Multi-Family base zoning than of medium density. It is the opinion of the staff that a base zoning of multi-family with restrictions on the number of units per acre and height is more appropriate than removing the lot restriction of medium density. The number of units proposed in the graphic concept plan is appropriate in the immediate area.

(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.

It is the opinion of staff that the proposed change will not affect any proposed plans for public services or utilities to the area.

(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 changing the base zoning from Medium Density (MD) to Multi-family (MF) with specific modifications made to allow only 12 units per acre, height limits of 35-feet, and a Type A land use buffer between the surrounding properties. This change better encompasses the planned use of the property and allows for all of the units to remain on one lot, owned by one owner.

Notification

Pursuant to Section 1.2.2.2 of Abilene’s Land Development Code, City staff mailed personal notices on August 27, 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
JOHNSTON TYLER	1055857	
KPLB LLC	91537	In Favor
LIVELY LEVI & MINDY	92108	
MC LEOD PROPERTY DEV LLC	993423	
MC LEOD PROPERTY DEV LLC	993425	
MC LEOD PROPERTY DEV LLC	993422	
MC LEOD PROPERTY DEV LLC	17866	
NEWQUIST DENNIS M & AMY A	986228	
WEEKS ROBERT MCKAY	986227	
WYLIE INDEPENDENT SCHOOL DISTRICT	1017176	

Attachments

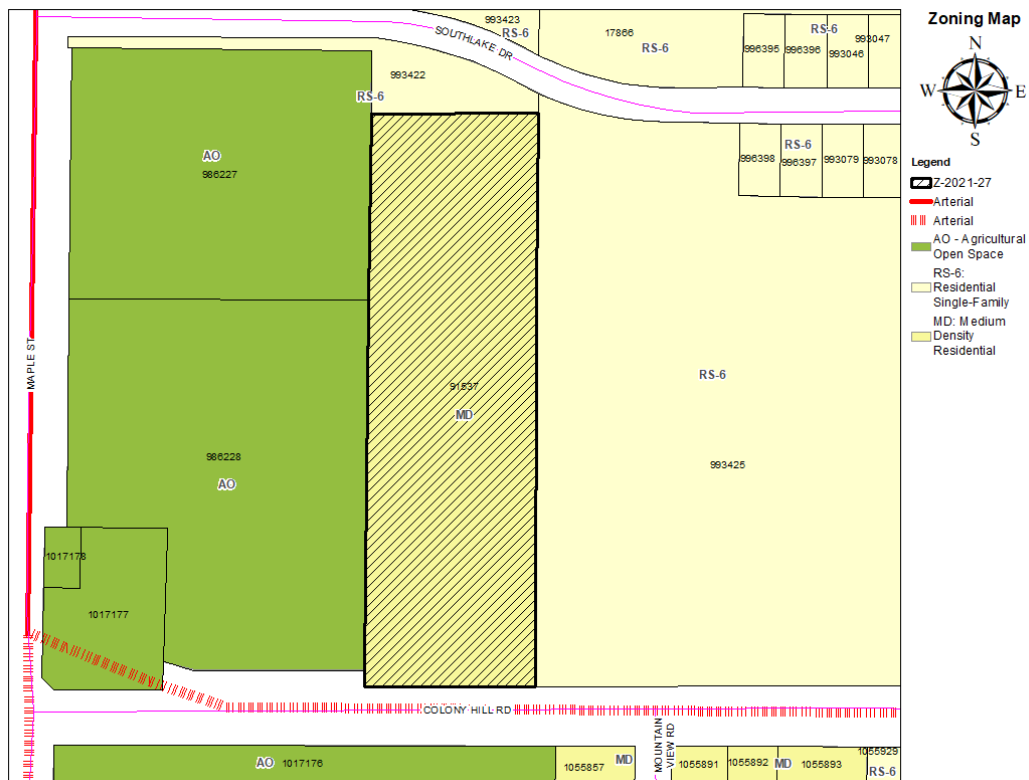
Application

PowerPoint Presentation

LOCATION MAP



ZONING MAP



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

CASE #: Z-2021-27

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: KPLB LLC
Parcel I.D.: 91537
Address: 1826 COLONY HILL RD

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

Email: planning@abilenetx.gov

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: _____

555 WALNUT STREET • P.O. BOX 60 • ABILENE, TEXAS 79604-0060

We work together to build and maintain a community of the highest quality for present and future generations.

PROJECT OVERVIEW

Project Type: Zoning Application

ID # 21-000124 | **Started** 08/19/2021 at 3:15 PM



Address

1826 Colony Hill Road,
Abilene, Texas 79602

Legal

No legal information

Property Info

No property information

Description

Rezone property from residential medium density (MD) to a Planned Development District on 5.85 acres of vacant property at 1826 Colony Hill Road. Allowing a base zoning of Medium Density without the 4 unit per lot maximum requirement.

INFORMATION FIELDS

Owner Name

KPLB LLC

Agent Name

Jacob & Martin LLC

Block

-

Lot

-

Acreage

5.85

Legal Description of property

5.85 Acres out of Southwest Quarter of Lunatic Asylum Lands Section 8, Abilene, Taylor County, Texas

Subdivision Name

Colony Hill Road Development

Current Zoning

Medium Density

Proposed Zoning

Planned Development

Agree to Terms

Yes

CREDENTIALS

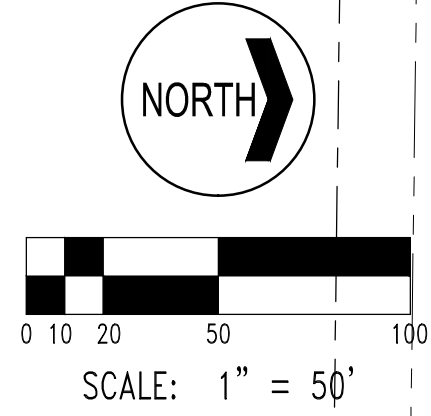
Engineer

Surveyor

Developer

Homeowner

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Tal Fillingim	tal@jacobmartin.com 3256951070	3465 Curry Ln Abilene, TX 79606-8217	-	APPLICANT



MIN. PARKING REQUIRED = 96 SPACES (3 SPACES/2 UNITS)
PARKING PROVIDED = 157 SPACES
LANDSCAPE BUFFER = TYPE-A

CONCEPTUAL SITE PLAN

SCALE	1" = 50'
DATE	
REVISION	
NO.	
SHEET	ALT-7
SEQ.	1 OF 1

ORDINANCE NO.

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

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE," OF THE ABILENE CITY CODE, CONCERNING PD-174 A PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

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

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

PASSED ON FIRST READING this 23rd day of September, 2021.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 21st day of August, 2021, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 14th day of October, 2021, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 14th day of October, 2021.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT "A"

PAGE 1

ORDINANCE NO. _____

Exhibit
"A"

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

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

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

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

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

EXHIBIT "A"
PAGE 2

PART 5: Legal Description. Legal description being a certain 5.85-acre tract of vacant land out of southwest quarter of Lunatic Asylum Lands Section 8 in City of Abilene, Taylor County, Texas.



Location: 1826 Colony Hill Road approximately 500 to 800 feet east from its intersection with Maple Street.

ORDINANCE NO. _____

EXHIBIT "A"

PAGE 3

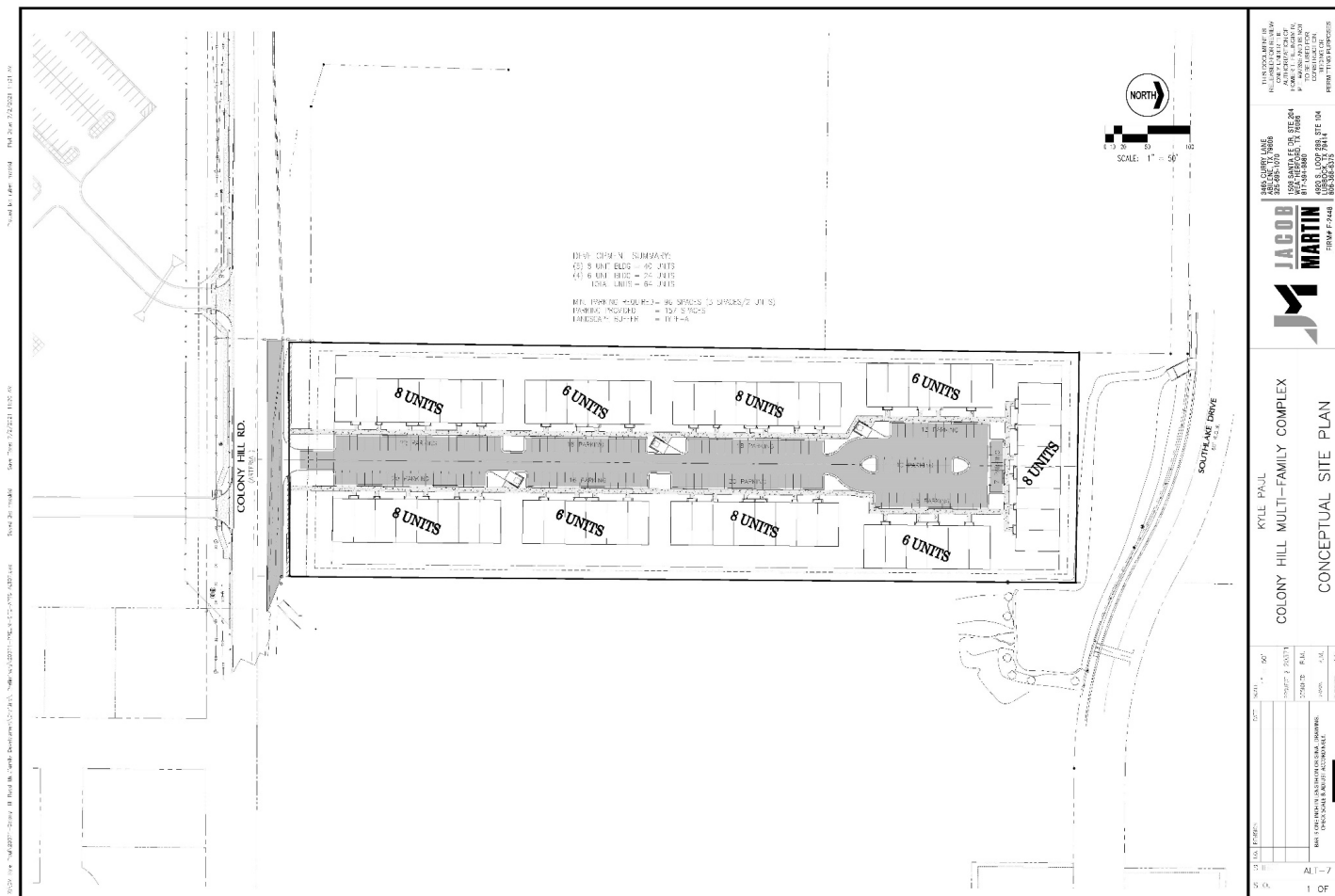
PART 6: Purpose. The purpose of the Planned Development (PD) District is to allow multi-family development as described by the Multi-Family Residential regulations in the Land Development Code.

PART 7: Specific Modifications. The use and development of land and buildings in this Planned Development (PD) District shall generally be subject to requirements of the Multi-Family (MF) zoning classification, except as modified below:

A. Site Layout and Building Requirements:

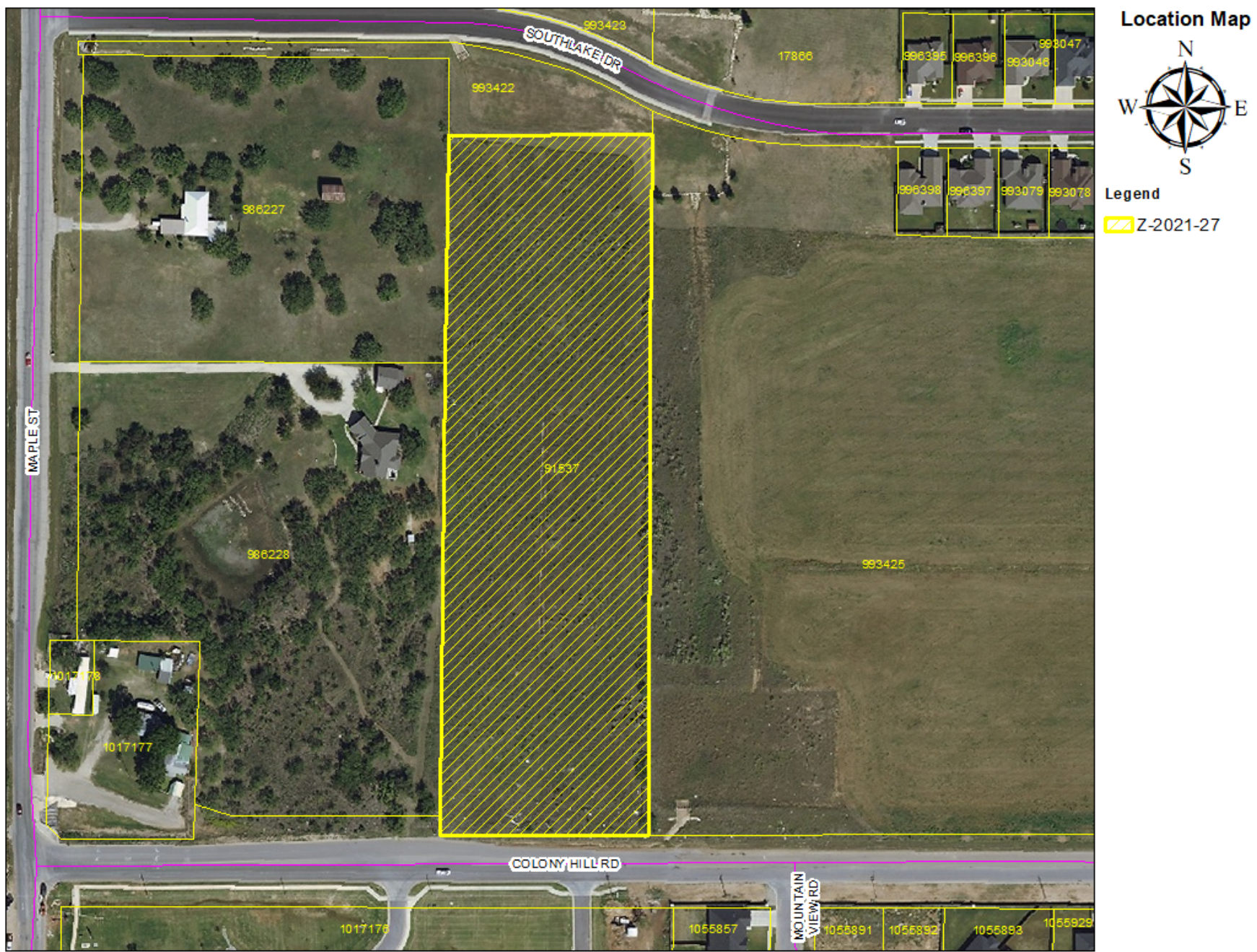
1. Units per acre:
 - a. No more than 12 units per acre.
2. Building height:
 - a. Maximum height of 35-feet

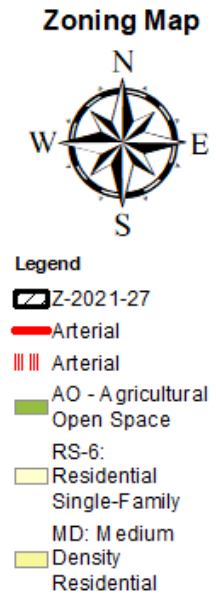
EXHIBIT "A" GRAPHIC CONCEPT PLAN
PAGE 4

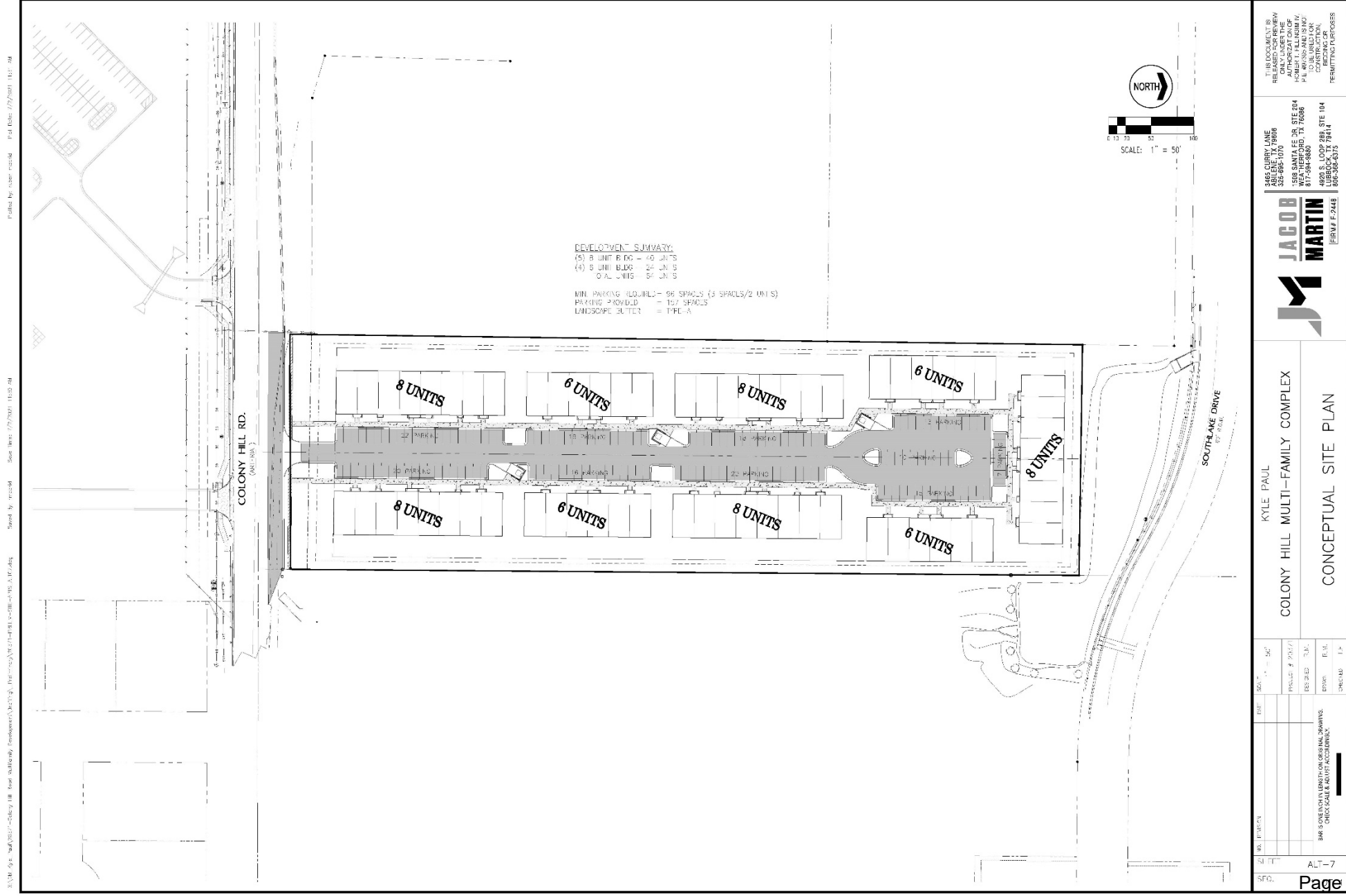


Case:	Z-2021-27
Owner:	Kyle Paul Construction
Agent:	Jacob & Martin, LLC
Request:	Rezone Medium Density (MD) to Planned Development District (PD 174)
Location:	1826 Colony Hill Rd
Notification:	1 in Favor, 0 Opposed
Planning & Zoning:	September 7, 2021
City Council Hearing:	September 23, 2021 October 14, 2021

Z-2021-27 LOCATION MAP







Prepared by: [redacted] File Date: 1/27/2021 11:57 AM

Scale Date: 1/27/2021 11:59 AM

Scale Date: 1/27/2021 11:59 AM

3465 CURRY LANE SUITE 200 DALLAS, TEXAS 75244 352-595-1070		THIS DOCUMENT IS FOR REVIEW ONLY AND NOT FOR CONSTRUCTION OR PERMITTING PURPOSES	
JACOB MARTIN FIRM # F-2448		KYLE PAUL COLONY HILL MULTI-FAMILY COMPLEX CONCEPTUAL SITE PLAN	
4920 S. LODD 289, STE 104 DALLAS, TEXAS 75244 806-368-6375		SHEET NO. 1 OF 1	
SHEET NO. 1 OF 1		SHEET NO. 1 OF 1	

Permitted Uses in MD Zoning

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling – Duplex
- P Dwelling – Industrialized Housing Unit
- C 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 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

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

Subject Property Facing North



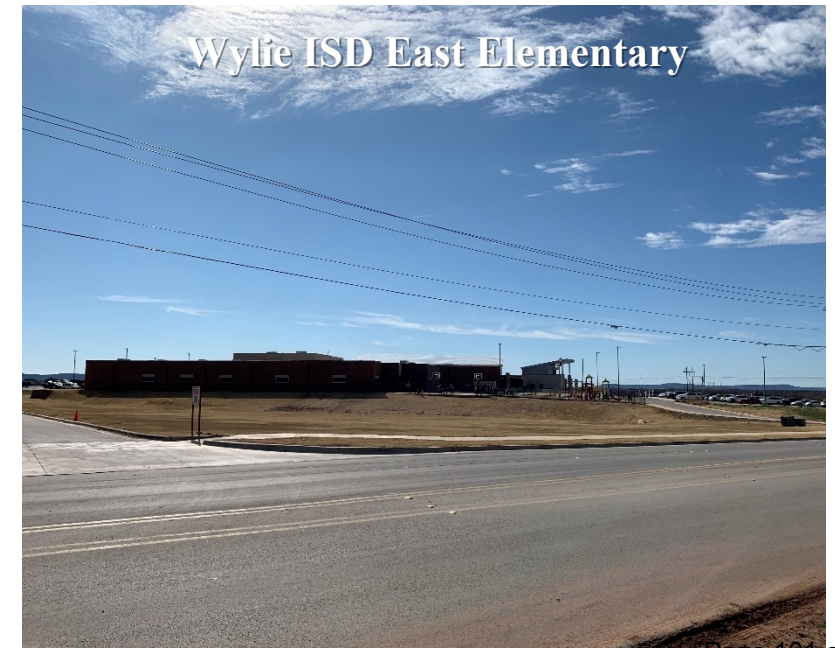
Vacant land to the East



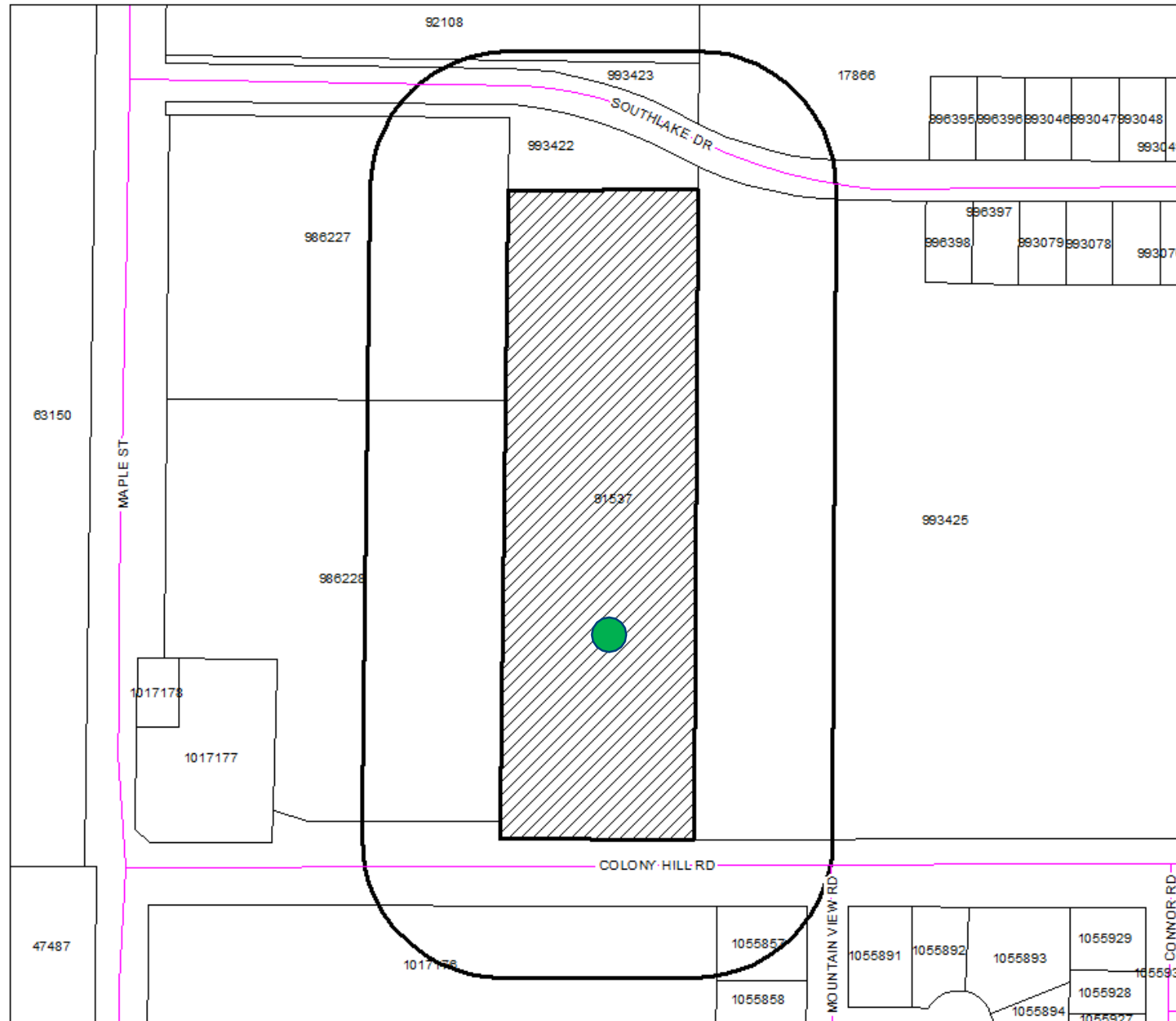
Subject Property Eagle View



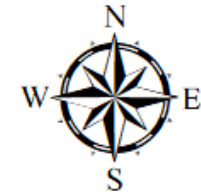
Wylie ISD East Elementary



Z-2021-27 NOTIFICATION AREA MAP



Notification Map



Legend

- Z-2021-27
- 200'
- Notification Area

1- In Favor-

0- Opposed-

- 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: Change the base zoning from MD to MF with specific modifications:
 - Only allow 12 units per acre
 - Height limit of 35-feet
 - Type A land use buffer

Questions?