



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 October 5, 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 September 7, 2021

PLATS

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

2. **PP-6621:** Holloway Farms, Abilene, Taylor County, Texas
3. **FP-6121:** Hunters Landing, Section 4, Abilene, Taylor County, Texas
4. **FP-6221:** Hunters Landing, Section 5, Abilene, Taylor County, Texas
5. **FP-6721:** Highland Farms, Section 3, Abilene, Taylor County, Texas
6. **FP-3021:** Meadow Valley Estates, Taylor County, Texas
7. **FP-5121:** Red Stone Creek, Taylor County, Texas
8. **FRP-6521:** George W Jalonicks, Second Addition, Block A, Lot 101, Abilene, Taylor County, Texas

ZONING

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

9. **Z-2021-28:** Public Hearing and Possible Vote to Recommend Approval or Denial to City Council on a Request from James L. Pitts, Jr. (Represented By Jenny Henley, Attorney) to Change Zoning from Residential Single-Family (RS-6) to a Heavy Commercial (HC) District on Approximately 0.482 Acre of Land at 437, 541 and 557 North 11th Street, at or Near the Southeast Corner of Ash and North 11th Streets. Legal Description Being Lots 1, 2 and 3 in Block 2 of L.C. Sharp's Subdivision of Lot No. 4

in Block No. 199 of Abilene's Original Townsite. (Nick Watts)

10. **Z-2021-29:** Public Hearing and Possible Vote to Recommend Approval or Denial to City Council on a Request from Weatherbee Construction Inc. (Represented by Enprotec/Hibbs & Todd, Engineering Consultants) to Amend Terms and Conditions of Planned Development District Number 104 (PD 104) as They Affect Approximately 18 Acres of Now-Vacant Land Located Therein and Planned for Low to Medium Densities of Single and Two-Family Homes. Legal Description (of PD 104) Being a Certain 84.29 Acres Out of the Northeast Quarter of Blind Asylum Lands Section 62 in the City of Abilene, Taylor County, Texas and Located Generally in the 700-800 Blocks (South Side) of East South 27th Street In Southeastern Abilene. (Brad Stone)

SPECIAL CONSIDERATIONS

11. Presentation on the Findings of the Mayor's Entertainment District Task Force (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 1st day of October, 2021, at 4:55 p.m.

Shawna Atkinson, TRMC, CMC
City Secretary



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on September 7, 2021 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas.

Commissioners Present:

Mr. Clint Rosenbaum, Chairman	Mr. Bill Noonan, Secretary
Rev. Izlar Lankford	Ms. Alex Russell, Sergeant-at-Arms
Mr. Brad Benham, Chairman Pro Tem	Ms. Shawnte' Fleming
Mr. Mitch Barnett	

Staff Present:

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. Clayton Farrow	Mr. DeWayne Blair	Mr. Robert Cockrell
Mr. Chris Everson	Ms. Megan Everson	Mr. Erik Johnson
Mr. Van Wright		

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

Mr. Noonan moved to approve the minutes from the previous meeting held on August 3, 2021. Ms. Russell seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

PLATS

FP-5321: Heritage Parks Addition, Section 11, Abilene, Taylor County, Texas

Conditions for approval:

- Prior to recording, City staff must be furnished with a title opinion or title commitment letter issued by a title insurance company confirming ownership of the properties.
- Prior to recording, Construction Plans detailing required public improvements must be approved by the City Engineer.
- Prior to recording, all public improvements must be completed and inspected for acceptance or the public works department must be furnished with a financial guarantee in order to secure the obligations of all public improvements prior to recording.

FP-5421: Griffith Lake Estates, Section 2, Abilene, Taylor County, Texas

Conditions for approval:

- Prior to recording, City staff must be furnished with a title opinion or title commitment letter issued by a title insurance company confirming ownership of the property.
- Prior to recording, Construction Plans detailing required public improvements must be submitted to the Public Works Department and approved by the City Engineer.
- Prior to recording, all public improvements must be completed and inspected for acceptance or the public works department must be furnished with a financial guarantee in order to secure the obligations of all public improvements prior to recording.
- Prior to recording, all street names within this subdivision must be approved by 9-1-1 addressing.

FP-5721: Hunters Landing, Section 2, Abilene, Taylor County, Texas

Condition for approval:

- Prior to recording, City staff must be furnished with a title opinion or title commitment letter issued by a title insurance company confirming ownership of the property.

FP-5821: Hunters Landing, Section 3, Abilene, Taylor County, Texas

Condition for approval:

- Prior to recording, City staff must be furnished with a title opinion or title commitment letter issued by a title insurance company confirming ownership of the property.

Mr. Smith presented the plats.

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

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

NAYS: None

ZONING

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.

Mr. Jared Smith presented this request. 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.

Mr. Rosenbaum opened the public hearing. Mr. Clayton Farrow spoke in favor, saying the request is due to the right-of-way frontage. 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. No responses were received in favor, nor in opposition.

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

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

NAYS: None

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

Mr. Brad Stone presented this request. Existing facilities on the subject properties (at 2310 South Willis and 2325 Ivanhoe) are proposed to be converted to daycare and counseling services, among other uses. Religious worship will no longer be the principal use of these facilities.

Mr. Rosenbaum opened the public hearing. Mr. Erik Johnson spoke to represent the party for this request. He stated the church is selling and another church is buying, which will provide childcare as well as counseling services.

Mr. Van Wright spoke in favor, but expressed concern of the potential for retail use in the future should the church ever sell. Seeing no one else present and desiring to be heard, Mr. Rosenbaum closed the public hearing.

Property owners within a 200-foot radius were notified of this request. One response was received in favor with nine in opposition.

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

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

NAYS: None

Z-2021-25: Receive a Report and Hold a Discussion and Public Hearing on a Request from Christopher 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

Mr. Brad Stone presented this request. 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.

Mr. Rosenbaum opened the public hearing. Mr. Christopher Evenson spoke to confirm his name is Christopher, and not Christian. Seeing no one else present and desiring to be heard, Mr. Rosenbaum closed the public hearing.

Property owners within a 200-foot radius were notified of this request. Three (3) responses were received in favor with none (0) in opposition.

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

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

NAYS: None

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

Mr. Nick Watts presented this request. 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.

Mr. Rosenbaum opened the public hearing. Mr. Blair, applicant, spoke to confirm he plans to place a mobile home on his land for his elderly parents who will move to Abilene from San Bernardino, California.

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

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

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

NAYS: None

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

Ms. Cheryl Sawyers presented this request. 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 four units per lot.

City Council approved the rezoning of the property in December 2020. The request was to rezone from Residential Single-Family Patio Home (PH) to the subject property's previously zoned Residential Medium-Density (MD).

Mr. Rosenbaum opened the public hearing. Mr. Clayton Farrow spoke in favor saying his client accepts the recommendation from staff to switch to base zoning.

Mr. Joey Light spoke to address concern of traffic, which would occur at specific times. Seeing no one else present and desiring to be heard, Mr. Rosenbaum closed the public hearing.

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

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

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

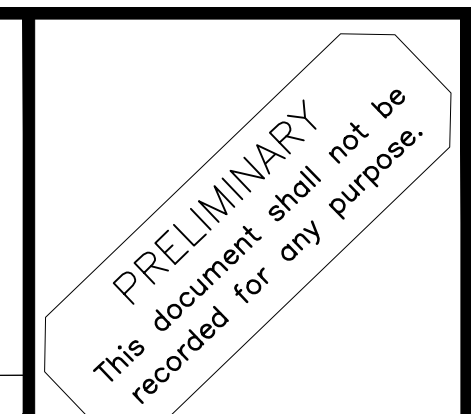
NAYS: None

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:40 p.m.

APPROVED

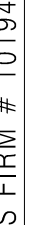
Mr. Clint Rosenbaum, Chairman



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



JACOB MARTIN

TBPELS FIRM # 10194493

TAYLOR COUNTY, TEXAS
HOLLOWAY FARMS
CONSTRUCTION DRAWINGS
PRELIMINARY PLAT

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1" = 15'			
PROJECT # 20399			
DESIGNED	K.I.		
		W.	
CHECKED	C.		

DRAWING.	DATE	SCALE
		PROJECT
		DESIGN
		DRAWN
		CHECKED

ORIGINAL DRAW
CORRESPONDINGLY.

WITH ORIGINAL
JUST ACCEPTED

IN LENGTH
SCALE & AD

NOV 19 1999

C	NO.					BANK
	RE					

SHEET 1

SEQ. 1 OF 1

Page 9 of 10

BLOCK A					
LOT AREA TABLE			LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	24,282	0.557	21	26,226	0.602
2	32,884	0.755	22	34,299	0.787
3	21,780	0.500	23	21,050	0.942
4	28,112	0.645	24	22,926	0.526
5	58,234	1.337	25	22,452	0.515
6	32,565	0.748	26	22,661	0.520
7	31,040	0.713	27	23,043	0.529
8	32,745	0.752	28	21,781	0.500
9	21,842	0.501	29	21,780	0.500
10	21,842	0.501	30	21,780	0.500
11	21,842	0.501	31	21,781	0.500
12	21,873	0.502	32	21,781	0.500
13	22,903	0.526	33	21,781	0.500
14	25,820	0.593	34	21,781	0.500
15	24,734	0.568	35	40,767	0.936
16	22,153	0.509	36	40,281	0.925
17	22,043	0.506	37	55,019	1.263
18	21,966	0.504	38	187,902	4.314
19	21,966	0.504			
20	21,967	0.504			

BLOCK B					
LOT AREA TABLE			LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	21,783	0.500	21	22,948	0.527
2	21,784	0.500	22	22,949	0.527
3	21,784	0.500	23	22,949	0.527
4	21,782	0.500	24	22,949	0.527
5	21,787	0.500	25	22,949	0.527
6	21,785	0.500	26	24,272	0.557
7	21,801	0.500	27	215,859	4.955
8	21,829	0.501			
9	21,781	0.500			
10	22,591	0.519			
11	23,791	0.546			
12	22,011	0.505			
13	21,782	0.500			
14	23,792	0.546			
15	23,792	0.546			
16	23,792	0.546			
17	23,793	0.546			
18	23,793	0.546			
19	23,209	0.533			
20	22,948	0.527			

BLOCK C		
LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	24,393	0.560
2	22,661	0.520
3	22,662	0.520
4	22,662	0.520
5	35,797	0.822
6	33,042	0.759
7	23,153	0.532
8	23,154	0.532
9	23,154	0.532
10	23,017	0.528
11	23,020	0.528

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	31.21'	N46°46'19"E
L2	44.16'	N28°04'09"E
L3	165.73'	N59°59'54"E
L4	3.14'	S27°03'55"W
L5	56.74'	N07°29'38"W
L6	53.74'	N05°07'53"E
L7	54.73'	N05°07'03"E
L8	107.73'	S72°11'55"W
L9	24.71'	S07°29'38"E
L10	28.68'	N07°29'38"W
L11	30.16'	N11°48'05"E
L12	23.74'	S05°07'03"W
L13	24.68'	S05°07'03"W
L14	27.81'	N89°02'53"W
L15	13.59'	N7°11'38"E
L16	23.74'	N05°07'53"E
L17	24.79'	N05°07'03"E

CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	275.37	2924.93	52°33'39"	137.78	S294°22'22"	275.26
C2	58.07	250.00	123°12'32"	21.64	S11°29'29"E	54.95
C3	146.99	450.00	184°25'33"	74.15	S10°18'28"E	146.33
C4	162.74	450.00	203°37'16"	82.26	S11°27'58"E	161.86
C5	131.12	250.00	300°30'00"	67.10	S74°02'12"E	129.62
C6	319.14	350.00	362°14'38"	178.63	S88°07'13"E	308.20
C7	187.70	250.00	430°17'02"	98.50	S89°44'05"E	183.32
C8	150.67	50.00	172°32'33"	79.15	S83°06'37"E	99.79
C9	47.27	220.00	12°18'38"	23.73	S11°38'46"E	47.18
C10	39.04	50.00	44°44'11"	20.53	S43°33'53"E	38.05
C11	87.05	50.00	99°52'11"	59.37	S23°40'46"E	76.47
C12	48.72	50.00	55°49'38"	26.49	N78°31'43"E	46.81
C13	75.00	50.00	85°56'37"	46.58	N7°38'35"	68.16
C14	62.94	480.00	125°24'42"	31.60	N11°20'44"E	62.80
C15	157.36	480.00	184°06'59"	79.39	S11°27'32"E	156.65
C16	3.98	422.17	0°32'25"	1.99	S23°34'44"E	3.98
C17	148.44	422.17	20°08'47"	75.00	S11°14'09"E	147.68
C18	57.99	50.00	66°27'20"	32.75	N10°23'25"E	54.80
C19	41.99	50.00	75°35'02"	22.20	S51°48'56"E	40.58
C20	40.39	50.00	46°16'55"	21.37	S54°46'51"E	39.30

CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C21	40.37°	50.00'	64°15'41"	21.36'	S47°34'20"W	39.28'
C22	69.27°	50.00'	79°22'39"	41.49'	N75°10'30"E	63.86'
C23	146.85°	320.00'	303°30'00"	75.16'	N140°12'17"E	145.17'
C24	291.79°	280.00'	52°14'38"	156.92'	N85°07'17"W	281.78'
C25	52.77°	280.00'	104°75'56"	26.83'	S74°09'22"W	52.70'
C26	134.98°	280.00'	273°31'18"	68.47'	N86°50'11"E	133.68'
C27	22.46°	280.00'	43°54'58"	11.74'	N107°12'28"E	22.46'
C28	275.37°	2924.83'	523°33'9"	132.78'	S294°22'27"E	275.46'
C29	6.25°	50.00'	70°9'59"	3.13'	S39°30'09"E	6.25'
C30	73.60°	50.00'	84°20'23"	45.29'	S85°15'22"E	67.15'
C31	40.00°	50.00'	49°02'22"	21.14'	N239°31°4"E	39.94'
C32	40.00°	50.00'	45°50'06"	21.14'	N16°11'00"E	39.94'
C33	39.46°	50.00'	45°12'47"	20.82'	N16°12'46"E	39.44'
C34	50.00°	50.00'	57°51'57"	27.64'	S64°51'11"E	46.38'
C35	136.65°	420.00'	163°31'51"	68.94'	N101°16'18"E	136.05'
C36	25.45°	482.17'	301°26"	12.73'	N201°11'28"E	25.45'
C37	147.57°	482.17'	173°30'59"	74.37'	S95°55'01"E	147.00'
C38	115.38°	220.00'	303°30'00"	59.05'	S74°07'27"E	114.03'
C39	47.7°	380.00'	43°15'21"	2.99'	S59°21'33"E	4.77'
C40	341.72°	380.00'	51°31'29"	183.39'	S82°56'28"E	330.32'

CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C41	165.17'	220.00'	43°00'55"	86.69'	S89°44'09"E	161.31'
C42	95.63'	50.00'	109°34'50"	70.85'	S58°00'29"E	81.70'
C43	29.27'	99.95'	16°46'46"	14.74'	S80°39'35"E	29.17'

BASIS OF BEARINGS:
BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 AND GPS OBSERVATIONS. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF THE TRACT WHICH IS 1.000142485.

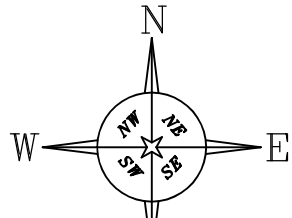
FINISHED FLOOR ELEVATION:
ALL FINISHED FLOOR ELEVATIONS SHALL BE 18" MINIMUM ABOVE THE
HIGHEST ADJACENT STREET CURB AND 12" MINIMUM ABOVE THE
HIGHEST ADJACENT GROUND ELEVATION.

PLAN NOTES:

1. AREA OF SUBDIVISION = 61.103 ACRES.
2. AREA OF ALL PUBLIC R.O.W. DEDICATIONS = 8,654 ACRES.
3. MONUMENTATION: A 1/2" REBAR ROD WITH CAP MARKED "J&M BOUNDARY" IS SET AT EACH SUBDIVISION CORNER, LOT CORNER, AND AT EACH P.C., P.T. AND P.I. IN THE PROPOSED STREET RIGHT-OF-WAY LINES SHOWN.
4. THE SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NOS. 48441-C-0355-E EFFECTIVE JANUARY 6, 2012.
5. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OPEN SPACE OR FLOODWAY.

DATE OF PREPARATION:
09/30/2021

DEVELOPER/SUBDIVIDER:
COUNTRYSIDE HOMES, LLC.
2617 S. HWY 83-84
TUSCOLA, TX 79562
325-665-6339



0 60 120
SCALE IN FEET
Scale: 1"= 60'

ACREAGE TABLE		
BLOCK	LOT	ACRES
E	9	0.52
F	3	0.53

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".

Legend

- = Found 3/8" rebar
- = Found 1/2" rebar
- = Set 1/2" rebar
- = Set Mag Nail w/Washer
- ⊙ = Found Mag Nail w/Washer
- () = 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



FIELD NOTES 1.21 ACRES

BEING 1.21 acres out of the northeast 1/4 of Section 37, Lunatic Asylum Lands, Taylor County, Texas, said 1.21 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 southeast corner of Lot 8, Block E, Section One, Hunter's Landing Subdivision, as shown by plat recorded in Cabinet 4, Slide 506, Plat Records, Taylor County, Texas for the southwest corner of this tract;

THENCE N0°09'37"W at 169.98 feet pass a 1/2" rebar found on the SBL of Lon Ranger Road (50 foot right-of-way) at the northeast corner of said Lot 8 and continue along for a total distance of 219.95 feet to a 1/2" rebar found on the NBL of said road on the SBL of Lot 2, Block F of said Section One for the most westerly northwest corner of this tract;

THENCE S88°18'30"E 44.54 feet along the NBL of Long Ranger Road to a 1/2" rebar found at the Southeast corner of said Lot 2 for an interior corner of this tract;

THENCE N0°07'49"E 146.23 feet to a 1/2" rebar found at the northeast corner of said Lot 2 for the most northerly northwest corner of this tract;

THENCE S88°45'36"E 157.72 feet to a 1/2" rebar set for the northeast corner of this tract;

THENCE S0°05'27"W 147.39 feet to a 1/2" rebar set for the most easterly southeast corner of this tract;

THENCE N88°18'30"W 68.67 feet to a 1/2" rebar set on the NBL of Long Ranger Road for an interior corner of this tract;

THENCE S0°07'49"E 220.0 feet to a 1/2" rebar set on the SBL of said 123.79 acre tract for the most southerly southeast corner of this tract;

THENCE N88°18'30"W 133.54 feet along the SBL of said 123.79 acre tract to the place of beginning and containing 1.21 acres of land.

Owner: Polasek Developement
1357 FM 1750
Abilene, Texas 79602
325-439-1856

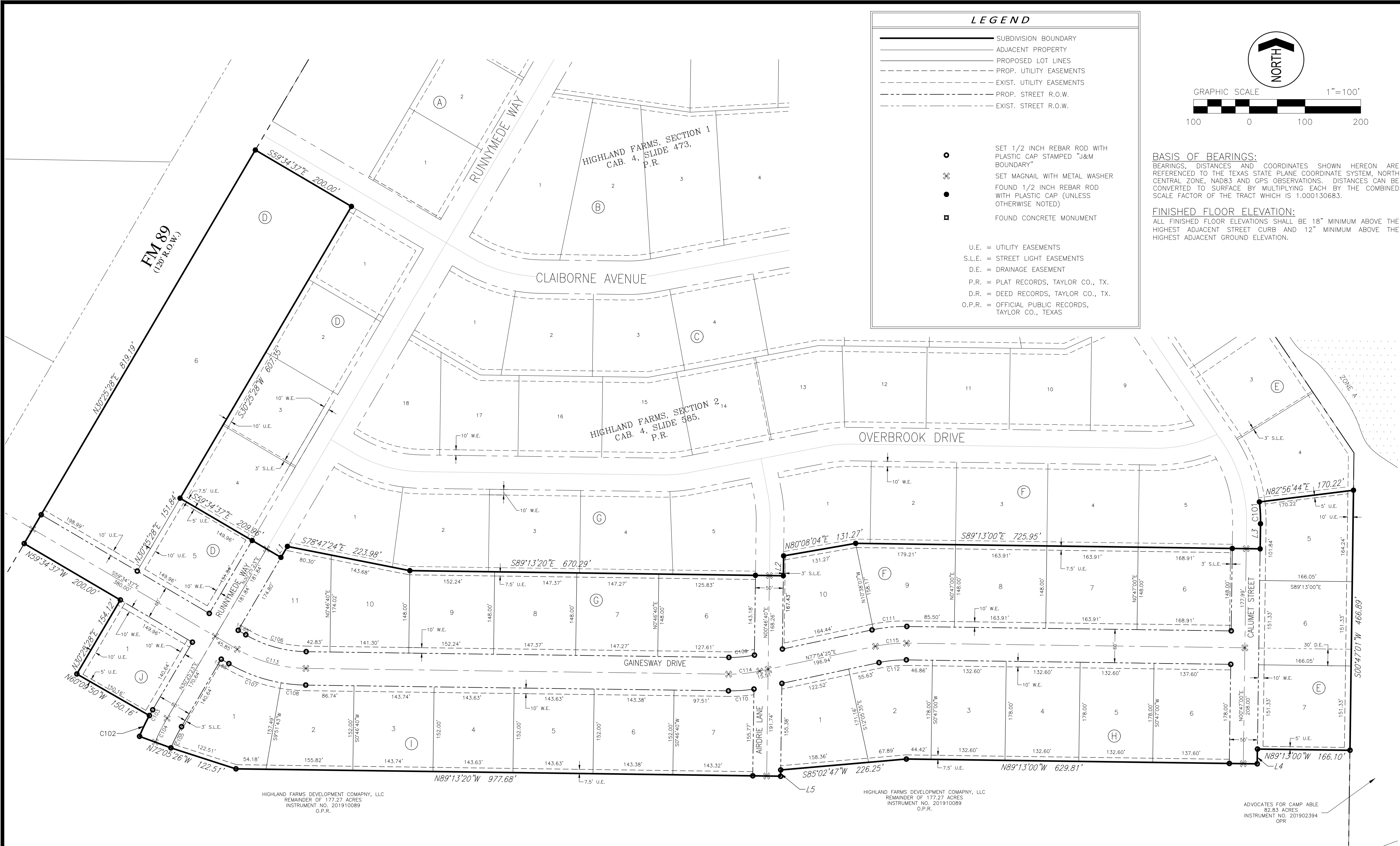
GEOTEX PROPERTY SOLUTIONS
209 S. Pioneer Drive, Suite 2
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134

353-54-21 Z:\auto cad\A-SUBDIVISIONS\Hunters Landing\SECTION 4\Section 4 Final

HUNTER'S LANDING
Section 4,
a Subdivision of 1.21 acres out of the Northeast
1/4 of Section 37, Lunatic Asylum Lands, Taylor
County, Texas.

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

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 974A, 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 _____
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 _____	COUNTY CLERK I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON _____ DATE _____ FILE NUMBER _____ COUNTY CLERK _____ COUNTY TEXAS _____ DEPUTY _____
OWNER'S CERTIFICATE AND DEDICATION THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS, AND ALLEYS UNDER THE NAME OF _____ Owner: Polasek Developement 1357 FM 1750 Abilene, Texas 79602 HUNTER'S LANDING Section 4, a Subdivision of 1.21 acres out of the Northeast 1/4 of Section 37, Lunatic Asylum Lands, 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 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 1.21 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 4, a Subdivision of 1.21 acres out of the Northeast 1/4 of Section 37, Lunatic Asylum Lands, Taylor County, Texas. September 29, 2021 DATE _____ PLAT PREPARATION DATE: September 29, 2021 James L. Williams, Jr. R.P.L.S. #4885 REGISTERED PROFESSIONAL LAND SURVEYOR	



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

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.

BLOCK D LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
5	22,769	0.523	603.59'
6	151,454	3.477	1917.33'

BLOCK E LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
5	25,409	0.583	641.66'
6	25,128	0.577	634.76'
7	25,127	0.577	634.75'

BLOCK F LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
6	24,999	0.574	633.83'
7	24,259	0.557	623.83'
8	24,259	0.557	623.83'
9	24,462	0.562	633.81'
10	23,800	0.546	621.30'

BLOCK G LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
6	25,592	0.588	638.35'
7	21,795	0.500	590.53'
8	21,810	0.501	590.73'
9	22,532	0.517	600.49'
10	22,751	0.522	607.00'
11	22,585	0.518	601.63'

BLOCK H LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	22,727	0.522	607.42'
2	23,300	0.535	613.40'
3	23,602	0.542	621.19'
4	23,602	0.542	621.19'
5	23,602	0.542	621.19'
6	24,492	0.562	631.19'

BLOCK I LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	24,990	0.574	633.60'
2	21,890	0.503	596.44'
3	21,848	0.502	591.48'
4	21,831	0.501	591.25'
5	21,831	0.501	591.25'
6	21,793	0.500	590.75'
7	21,842	0.501	594.62'

BLOCK J LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	22,998	0.528	606.82'

CURVE TABLE				
CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT
C101	37.62'	275.00'	75°0'16"	18.84'
C102	41.26'	380.00'	61°3'18"	20.65'
C103	11.95'	380.00'	1°48'05"	5.97'
C104	47.83'	350.00'	7°49'48"	23.95'
C105	42.45'	320.00'	7°36'03"	21.26'
C106	113.83'	220.00'	29°38'43"	58.22'
C107	100.48'	280.00'	20°33'40"	50.79'
C108	44.39'	280.00'	9°05'03"	22.24'
C109	46.15'	220.00'	12°01'06"	23.16'
C110	46.02'	280.00'	9°24'58"	23.06'
C111	62.93'	280.00'	12°52'35"	31.60'
C112	49.44'	220.00'	12°52'35"	24.83'
C113	129.35'	250.00'	29°38'43"	66.16'
C114	56.16'	250.00'	12°52'15"	28.20'
C115	56.16'	250.00'	12°52'35"	28.21'

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	22.96'	N30°25'23"E
L2	35.65'	N00°46'40"E
L3	46.77'	N00°47'00"E
L4	26.59'	S00°47'00"W
L5	11.29'	S00°46'40"W

PLAT NOTES:
1. AREA OF SUBDIVISION = 23.355 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 4.281 ACRES.
2. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NOS. 48441-C-0330-F & 48441-C-0335-F 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 5-MILE EXTRA-TERRITORIAL JURISDICTION (E.T.J.) OF THE CITY OF ABILENE, TEXAS.
5. 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 INCH REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY".
6. 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.

DEVELOPER/SUBDIVIDER:
HIGHLAND FARMS
DEVELOPMENT COMPANY, LLC
3409 S. 14TH ST., STE. 204
ABILENE, TEXAS 79605

HIGHLAND FARMS, SECTION 3
BEING 23.355 ACRES OUT OF THE
GEORGE N. ROBINSON SURVEY NO. 58,
ABSTRACT NO. 227,
TAYLOR COUNTY, TEXAS

PLANNING COMMISSION THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B PENAL CODE OF TEXAS, AS AMENDED.	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 _____	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 _____ FILE NUMBER _____ COUNTY CLERK _____ COUNTY TEXAS _____ DEPUTY _____	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
HIGHLAND FARMS, SECTION 3
BEING 23.355 ACRES OUT OF THE
GEORGE N. ROBINSON SURVEY NO. 58,
ABSTRACT NO. 227,
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 _____ DAY OF _____ A.D. 2021
KYLE PAUL
HIGHLAND FARMS DEVELOPMENT COMPANY, LLC.

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
KYLE PAUL
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
HIGHLAND FARMS DEVELOPMENT COMPANY
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 THE _____ DAY OF _____ A.D. 2021
TAYLOR
NOTARY PUBLIC COUNTY TEXAS

GENERAL NOTES
ACREAGE: 23.355 ACRES
SCALE: 1"=100' SMALLEST LOT: 0.500 ACRES LARGEST LOT: 3.477 ACRES
LOT WIDTH: MIN. 80.30' MAX. 819.19' LOT DEPTH: MIN. 143.18' MAX. 198.99'
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:
HIGHLAND FARMS, SECTION 3
BEING 23.355 ACRES OUT OF THE
GEORGE N. ROBINSON SURVEY NO. 58,
ABSTRACT NO. 227,
TAYLOR COUNTY, TEXAS
SIGNATURE _____
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE _____

JACOB MARTIN
3465 CURRY LANE
ABILENE, TX 79606
325-695-1070
1508 SANTA FE DR, STE 204
WEATHERFORD, TX 76086
817-594-9880
TBPELS FIRM# 10194493

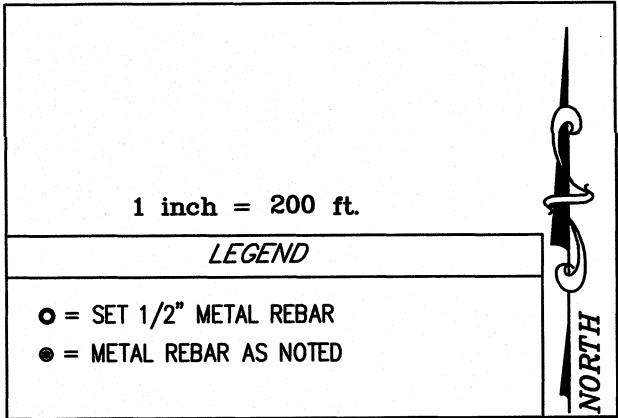
GRAPHIC SCALE



1. THE RUNOFF FROM THIS SITE WILL NOT BE CHANGED. IT WILL SHEET DRAIN TO THE NORTHEAST TO SEVERAL STOCK TANKS.
2. THERE ARE NO VISIBLE WATER WELLS ON THE SITE. WATER WILL BE FURNISHED BY STEAMBOAT MOUNTAIN WATER SUPPLY.
3. THE TRACT DOES NOT LIE IN THE FLOOD ZONE ACCORDING TO MAP NO. 48441C0350F.
4. STD OSSF SEPTIC SYSTEMS APPROVED BY THE STATE CAN BE USED ON THIS TRACT. MAY BE DIFFICULT TO SITUATE AROBIC SYSTEMS ON THE SMALLER LOTS.
5. EASEMENTS SHOWN ON THE PLAT.
6. NOTE: ALL STREETS WITHIN AND ADJACENT TO THIS SUBDIVISION ARE PRIVATE STREETS.

Taylor County and City of Abilene shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless Taylor County and City of Abilene, from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

A flood hazard study has been performed and the development in the proposed subdivision will not adversely effect the interior or exterior storm water drainage or adjacent property owners. Base flood elevations have been determined and Taylor County requires 12 inches above BFE as minimum to build elevation in a flood hazard area.



THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR ANY OTHER MATTERS AFFECTING THIS TRACT ARE NOT SHOWN.

POINT BEARING 3.5°
POINT REF. BEARING
N 35°14'45\"/>

FRAME 1, PAGE
100-10-24
100-10-24

A flood hazard study has been performed and the development in the proposed subdivision will not adversely effect the interior or exterior storm water drainage or adjacent property owners. Most of the flood water will flow to 3 onsite retention tanks.

TAXING JURISDICTIONS
TAYLOR COUNTY
JIM NEID SCHOOL DISTRICT
THERE IS NO FIRE SUPPRESSION SYSTEM FOR THIS SUBDIVISION.

THIS PROPERTY DOES NOT LIE WITHIN THE FLOOD PLAIN ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, MAP NUMBER 48441C0350F

THIS PROPERTY DOES LIE WITHIN THE 5 MILE ETJ.

NOTE: NO PERMANENT STRUCTURE SHALL BE BUILT OVER THE PLATTED UTILITY EASEMENTS. ANYTHING BUILT IN THIS UTILITY EASEMENTS IS SUBJECT TO BEING REMOVED AND REPLACED AT THE LANDOWNER'S EXPENSE.

NOTE: LOT 10 IS NOT A RESIDENTIAL BUILDING SITE.

RED STONE CREEK SUBDIVISION OUT OF SECTION 49, BLOCK 1, S.P.R.R. CO. SURVEY, TAYLOR COUNTY, TEXAS

NOTE: ALL ROADS ARE PRIVATE

OWNER
AJVD, INC. AND ELIZABETH LINDLEY
BOX 308
TYE, TEXAS 79563

SURVEYOR / ENGINEER

AS
ADAMS ENGINEERING AND SURVEYING INC.
4333 SAYLES BOULEVARD
ABILENE, TEXAS 79605
OFF - (325) 695-2285
FAX - (325) 695-4183

PLANNING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES AND ARTICLE 927B, PENAL CODE OF TEXAS, AS AMENDED.

DATE CHAIRMAN

ATTEST SECRETARY

DATE PLANNING DIRECTOR

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

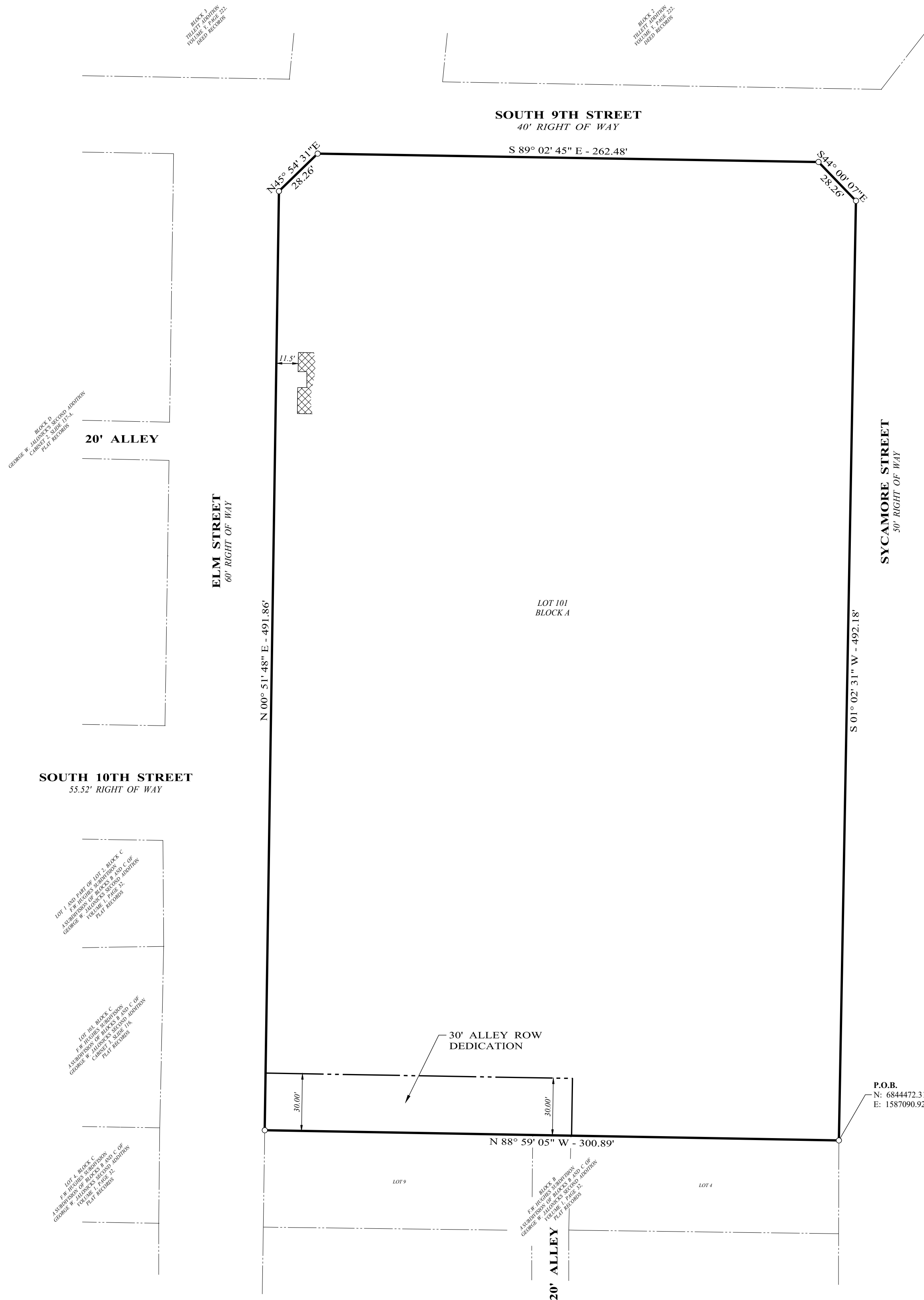
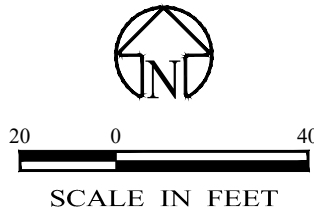
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	30.00'	110-10-24	62.40'	S 45°20'30\"/>
C2	70.00'	77-10-40	94.41'	S 60°16'44\"/>
C3	100.00'	77-10-40	175.94'	S 60°16'44\"/>
C4	60.00'	100-43-44	146.00'	N 30°52'32\"/>
C5	60.00'	100-43-44	100.00'	N 60°40'32\"/>
C6	60.00'	70-40-50	104.00'	N 60°40'32\"/>
C7	60.00'	65-45-40	96.00'	S 60°52'32\"/>
C8	60.00'	100-43-44	100.00'	N 60°40'32\"/>
C9	60.00'	100-43-44	100.00'	N 60°40'32\"/>
C10	60.00'	100-43-44	175.94'	N 60°16'44\"/>
C11	60.00'	77-10-40	46.00'	N 60°16'44\"/>

LINE

12-N 10°00'44" / 25.85	13-N 10°00'44" / 25.85	14-N 10°00'44" / 25.85	15-N 10°00'44" / 25.85	16-N 10°00'44" / 25.85	17-N 10°00'44" / 25.85	18-N 10°00'44" / 25.85	19-N 10°00'44" / 25.85	20-N 10°00'44" / 25.85	21-N 10°00'44" / 25.85	22-N 10°00'44" / 25.85	23-N 10°00'44" / 25.85	24-N 10°00'44" / 25.85	25-N 10°00'44" / 25.85	26-N 10°00'44" / 25.85	27-N 10°00'44" / 25.85	28-N 10°00'44" / 25.85	29-N 10°00'44" / 25.85	30-N 10°00'44" / 25.85	31-N 10°00'44" / 25.85	32-N 10°00'44" / 25.85	33-N 10°00'44" / 25.85	34-N 10°00'44" / 25.85	35-N 10°00'44" / 25.85	36-N 10°00'44" / 25.85	37-N 10°00'44" / 25.85	38-N 10°00'44" / 25.85	39-N 10°00'44" / 25.85	40-N 10°00'44" / 25.85	41-N 10°00'44" / 25.85	42-N 10°00'44" / 25.85	43-N 10°00'44" / 25.85	44-N 10°00'44" / 25.85	45-N 10°00'44" / 25.85	46-N 10°00'44" / 25.85	47-N 10°00'44" / 25.85	48-N 10°00'44" / 25.85	49-N 10°00'44" / 25.85	50-N 10°00'44" / 25.85	51-N 10°00'44" / 25.85	52-N 10°00'44" / 25.85	53-N 10°00'44" / 25.85	54-N 10°00'44" / 25.85	55-N 10°00'44" / 25.85	56-N 10°00'44" / 25.85	57-N 10°00'44" / 25.85	58-N 10°00'44" / 25.85	59-N 10°00'44" / 25.85	60-N 10°00'44" / 25.85	61-N 10°00'44" / 25.85	62-N 10°00'44" / 25.85	63-N 10°00'44" / 25.85	64-N 10°00'44" / 25.85	65-N 10°00'44" / 25.85	66-N 10°00'44" / 25.85	67-N 10°00'44" / 25.85	68-N 10°00'44" / 25.85	69-N 10°00'44" / 25.85	70-N 10°00'44" / 25.85	71-N 10°00'44" / 25.85	72-N 10°00'44" / 25.85	73-N 10°00'44" / 25.85	74-N 10°00'44" / 25.85	75-N 10°00'44" / 25.85	76-N 10°00'44" / 25.85	77-N 10°00'44" / 25.85	78-N 10°00'44" / 25.85	79-N 10°00'44" / 25.85	80-N 10°00'44" / 25.85	81-N 10°00'44" / 25.85	82-N 10°00'44" / 25.85	83-N 10°00'44" / 25.85	84-N 10°00'44" / 25.85	85-N 10°00'44" / 25.85	86-N 10°00'44" / 25.85	87-N 10°00'44" / 25.85	88-N 10°00'44" / 25.85	89-N 10°00'44" / 25.85	90-N 10°00'44" / 25.85	91-N 10°00'44" / 25.85	92-N 10°00'44" / 25.85	93-N 10°00'44" / 25.85	94-N 10°00'44" / 25.85	95-N 10°00'44" / 25.85	96-N 10°00'44" / 25.85	97-N 10°00'44" / 25.85	98-N 10°00'44" / 25.85	99-N 10°00'44" / 25.85	100-N 10°00'44" / 25.85	101-N 10°00'44" / 25.85	102-N 10°00'44" / 25.85	103-N 10°00'44" / 25.85	104-N 10°00'44" / 25.85	105-N 10°00'44" / 25.85	106-N 10°00'44" / 25.85	107-N 10°00'44" / 25.85	108-N 10°00'44" / 25.85	109-N 10°00'44" / 25.85	110-N 10°00'44" / 25.85	111-N 10°00'44" / 25.85	112-N 10°00'44" / 25.85	113-N 10°00'44" / 25.85	114-N 10°00'44" / 25.85	115-N 10°00'44" / 25.85	116-N 10°00'44" / 25.85	117-N 10°00'44" / 25.85	118-N 10°00'44" / 25.85	119-N 10°00'44" / 25.85	120-N 10°00'44" / 25.85	121-N 10°00'44" / 25.85	122-N 10°00'44" / 25.85	123-N 10°00'44" / 25.85	124-N 10°00'44" / 25.85	125-N 10°00'44" / 25.85	126-N 10°00'44" / 25.85	127-N 10°00'44" / 25.85	128-N 10°00'44" / 25.85	129-N 10°00'44" / 25.85	130-N 10°00'44" / 25.85	131-N 10°00'44" / 25.85	132-N 10°00'44" / 25.85	133-N 10°00'44" / 25.85	134-N 10°00'44" / 25.85	135-N 10°00'44" / 25.85	136-N 10°00'44" / 25.85	137-N 10°00'44" / 25.85	138-N 10°00'44" / 25.85	139-N 10°00'44" / 25.85	140-N 10°00'44" / 25.85	141-N 10°00'44" / 25.85	142-N 10°00'44" / 25.85	143-N 10°00'44" / 25.85	144-N 10°00'44" / 25.85	145-N 10°00'44" / 25.85	146-N 10°00'44" / 25.85	147-N 10°00'44" / 25.85	148-N 10°00'44" / 25.85	149-N 10°00'44" / 25.85	150-N 10°00'44" / 25.85	151-N 10°00'44" / 25.85	152-N 10°00'44" / 25.85	153-N 10°00'44" / 25.85	154-N 10°00'44" / 25.85	155-N 10°00'44" / 25.85	156-N 10°00'44" / 25.85	157-N 10°00'44" / 25.85	158-N 10°00'44" / 25.85	159-N 10°00'44" / 25.85	160-N 10°00'44" / 25.85	161-N 10°00'44" / 25.85	162-N 10°00'44" / 25.85	163-N 10°00'44" / 25.85	164-N 10°00'44" / 25.85	165-N 10°00'44" / 25.85	166-N 10°00'44" / 25.85	167-N 10°00'44" / 25.85	168-N 10°00'44" / 25.85	169-N 10°00'44" / 25.85	170-N 10°00'44" / 25.85	171-N 10°00'44" / 25.85	172-N 10°00'44" / 25.85	173-N 10°00'44" / 25.85	174-N 10°00'44" / 25.85	175-N 10°00'44" / 25.85	176-N 10°00'44" / 25.85	177-N 10°00'44" / 25.85	178-N 10°00'44" / 25.85	179-N 10°00'44" / 25.85	180-N 10°00'44" / 25.85	181-N 10°00'44" / 25.85	182-N 10°00'44" / 25.85	183-N 10°00'44" / 25.85	184-N 10°00'44" / 25.85	185-N 10°00'44" / 25.85	186-N 10°00'44" / 25.85	187-N 10°00'44" / 25.85	188-N 10°00'44" / 25.85	189-N 10°00'44" / 25.85	190-N 10°00'44" / 25.85	191-N 10°00'44" / 25.85	192-N 10°00'44" / 25.85	193-N 10°00'44" / 25.85	194-N 10°00'44" / 25.85	195-N 10°00'44" / 25.85	196-N 10°00'44" / 25.85	197-N 10°00'44" / 25.85	198-N 10°00'44" / 25.85	199-N 10°00'44" / 25.85	200-N 10°00'44" / 25.85	201-N 10°00'44" / 25.85	202-N 10°00'44" / 25.85	203-N 10°00'44" / 25.85	204-N 10°00'44" / 25.85	205-N 10°00'44" / 25.85	206-N 10°00'44" / 25.85	207-N 10°00'44" / 25.85	208-N 10°00'44" / 25.85	209-N 10°00'44" / 25.85	210-N 10°00'44" / 25.85	211-N 10°00'44" / 25.85	212-N 10°00'44" / 25.85	213-N 10°00'44" / 25.85	214-N 10°00'44" / 25.85	215-N 10°00'44" / 25.85	216-N 10°00'44" / 25.85	217-N 10°00'44" / 25.85	218-N 10°00'44" / 25.85	219-N 10°00'44" / 25.85	220-N 10°00'44" / 25.85	221-N 10°00'44" / 25.85	222-N 10°00'44" / 25.85	223-N 10°00'44" / 25.85	224-N 10°00'44" / 25.85	225-N 10°00'44" / 25.85	226-N 10°00'44" / 25.85	227-N 10°00'44" / 25.85	228-N 10°00'44" / 25.85	229-N 10°00'44" / 25.85	230-N 10°00'44" / 25.85	231-N 10°00'44" / 25.85	232-N 10°00'44" / 25.85	233-N 10°00'44" / 25.85	234-N 10°00'44" / 25.85	235-N 10°00'44" / 25.85	236-N 10°00'44" / 25.85	237-N 10°00'44" / 25.85	238-N 10°00'44" / 25.85	239-N 10°00'44" / 25.85	240-N 10°00'44" / 25.85	241-N 10°00'44" / 25.85	242-N 10°00'44" / 25.85	243-N 10°00'44" / 25.85	244-N 10°00'44" / 25.85	245-N 10°00'44" / 25.85	246-N 10°00'44" / 25.85	247-N 10°00'44" / 25.85	248-N 10°00'44" / 25.85	249-N 10°00'44" / 25.85	250-N 10°00'44" / 25.85	251-N 10°00'44" / 25.85	252-N 10°00'44" / 25.85	253-N 10°00'44" / 25.85	254-N 10°00'44" / 25.85	255-N 10°00'44" / 25.85	256-N 10°00'44" / 25.85	257-N 10°00'44" / 25.85	258-N 10°00'44" / 25.85	259-N 10°00'44" / 25.85	260-N 10°00'44" / 25.85	261-N 10°00'44" / 25.85	262-N 10°00'44" / 25.85	263-N 10°00'44" / 25.85	264-N 10°00'44" / 25.85	265-N 10°00'44" / 25.85	266-N 10°00'44" / 25.85	267-N 10°00'44" / 25.85	268-N 10°00'44" / 25.85	269-N 10°00'44" / 25.85	270-N 10°00'44" / 25.85	271-N 10°00'44" / 25.85	272-N 10°00'44" / 25.85	273-N 10°00'44" / 25.85	274-N 10°00'44" / 25.85	275-N 10°00'44" / 25.85	276-N 10°00'44" / 25.85	277-N 10°00'44" / 25.85	278-N 10°00'44" / 25.85	279-N 10°00'44" / 25.85	280-N 10°00'44" / 25.85	281-N 10°00'44" / 25.85	282-N 10°00'44" / 25.85	283-N 10°00'44" / 25.85	284-N 10°00'44" / 25.85	285-N 10°00'44" / 25.85	286-N 10°00'44" / 25.85	287-N 10°00'44" / 25.85	288-N 10°00'44" / 25.85	289-N 10°00'44" / 25.85	290-N 10°00'44" / 25.85	291-N 10°00'44" / 25.85	292-N 10°00'44" / 25.85	293-N 10°00'44" / 25.85	294-N 10°00'44" / 25.85	295-N 10°00'44" / 25.85	296-N 10°00'44" / 25.85	297-N 10°00'44" / 25.85	298-N 10°00'44" / 25.85	299-N 10°00'44" / 25.85	300-N 10°00'44" / 25.85	301-N 10°00'44" / 25.85	302-N 10°00'44" / 25.85	303-N 10°00'44" / 25.85	304-N 10°00'44" / 25.85	305-N 10°00'44" / 25.85	306-N 10°00'44" / 25.85	307-N 10°00'44" / 25.85	308-N 10°00'44" / 25.85	309-N 10°00'44" / 25.85	310-N 10°00'44" / 25.85	311-N 10°00'44" / 25.85	312-N 10°00'44" / 25.85	313-N 10°00'44" / 25.85	314-N 10°00'44" / 25.85	315-N 10°00'44" / 25.85	316-N 10°00'44" / 25.85	317-N 10°00'44" / 25.85	318-N 10°00'44" / 25.85	319-N 10°00'44" / 25.85	320-N 10°00'44" / 25.85	321-N 10°00'44" / 25.85	322-N 10°00'44" / 25.85	323-N 10°00'44" / 25.85	324-N 10°00'44" / 25.85	325-N 10°00'44" / 25.85	326-N 10°00'44" / 25.85	327-N 10°00'44" / 25.85	328-N 10°00'44" / 25.85	329-N 10°00'44" / 25.85	330-N 10°00'44" / 25.85	331-N 10°00'44" / 25.85	332-N 10°00'44" / 25.85	333-N 10°00'44" / 25.85	334-N 10°00'44" / 25.85	335-N 10°00'44" / 25.85	336-N 10°00'44" / 25.85	337-N 10°00'44" / 25.85	338-N 10°00'44" / 25.85	339-N 10°00'44" / 25.85	340-N 10°00'44" / 25.85	341-N 10°00'44" / 25.85	342-N 10°00'44" / 25.85	343-N 10°00'44" / 25.85	344-N 10°00'44" / 25.85	345-N 10°00'44" / 25.85	346-N 10°00'44" / 25.85	347-N 10°00'44" / 25.85	348-N 10°00'44" / 25.85	349-N 10°00'44" / 25.85	350-N 10°00'44" / 25.85	351-N 10°00'44" / 25.85	352-N 10°00'44" / 25.85	353-N 10°00'44" / 25.85	354-N 10°00'44" / 25.85	355-N 10°00'44" / 25.85	356-N 10°00'44" / 25.85	357-N 10°00'44" / 25.85	358-N 10°00'44" / 25.85	359-N 10°00'44" / 25.85	360-N 10°00'44" / 25.85	361-N 10°00'44" / 25.85	362-N 10°00'44" / 25.85	363-N 10°00'44" / 25.85	364-N 10°00'44" / 25.85	365-N 10°00'44" / 25.85	366-N 10°00'44" / 25.85	367-N 10°00'44" / 25.85	368-N 10°00'44" / 25.85	369-N 10°00'44" / 25.85	370-N 10°00'44" / 25.85	371-N 10°00'44" / 25.85	372-N 10°00'44" / 25.85	373-N 10°00'44" / 25.85	374-N 10°00'44" / 25.85	375-N 10°00'44" / 25.85	376-N 10°00'44" / 25.85	377-N 10°00'44" / 25.85	378-N 10°00'44" / 25.85	379-N 10°00'44" / 25.85	380-N 10°00'44" / 25.85	381-N 10°00'44" / 25.85	382-N 10°00'44" / 25.85	383-N 10°00'44" / 25.85	384-N 10°00'44" / 25.85	385-N 10°00'44" / 25.85	386-N 10°00'44" / 25.85	387-N 10°00'44" / 25.85	388-N 10°00'44" / 25.85	389-N 10°00'44" / 25.85	390-N 10°00'44" / 25.85	391-N 10°00'44" / 25.85	392-N 10°00'44" / 25.85	393-N 10°00'44" / 25.85	394-N 10°00'44" / 25.85	395-N 10°00'44" / 25.85	396-N 10°00'44" / 25.85	397-N 10°00'44" / 25.85	398-N 10°00'44" / 25.85	399-N 10°00'44" / 25.85	400-N 10°00'44" / 25.85	401-N 10°00'44" / 25.85	402-N 10°00'44" / 25.85	403-N 10°00'44" / 25.85	404-N 10°00'44" / 25.85	405-N 10°00'44" / 25.85	406-N 10°00'44" / 25.85	407-N 10°00'44" / 25.85	408-N 10°00'44" / 25.85	409-N 10°00'44" / 25.85	410-N 10°00'44" / 25.85	411-N 10°00'44" / 25.85	412-N 10°00'44" / 25.85	413-N 10°00'44" / 25.85	414-N 10°00'44" / 25.85	415-N 10°00'44" / 25.85	416-N 10°00'44" / 25.85	417-N 10°00'44" / 25.85	418-N 10°00'44" / 25.85	419-N 10°00'44" / 25.85	420-N 10°00'44" / 25.85	421-N 10°00'44" / 25.85	422-N 10°00'44" / 25.85	423-N 10°00'44" / 25.85	424-N 10°00'44" / 25.85	425-N 10°00'44" / 25.85	426-N 10°00'44" / 25.85	427-N 10°00'44" / 25.85	428-N 10°00'44" / 25.85	429-N 10°00'44" / 25.85	430-N 10°00'44" / 25.85	431-N 10°00'44" / 25.85	432-N 10°00'44" / 25.85	433-N 10°00'44" / 25.85	434-N 10°00'44" / 25.85	435-N 10°00'44" / 25.85	436-N 10°00'44" / 25.85	437-N 10°00'44" / 25.85	438-N 10°00'44" / 25.85	439-N 10°00'44" / 25.85	440-N 10°00'44" / 25.85	441-N 10°00'44" / 25.85	442-N 10°00'44" / 25.85	443-N 10°00'44" / 25.85	444-N 10°00'44" / 25.85	445-N 10°00'44" / 25.85	446-N 10°00'44" / 25.85	447-N 10°00'44" / 25.85	448-N 10°00'44" / 25.85	449-N 10°00'44" / 25.85	450-N 10°00'44" / 25.85	451-N 10°00'44" / 25.85	452-N 10°00'44" / 25.85	453-N 10°00'44" / 25.85	454-N 10°00'44" / 25.85	455-N 10°00'44" / 25.85	456-N 10°00'44" / 25.85	457-N 10°00'44" / 25.85	458-N 10°00'44" / 25.85	459-N 10°00'44" / 25.85	460-N 10°00'44" / 25.85	461-N 10°00'44" / 25.85	462-N 10°00'44" / 25.85	463-N 10°00'44" / 25.85	464-N 10°00'44" / 25.85	465-N 10°00'44" / 25.85	466-N 10°00'44" / 25.85	467-N 10°00'44" / 25.85	468-N 10°00'44" / 25.85	469-N 10°00'44" / 25.85	470-N 10°00'44" / 25.85	471-N 10°00'44" / 25.85	472-N 10°00'44" / 25.85	473-N 10°00'44" / 25.85	474-N 10°00'44" / 25.85	475-N 10°00'44" / 25.85	476-N 10°00'44" / 25.85	477-N 10°00'44" / 25.85	478-N 10°00'44" / 25.85	479-N 10°00'44" / 25.85	480-N 10°00'44" / 25.85	481-N 10°00'44" / 25.85	482-N 10°00'44" / 25.85	483-N 10°00'44" / 25.85	484-N 10°00'44" / 25.85	485-N 10°00'44" / 25.85	486-N 10°00'44" / 25.85	487-N 10°00'44" / 25.85	488-N 10°00'44" / 25.85	489-N 10°00'44" / 25.85	490-N 10°00'44" / 25.85	491-N 10°00'4
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OWNER:
IRIS ABILENE CAMP BARKELEY
PO BOX 845
BUFFALO GAP, TX
79508-0845
325-669-9063

LOT 101, BLOCK A
GEORGE W. JALONICK'S SECOND ADDITION
ABILENE, TAYLOR COUNTY, TEXAS



FIELD NOTES
FOR
LOT 101, BLOCK A
GEORGE W. JALONICK'S SECOND ADDITION
ABILENE, TAYLOR COUNTY, TEXAS

- BEING LOT 101, BLOCK A, GEORGE W. JALONICK'S SECOND ADDITION, ABILENE, TAYLOR COUNTY, TEXAS, SAME BEING COMPRISED OF:
- ALL OF BLOCK A, GEORGE W. JALONICK'S SECOND ADDITION, ABILENE, TAYLOR COUNTY, TEXAS, RECORDED IN CABINET 2, PAGE 137-A, PLAT RECORDS, TAYLOR COUNTY, TEXAS.
 - ALL THE TWENTY (20) FEET WIDE ALLEY IN SAID BLOCK A, GEORGE W. JALONICK'S SECOND ADDITION, ABILENE, TAYLOR COUNTY, TEXAS, AND ABANDONED IN CITY OF ABILENE ORDINANCE NO. 48-2021, PASSED ON SEPTEMBER 9, 2021.
 - LOTS 1, 2, 3, 10, 11, AND 12, BLOCK B, F.W. HUGHES SUBDIVISION OF BLOCKS B AND C OF GEO. W. JALONICK'S SECOND ADDITION, ABILENE, TAYLOR COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 32, PLAT RECORDS, TAYLOR COUNTY, TEXAS.
 - ALL OF CHURCH STREET BETWEEN THE EAST RIGHT OF WAY OF ELM STREET, A.K.A. TREMONT STREET, AND THE WEST RIGHT OF WAY OF SYCAMORE STREET, A.K.A. MURRAY STREET, ACCORDING TO F.W. HUGHES SUBDIVISION OF BLOCKS B AND C OF GEO. W. JALONICK'S SECOND ADDITION, ABILENE, TAYLOR COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 32, PLAT RECORDS, TAYLOR COUNTY, TEXAS, AND ABANDONED IN CITY OF ABILENE ORDINANCE NO. 48-2021, PASSED ON SEPTEMBER 9, 2021.
 - ALL THE TWENTY (20) FEET WIDE ALLEY FROM THE SOUTH LINE OF CHURCH STREET TO THE SOUTH LINE OF LOT 3 AND LOT 10 IN BLOCK B, F.W. HUGHES SUBDIVISION OF BLOCKS B AND C OF GEO. W. JALONICK'S SECOND ADDITION, ABILENE, TAYLOR COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 32, PLAT RECORDS, TAYLOR COUNTY, TEXAS, AND ABANDONED IN CITY OF ABILENE ORDINANCE NO. 48-2021, PASSED ON SEPTEMBER 9, 2021.
- AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

BEGINNING AT A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "COIER" ON THE WEST RIGHT OF WAY OF SYCAMORE STREET AT THE SOUTHEAST CORNER OF THIS TRACT AND SAID LOT 3, AND BEING THE NORTHEAST CORNER OF LOT 4, SAID BLOCK B; THENCE NORTH 88 DEGREES 59 MINUTES 05 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 4, AT A DISTANCE OF 140.08 FEET PASSING A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "COIER" ON THE EAST SIDE OF A TWENTY (20) ALLEY AT THE NORTHWEST CORNER OF SAID LOT 4, CONTINUING FOR A TOTAL DISTANCE OF 300.89 FEET TO A SET 3/4 INCH ALUMINUM ROD WITH 2 INCH ALUMINUM CAP MARKED "HIBBS & TODD" ON THE EAST RIGHT OF WAY OF ELM STREET FOR THE SOUTHWEST CORNER OF SAID LOT 10 AND THIS TRACT; THENCE NORTH 00 DEGREES 51 MINUTES 48 SECONDS EAST, ALONG THE EAST RIGHT OF WAY OF ELM STREET, AT A DISTANCE OF 456.74 FEET PASSING A FOUND 1/2 INCH IRON PIPE ON THE WEST RIGHT OF WAY OF ELM STREET AT THE SOUTHEAST CORNER OF THE NORTH 55.2' OF LOT ONE (1) AND THE NORTH 55.2' OF THE EAST HALF OF LOT TWO (2), BLOCK D, GEORGE W. JALONICK'S SECOND ADDITION, ABILENE, TAYLOR COUNTY, TEXAS, RECORDED IN CABINET 2, PAGE 137-A, PLAT RECORDS, TAYLOR COUNTY, TEXAS, AS DESCRIBED IN VOLUME 1756, PAGE 290, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 491.86 FEET TO A SET 3/4 INCH ALUMINUM ROD WITH 2 INCH ALUMINUM CAP MARKED "HIBBS & TODD" ON THE EAST RIGHT OF WAY OF ELM STREET AT A TWENTY (20) FEET CLIP CORNER FOR THE WESTERN NORTHWEST CORNER OF THIS TRACT; THENCE NORTH 45 DEGREES 54 MINUTES 31 SECONDS EAST A DISTANCE OF 28.26 FEET TO A SET 3/4 INCH ALUMINUM ROD WITH 2 INCH ALUMINUM CAP MARKED "HIBBS & TODD" ON THE SOUTH RIGHT OF WAY OF SOUTH 9TH STREET, A.K.A. DALLAM STREET, AT A TWENTY (20) FEET CLIP CORNER FOR THE NORTHERN NORTHWEST CORNER OF THIS TRACT; THENCE SOUTH 89 DEGREES 02 MINUTES 45 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY OF SOUTH 9TH STREET, A DISTANCE OF 262.48 FEET TO A SET MAGNAIL WITH WASHER STAMPED "H&T" AT A TWENTY (20) FEET CLIP CORNER FOR THE NORTHERN NORTHEAST CORNER OF THIS TRACT; THENCE SOUTH 44 DEGREES 00 MINUTES 07 SECONDS EAST A DISTANCE OF 28.26 FEET TO A SET MAGNAIL WITH WASHER STAMPED "H&T" ON THE WEST RIGHT OF WAY OF SYCAMORE STREET AT A TWENTY (20) FEET CLIP CORNER FOR THE EASTERN NORTHEAST CORNER OF THIS TRACT; THENCE SOUTH 01 DEGREES 02 MINUTES 31 SECONDS WEST, ALONG THE WEST RIGHT OF WAY OF SYCAMORE STREET, A DISTANCE OF 492.18 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 3.537 ACRES. SURVEYED ON OCTOBER 1ST, 2021.

LEGEND
O MONUMENT AS DESCRIBED IN FIELD NOTES

- NOTES
- AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485450, MAP NUMBER 48441C0228F MAP REVISED JANUARY 6, 2012; THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.
 - BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
 - THIS ADDITION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.

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

OWNER'S CERTIFICATE AND DEDICATION

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

**LOT 101, BLOCK A
GEORGE W. JALONICK'S SECOND ADDITION
ABILENE, TAYLOR COUNTY, TEXAS**

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

"FIELD NOTES HEREON"

OWNER'S CERTIFICATE AND DEDICATION

EXECUTED THIS _____ DAY OF _____ 20____

OWNER **ANGEL POORMAN** OWNER

ACKNOWLEDGMENT

THE STATE OF TEXAS: COUNTY OF **TAYLOR**

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED **ANGEL POORMAN, OWNER**

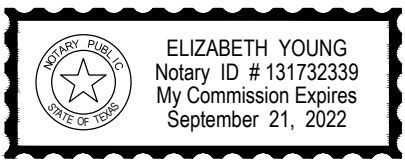
KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME ACT OF THE SAID

IRIS ABILENE CAMP BARKELEY

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 **3.537**

SCALE **1" = 40'** SMALLEST LOT **X** SQ FT LARGEST LOT **154070** SQ FT

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION:

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

PLAT DESCRIPTION:

**LOT 101, BLOCK A
GEORGE W. JALONICK'S SECOND ADDITION
ABILENE, TAYLOR COUNTY, TEXAS**



SIGNATURE

10/01/2021
DATE

RILEY ELMER GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR



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

ZONING CASE Z-2021-28

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: October 5, 2021

City Council 1st Reading: October 28, 2021

City Council 2nd Reading: November 4, 2021

Applicant

Owner: James Larrel Pitts, Jr.

Agent: Jenny Henley

Request

Rezone from a Single-Family Residential (RS-6) District to a Heavy Commercial (HC) District.

Location

447, 541, & 557 North 11th Street.

Background

This zone change request incorporates three (3) total lots, lots 1, 2, & 3 of L.C. Sharp's Subdivision of lot No. 4 in Block No. 199 of Abilene's Original Townsite. Building records indicate that two (2) single-family residences located on lots 1 and 2 were demolished in 2004 and 2015.

These three lots are located within the Carver neighborhood, an older, centrally-located neighborhood that has declined since the 1970's with many single-family residences, neglected, condemned, and consequently demolished leaving a large number of vacant and scattered lots. City Council approved three (3) resolutions (16-2011, 21-1998, & 23-1980) that all refer to the disinvestment in the neighborhood and the persistent encroachment of more intensive zoning districts.

Zoning and Existing Land Use

Current zoning and existing land use of properties adjacent to and in the subject property's immediate area are illustrated on the map included in this report. As indicated on the map, adjacent zoning consists of a mixture of single-family residential (RS-6) and Heavy Commercial (HC) districts.

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 single-family residential. The requested zone change is not appropriate for the land use and does not align with the Development Plan Map.

Commercial districts surround the eastern and western boundaries of the north section of the Carver neighborhood with a large concentration along Treadaway Boulevard (arterial), North 13th Street (collector), and Walnut Street (Local).

Permitting more HC districts within this neighborhood would contradict the objectives and goals of the Comprehensive Plan and the Land use and Development Plan Map.

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

It is the opinion of staff that the uses permitted by the proposed zone change is not appropriate in the immediate area of the land as the more intensive uses of a HC district would constrain the single-family residential character of the neighborhood.

(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 changing the zoning from Residential to Heavy Commercial will permit more intensive uses that would substantially affect the public health, safety, morals, or general welfare of the neighborhood.

Staff Recommendation

Staff recommends denial due to:

- The Future Land Use and Development Plan Map identifies this area for single-family residential. The requested zone change is not appropriate for the land use and does not align with the Development Plan Map.
- Resolution NO. 16-2011 added The Carver Neighborhood Plan to the Comprehensive Plan as an addendum which stated the goal is to “facilitate quality neighborhood-compatible land use and the objective to “Rezone properties from Heavy Commercial to less intensive zoning districts.”
- The Comprehensive Plan suggests infill and redevelopment of vacant land should be compatible with and enhance surrounding development and provide significant benefits to the community. Infill and redevelopment should also stabilize and revitalize existing neighborhoods and support quality, mixed use activity centers (Page 22)
- A resurgence of single-family dwellings (new construction) suggests that residential lots are still desirable.
- Permitting more commercial zoning districts will continue the disinvestment of the Carver Neighborhood. The slow expansion of commercial activity within the Carver neighborhood has exaggerated the pattern of disinvestment resulting in the single-family residential areas of the neighborhood wedged in-between commercial zoning.

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.

TABLE 1

Owner	Parcel ID	Situs	Response
FERGUSON JASON	44810	542 N 10TH ST	In favor
FLORES JULIA MRS	45387	566 N 10TH ST	
GILMORE TOMMY	45680	1042 ASH ST	
GLOVER QUINCY MRS	48420	1110 ASH ST	
HENLEY JENNY	43163	557 N 11TH ST	In favor
HENLEY JENNY	43279	541 N 11TH ST	In favor
HOUSTON MARIA	44945	544 N 10TH ST	
HOUSTON MARIA	45096	552 N 10TH ST	
ISLAS GUADALUPE	48290	1118 ASH ST	
LANKFORD TERRY & SUSAN	46451	602 N 10TH ST	In favor
LANKFORD TERRY & SUSAN	46578	618 N 10TH ST	In favor
LYONS EVELYN	46315	1026 ASH ST	
LYONS KAREN	46191	1028 ASH ST	
MEDLOCK QUINNY	46827	610 N 10TH ST	
MUNSON JAMES C	48697	602 N 11TH ST	
NANCE FELIX K	46066	1030 ASH ST	
NANCE FELIX K	45808	1040 ASH ST	
PITTS DEVIN NATHANIEL	43400	437 N 11TH ST	
PITTS DEVIN NATHANIEL	43762	1042 N TREADAWAY BL	
ROBINSON ELMO	46696	622 N 10TH ST	
SALAZAR ERIC	48570	610 N 11TH ST	
WASHINGTON EVELYN	45538	574 N 10TH ST	
WILLIAMS GRACE	45251	558 N 10TH ST	
WORD HAROLD EDWARD	45938	1034 ASH ST	
ZIMMERMAN PHILLIP & MELODY	42918	460 N 11TH ST	In favor
ZIMMERMAN PHILLIP & MELODY	42407	1102 N TREADAWAY BL	In favor
ZIMMERMAN PHILLIP & MELODY	43040	1109 ASH ST	In favor
ZIMMERMAN PHILLIP & MELODY	42640	442 N 11TH ST	In favor
ZIMMERMAN PHILLIP & MELODY	42523	434 N 11TH ST	In favor
ZIMMERMAN PHILLIP & MELODY	42762	450 N 11TH ST	In favor

Attachments

- Application
- Future Land Use Map/Comp Plan Info
- Land Development Code Information
- LC Sharps Subdivision Plat
- Resolution NO. 16-2011
- Resolution NO. 21-1998
- Resolution NO. 23-1980
- Ordinance NO. 52-2015

ZONING MAP



LOCATION MAP



LAND USE AND DEVELOPMENT

Infill and Redevelopment

Objective: Encourage infill and redevelopment projects that enhance surrounding areas, are contextual, and in character with existing surrounding development. Promote new growth in well-defined contiguous areas in order to avoid leapfrog development.

Discussion: The concepts of infill and redevelopment are critical elements of the Comprehensive Plan. The term “infill” refers to the development of vacant land generally within the interior regions of the City, while “redevelopment” refers to the reuse of existing development. Rather than promoting growth that spreads out across the landscape and consumes vast amounts of land, infill and redevelopment focuses on keeping the City’s overall development pattern more compact.

Infill and redevelopment projects that are compatible with and enhance surrounding development provide significant benefits to the community. They stabilize and revitalize existing neighborhoods, make efficient use of existing infrastructure, minimize long-term costs of system maintenance, and support quality, mixed-use activity centers. By creating a more dynamic central city, infill and redevelopment can also act as a magnet to attract more residents and businesses into the interior of the city. This revitalization will support neighborhood businesses, schools, and public facilities.

While infill and redevelopment are key components to the Plan, these concepts do not preclude growth outside the central city. The Land Use and Development Plan facilitates development throughout the entire city. However, it uses a combination of supportive regulations and financial or infrastructure incentives to lure growth to locations that are more desirable from a public interest standpoint. Leveraging public investments targeted to infill and redevelopment areas is one way in which the city can promote sustainable private development. The City can also scale development fees based on a project’s proximity to existing infrastructure and services.

- Strategy 14: Encourage infill and redevelopment activity within the urbanized area of the city through the use of financial and infrastructure incentives, which create a positive cost advantage for development in the central city. (See Figure 4)
- Strategy 15: Engage property owners and businesses in neighborhood planning to determine appropriate intensities, uses, and development criteria for redevelopment and infill projects at designated Activity Centers.
- Strategy 16: Develop infill and redevelopment design guidelines and standards to ensure that the scale, massing, height, and site design of projects are compatible with and enhance surrounding neighborhoods (See Community Appearance Element). Review and revise regulations to create flexible development standards that facilitate infill and redevelopment projects.
- Strategy 17: Adopt appropriate building sub-codes to facilitate the reuse and redevelopment of older, and often, obsolete structures in a manner that protects public health, safety, and welfare.
- Strategy 18: Target City infrastructure investments and improvements to preferred infill development and redevelopment areas, such as designated Activity Centers.

Section 2.4.2.1 The Land Use Matrix

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

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

PERMITTED USES	A O	R R	R S	P H	T H	M D	M F	M H	C U	N O	O	N R	G R	M U	C B	M X	G C	H C	LI	H I	PARKING REQUIREMEN T (also refer to Chapter 4, article 2, Division 1)
Residential Uses																					
Trade - Retail Uses																					
Retail Sales/Rental (automobile/small truck)																	P	P	P		1/500 SF + 1/2,000 SF area of outdoor sales
Retail Sales/Rental (trucks and other large vehicles and equipment)																	C	P	P		1/500 SF + 1/2,000 SF area of outdoor sales

(Ord. No. 8-2010, pt. 1 (Exh. A), 4-22-10)

Section 2.3.3.10 Heavy Commercial (HC) District

(a) **Purpose.** The Heavy Commercial (HC) District is intended to accommodate the sale, service, display, and storage of certain commodities which by their nature may not be compatible with many other sales and display operations. Building material yards, contractor yards, open storage and warehousing are examples of such heavy use.

(b) **Authorized Uses.** The following are authorized uses under the regulations established in this chapter:

- (1) Permitted and conditional uses as authorized in the Land Use Matrix in Article 5 [\[Article 4\]](#), [Division 2](#) of this [Chapter 2](#);
- (2) Accessory uses as authorized in Article 5, Division 3 [\[Article 4, Division 4\]](#) of this [Chapter 2](#).

(c) **Site Layout and Building Requirements.** All development within this district shall meet the minimum site layout and building requirements outlined in [Table 2-4](#).

(d) **Outside Display.** In conjunction with any permitted or conditional use (unless specifically prohibited as part of the CUP), outside display, as defined by this LDC, shall be permitted subject to the following:

- (1) Such display shall be confined to a pedestrian walkway (e.g., sidewalk area) immediately adjacent to the building containing the primary use, shall not extend from such building a distance of more than ten feet (10'), and shall be located wholly under a permanent part of a main business building such as an overhang. Such display shall not in any case be permitted within parking areas.
- (2) Such display shall not be kept outside after the business closes or for an overnight period.

(3) Adherence to requirements within [Chapter 4](#), [Article 2](#), [Division 5](#) of this LDC.

(e) Outside Storage.

(1) In conjunction with any permitted or conditional use (unless specifically prohibited as part of the CUP), outside storage, as defined by this LDC, shall be permitted, but shall be screened by an opaque wall or fence, so as to block the outdoor storage area from view outside the boundaries of the subject property wherever such boundaries abut more restrictive zoning districts (e.g., General Commercial, Neighborhood Commercial, Mixed Use, etc.).

(2) Refer to [Chapter 4](#), [Article 2](#), [Division 5](#) of this LDC for outside storage requirements.

(f) Refuse Areas/Containers. Refer to [Chapter 4](#), [Article 2](#), [Division 4](#) of this LDC for screening requirements.

(g) Site Plan Required. A Site Plan in accordance with [Chapter 4](#), [Article 1](#), Division 1 [[Division 2](#)] shall be required for all development, except single-family and two-family, within this HC District.

(Ord. No. 8-2010, pt. 1 (Exh. A), 4-22-10)

Section 4.2.5.1 General Standards

(d) **Outdoor storage of materials not displayed for sale is subject to the following requirements:**

(1) Where allowed and required to be screened, outdoor storage must be screened to a minimum height of 6 feet, up to 8 feet where the stored materials are greater than 6 feet in height, through a combination of landscaping, fences/walls, and/or berms.

(2) Not allowed within 5 feet of a property line.

(3) In Industrial or Agricultural/Open Space districts, outdoor storage is allowed and must be screened from residential districts

(4) **In Heavy Commercial (HC) districts, outdoor storage:**

a. is allowed only as an accessory use,

b. is allowed only in rear yards and side yards not adjacent to a street, and

c. must be screened from adjacent rights-of-way and less-intensive zoning districts

(Ord. No. 8-2010, pt. 1 (Exh. A), 4-22-10)

Permitted Uses in RS Zoning

RESIDENTIAL USES:

- C Bed & Breakfast
- C Dwelling – Duplex
- P Dwelling – Industrialized Housing Unit
- 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
- P Dwelling – Accessory
- 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 Social Service Facility

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

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) (Defined under Liquor Store)
P	Liquor Store (On Premises Consumption) (Defined under Liquor Store)
P	Restaurant, Brew Pub
P	Restaurant, Fast Food
P	Restaurant, Standard
P	Retail Sales/Rental (automobile/small truck)
P	Retail Sales/Rental (indoor)
P	Retail Sales/Rental (outdoors, non-vehicle)
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

Indicates Permitted
Uses not Permitted
within GC District

P = Permitted in HC
but requires
Conditional Use
within GC District

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

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Freight Container
- P Fuel Sales
- TP Itinerant Business
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
- C Mobile Home or Temporary Building (office for sales and service)
- P Recycling Collection Point
- C Travel Trailers (accessory to hospitals)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

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

TRADE – RETAIL USES

- C Aircraft and Accessories
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Fuel Sales
- P Liquor Store (Off Premises Consumption) (Defined under Liquor Store)
- P Liquor Store (On Premises Consumption) (Defined under Liquor Store)
- P Restaurant, Brew Pub
- P Restaurant, Fast Food
- P Restaurant, Standard
- P Retail Sales/Rental (automobile/small truck)
- P Retail Sales/Rental (indoor)
- P Retail Sales/Rental (outdoors, non-vehicle)
- C Retail Sales/Rental (trucks and other large vehicles and equipment)

TRADE – WHOLESALE USES

- C Wholesaling and Storage (indoor)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden



Indicates Permitted
Uses not Permitted
within HC District

C = Requires
conditional use
permit

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

SUBDIVISION OF LOT No. 4 Block No. 199.

L. C. SHARP'S ADDITION TO ABILENE.

PLUM STREET.



I, L. C. Sharp, the owner of Lot No. 4 in Block No. 199 of the City of Abilene in Taylor County, Texas do hereby make the subdivision of said lot as shown by the map hereto attached.

L. C. Sharp

The State of Texas,)

County of Taylor.)

Before me, W. S. O. Johnson a Notary Public in and for Taylor County, Texas, on this day personally appeared L. C. Sharp known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 31st day of May 1907.

Seal

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE TO AMEND THE CITY'S COMPREHENSIVE PLAN ADOPTING AND INCORPORATING THE CARVER NEIGHBORHOOD PLAN AS A NEIGHBORHOOD PLAN ATTACHMENT

WHEREAS, Carver Neighborhood is a critical local neighborhood located near the downtown area, and

WHEREAS, the Comprehensive Plan of the City of Abilene promotes neighborhood planning for existing and developing neighborhoods as a means to protect, enhance and stabilize areas within the City, and

WHEREAS, the City of Abilene has determined that sustainable development of the land in the Carver neighborhood will promote the community's long-term general welfare; now therefore:

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

PART 1: That the Comprehensive Plan of the City of Abilene is hereby amended adding the Carver Neighborhood Plan as shown on Exhibit "A" as an addendum to the Plan and made a part of this resolution for all purposes.

PART 2: That the area covered by this Carver Neighborhood Plan is hereby designated as an "Infill Development Area" and is eligible for fee reductions and other incentives adopted as part of the City's Infill Development Strategy.

PART 3: That this amendment is effective immediately.

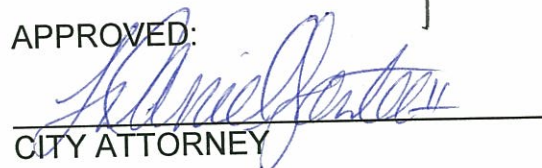
PASSED this 25th day of August A.D. 2011.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

Housing

Goal: Increase the quality and quantity of housing stock in the Carver Neighborhood.

Objectives:

- Increase quantity of available single & multi-family housing units
- Improve condition of existing housing stock

Land Use

Goal: Facilitate quality and compatible land use in the Carver Neighborhood.

Objectives:

- Encourage quality and neighborhood-friendly commercial and residential land use, including a mixture of alternatives to traditional single-family housing
- Promote beautification along public rights of way
- Renovate or remove deteriorated structures
- Improve Stevenson Park facilities and drainage
- Designate the entire Carver Neighborhood as a designated “Infill Area”

Public Services

Goals: Enhance the level and quality of public service in the Carver Neighborhood.

Objectives:

- Improve infrastructure, including sidewalks and street lights
- Expand activities and educational and cultural offerings at the G.V. Daniels Recreation Center
- Adjust CityLink schedule to better serve the residents
- Develop better communication between law enforcement and residents

LAND USE

Goal: Facilitate quality neighborhood-compatible land use

Objective A: Rezone properties from Heavy Commercial to less intensive zoning districts

ITEM #	STRATEGIES	ANTICIPATED PARTNERSHIPS	FUNDING SOURCES	TIMETABLE	REMARKS/STATUS
1	Rezone Heavy Commercial properties along Pine Street, Treadaway Blvd.	I-CAN City Planning Hendrick Texas Tech	General Fund	1998 - Ongoing	Zoning changes as property is redeveloped 2010 – Many areas have already been rezoned to Medical Use or College/University
2	Rezone Heavy Commercial properties on N 13 th St. to resid.	I-CAN City Planning	General Fund	1998 - Ongoing	Currently zoning changes as property is redeveloped
3	Rezone from General Commercial to Office on N 17 th - 18 th at Pine St. & Walnut St.	I-CAN City Planning	General Fund	1998 -Ongoing	2010 - Current Zoning changes have been to Office or Medical Use

Objective B: Renovate or remove deteriorated structures

1	City Code Enforcement, Board of Building Standards work to clean-up properties	I-CAN City Residents	CDBG Private Public	1998 - Ongoing	2010- Currently, several structures have been condemned, demolished and removed
2	Adopt a Property Maintenance Code	City	General Fund	2012-2013	Determination to be made whether Code should apply citywide, to particular areas, or to particular land uses

Objective C: Improve Stevenson Park community facilities

1	Stevenson Park pool and playground repaired or replaced	City Parks & Rec. Planning & Development Services	General Fund CDBG	1999 -2002	Work Completed
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Objective D: Designate Carver Neighborhood as an “Infill Development Area”

1	Designate the neighborhood as an infill area eligible for development incentives under the City’s Infill Program	Planning & Development Services	N/A	2011	Will be accomplished through the Plan’s adopting resolution
2	Continue with implementation of the City’s proposed Infill Development Strategy	Planning & Development Services	General Fund	2012 - 2015	As staffing and resources allow, City staff will proceed with additional action items.

RESOLUTION NO. 21-1998

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, ADOPTING THE CARVER NEIGHBORHOOD REVITALIZATION PLAN - 1998.

WHEREAS, this Council has received a request to adopt the Carver Neighborhood Revitalization Plan - 1998; now, therefore

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

PART 1: That the document entitled Carver Neighborhood Revitalization Plan - 1998 is hereby adopted as indicated by Exhibit "A".

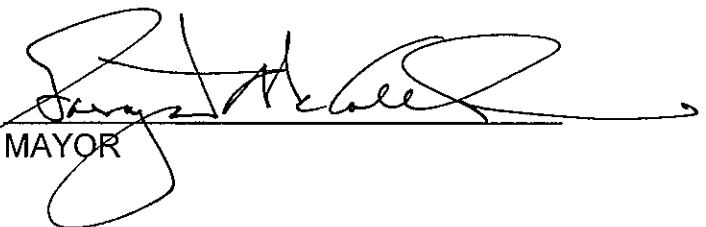
PART 2: That the Planning and Zoning Commission shall periodically review the Carver Neighborhood Revitalization Plan - 1998 and recommend to the Council extensions, changes or additions to the Plan which the Commission considers necessary in the light of changing conditions.

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

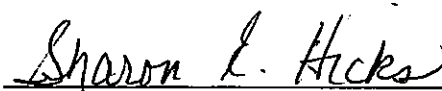
ADOPTED THIS 9 day of July, A.D. 1998.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

N. 18th Street

Carver Neighborhood

Land Use

Map 3

Z-2021-28

N. 13th

Pine Street

N. 10th

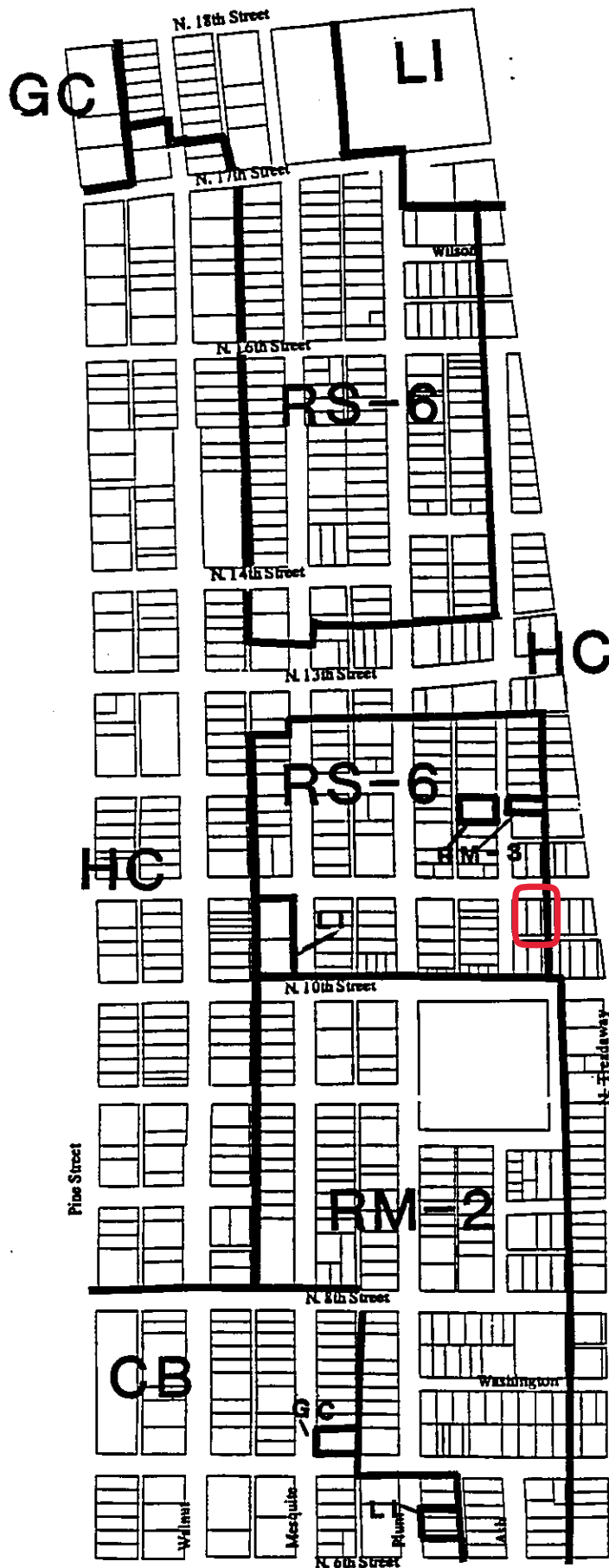
N. Treadaway Blvd.

Land Use

- ☐ Single Family
- ☒ Multi-Family
- ☒ Commercial
- ☒ Public/Semi-Public
- ☒ Church
- ☐ Vacant

N. 6th Street

Planning Division
City of Abilene



CARVER

Zoning Districts

1997

Carver Zoning Districts:
 RS-6 = Residential Single Family
 RM-3 = Res. Multi-Fam. (Duplex)
 RM-2 = Res. Multi-Fam. (Apts.)
 CB = Central Business District
 GC = General Commercial
 HC = Heavy Commercial
 LI = Light Industrial

Type text here

MAP 5

Z-2021-28

Planning Division
City of Abilene

General Summary

The Carver Neighborhood is typical of many older established neighborhoods. A proportionately high number of homes are either owned by long-term residents or are rented to a variety of individuals. Much of the housing stock is close to 50 years old and many homes are in need of some repair. Vacant land is fairly prominent in the neighborhood due to a considerable number of demolitions during the last 20 years. Some homeowners cannot afford to repair their homes and a number of absentee owners do not invest capital into rental property and the structures decline due to age and neglect. However, there are intermingled homes in excellent condition within the neighborhood. In addition, there seems to be a fair mix of affordable homes in a neighborhood that is centrally located to downtown and close to Abilene Christian University, Hardin Simmons University, and the Hendricks Health System. Several historic homes within the neighborhood add a cultural element to the existing housing stock.

Development patterns within Carver have favored a mix of single-family, multi-family, and commercial uses. The major thoroughfares of Pine and Treadaway, forming the western and eastern boundaries of the neighborhood, exhibit a mix of commercial businesses that primarily serve Abilene as a whole, rather than the specific neighborhood. In addition, the Heavy Commercial zoning appears to be too intensive to surround a primarily residential neighborhood. However, businesses such as auto repair and convenience stores can serve certain neighborhood needs. Much of the older housing stock, while retaining a single-family use, is zoned multi-family; thus allowing for conversion to apartments or duplexes. Vacant land in the area is suitable for revitalization activities such as new housing or additional recreational opportunities.

Streets within the neighborhood are well maintained and paved. While sidewalks exist in some areas, the sidewalk condition is deteriorating due to age and neglect. There are pockets where streetlights do not provide adequate illumination. The area is served by a wide array of public services. The Carver Residential Survey indicated a 13% ridership of public bus routes serving the Carver Neighborhood, which can be considered significant. Children in the neighborhood attend College Heights and Valley View Elementaries, Jefferson Middle School, and Cooper High School. Carver Park, which contains the G.V. Daniels Recreation Center, serves as the primary recreation center for the neighborhood, although some residents appear to utilize Stevenson Park pool and playing areas as well. Residents hope for more recreational opportunities for children and are concerned for child safety.

HOUSING

Goal: Increase the quality and quantity of the housing stock in Carver.

Objectives: Increase quantity of available rental units (single- and multi-family) and homeowner units for purchase.

Improve the quality of rental- and owner-occupied housing stock.

Address housing repair needs of neighborhood residents, particularly elderly and disabled residents.

LAND USE

Goal: Facilitate quality and compatible land use in the Carver area.

Objectives: Encourage quality commercial and residential land use.

Promote beautification along public right-of-ways.

Renovate and/or remove deteriorating structures.

Improve Stevenson Park community facilities and drainage.

PUBLIC SERVICES

Goal: Enhance the level and quality of public service in the Carver Neighborhood.

Objectives: Improve infrastructure and physical conditions.

Expand the physical capacity and activities at G.V. Daniels Recreation Center to increase community involvement.

Improve relationships between law enforcement and residents.

Enhance public transportation serving the neighborhood.

Take full advantage of opportunities available through the Abilene Fire Department.

LAND USE

GOAL: FACILITATE QUALITY AND COMPATIBLE LAND USE IN THE CARVER AREA.

Objective A: Encourage quality commercial and residential land use.

STRATEGIES	ANTICIPATED PARTNERS FOR EXECUTING STRATEGIES (bold indicates lead partners)	ANTICIPATED FUNDING SOURCES	ANTICIPATED TIMETABLE (and/or frequency)	REMARKS/STATUS
1. Downzone HC (Heavy Commercial) along Pine and Treadaway Streets to GC (General Commercial); downzone LI (Light Industrial) at N. 18th to GC (General Commercial).	City Planning, ICAN	GF	1998	
2. Eliminate HC (Heavy Commercial) along N. 13th and replace with residential zoning.	City Planning, ICAN	GF	1998	
3. Rezone GC areas that are at N. 17th, N. 18th, Pine, and Walnut to O (Office) zoning.	City Planning, ICAN	GF	1998	

Page 56

Objective B: Promote beautification along public right-of-ways.

STRATEGIES	ANTICIPATED PARTNERS FOR EXECUTING STRATEGIES (bold indicates lead partners)	ANTICIPATED FUNDING SOURCES	ANTICIPATED TIMETABLE (and/or frequency)	REMARKS/STATUS
1. Examine beautification opportunities in strategic neighborhood areas and along North Treadaway in three phases: Phase I - N. 1st to N. 13th; Phase II - N. 13th to Pine; Phase III - Pine 3rd & Pine to I-20.	TXDOT, ICAN, local community groups	Public Grants Private	2000	
2. Examine signage reduction along North Treadaway.	TXDOT, City Planning, local community groups.	GF	1998/99	

56
RESOLUTION NO. 23-1980

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS,
APPOINTING CITIZENS TO THE CARVER NEIGHBORHOOD PLANNING & REFERRAL
COMMITTEE.

WHEREAS, the City of Abilene is involved in neighborhood improvement activities in the Carver Neighborhood Strategy Area; and,

WHEREAS, it is desirable and in the public interest to promote a good relationship between the City and Carver neighborhood property owners and residents; now, therefore,

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

PART 1: That the Carver Neighborhood Planning & Referral Committee be authorized as a City Committee and the following members selected by the neighborhood be acknowledged:

<u>MEMBER</u>	<u>SUB-AREA</u>	<u>TERM EXPIRES</u>
Rev. Robert Giles, Chairman	1	No Term
Hazel Reed	2	"
Glo Young	3	"
Lula Mae Jackson	4	"
Michael Mellen	5	"
Claudia Burns	6	"

PART 2: That the Carver Neighborhood Planning & Referral Committee be charged with assisting the City staff in dissemination of public information to Carver neighborhood property owners and residents concerning appropriate neighborhood activities. Furthermore, the Committee will serve as liaison between the City staff and Carver property owners and residents on matters of mutual interest.

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

ADOPTED this 23rd day of October, A.D. 1980.

ATTEST:

Ruth Hodgson
CITY SECRETARY

Steven Lawrence
MAYOR

APPROVED:

Mary Sanders
CITY ATTORNEY

5. NEEDS AND STRATEGIES

As a result of the year-long planning and citizen participation effort described in Chapter 4, several needs and problem areas have been identified. They are described in this chapter, along with strategies and solutions for dealing with them.

A combination of strategies will be employed throughout the next three years toward revitalization of the Carver Neighborhood Strategy Area. Strategies include Community Development Block Grant funding, policy and program adjustments, and other funding sources. Perhaps the most important strategy for successful revitalization of the Carver NSA is active citizen involvement. The citizen participation process outlined in Chapter 4 should provide a suitable framework to achieve this.

Community Development Block Grant funds will fulfill many of the needs outlined in the previous chapter. The CDBG budget for FY 1980 has been approved by the City Council, and was submitted to HUD for approval on July 15, 1980. Table 3 lists those neighborhood projects scheduled for CDBG funding in FY 1980 as well as projected expenditures for FY 81 and FY 82. Figures for the last two years are subject to change, as the planning process continues in Carver and other needs and strategies are identified.

5.1 LAND USE

As discussed in Chapter 3, the diversity and mixture of land uses within the Carver neighborhood creates certain undesirable conditions. Proximity of commercial areas to homes sometimes causes increased noise, traffic, and unsightliness, making residential life less comfortable thereby detracting from the value of residential property. Yet the large number of vacant lots, poor condition of many homes, and low property values often make commercial redevelopment attractive. Many neighborhood residents view the expansion of commercial activities into residential areas as a threat to the very existence of the neighborhood. They have repeatedly stated their desire to see existing residential zones preserved, and even expanded if possible. It is believed that neighborhood revitalization and overall improvement of living conditions can only occur within a relatively stable residential environment.

A land use plan for Carver has not yet been presented to the Planning and Zoning Commission, nor have final staff recommendations been formulated. However, several preliminary alternatives were discussed with the Carver Neighborhood Advisory Committee. Two committee meetings were devoted to developing an acceptable configuration for neighborhood land use, shown in Figure 11.

ORDINANCE NO. 52-2015

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

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

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

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

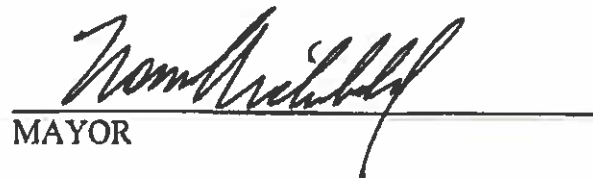
PASSED ON FIRST READING this 22nd day of September, A.D. 2015.

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, 2015, 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 22nd day of October, 2015 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 22nd day of October, A.D. 2015.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

ORDINANCE NO. 52-2015

EXHIBIT "A"

Rezone property from RS-6 (Single-Family Residential) to HC (Heavy Commercial) zoning.

Legal Description:

Lots 2-3, Block 199, 4-A STEVENSON ABL OT
W40' of Lot 15 199 4 1 L C SHARP ABL OT
Lots 16-18, Block 199, 4-1 SHARP



Location:
442, 450, & 460 N. 11th St and 1109 & 1127 Ash St

-END-

For the PLANNING & ZONING COMMISSION

Please call (325) 676-6237 if you have any questions about this notice.

CASE #: Z-2021-28

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: LANKFORD TERRY & SUSAN

Parcel I.D.: 46578

Address: 618 N 10TH ST

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: Susan Lankford

Yes, the property should be changed ~~to~~ from (RS-6) to (HC)!

1

SEP 29 PM 4:11

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.

For the PLANNING & ZONING COMMISSION

Please call (325) 676-6237 if you have any questions about this notice.

CASE #: Z-2021-28

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

ASE #: Z-2021-28

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: LANKFORD TERRY & SUSAN

Parcel I.D.: 46451

Address: 602 N 10TH ST

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

Email: planning@abilenetx.gov

I am in favor ☒
Additional Comments:

I am opposed ☐

Signature:

Susan Lankford

Yes, the property should be changed from (RS-6) to (HC)!

SEP 29 PM 4:11

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

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CASE #: Z-2021-28

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Name: FERGUSON JASON
Parcel I.D.: 44810
Address: 542 N 10TH ST

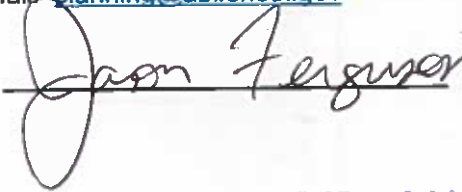
Mailing To: Planning and Development Services
P.O. Box 60, Abilene TX 79604-0060

Email: planning@abilenetx.gov

I am in favor ☒
Additional Comments: 

I am opposed ☐

Signature: _____



SEP 29 PM 4:11

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.

For the PLANNING & ZONING COMMISSION

Please call (325) 676-6237 if you have any questions about this notice.

CASE #: Z-2021-28

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: HENLEY JENNY

Parcel I.D.: 43279

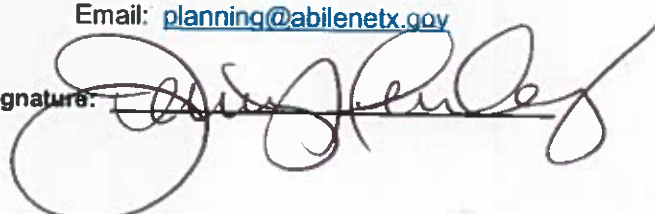
Address: 541 N 11TH ST

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

Email: planning@abilenetx.gov

I am in favor ☒
Additional Comments: 

I am opposed ☐

Signature: 

SEP 29 PM 4:11

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.

For the PLANNING & ZONING COMMISSION

Please call (325) 676-6237 if you have any questions about this notice.

CASE #: Z-2021-28

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

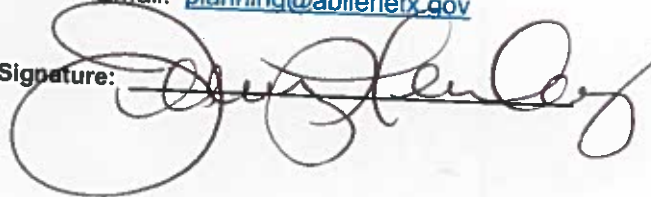
Name: HENLEY JENNY
Parcel I.D.: 43163
Address: 557 N 11TH ST

Email: planning@abilenetx.gov

I am in favor ☒
Additional Comments:

I am opposed ☐

Signature:



SEP 29 PM 4:11

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.

For the PLANNING & ZONING COMMISSION

Please call (325) 676-6237 if you have any questions about this notice.

CASE #: Z-2021-28

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: ZIMMERMAN PHILLIP & MELODY

Parcel I.D.: 43040

Address: 1109 ASH ST

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

Email: planning@abilenetx.gov

I am in favor ☒
Additional Comments:

I am opposed ☐

Signature: Phil Zimmerman

OCT 1 AM10:38

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.

For the PLANNING & ZONING COMMISSION

Please call (325) 676-6237 if you have any questions about this notice.

Case #: Z-2021-28

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: ZIMMERMAN PHILLIP & MELODY

Parcel I.D.: 42918

Address: 460 N 11TH ST

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

Email: planning@abilenetx.gov

I am in favor ☒
Additional Comments:

I am opposed ☐

Signature:

Phil Zimmerman

OCT 1 AM 10:38

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

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Name: ZIMMERMAN PHILLIP & MELODY

Parcel I.D.: 42762

Address: 450 N 11TH ST

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

Email: planning@abilenetx.gov

I am in favor. ☒
Additional Comments:

I am opposed ☐

Signature: Phil Zimmerman

OCT 1 AM10:38

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

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For the PLANNING & ZONING COMMISSION

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Name: ZIMMERMAN PHILLIP & MELODY

Parcel I.D.: 42640

Address: 442 N 11TH ST

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

Email: planning@abilenetx.gov

I am in favor ☒
Additional Comments:

I am opposed ☐

Signature: Phil Zimmerman

OCT 1 AM 10:38

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

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For the PLANNING & ZONING COMMISSION

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CASE #: Z-2021-28

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: ZIMMERMAN PHILLIP & MELODY

Parcel I.D.: 42523

Address: 434 N 11TH ST

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

Email: planning@abilenetx.gov

I am in favor ☒
Additional Comments:

I am opposed ☐

Signature: Phil Zimmerman

OCT 1 AM 10:39

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.

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

CASE #: Z-2021-28

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: ZIMMERMAN PHILLIP & MELODY
Parcel I.D.: 42407
Address: 1102 N TREADAWAY BL

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

Email: planning@abilenetx.gov

I am in favor ☒
Additional Comments:

I am opposed ☐

Signature: Phil Zimmerman

OCT 1 AM 10:38

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.



Development Application

Planning

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

Other: _____

Project Name: _____

Address: 437, 541, AND 557 NORTH 11TH STREET No. of lots: 3 Acreage: 0.4821

Legal Description: Lots 1, 2, 3 in Block 2 of L.C. Sharp's Subdivision of Lot #4 in Block 99, Original Townsite of Abilene

Subdivision Name: L. C. Sharp's Addition to Abilene Block: NO. 99 Lot: 1, 2, 3

Current Zoning: RS6 Proposed Zoning (if applicable): HC

OWNER AND AUTHORIZATION

Owner Name: James Larrel Pitts, Jr.

Address: 432 Elm Creek Road

City, State, Zip: Abilene, TX 79601 Fax: _____

Phone: 325-829-4840 Email: Radical.Rides@hotmail.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) Jenny Henley will act as my agent before the Planning and Zoning Commission.

Agent Name: Jenny Henley, Attorney

Address: 702A Hickory St

City, State, Zip: Abilene, TX 79601 Fax: 325-672-5400

Phone: 325-677-3195 Email: justicewithjenny@hotmail.com

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

Signature Owner: Date: 9-3-21

FOR OFFICE USE ONLY

Received: 9/3/2021 Fee: \$ 1500 Receipt No.: _____

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.

My name is James Pitts and I am requesting to rezone Lots 1, 2, and 3 in Block 2 of L.C. Sharp's Subdivision of Lot

4 in Block 199, Original Townsite of Abilene. The lots are currently zoned RS6 and I am requesting to rezone to HC.

I currently own three (3) additional lots that are zoned HC that touch or are in immediate proximity to the lots 1, 2, and

3 that I wish to rezone. I have been in business at the current location (1042 N Treadaway Blvd) that is currently

zoned HC since 2006 and I had been maintaining lots 1, 2, and 3 prior to purchase for many years, particularly after

the City condemned homes on the lots and the property owners made agreements with me to mow and upkeep

the lots for my use. I then purchased the lots and would like to include them into my business property. I am the

current owner.

All of the previously zoned RS6 lots across the street on N11th (approximately 10 lots) between N. Treadaway Blvd. and Ash

Street have recently rezoned from Residential to Heavy Commercial within the last several years by the owner, Ms.

Susan Langford, and there are no residences on any of those or any of the lots that I already own. I was advised to rezone

my lots 1, 2, and 3, because the property use is not residential and I do not plan to build any homes on them. I purchased

them to add to my business property which is already zoned HC.

I would respectfully ask that my three remaining properties subject to this application also be rezoned HC and I

thank you for your consideration in this matter.



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: _____

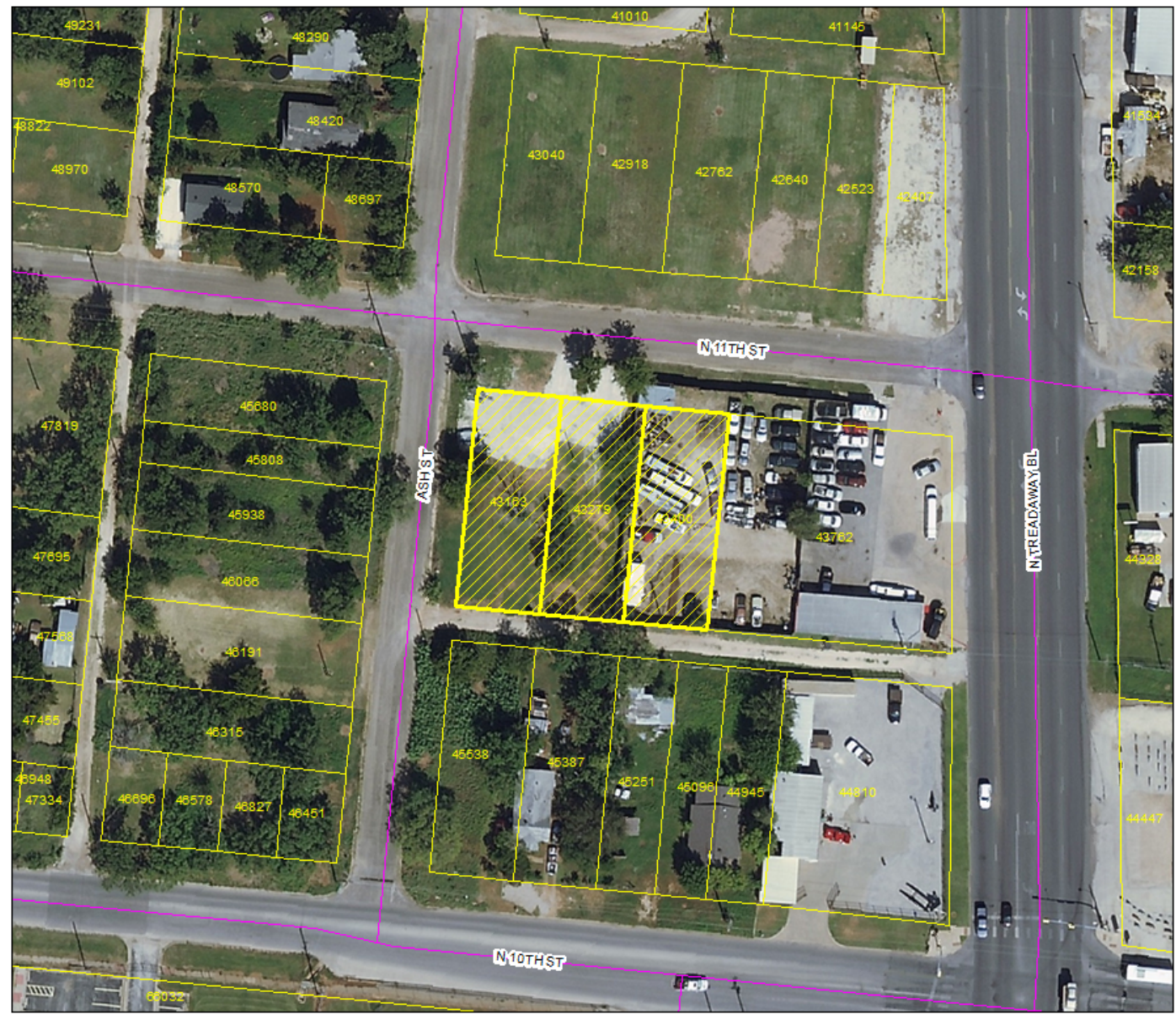
A handwritten signature in black ink, appearing to read "James J. Buss", written over a horizontal line.

DATE: _____

9-3-21

Case:	Z-2021-28
Owner:	James Larrel Pitts, Jr.
Agent:	Jenny Henley
Request:	Rezone from a Single-Family Residential (RS-6) District to a Heavy Commercial (HC) District.
Location:	447, 541, & 557 North 11 th Street
Notification:	11 in Favor, 0 Opposed
Planning & Zoning:	October 5, 2021
City Council Hearings:	1 st : October 28, 2021 2 nd : November 4, 2021

Z-2021-28 LOCATION MAP



Location Map

Legend

Z-2021-28

Z-2021-28 ZONING MAP



Permitted Uses in RS Zoning

RESIDENTIAL USES:

- C Bed & Breakfast
- C Dwelling – Duplex
- P Dwelling – Industrialized Housing Unit
- 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
- P Dwelling – Accessory
- 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 Social Service Facility

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

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) (Defined under Liquor Store)
P	Liquor Store (On Premises Consumption) (Defined under Liquor Store)
P	Restaurant, Brew Pub
P	Restaurant, Fast Food
P	Restaurant, Standard
P	Retail Sales/Rental (automobile/small truck)
P	Retail Sales/Rental (indoor)
P	Retail Sales/Rental (outdoors, non-vehicle)
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

Indicates Permitted
Uses not Permitted
within GC District

P = Permitted in HC
but requires
Conditional Use
within GC District

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

Permitted Uses in GC Zoning *(lower intensity district)*

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Freight Container
- P Fuel Sales
- TP Itinerant Business
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
- C Mobile Home or Temporary Building (office for sales and service)
- P Recycling Collection Point
- C Travel Trailers (accessory to hospitals)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

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

TRADE – RETAIL USES

- C Aircraft and Accessories
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Fuel Sales
- P Liquor Store (Off Premises Consumption) *(Defined under Liquor Store)*
- P Liquor Store (On Premises Consumption) *(Defined under Liquor Store)*
- P Restaurant, Brew Pub
- P Restaurant, Fast Food
- P Restaurant, Standard
- P Retail Sales/Rental (automobile/small truck)
- P Retail Sales/Rental (indoor)
- P Retail Sales/Rental (outdoors, non-vehicle)
- C Retail Sales/Rental (trucks and other large vehicles and equipment)

TRADE – WHOLESALE USES

- C Wholesaling and Storage (indoor)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

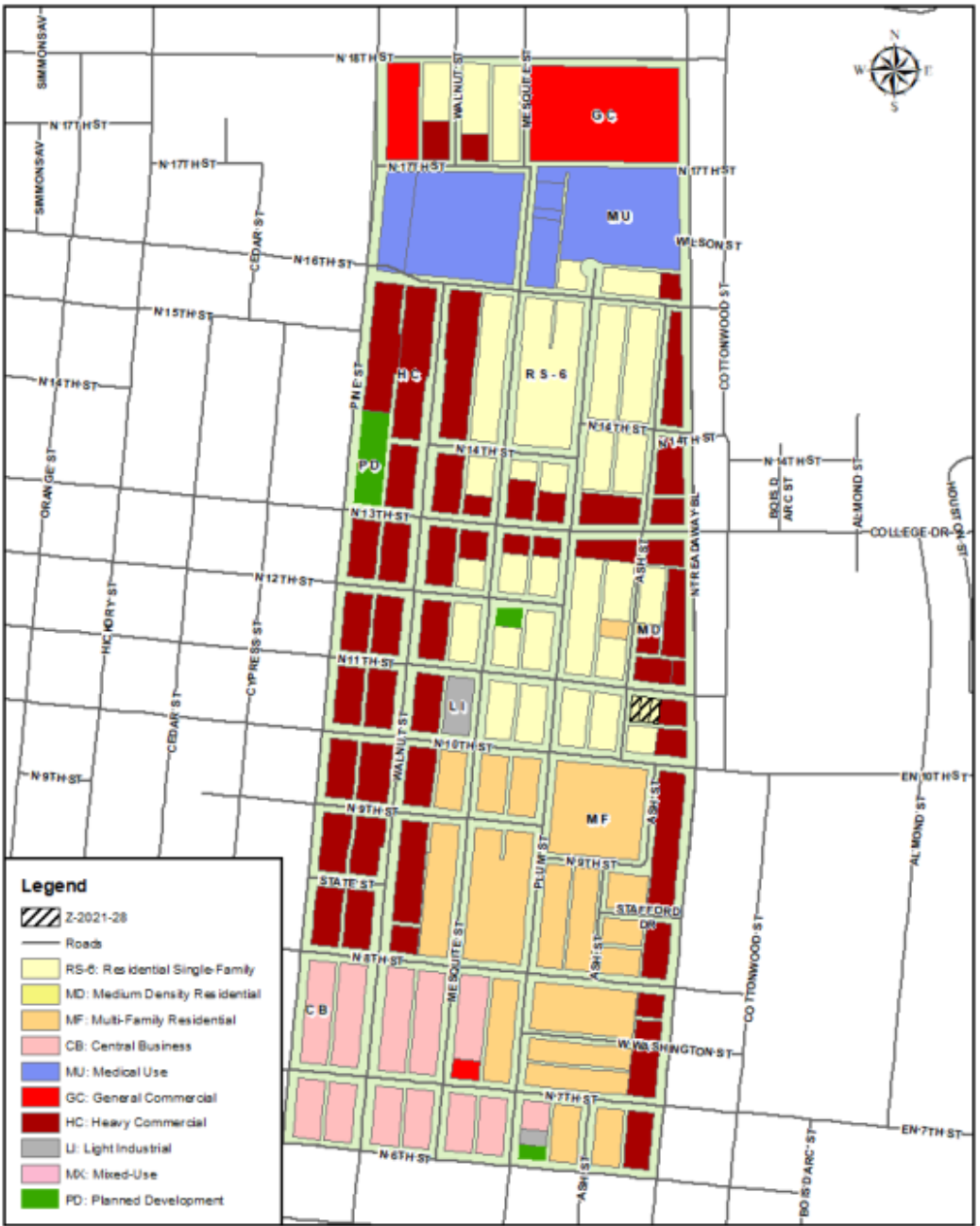
Indicates Permitted
Uses not Permitted
within HC District

C = Requires
conditional use
permit

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



➤ CARVER NEIGHBORHOOD STRATEGY AREA



➤ CARVER NEIGHBORHOOD STRATEGY AREA



South view of
Subject Properties



Neighboring
Property (east)



Neighboring
Property (north)



Neighboring
Property (south)



South view of
Subject Properties



Neighboring
Property (west)



Neighboring
Property (south)





Z-2021-28 NOTIFICATION AREA MAP



- Not consistent with the *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: Denial due to:
 - The Future Land Use and Development Plan Map identifies this area for single-family residential. The requested zone change is not appropriate for the land use and does not align with the Development Plan Map.
 - The Comprehensive Plan suggests Infill and Redevelopment of vacant land should be compatible with and enhance surrounding development and provide significant benefits to the community. Infill and redevelopment should also stabilize and revitalize existing neighborhoods and support quality, mixed use activity centers
 - Resolution NO. 16-2011 added The Carver Neighborhood Plan to the Comprehensive Plan as an addendum which stated the goal is to “facilitate quality neighborhood-compatible land use and the objective to “Rezone properties from Heavy Commercial to less intensive zoning districts.”
 - A resurgence of new construction single-family dwellings within the Carver neighborhood suggests that residential lots are still desired.
 - Permitting more commercial zoning districts will continue the disinvestment of the Carver Neighborhood. The slow expansion of commercial activity within the Carver neighborhood has exaggerated the pattern of disinvestment resulting in the single-family residential areas of the neighborhood wedged in-between commercial zoning.

Questions?

ZONING CASE Z-2021-29

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: October 5, 2021

City Council 1st Reading: October 28, 2021

City Council 2nd Reading: November 4, 2021

Applicant

Owner: Weatherbee Construction, Inc.

Agent: Enprotec / Hibbs & Todd, Engineering Consultants

Request

The applicant seeks to amend terms and conditions of the ordinance governing use and development of land in Planned Development District Number 104 (a.k.a. PD 104), specifically as follows:

1. Part 7.A.3 of PD 104 concerns the use of land in Tract 3 shown on an accompanying graphic concept plan. The applicant seeks to add a provision requiring that use and development of land in Tract 3 be generally governed by Residential Multi-Family (MF) zoning, with a restriction that overall density of residential development (on any one lot) not exceed 18 dwelling units per acre. The graphic concept plan approved with existing ordinances governing PD 104 suggests that residential development up to 18 dwellings/acre is allowed on Tract 3. The text of the existing regulations applicable to Tract 3 indicates that residential development consistent with the limits of MD zoning is allowed, as well as self-serve storage. MD zoning permits residential development only as much as 12 dwelling units per acre. The applicant wants to clarify that multi-family residential buildings up to 18 dwelling units per acre will be permitted on Tract 3, as well as self-serve storage.
2. Part 7.A.4 concerns the use of land in Tract 4 shown on an accompanying graphic concept plan. The applicant seeks to change the description of uses allowed therein, indicating that the use and development of land in Tract 4 be generally governed by the following three zoning classifications:
 - a. Residential Medium-Density (MD) Districts, with allowances for development of single-family housing to ordinary standards of RS-6 zoning districts, and with a restriction that no more than two (2) dwelling units be allowed on any one lot;
 - b. Residential Townhome (TH) Districts, provided that any final subdivision plat (or replat) embracing lots intended for townhome dwellings specifically identify and restrict those lots for such housing; and
 - c. Residential Single-Family Patio Home (PH) Districts, provided that any final subdivision plat (or replat) embracing lots intended for patio home dwellings specifically identify and restrict those lots for such housing.

This Tract 4 is located in the east half of PD 104, adjoining East South 27th Street but separated 350 feet from Oldham Lane and 500 feet from Loop 322. The text of existing ordinances governing PD 104 indicate that conventional single-family housing (not townhomes or patio homes) must conform to ordinary standards of RS-8 Districts. The current

requested amendment seeks to change this specific provision with reference to RS-6 instead of RS-8 Districts.

3. Part 7.B.14 concerns general specifications for all residential development in PD 104. The applicant seeks to remove item 3 therein, which stipulates that all garages for residential structure shall have only side or rear entries (no front facing entries).
4. The list of allowed uses in Tract 2 is attached as Exhibit D to existing ordinances governing PD 104. The applicant seeks to change this list of allowed uses, in particular, by specifying that conventional single-family housing in Tract 2 be subject to ordinary standards of RS-6 zoning, instead of RS-8 zoning.
5. The applicant also seeks to change the graphic concept plan attached as Exhibit B to the original ordinance governing PD 104, in particular, by specifying that conventional single-family housing on Tracts 2 and 4 be subject to ordinary standards of RS-6 zoning, instead of RS-8 zoning.

Location

The subject property embraces 84.29 acres surrounding the southwest corner of East South 27th Street and Oldham Lane (a.k.a. FM Hwy. 1750) in southeast Abilene. Forty-eight apartment units are presently under construction (at 733 E.S. 27th Street) on approximately four acres of PD 104. The remaining 80+ acres in PD 104 remain vacant. Fire Station No. 2 occupies another approximately four acres directly at the southwest corner of East South 27th Street and Oldham Lane, just outside the boundaries of PD 104.

Background

During 2006, the subject property was zoned Planned Development District Number 104 (PD 104). An ordinance defining the geographic limits of PD 104 as well as terms and conditions for the use and development of that land was approved by Abilene's City Council as Ordinance No. 24-2006 and later amended as Ordinance Number 57-2015. These ordinances outline several distinct use areas within PD 104, identified as Tracts 1, 2, 3, 4 and 5. One such tract is designated for development of retail trade and extends 500 feet north from Loop 322. Another distinct tract adjoining Oldham Lane is designated primarily for office use. Other designated tracts are earmarked for various forms of single-family housing, duplex dwellings and multi-family residential buildings.

Surrounding Zoning and Land Use

Current zoning and existing use of properties adjacent to and in the immediate area are illustrated on maps included with this report.

- Land located to the north of PD 104 (across E.S. 27th Street) is primarily zoned AO and is occupied by outdoor recreation facilities for Abilene State-Supported Living Center.
- Land located to the south of PD 104 (across Loop 322) is zoned General Commercial but presently remains vacant.
- Land located to the east of PD 104 (across Oldham Lane) includes another Planned Development District, in this case, composed of conventional single-family homes and townhomes. Closer to Oldham Lane's intersection with Loop 322 are a Residential Multi-Family (MF) District as well as a General Commercial (GC) District, both of which appear fully-developed.

- Directly east of PD 104 lies an Agricultural Open Space (AO) zoning district. This adjoining land includes large vacant acreages, single-family homes on relatively large tracts of at least 10 acres, and a complex of outdoor soccer fields.

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, all land embraced by PD 104 lies within an area of Low-Density Residential Use. However, the applicant's proposed changes to terms and conditions of PD 104 will not fundamentally alter the arrangement of uses already approved (in 2006 and 2015) with existing ordinances governing PD 104

(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 applicant's proposed changes will not fundamentally alter the arrangement of uses already approved with existing ordinances governing PD 104. Proposed changes primarily seek to increase the density of allowable single-family home construction from RS-8 to RS-6 zoning standards (thereby permitting an overall increase in density from approximately 4.4 to 5.6 dwellings per acre) and to clarify that multi-family residences are indeed allowed in the southwest corner of PD 104, up to a maximum of 18 dwelling units per acre. The applicant's additional request to remove requirements for side- or rear-entry garages is also consistent with standards for single-family home construction applicable elsewhere in Abilene.

(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.

PD 104 allows a variety of housing types and densities, as well as retail trade and offices, on what is now almost entirely vacant land. But the 84+ acres embraced by PD 104 adjoin two arterial streets (East South 27th Street and Oldham Lane) as well as an expressway on Loop 322. A significant sewer main (10" in diameter) and water main (8" in diameter) adjoin PD 104 along its eastern boundaries. In summary, although mostly still vacant, the subject property of PD 104 is well-integrated within Abilene's network of streets and water utilities.

(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 September 24, 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

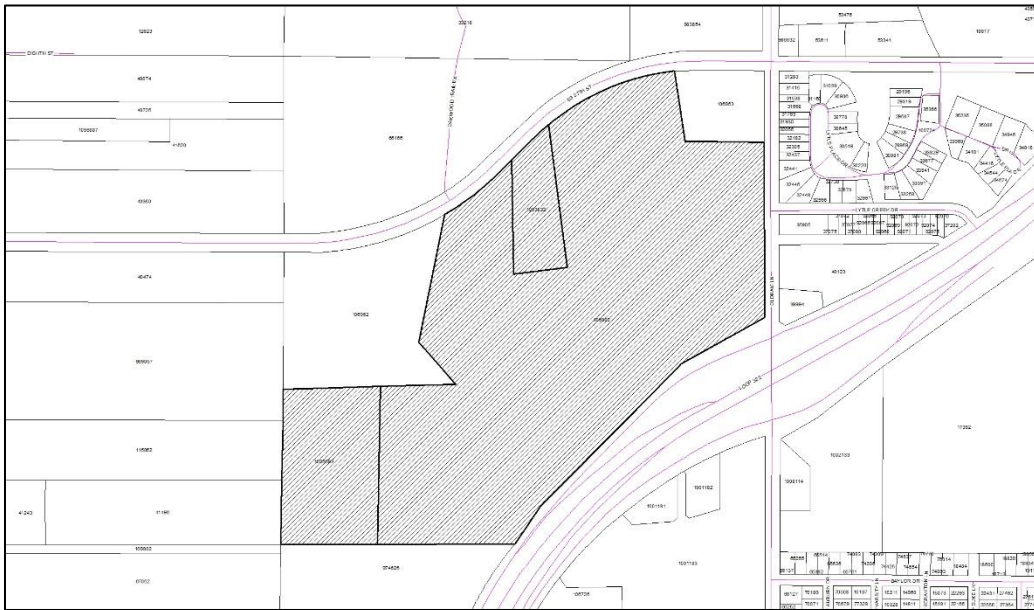
Owner	Parcel ID	Response
108 REAL ESTATE LLC	115052	
108 REAL ESTATE LLC	41496	
ABILENE BIBLE CONFERENCE ASSO	40123	
ABILENE NATIONAL SOCCER	969057	
ABILENE STATE SCHOOL	33218	
ABILENE STATE SCHOOL	106963	
ABILENE STATE SCHOOL	66166	
AGUIRRE GILBERT B & DOMINIQUE R	32441	
ANDERSON MARTHA	31668	
BAUGHMAN KENNETH L &	31793	
CITY OF ABILENE	109802	
CUYAHOGA INVESTMENTS LLC	32182	
DAVIS LEONARD E & DIANA K	32437	
HODGE LANELLE E	31930	
KNOWLES ROY D & PEGGY J	32305	
MARTIN SCOT A & AMY	35905	
MATHIS LOYD WENDELL & SHIRLEY	32448	
SKINNYS INC	39994	
SPRINGER NORMA H	32446	
TRINITY BAPTIST CHURCH	1005693	
VALLEY CREEK INVESTMENTS LLC	983854	
WEATHERBEE CONSTRUCTION INC	106962	
WEATHERBEE CONSTRUCTION INC	106800	
WEATHERBEE CONSTRUCTION INC	1063832	
WEST CENTRAL TEXAS COUNCIL	67052	
WEST CENTRAL TEXAS COUNCIL	974626	
WILLIAMS TOMMY	32056	

Attachments

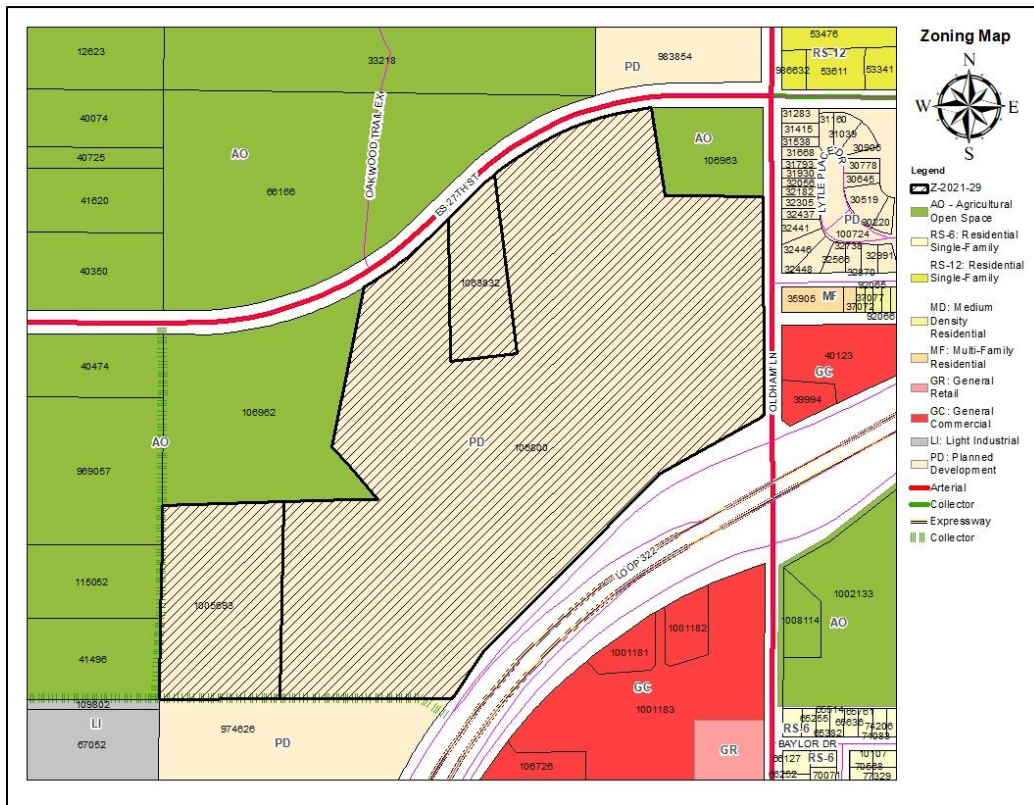
Application

PowerPoint Presentation

LOCATION MAP



ZONING MAP



-

'AS AMENDED IN 2021

ORDINANCE NO. 24-2006

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, CONCERNING PDD-104 A PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

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

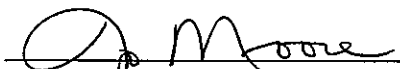
PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue,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

PASSED ON FIRST READING this 13th day of April A.D. 2006.

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 15th day of March, 2006, 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 27th day of April, 2006, 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.

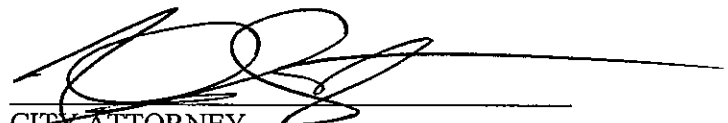
PASSED ON SECOND AND FINAL READING THIS 22nd day of June, A.D. 2006.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY
T. Daniel Santee II
First Assistant City Attorney

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 District 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 District and are hereby incorporated by reference and included as part of this ordinance.

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

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

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

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

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

BEING 84.29 acres of land and being out of the Northeast 1/4 of Section 62, Abstract 781, Blind Asylum Lands, Taylor County, Texas, said Northeast 1/4 being part of that same tract conveyed unto the State of Texas from the City of Abilene and recorded in Volume 14, Page 127, Deed Records, Taylor County, Texas, said 84.29 acre tract being more particularly described as follows:

BEGINNING at a 3/8" rebar found at the Southwest corner of the Northeast 1/4 of said Section 62 for the Southwest corner of this tract, the Northeast corner of a 48.37 acre tract recorded in Volume 3010, Page 154, Official Public Records, Taylor County, Texas and the Northwest corner of a 13.37 acre tract surveyed by Williams Surveying Company on June 22, 2005, said point of beginning also bears S19°50'W 1756.95 feet from City of Abilene Survey Marker # 48 which has a posted position by the City of Abilene as: Texas Plane Coordinates, N. C. Zone, X = 1316698.83, Y = 278803.50.

THENCE N0°05'23"W 836.78 feet to a 1/2" rebar set;

THENCE N87°54'18"E 939.06 feet to a 1/2" rebar set;

THENCE N41°31'05"W 300.67 feet to a 1/2" rebar set;

THENCE N10°59'00"E 699.0 feet to a 1/2" rebar set in a curve to the left on the SBL of South 27th Street for the most Northerly Northwest corner of this tract;

THENCE along the SBL of South 27th Street and said curve to the left having a radius of 1498.53 feet, a length of 375.04 feet and a chord bearing and distance of N51°47'58"E 374.06 feet to a 1/2" rebar set at the end of said curve to the left;

THENCE N44°37'47"E (N45°20'E = record bearing) 253.10 feet along the SBL of said street to a 1/2" rebar set at the beginning of a curve to the right;

THENCE along the SBL of said street and said curve to the right having a radius of 1274.55 feet, a length of 854.82 feet, and a chord bearing and distance of N63°50'36"E 838.89 feet to a 1/2" rebar set for the most Northerly Northeast corner of this tract;

THENCE S9°19'31"E 383.10 feet to a 1/2" rebar set;

THENCE S89°48'14"E 426.27 feet to a 1/2" rebar set on the WBL of F. M. Highway 1750 (A.K.A. Oldham Lane) for the most Easterly Northeast corner of this tract;

THENCE S0°31'24"E (S0°30'E = record bearing) along the WBL of said highway at 215.07 feet pass an existing concrete highway monument and continue along for a total distance of 939.58 feet to an existing concrete highway monument on the Northwest boundary line of State Highway Loop 322;

THENCE S60°24'04"W (S40°40.7'W = record bearing) 513.45 feet (513.51 = record distance) along the Northwest boundary line of said Loop 322 to an existing concrete highway monument;

THENCE S44°05'09"W (S44°11.9'W = record bearing) 1079.66 feet along the Northwest boundary line of said Loop 322 to an existing concrete highway monument;

THENCE S33°34'19"W (S33°25.9'W = record bearing) 238.20 feet along the Northwest boundary line of said Loop 322 to a 1/2" rebar found at the Northeast corner of said 13.37 acre tract and the Southeast corner of this tract;

THENCE S89°13'35"W (S89°13'20"W = record bearing) 1263.47 feet (Bearing Basis Line, Bearings determined by GPS observations using Trimble 4700 receivers.) along the NBL of said 13.37 acre tract to the place of beginning and containing 84.29 acres of land.

Location:

The west side of Oldham Lane between S. 27th Street and Loop 322

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

PART 7: Specific Modifications. The following regulations and the attached concept plan (Exhibit B) shall govern the use and development of this Planned Development District.

A. PERMITTED USES:

1. Tract 1:

- a. Uses permitted in the Shopping Center district as modified (See Exhibit C)
- b. Education Research
- c. Catering Service
- d. Delivery Services
- e. Office equipment and business machine rental
- f. Printing (Commercial)
- g. Medical and Dental Supply Sales
- h. Newspaper, periodical and book publishing, binding and printing
- i. Pet Stores with the following provisions:
 - No external grooming or kennels
 - All related activities must occur indoors within the pet store business
- j. Hotel (including swimming pools and tennis courts) with the following provisions:
 - May only face Loop 322
 - No exterior entry to rooms
 - Rooftop mechanical items must be screened

2. Tract 2:

- a. Uses permitted in the Office District as modified (See Exhibit D).
- b. All mechanical equipment, such as HVAC and power units, and refuse containers shall be located within a fenced area that is screened from view.

3. Tract 3:

Self Storage units are permitted in Tract 3, subject to the following limitations:

- a. Front exterior facades must be at least 75% masonry, brick, stone, stucco, EIFS, or any combination of the preceding.
- b. Any exterior facade other than the front that is visible from any public right-of-way shall be at least 75% masonry, brick, stone, stucco, EIFS, or any combination of the preceding.
- c. All building materials, including doors, that are visible from a public right-of-way shall be of a neutral color.
- d. Outside storage (including RV storage) is not permitted.
- e. Fencing requirements:
 - 1. Chain link fencing may be used on the north side and/or the west side
 - 2. No barbed or razor wire fencing may be used.
 - 3. Masonry or wrought iron fencing may be used in any area.
- f. Sufficient refuse containers must be provided and shall be fully screened from view of the public right-of-way or any roadway.
- g. Buildings must be on concrete foundations and all parking and maneuvering areas

shall be concrete and/or asphalt.

4. Tract 4:

Shall develop under the provisions of the RS-8 and/or the RM-3 zoning districts, except as modified in Part 7.B.14 of this ordinance. Development under the RM-3 standards shall be limited to the following uses only:

- Townhomes
- Patio Homes
- Duplexes

5. Tract 5:

Shall develop under the provisions of the RM-2 district with the following exceptions:

- The maximum density shall be 18 units per acre
- Must meet the requirements of Part 7.B.14 of this ordinance

B. SITE DEVELOPMENT

1. Minimum Building Setbacks - Commercial Development and Residential:

- a. Along S. 27th St, Oldham Lane., Loop 322 and any future collector streets:
 - (1) 15 feet if entirely landscaped except for sidewalks and permitted driveways crossing perpendicular across the 15 feet
 - (2) 30 feet if parking is located in the front of the building
- b. Along interior streets: 20 feet
- c. All others setbacks: 10 feet

2. Maximum Structure Height: 35 feet and no more than 2 stories

3. Controlled ingress and egress:

- a. Maximum of two (2) driveways (curb cuts) off Oldham Lane
- b. Maximum of three (3) driveways (curb cuts) off Loop 322

4. Building Materials:

- a. This section does not apply to single-family residences or self-storage (see Section A.3 for self-storage requirements).
- b. A minimum of 80% of the exterior face of all structures shall be composed of brick, stone, or EIFS
- c. The remaining area of the building face shall be limited to glass, stucco, EIFS finishes, decorative block, or other similar materials.
- d. No metal panels of any kind used on exterior facade.
- e. Elevation plans shall be submitted, with the Site Plan, for review and approval by the Planning Director. Any variation from the materials listed above will be subject to review and may be permissible at the discretion of the Planning Director.
- f. Development of Tract 1 must have consistent and similar façades throughout the Tract.
- g. Development in Tract 2 must have a residential character to include the following:
 - A minimum roof pitch of 3:1
 - No metal roofing

- Overhead doors may not be visible from Oldham Lane

5. Off-street parking and Circulation:

- a. All parking areas shall comply with the provisions specified in the Zoning Ordinance.
- b. Truck loading areas shall be screened from street-side lot boundaries by an opaque wall or barrier at least 8 feet in height either of which must be constructed of solid materials compatible with the exterior face of the building. Such screening shall extend the full length of the loading areas, exclusive of maneuvering areas for trucks.
- c. Internal circulation of vehicular and pedestrian traffic shall be required between parcels within the development.

6. Driveway Access and Spacing

- a. Direct driveway access for lots developed with single-family, duplex, townhome, and patio home residential uses shall be prohibited onto any arterial street or the Loop 322 frontage road.
- b. Driveways along S. 27th St. shall be a minimum of 150' from the nearest street intersection (measured from the right-of-way line) and separated from the nearest driveway on either side of the same street by a minimum of 100 feet, unless they are located directly across from existing driveways.

7. Signage

- a. Signage within the PDD must comply with the requirements of the City's Sign Ordinance, except as modified by the following.
- b. Freestanding:
 - (1) Monument Signs: Each parcel that is less than one acre may have a maximum of one free-standing sign. Parcels of one or more acres may have a maximum of two free-standing signs. Such signs must be monument signs with a maximum height of 10 feet and a maximum area of 80 square feet.
 - (2) Group Pole Signs: In addition to any allowable monument signs, two group pole signs may be erected only along the Loop 322 frontage with a maximum height of 30 feet and a maximum area of 150 square feet.
- c. Wall Signs: Wall signage may not exceed 10% of the area of any wall on which the sign(s) is (are) located and cannot be attached to required screening.
- d. Banners: Banners shall only be located flat against the face of a building and shall count toward the maximum allowable wall signage. These shall only be allowed until permanent wall signage is installed, but in no case for more than 60 days.
- e. Prohibited Signs:
 - (1) Portable Signs
 - (2) Off-site Advertising
 - (3) Pennants, streamers, balloons, and similar devices

8. Landscaping and buffers

- a. This section does not apply to single-family residential development.
- b. Landscaping and buffering within the PDD must comply with the requirements of the City's Sign Ordinance, except as modified by the following.
- c. A minimum 15-foot wide landscaped area shall be provided along all street-side boundaries of the PDD. The landscaped area shall be located entirely on private property.
- d. In addition to the landscaped strip along the street-side boundaries, no less than five

- (5) percent of the remaining lot area shall be landscaped, which may include parking lot landscaping and grass areas. The remaining area shall be calculated by subtracting the area of the required landscaped strip from the total area of the PDD.
- e. Landscaping within the required 15-foot wide strip must consist of living materials and shall include at least 1 commercially balled tree and 2 shrubs per 40 linear feet of required landscaping area.
- f. Landscaping within the remaining required area must consist of living materials and shall include at least 2 commercially balled trees and 4 shrubs per 1000 square feet of landscape area.
- g. Landscaped islands within parking lots are required at a rate of 1 per 20 parking spaces in a row. At least half of these islands shall include a commercially balled tree.
- h. All parkways shall be landscaped.

9. Screening and Fencing

- a. This section does not apply to single-family residential.
- b. Any fencing on site that is for required screening must be constructed from masonry materials. Other fencing for security or other non-screening purposes may be wrought iron. Chain-link fencing shall be permitted only along the west boundaries of the PDD, but not along the Loop 322 frontage or Oldham Lane.
- c. Facilities for power, air conditioning, mechanical equipment, and solid waste handling shall be fully screened from view outside the tract in question by an opaque wall or fence constructed of materials consistent with those of the primary building(s).
- d. Barbed wire and razor wire fencing shall be prohibited.
- e. A masonry wall six feet in height shall be provided along the eastern boundary of Tract 4, separating Tract 4 from Tract 2 and the existing fire station.

10. Sidewalks

- a. Sidewalks are required along all arterials, frontage roads, and collector streets within or adjacent to the PDD and must be placed in the right-of-way at least one foot from the property line.
- b. Internal sidewalks are required to connect the public sidewalks with the primary entrances of all buildings other than single-family residences. Sidewalks and walkways should be designed to promote safe and convenient pedestrian routes within the development.
- c. All sidewalks along collector and arterial streets must be a minimum of five (5) feet wide.
- d. All internal sidewalks must be a minimum of four (4) feet wide.
- e. Internal circulation of vehicular and pedestrian traffic shall be required within the entire PDD and to adjacent tracts.
- f. All sidewalks must comply with the standards set forth in the City of Abilene Sidewalk Master Plan, as well as applicable state and federal accessibility standards.

11. Outdoor Storage and Display

- a. Outdoor display of merchandise is not permitted
- b. Outdoor storage is not permitted

12. Freight Containers are prohibited

13. Lighting: All site lighting shall comply with the performance standards governing exterior illumination in the City of Abilene Zoning Ordinance. Additionally, all lighting shall be fully shielded and directed away from residential areas.

14. Residential Specs: The following standards shall apply to all residential development:

1. No Carports in any residential area
2. All residential structures shall have at least 80% brick facades
3. All garages for residential structures shall have side or rear entries (no front-facing)
4. All streets shall be curbed
5. No industrial metal roofs
6. Fences shall be wrought iron, masonry, or wood

PART 10: Development Schedule. If a building permit is not approved within 18 months of the date of this ordinance, the Planning Director may initiate rezoning of the PDD to the previous zoning designation.

- END -

1 Uses with Modifications

2 SC Uses and/ or Self Storage

3 Self Storage and Residential 18 Units/ Acre

2

Office Uses with Modifications

4

Residential RM-3 and/ or RS-8

5

Residential RM-3 18 Units/ Acre

Exhibit B

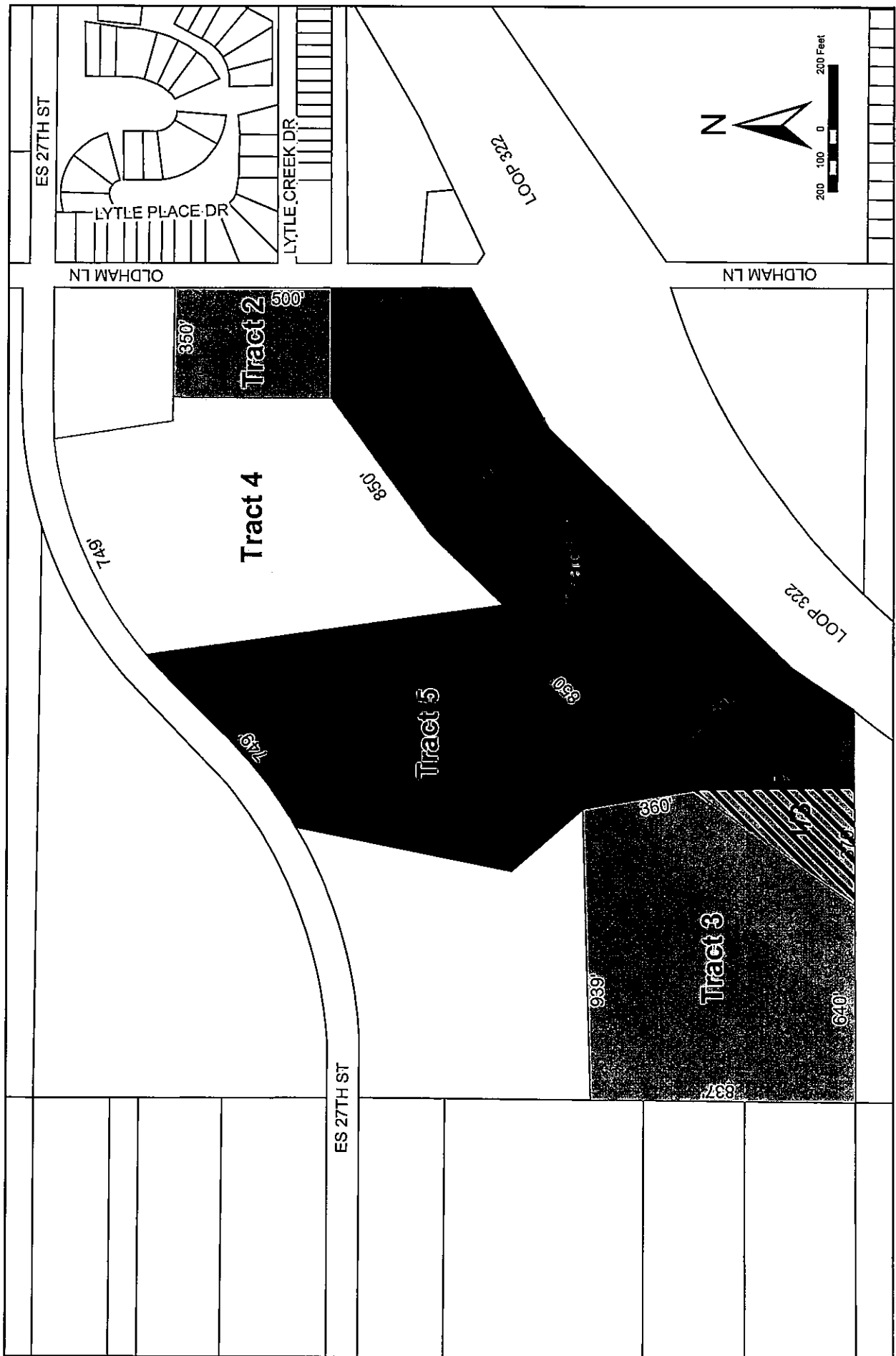


EXHIBIT C

SHOPPING CENTER USES

ACCESSORY AND INCIDENTAL USES:

Accessory Building
Fences, Walls, and Hedges
Field Office or Construction Office (temporary)
Mobile Home (temporary security residence)
Satellite Dish Antenna (maximum diameter of 24 inches)

CULTURAL AND RECREATIONAL USES

Art Galleries
Libraries
Museums
Theaters and Playhouses

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES

Fire Station
Governmental Administrative Offices
Medical and Dental Clinic or Office - *No 24/7 Minor Emergency Clinic*
Optical Shop
Post Office

EDUCATIONAL AND RELIGIOUS USES:

Church or Place of Worship

OFFICE-TYPE USES:

Accounting, Auditing, Tax and Bookkeeping Services
Adjustment and Collection Services
Advertising Services
Appraisal Services
Architectural and Planning Services
Business Associations
Consumer and Mercantile Credit Reporting
Detective Services
Engineering Services
Educational Research Offices
Government Administrative Offices
Insurance Agents, Carriers, and Brokers
Legal Services
Medical or Dental Office or Clinic - *No 24/7 Minor Emergency Clinic*
Office Space (general/unspecified)
Protective and Security Services
Real Estate Agent, Brokers, and Management
Security and Commodity Brokers, Dealers, and Exchanges
Stenographic, Duplicating and Mailing Services
Telephone Answering
Title Abstractors

SERVICE (OTHER THAN OFFICE-TYPE)

Banking Services
Banking Services (remote automatic)
Beauty and Barber Services
Blueprinting and Photocopying Services
Credit Unions
Interior Decorating Services
Key and Lock Repair
Laundry and Dry Cleaning Services, Including Pressing, Alteration, and Garment Repair (does not accept
Items from pick-up stations)
Photographic Services
Savings and Loan Associations
Tailoring (custom)
Trading Stamp Services
Travel Arranging and Ticket Services
Watch, Clock and Jewelry Repair Service

TRADE-RETAIL USES: [No Drive-Thru Windows]

Appliances (household)
Bakery Products (on premise sales)
Book and Stationery
Cameras and Photographic Supplies
China, Glassware, and Metalware
Clothing and Apparel Accessories
Coins and Stamps
Department Stores
Drug Store/Pharmacy
Floor Coverings
Furniture and Home Furnishings
Furriers and Fur Apparel
Gifts, Novelties, Souvenirs
Hardware
Hobby and Craft Supplies
Jewelry
Keys and Locks
Liquor Store Off-Premise Consumption (unrestricted)
Music Supplies and/or Records
Office Supplies and Equipment
Optical Goods
Paint, Glass, and Wallpaper
Pets and Pet Supplies [*No grooming and no outdoor kennel*]
Radios and Televisions
Restaurants, Standard
Shoes
Sporting Goods and Athletic Equipment
Variety Stores

- END -

EXHIBIT D
OFFICE USES

RESIDENTIAL USES:

Single Family Detached Dwellings - RS8 or better to be compatible with the neighborhood

ACCESSORY AND INCIDENTAL USES:

Swimming Pools, Private (accessory to residential use) - only if RS8 or larger

Tennis Courts, Private (accessory to residential use) - only if RS8 or larger

CULTURAL AND RECREATIONAL USES

Art Galleries

Libraries

Museums

EDUCATIONAL AND RELIGIOUS USES:

Church or Place of Worship

OFFICE-TYPE USES:

Accounting, Auditing, Tax and Bookkeeping Services

Adjustment and Collection Services

Advertising Services

Appraisal Services

Architectural and Planning Services

Business Associations

Customer and Mercantile Credit Reporting Services

Detective Services

Engineering Services

Educational Research Offices

Government Administrative Offices

Insurance Agents, Carriers, and Brokers

Legal Services

Medical or Dental Office or Clinic -No 24/7 Minor Emergency Clinic

Office Space (general/unspecified)

Protective and Security Services

Real Estate Agent, Brokers, and Management

Security and Commodity Brokers, Dealers, and Exchanges

Stenographic, Duplicating and Mailing Services

Telephone Answering

Title Abstractors

SERVICE (OTHER THAN OFFICE-TYPE)

Banking Services (remote automatic)

Credit Unions

Savings and Loan Associations

Travel Arranging and Ticket Services

- END -

ORDINANCE NO. 57-2015

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, CONCERNING PD-104 AND ORDINANCE NO. 24-2006 A PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23, part known as the Land Development Code of the City of Abilene, is hereby amended by changing Ordinance No. 24-2006, as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

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

PASSED ON FIRST READING this 22nd day of October A.D. 2015.

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 18th day of September, 2015, 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 p.m., on the 5th day of November, 2015, 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 5th day of November, A.D. 2015.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:

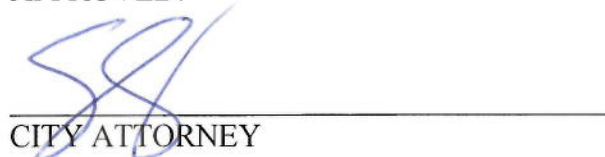

CITY ATTORNEY

Exhibit "A"

1st Amendment to Ordinance No. 24-2006

AMEND: PART 7: Specific Modifications. Sub-part (A) (3) as follows:

ADD: Add the MD (Medium Density Residential) district to define permitted uses

3. Tract 3:

- Uses permitted in the MD (Medium Density Residential) district. Development under the MD standards must meet the requirements of Part 7.B.14 of this ordinance.
- Self Storage units are permitted in Tract 3 subject to the following limitations:
 - a. Front exterior facades must be at least 75% masonry, brick, stone, stucco, EIFS, or any combination of the preceding.
 - b. Any exterior facade other than the front that is visible from any public right-of-way shall be at least 75% masonry, brick, stone, stucco, EIFS, or any combination of the preceding.
 - c. All building materials, including doors, that are visible from a public right-of-way shall be of a neutral color.
 - d. Outside storage (including RV storage) is not permitted.
 - e. Fencing requirements:
 - 1. Chain link fencing may be used on the north side and/or the west side
 - 2. No barbed or razor wire fencing may be used.
 - 3. Masonry or wrought iron fencing may be used in any area.
 - f. Sufficient refuse containers must be provided and shall be fully screened from view of the public right-of-way or any roadway.
 - g. Buildings must be on concrete foundations and all parking and maneuvering areas shall be concrete and/or asphalt.

-END-

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, LAND DEVELOPMENT CODE OF THE ABILENE CITY CODE, SPECIFICALLY BY AMENDING TERMS AND CONDITIONS OF PLANNED DEVELOPMENT DISTRICT NUMBER 104 (PD 104) AS WELL AS ORDINANCE NUMBERS 24-2006 AND 57-2015; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended specifically by modifying certain terms and conditions of Ordinance Numbers 24-2006 and 57-2015 concerning PD 104 (a Planned Development District) as set out in accompanying Exhibits concerning the same said PD 104, attached hereto and made a part of this ordinance for all purposes.

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

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 28th day of October, 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 18th day of September, 2021, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 4th day of November, 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 in the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 4th day of November, 2021.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT A

AMEND PART 7: Specific Modifications, Subpart A.3 therein concerning permitted uses in Tract 3, specifically as follows:

DELETE: all existing Subpart 7.A.3.

ADD: the following description of uses permitted in Tract 3 of PD 104:

Tract 3

- a. Uses allowed in Residential Multi-Family (MF) zoning districts, subject to all standards ordinarily required thereof, except the overall density of housing (on any one lot) shall not exceed 18 dwelling units per acre.
- b. Self-service storage units, subject to all ordinary building and site development standards required thereof, as well as the following limitations:
 - (1) Outside storage (including storage of boats and other recreational vehicles) is not allowed.
 - (2) Fencing requirements:
 - (a) Chain-link fencing may be used on north and west sides only.
 - (b) No barbed or razor wire fencing may be used.
 - (c) Masonry or wrought-iron fencing may be used in any area.
 - (3) Sufficient containers for solid waste disposal must be provided and shall be fully screened from view of public rights-of-way or any roadway.
 - (4) Self-service storage building must be on concrete foundations, and all vehicle parking and maneuvering areas shall be improved with asphaltic or portland cement binder pavement.

AMEND PART 7: Specific Modifications. Subpart A.4 therein concerning permitted uses in Tract 4, specifically as follows:

DELETE: all existing Subpart 7.A.4.

ADD: the following description of uses permitted in Tract 4 of PD 104:

Tract 4

- a. The use and development of land in Tract 4 shall be generally governed by the following three zoning classifications:
 - (1) Residential Medium-Density (MD) District, with allowances for development of conventional single-family housing to ordinary standards of RS-6 zoning districts, and with a restriction that no more than two (2) dwelling units are allowed on any one lot;
 - (2) Residential Townhome (TH) District, provided that any final subdivision plat (or replat) embracing lots intended for townhome dwellings must specifically identify and restrict those lots for such housing; and

- (3) Residential Single-Family Patio Home (PH) District, provided that any final subdivision plat (or replat) embracing lots intended for patio home dwellings must specifically identify and restrict those lots for such housing.

AMEND PART 7: Specific Modifications. Subpart B.14 therein addressing standards applicable to all residential development in PD 104, specifically as follows:

DELETE: Item 3 therein which stipulates that “All garages for residential structures shall have side or rear entries (no front-facing)” and renumber the remaining items in Subpart B.14 accordingly.

AMEND EXHIBIT D: OFFICE USES specifically as follows:

DELETE: RESIDENTIAL USES:
Single-Family Detached Dwellings – RS-8 or better, to be compatible with the neighborhood.

ADD: RESIDENTIAL USES:
Single-Family Detached Dwellings – to standards of RS-6 zoning districts.

AMEND the graphic concept plan originally attached as Exhibit B to Ordinance No. 24-2006, specifically as follows:

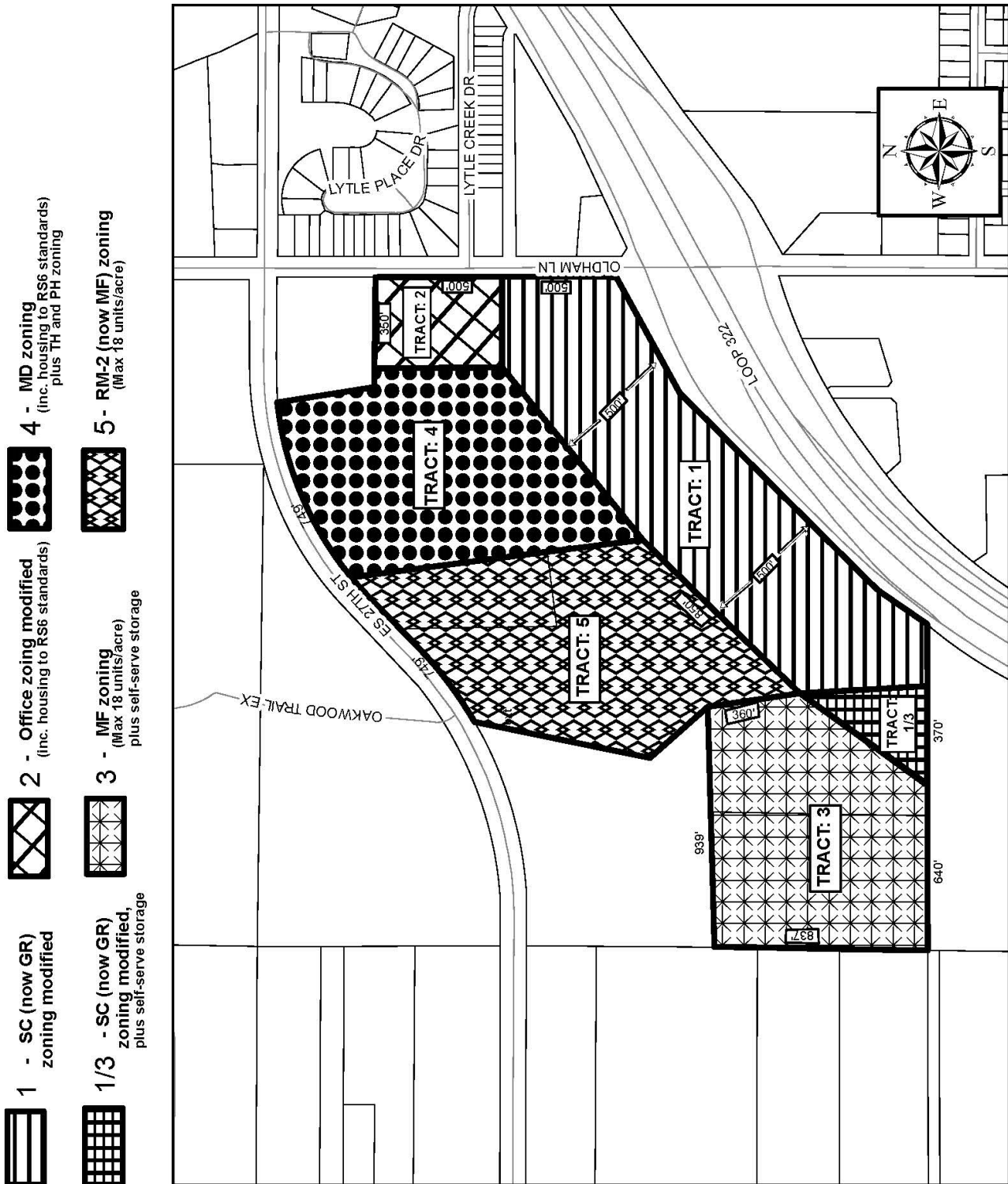
DELETE: said graphic concept plan attached as Exhibit B to Ordinance No. 24.2006.

ADD: the following graphic concept plan identified as Exhibit B and attached to this ordinance.

Exhibit B (PD 104)*

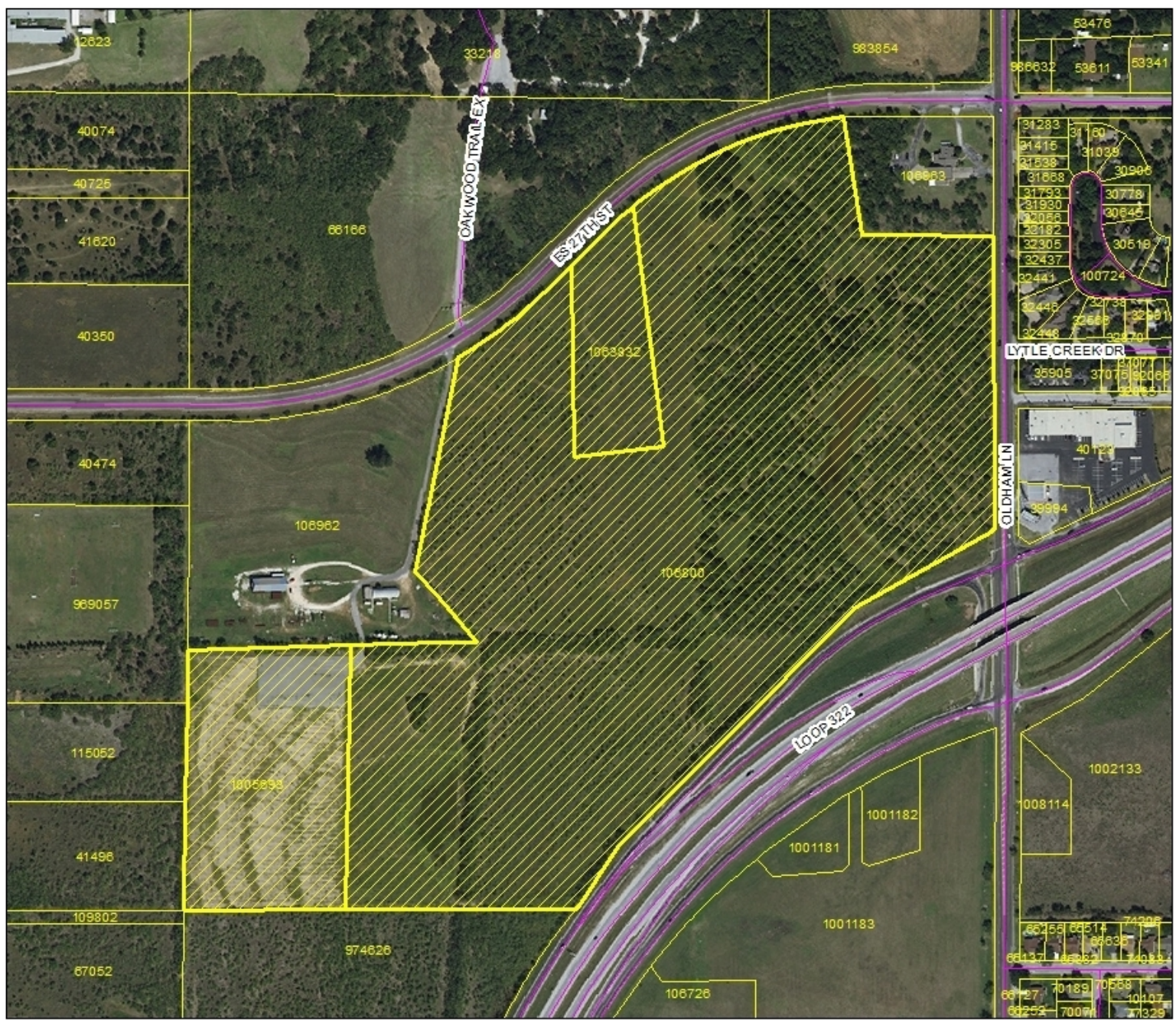
*AS AMENDED IN 2021

SCALE: 1 inch = 500 feet



Case:	Z-2021-29
Owner:	Weatherbee Construction, Inc.
Agent:	Enprotec/Hibbs & Todd
Request:	Amend Planned Development District 104
Location:	84.29 acres surrounding the southwest corner of E.S. 27 th Street and Oldham Lane
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	October 5, 2021
City Council Hearings:	October 28, 2021 November 4, 2021

Z-2021-29 LOCATION MAP



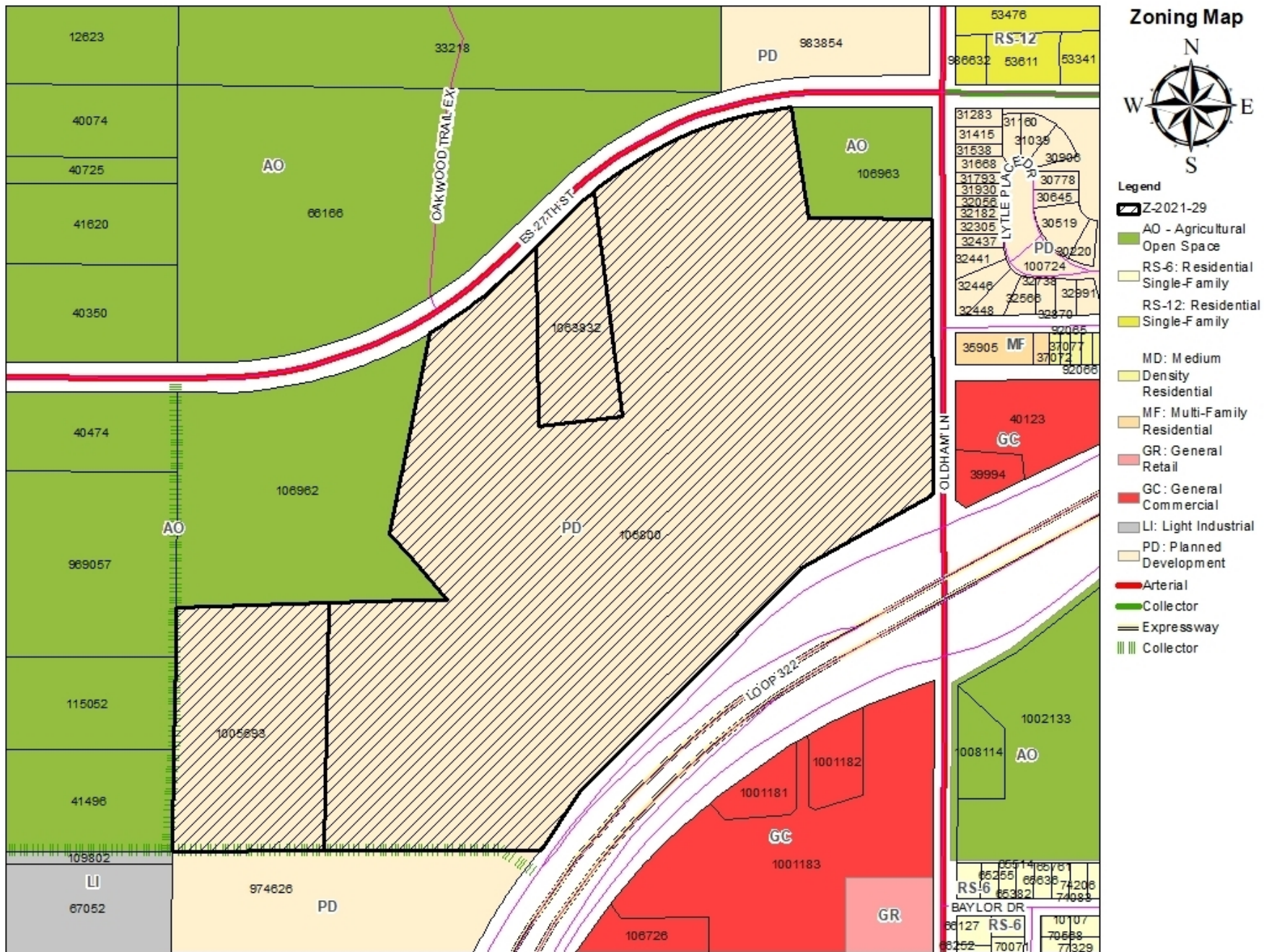
Location Map



Legend

 Z-2021-29

Z-2021-29 ZONING MAP



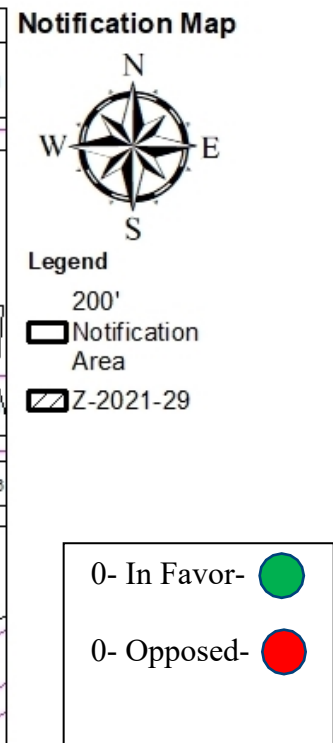
Z-2021-29 GRAPHIC CONCEPT PLAN

- | | | |
|--|---|--|
|  1 - SC (now GR) zoning modified |  2 - Office zoning modified (inc. housing to RS6 standards) |  4 - MD zoning (inc. housing to RS6 standards plus TH and PH zoning) |
|  1/3 - SC (now GR) zoning modified, plus self-serve storage |  3 - MF zoning (Max 18 units/acre) plus self-serve storage |  5 - RM-2 (now MF) zoning (Max 18 units/acre) |



Exhibit B (PD 104)*
AS AMENDED IN 2021
SCALE: 1 inch = 500 feet





- 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?

RESOLUTION NO. 56-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS CREATING THE MAYOR'S ENTERTAINMENT DISTRICT TASK FORCE, AND ESTABLISHING A CHARGE AND SCOPE FOR THEIR WORK

WHEREAS, the City of Abilene's Downtown Central Business District and the South of Downtown Abilene (SoDA) District have seen remarkable growth and development in recent years due to the involvement of Private Developers and the City of Abilene; and

WHEREAS, the City of Abilene seeks to find ways to continue the revitalization of the downtown areas and incentivize private developers to invest in downtown Abilene; and

WHEREAS, the Abilene City Council, in an effort to accomplish this goal of continued revitalization of downtown Abilene, hereby creates the Mayor's Entertainment District Task Force to appoint citizens of Abilene to help realize this revitalization.

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

- Part 1. That the City Council hereby establishes the Mayor's Entertainment District Task Force, for the purposes and guidelines set forth below, and that its first meeting shall be held within one month of its establishment.
- Part 2. That the Task Force shall be comprised of seven (7) voting members. The Mayor and each Council Member will each appoint a voting member to the Task Force, subject to final approval by the City Council. All voting members shall be residents of the City of Abilene, and may have a vested interest in the revitalization of downtown Abilene. Voting members shall serve one-year terms and may be reappointed for successive terms. All voting members are subject to removal by the City Council. The Mayor shall name the Chairperson of the Task Force.
- Part 3. That the Director of Planning and Development Services, or his or her designee, shall be an ex officio, non-voting member of the Task Force and may act in an advisory capacity to the Board.
- Part 4. That the Entertainment District Task Force is charged with studying and reviewing options to create an downtown entertainment district, which includes allowing off premise consumption of alcohol within the district and addresses land development regulations that limit or prohibit private developer's efforts to revitalize the district.
- Part 5. The Entertainment District Task Force will make a formal presentation to the City Council and the Planning and Zoning Commission at the conclusion of its work. This presentation will be its official work product and shall contain their recommendations regarding the creation of a downtown entertainment district and allowing off premise alcohol consumption in the district.
- Part 6. That the Entertainment District Task Force shall use the Council's Rules of Procedure for parliamentary guidelines, and it shall comply with the requirements of the Texas Open Meetings Act.

Part 7. That this Resolution takes effect immediately upon its adoption.

ADOPTED this the 22nd day of April, 2021.

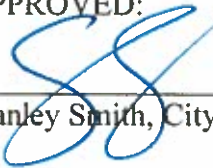
ATTEST:



Shawna Atkinson, City Secretary

Anthony Williams, Mayor

APPROVED:



Stanley Smith, City Attorney

**MAYOR'S ENTERTAINMENT DISTRICT TASK FORCE
REGULAR MEETING MINUTES****THURSDAY, MAY 13, 2021**

The following represents the agenda items that were discussed during the first regular meeting on May 13, 2021 at 2 PM in the Basement Conference Room at City Hall, Abilene, Texas.

Members present were Mandy Schuman, Cindy Frazier, Katherine Beeman, JR Cochran, and Ian Nickerson, Chair. Absent members were Steve Davis and Jeff Ronquillo.

City Staff present were Mayor Anthony Williams, Mr. Michael Rice, Mr. Mike Warrix, Mr. Tim Littlejohn, Ms. Cheryl Sawyers, and Ms. Melissa Farr (Recording.)

Councilmember Mr. Weldon Hurt was also in attendance.

CALL TO ORDER

Mayor Williams welcomed everyone to the meeting and expressed his appreciation for volunteering time to serve. He stated the charge appointed to the task force. He asked members to keep an open mind and always listen to both sides as a means to promote the Downtown area. Everyone was encouraged to find ways to reinvest in Downtown Abilene and elevate the economy. Members were asked to consider the process and continue the legacy of advancing Downtown Abilene.

AGENDA ITEMS**Discussion and Possible Action on Land Development Regulations**

Ms. Cheryl Sawyers provided a presentation to inform members of what an entertainment and cultural district is and its purpose. An entertainment and cultural district can be an ordinance or an overlay of an existing zoning district. The district is designed to protect and encourage the

creation and development of commercial recreation centered on arts, tourism, vacation, hospitality and entertainment.

Some examples provided to define terms of use are:

- Development standards (Setbacks, landscaping, parking)
- Lighting
- Walkability
- Green/Outdoor space
- Hours of operation
- Noise regulation
- Right-of-Way usage (Tables/chairs on sidewalks)
- Late hours permits
- Art requirement

Ms. Sawyers explained that the word "Cultural" was added to the District, as other communities have done the same thing because of cultural centers within the boundaries that include an art requirement. The title is better promoted in various venues' marketing efforts within the District.

Abilene currently has a cultural district, which is identified by landmarks. It is only within two blocks of Walnut Street and Hickory Street, and is not associated with land use. Ms. Sawyers also provided a map of the South Downtown Abilene (SoDA) District where there are food and beverages establishments, as well as beautiful murals.

Some pros and cons were provided for this specific land use purpose. Currently, special events require permits to modify the present land use criteria. Examples of pros and cons are:

Pros

Promoting small business
Walkability
Use of Downtown in off-setting hours
Promotes tourism
Creates identity and character

Cons

Perceived nuisances
Increased solid waste
Traffic/parking
Potential for increase in public intoxication

A question and answer session followed for members to understand the future task. Members expressed interest in Staff obtaining information about the following topics:

- (1) How this might affect the homeless population
- (2) Would like to hear from business owners in Downtown/SoDA area on both sides of alcohol sales, as well as Abilene Downtown Association
- (3) Contact other cities that have these districts and inquire about how well it is working out for them

Members would like to hold the next meeting on Thursday, May 27th at 9 AM.

ADJOURNMENT

There being no further business, the meeting adjourned at 3:05 p.m.

A handwritten signature in dark ink, appearing to read 'Ian Nickerson', is written over a horizontal line.

Ian Nickerson (Chair)

**MAYOR'S ENTERTAINMENT DISTRICT TASK FORCE
REGULAR MEETING MINUTES****THURSDAY, MAY 27, 2021**

The following represents the agenda items that were discussed during the regular meeting on May 27, 2021 at 9 a.m. in the Basement Conference Room at City Hall, Abilene, Texas.

Members present were Mandy Schuman, Cindy Frazier, Katherine Beeman, JR Cochran, Steve Davis, and Ian Nickerson, Chair. Absent was Jeff Ronquillo.

City Staff present were Mayor Anthony Williams, Mr. Michael Rice, Mr. Mike Warrix, Ms. Cheryl Sawyers, and Ms. Melissa Farr (Recording.)

Also in attendance were Mr. George Levesque and Mr. Tim Smith.

CALL TO ORDER

Mr. Nickerson called the meeting to order at 9 a.m.

MINUTES

Mr. Cochran moved to approve the minutes from the previous meeting held on May 13, 2021. Ms. Schuman seconded the motion. The motion prevailed by the following vote:

AYES: Schuman, Frazier, Beeman, Cochran, Davis, Nickerson

NAYS: None

AGENDA ITEMS

Study and Review Options to Create a Downtown Entertainment and Cultural District

This item was not specifically addressed. Two representatives were present to participate in a question and answer session, which encompassed this topic.

Address Land Development Regulations that Limit or Prohibit Private Developers' Efforts to Revitalize the District

This item was not specifically addressed. Two representatives were present to participate in a question and answer session, which encompassed this topic.

Discussion and Possible Action on Land Development Use and Regulations with Representatives from Local Businesses and Venues

Mr. Tim Smith was invited to share his experience as a business owner in the SoDA District. He is self-employed as the owner of the SoDA District Courtyard and commercial real estate developer.

Mr. Smith's goal is to link the north and south sides of Downtown Abilene to form one downtown district. When asked for his opinion and experience in serving alcohol, he expressed respect for "well-trained bartenders." He was receptive to the idea of possible time restrictions for open containers. He also agreed with the idea of designated tumblers for beer and wine in an effort to prevent an increase of solid waste. Mr. Smith stated his experience has proven that local restrictions have prevented our community from benefitting great economic impact and meeting criteria of specific restaurants.

Mr. George Levesque, Executive Director of the Paramount Theatre, was also invited to participate in the meeting. He expressed the need for additional restaurants has been acknowledged by business leaders since 1983. Currently, a more affluent crowd of business owners and their families are frequenting the downtown area. He now sees a constant flow of traffic and new possibilities.

Mr. Levesque also shared that the Paramount had applied for a license to sell beer and wine before the COVID pandemic began. It was put on hold due to the pandemic.

Overall, excitement of similarity with Fredericksburg, Texas became evident from both Mr. Levesque and Mr. Smith, as they encourage business growth and opportunities along with a playground and dog park in the downtown district.

Mr. Nickerson moved to **adopt** the concept of creating and establishing the boundaries of an Entertainment and Cultural District and pursue with details being later defined as the Task Force moves forward. Ms. Schuman seconded the motion. The motion prevailed by the following vote:

AYES: Schuman, Frazier, Beeman, Cochran, Davis, Nickerson

NAYS: None

Future Agenda Items

Members requested to hear from the Abilene Police Department, possibly the youth division, and a representative from the Texas Alcoholic Beverage Commission (TABC.) Ms. Schuman is willing to share a presentation for new TABC regulations, which belongs to the TABC. Ms. Beeman will also share research in regards to creating a specialized district. They are also interested in hearing the challenges and success stories of other communities with these districts, as well as additional developers in the Downtown Abilene area.

Discuss Future Meeting Dates

Members would like to hold the next meeting on Thursday, June 10th at 4 p.m.

ADJOURNMENT

Mr. Cochran moved to adjourn the meeting. Ms. Frazier seconded the motion. There being no further business, the meeting adjourned at 10:20 am.



Ian Nickerson (Chair)



MAYOR'S ENTERTAINMENT AND CULTURAL DISTRICT TASK FORCE JUNE 10, 2021
REGULAR MEETING MINUTES

The following represents the agenda items that were discussed during the regular meeting on Thursday, June 10th at 4 p.m. in the Basement Conference Room at City Hall, Abilene, Texas.

Members present were Mandy Schuman, Cindy Frazier, Katherine Beeman, JR Cochran, Steve Davis, and Ian Nickerson, Chair. Absent was Jeff Ronquillo.

City Staff present were Mayor Anthony Williams, Mr. Michael Rice, Mr. Mike Warrix, Ms. Kelley Messer, Ms. Shawna Atkinson, Ms. Cheryl Sawyers, Mr. Richard Rodgers, and Ms. Melissa Farr (Recording). Also in attendance were Chief Marcus Dudley, Doug Wrenn, and Gerald Moran from the Abilene Police Department.

CALL TO ORDER

Mr. Nickerson called the meeting to order at 4 p.m.

MINUTES

Mr. Cochran moved to **approve** the minutes from the previous meeting held on May 27, 2021. Ms. Schuman seconded the motion. The motion prevailed by the following vote:

AYES: Schuman, Frazier, Beeman, Cochran, Davis, Nickerson

NAYS: None

AGENDA ITEMS

Study and Review Options to Create a Downtown Entertainment and Cultural District

This item was not specifically addressed. Two representatives were present to participate in a question and answer session, which encompassed this topic.

Address Land Development Regulations that Limit or Prohibit Private Developers' Efforts to Revitalize the District

This item was not specifically addressed. Two representatives were present to participate in a question and answer session, which encompassed this topic.

Discussion and Possible Action on Land Development Use and Regulations with Representatives from Community Agencies

Chief of Police, Marcus Dudley, attended the meeting to address any questions regarding law enforcement and crime stats in the downtown area. He shared his enthusiasm with expanding the downtown area. Doug Wrenn and Gerald Moran also joined the chief at this meeting.

He began by providing the crime statistics from 2017 to May 2021. These statistics included aggravated assault, burglary, burglary from motor vehicles, motor vehicle theft, robbery, rape, shoplifting, and theft.

Chief Dudley also presented information related to public intoxication in 2019 and 2020. Traffic stops play a major role in these statistics, as someone could be intoxicated in another part of the city, but stopped in the Entertainment District boundaries. This is also the same for drug violations. Additionally, some of the offenders had repeat incidents in the District.

Gerald Moran presented some of the business permitting rules. Businesses are subject to the 51% Rule with TABC, which means that bars are required to post 51% signs regarding the sale of alcohol for on-site consumption. Some of the key points he made were:

- It is not illegal to consume alcohol in public, however it is always subject to P.C. 42.08 Public Intoxication laws.
- Sales of alcohol to go are based on a business' specific permit such as mixed drinks, beer, wine, or combination thereof.
- Alcohol to go is now enacted into law as of May 13, 2021, but it must be accompanied with a food order.

- Alcoholic beverages to go such as Eskimo Hut is heat sealed in a container and must be consumed off premise (based off permit).

After Chief Dudley offered his presentation, representatives of the Texas Alcoholic Beverage Commission (TABC) were available via conference call to answer questions.

Future Agenda Items

Task Force members requested additional clarification from TABC. They are also interested in discussing urban green space, art requirements for the district, and parking. Additionally, they would like to hear from Mr. Nick Watts, who serves as the City's historic preservation officer.

Discuss Future Meeting Dates

Members would like to hold the next meeting on Thursday, July 8, 2021 at 2 p.m.

ADJOURNMENT

Ms. Frazier moved to adjourn the meeting. Ms. Beeman seconded the motion. There being no further business, the meeting adjourned at 5:32 p.m.

Ian Nickerson (Chair)



MAYOR'S ENTERTAINMENT AND CULTURAL DISTRICT TASK FORCE July 8, 2021
REGULAR MEETING MINUTES

The following represents the agenda items that were discussed during the regular meeting on Thursday, July 8th at 2 p.m. in the Basement Conference Room at City Hall, Abilene, Texas.

Members present were Mandy Schuman, Cindy Frazier, Katherine Beeman, Steve Davis, and Ian Nickerson, Chair. Absent was JR Cochran and Jeff Ronquillo.

City Staff present were Mr. Michael Rice, Mr. Tim Littlejohn, Ms. Kelley Messer, and Ms. Cheryl Sawyers.

CALL TO ORDER

Mr. Nickerson called the meeting to order at 2 p.m.

MINUTES

Ms. Schuman moved to approve the minutes from the previous meeting held on June 10, 2021. Ms. Beeman seconded the motion. The motion prevailed by the following vote:

AYES: Schuman, Frazier, Beeman, Davis, Nickerson

NAYS: None

AGENDA ITEMS

- a. Study and Review Options to Create a Downtown Entertainment District
 1. Parks Discussion: Richard Rogers, Assistant Director of Community Services
Mr. Rogers used Evermann Park as an example of a kid-friendly park, although it does not have a playground. It would be presented to Council to remove Evermann and

Minter Parks from the current ordinance. Presently, no one may enter these parks with alcoholic beverages. Additionally, City of Abilene parks are "Smoke Free" areas.

Park hours are 5:30 a.m. to Midnight. Enforcement may become an issue. There are many photographic opportunities and events that take place at Evermann Park, although they do not take reservations.

Mr. Rice reminded that Storybook Gardens is not a park. There will be a greenspace available for outside dining, etc. when the hotel develops.

Mr. Rogers said there is a Parks and Recreation Board, with seven members who strive to provide for and improve park facilities, open spaces, etc.

When asked about the status of trash in parks, he said trash receptacles are normally checked three times a week. He does not foresee alcohol consumption as a great increase in trash for the Downtown area.

Ms. Schuman shared her concern of creating different ordinances for different parks would make it confusing to the public. Discussion took place in response to this topic with members acknowledging the importance of educating the public with signage and other means.

Mr. Rice reminded Chairman Nickerson that it is within the group's purview to recommend not allowing glass as container. He stated the possibility of a Public Improvement District managed by the City and paid by the public improvement tax. They would maintain park benches, pedestrian lighting, etc.

b. Address Land Development Regulations That Limit or Prohibit Private Developer's Efforts to Revitalize the District

1. Update on Homeless Population and TABC Clarification

Ms. Cheryl Sawyers updated everyone to inform about the homeless population. She serves on the West Texas Homeless Network Board. WTHN is recognized by the state and nation for good management and cohabitation, and work with approximately thirty partners. Abilene Hope Haven is one of the partners, and are currently working with ten individuals in the Downtown area.

She explained the difference between those who are homeless in the area and those known as opportunistic panhandlers. The panhandlers are not homeless. We do not currently have an ordinance that addresses panhandling, but we do have one that addresses traffic concerns in regards to safety at intersections.

Ms. Sawyers closed by saying we know of no criminal records for our currently homeless populations, other than sleeping where they are not supposed to be staying overnight.

She moved on to TABC clarification. They were apologetic, and said the Wine and Beer Retailer's Permit (BG) is an option. The permit authorizes a seller to sell beer, malt liquor, ale and wine on or off the premises. Alcohol beverages to go cannot be transported in clear, plastic cups. The cup must be clearly marked in some way.

c. Discussion and Possible Recommendation on Land Development Use and Regulations

Uses within different zoning districts were discussed when the word "Entertainment" was defined. Ms. Sawyers offered to share a PowerPoint, which will show the different uses permitted by right in Central Business (CB), General Commercial (GC), Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI).

Mr. Rice asked the members what they would like to see in the Entertainment District. Which types of businesses would support their ideas?

Some responses were live outdoor venues/concert areas, small businesses, special events for families and adults (not specific to a targeted age or group), areas for multipurpose uses. The desire for people to shop, eat, and stay in the area was evident.

Future Agenda Items

Chairman Nickerson asked if the group wanted to further discuss art requirements. Ms. Sawyers shared that Ms. Lynn Barnett, Executive Director of the Abilene Cultural Affairs Council, has agreed to attend a meeting and answer any questions.

A discussion and possible motion for geographical boundaries for the Entertainment and Cultural District.

Central Business uses will be discussed. HI, LI, HC are also prominent zoning districts in the Downtown area. Members should identify which zoning districts they want and do not want within the Entertainment and Cultural District.

Discuss Future Meeting Dates

Members would like to hold the next meeting on Thursday, July 29, 2021 at 10 a.m.

ADJOURNMENT

Ms. Frazier moved to adjourn the meeting. Ms. Schuman seconded the motion. There being no further business, the meeting adjourned at 3:22 p.m.



Ian Nickerson (Chair)



**MAYOR'S ENTERTAINMENT AND CULTURAL DISTRICT TASK FORCE
REGULAR MEETING MINUTES**

August 12, 2021

The following represents the agenda items that were discussed during the regular meeting on Thursday, August 12th at 2 p.m. in the Basement Conference Room at City Hall, Abilene, Texas.

Members present were Mandy Schuman, Cindy Frazier, Katherine Beeman, Steve Davis, JR Cochran and Ian Nickerson, Chair. Absent was Jeff Ronquillo.

City Staff present were Mr. Michael Rice, Mr. Tim Littlejohn, Ms. Kelley Messer, Ms. Cheryl Sawyers, and Charlie Pyron (Recording).

Others present were Ms. Lynn Barnett, Mr. Josh Black and Mr. Dale Carter.

CALL TO ORDER

Mr. Nickerson called the meeting to order at 2 p.m.

MINUTES

Ms. Beeman moved to **approve** the minutes from the previous meeting held on July 29, 2021. Mr. Davis seconded the motion. The motion prevailed by the following vote:

AYES: Schuman, Frazier, Beeman, Davis, Cochran, Nickerson

NAYS: None

AGENDA ITEMS

As (a) and (b) agenda items were not discussed in the previous meeting, the Task Force needs a formal vote to talk about component of alcohol and which direction to take.

a. Study and Review Options to Create a Downtown Entertainment District

Ms. Frazier made the motion to prohibit glass containers within the Entertainment District. Mr. Cochran seconded the motion. The motion prevailed by the following vote:

AYES: Schuman, Frazier, Beeman, Davis, Cochran, Nickerson

NAYS: None

Mr. Cochran made the motion to approve alcohol consumption in Minter Park and Evermann Park. Mr. Davis seconded the motion. The motion prevailed by the following vote:

AYES: Schuman, Frazier, Beeman, Davis, Cochran, Nickerson

NAYS: None

Mr. Cochran made the motion to approve the extension of park hours to 2 a.m. Ms. Beeman seconded the motion. The motion prevailed by the following vote:

AYES: Beeman, Davis, Cochran, Nickerson

NAYS: None

ABSTAIN: Schuman, Frazier

b. Address Land Development Regulations That Limit or Prohibit Private Developer's Efforts to Revitalize the District

This item was not discussed.

c. Discussion and Possible Recommendation on Land Development Use and Regulations

1. Review of Permitted Uses in Central Business (CB), General Commercial (GC), Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Zoning Districts Appropriate for the Entertainment and Cultural District

Ms. Sawyers shared a map showing the recent boundaries established for the Entertainment District and the current Abilene Cultural District.

2. Discussion and Possible Motion to Establish Geographical Boundaries for the Entertainment and Cultural District

Ms. Lynn Barnett, Executive Director of the Abilene Cultural Affairs Council, discussed architectural sculptures to be placed within the entertainment district. One will be placed north of the Civic Center next week.

Additionally, an event is planned for October titled, "Walk This Way," located behind the T&P Depot and pedestrian tunnel where a mural will be unveiled and a sculpture of a flying dragon.

Members of the Task Force also discussed the monthly meetings of the Abilene Downtown Association, which meets the first Thursday of each month. They would like to attend the meeting on September 2, 2021.

Future Agenda Items

The formal name of the District was discussed and tabled for the future agenda.

Discuss Future Meeting Dates

Members would like to hold the next meeting on Thursday, August 26, 2021 at 10 a.m.

ADJOURNMENT

Mr. Cochran moved to adjourn the meeting. Ms. Frazier seconded the motion. There being no further business, the meeting adjourned at 3:42 p.m.

A handwritten signature in black ink, appearing to read 'Ian Nickerson', is written over a horizontal line.

Ian Nickerson (Chair)



**MAYOR'S ENTERTAINMENT AND CULTURAL DISTRICT TASK FORCE
REGULAR MEETING MINUTES**

September 9, 2021

The following represents the agenda items that were discussed during the regular meeting on Thursday, September 9th at 2 p.m. in the Basement Conference Room at City Hall, Abilene, Texas.

Members present were Mandy Schuman, Cindy Frazier, Katherine Beeman, Steve Davis, JR Cochran and Ian Nickerson, Chair. Absent was Jeff Ronquillo.

City Staff present were Mr. Michael Rice, Ms. Kelley Messer, Ms. Cheryl Sawyers, and Ms. Melissa Farr (Recording).

Others present were members of the Abilene Downtown Association (ADA) Ms. Amanda O'Connor and Ky Kasselmann.

CALL TO ORDER

Mr. Nickerson called the meeting to order at 2 p.m.

MINUTES

Mr. Cochran moved to **approve** the minutes from the previous meeting held on August 12, 2021, as amended to reflect Ms. Frazier and Ms. Schuman as "Nays" for the extension of park hours. Ms. Beeman seconded the motion. The motion prevailed by the following vote:

AYES: Schuman, Frazier, Beeman, Davis, Cochran, Nickerson

NAYS: None

AGENDA ITEMS

- a. Study and Review Options to Create a Downtown Entertainment District
 1. Establish the Formal Name of the District (Tabled from August 12, 2021)

A formal name for the District was not discussed; however, Ms. O'Connor and Ms. Kasselmann were invited to the meeting to further discuss thoughts they would like for the City to consider. Some of these topics included parking, street lighting, restrooms for Downtown area, trash management, and the need for a streamlined process for special event permits.

Ms. O'Connor shared the desire for structured guidelines that the Downtown businesses can use to make business successful. The ABA has reached a point where they are hoping the task force will define an entertainment district and provide assistance to them. They would like to focus on infrastructure, rather than alcohol sales. They are looking forward to bigger events and growth for the Downtown culture. It was stated that Texas Alcoholic Beverage Commission (TABC) is the authority for alcohol sales and consumption. Business owners are already regulated by TABC, so they would appreciate the Task Force removing their focus from this aspect of the District. The owners are proud of the Downtown area, and desire to protect it and progress with integrity.

As Downtown business owners, they are committed to their responsibility associated with alcohol sales. She believes crime and alcohol consumption can be managed by both restaurant owners and presence of respected authorities, such as the Abilene Police.

When asked to expand on trash management, Ms. O'Connor stated that the area is currently included in City route trash pickup. The concern is in regards to special public events.

Mr. Rice and Ms. Schuman conversed about managing alcohol downtown after hours brought in by other people is not truly a current problem, or issue. It was agreed to not try to resolve a problem that does not exist.

Ms. O'Connor asked for a definition of a streamlining process for special events and how to make that happen. Again, she reminded the members this is a desire of current business owners in the area.

Mr. Nickerson stated that in reviewing the charge from the Resolution, it appears the Task Force has fulfilled its mission. Ms. Beeman added that an entertainment district is so much more than the focus on alcohol. She described it as being a place to grow the economy. Ms. Beeman remarked it is a marketing and branding opportunity.

Mr. Rice recommended to no longer discuss alcohol consumption and recognize it is already allowed and a managed process. He encouraged to focus on the report to educate the public.

He reminded everyone of the tasks that are City responsibilities. He also acknowledged the needs for the area and is happy to share with City Council. He asked if an entertainment is proven necessary and what the boundaries actually mean.

Mr. Cochran made the motion to recommend that City Council take no action outside of current TABC regulations and state law in regards to on or off-premise alcohol consumption. Ms. Beeman seconded the motion. The motion prevailed by the following vote:

AYES: Schuman, Beeman, Davis, Cochran, Nickerson

NAYS: Frazier

- b. Address Land Development Regulations That Limit or Prohibit Private Developer's Efforts to Revitalize the District

This item was not discussed.

- c. Discussion and Possible Recommendation on Land Development Use and Regulations

This item was not discussed.

Future Agenda Items

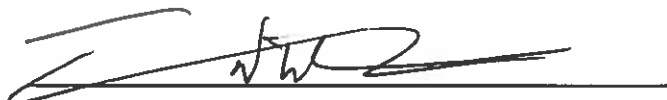
Topics to further discuss are the actual meaning and purpose of the set boundaries for the District and the cultural aspects.

Discuss Future Meeting Dates

Members would like to hold the next meeting on Thursday, September 16th at 1 PM.

ADJOURNMENT

Ms. Frazier moved to adjourn the meeting. There being no further business, the meeting adjourned at 3:13 p.m.


Ian Nickerson (Chair)



**MAYOR'S ENTERTAINMENT AND CULTURAL DISTRICT TASK FORCE
REGULAR MEETING MINUTES**

September 16, 2021

The following represents the agenda items that were discussed during the regular meeting on Thursday, September 16th at 1 p.m. in the Basement Conference Room at City Hall, Abilene, Texas.

Members present were Cindy Frazier, Katherine Beeman, Steve Davis, JR Cochran and Ian Nickerson, Chair. Absent members were Mandy Schuman and Jeff Ronquillo.

City Staff present were Mr. Michael Rice, Mr. Trent Dietz, Ms. Cheryl Sawyers, and Ms. Melissa Farr (Recording).

Others present were members of the Abilene Downtown Association (ADA) Ms. Ky Kasselmann and Ms. Allison Carroll, as well as Ms. Diane Leggett.

CALL TO ORDER

Mr. Nickerson called the meeting to order at 1 p.m.

MINUTES

Ms. Beeman moved to approve the minutes from the previous meeting held on September 9, 2021. Mr. Cochran seconded the motion. The motion prevailed by the following vote:

AYES: Frazier, Beeman, Davis, Cochran, Nickerson

NAYS: None

AGENDA ITEMS

a. Study and Review Options to Create a Downtown Entertainment District

Mr. Rice shared the draft presentation to members for their comments, questions, and recommendations. After discussion took place, it was concluded that **safety, a family-friendly environment, sanitation services, the inclusion of arts and culture, and the need for a point of contact as and education and coordination provider** are the main areas to be addressed.

Ms. Frazier provided a brief synopsis of a report, which was prepared by Ms. Frazier and Ms. Schuman. The report was provided to everyone present as a handout.

The recommendations suggested in their report were as follows:

1. Reinvest in downtown Abilene and elevate the economy by creating an entertainment district with guidelines for public health and safety.
2. Develop and enforce practices that prevent the overservice of alcohol.
3. Limit the number of establishments that sell alcohol within the proposed district.

Ms. Diane Leggett, managing partner of Under One Roof, expressed her disappointment with the Task Force and City Staff, as she was unaware of the specific charge for the group. She proclaimed her adoration for the City of Abilene and its downtown area, and sees the formation of this group as an "opportunity" to fulfill visions and dreams for the community.

Mr. Cochran made the motion to **recommend** the future exploration and creation of an economic development group who will focus on the five main areas of interest (in bold) discussed above. Ms. Frazier seconded the motion. The motion prevailed by the following vote:

AYES: Frazier, Beeman, Davis, Cochran, Nickerson

NAYS: None

Mr. Cochran moved to remove and rescind the approval of established boundaries for the District. As no one seconded, the motion **failed**.

Ms. Frazier made the motion to **recommend** the extension of the boundaries set for the District to include both sides of Hickory and Orange Streets from N. 6th Street to the railroad tracks. Ms. Beeman seconded the motion. The motion prevailed by the following vote:

AYES: Frazier, Beeman, Davis, Cochran, Nickerson

NAYS: None

- b. Address Land Development Regulations That Limit or Prohibit Private Developer's Efforts to Revitalize the District

This item was not discussed.

- c. Discussion and Possible Recommendation on Land Development Use and Regulations

This item was not discussed.

Future Agenda Items

Mr. Rice will prepare a revised presentation to include the recommendations from this meeting for possible vote to approve and forward to the Planning and Zoning Commission and City Council.

Discuss Future Meeting Dates

Members would like to hold the next meeting on Tuesday, September 28, 2021 at 9:30 a.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 2:55 p.m.

Ian Nickerson (Chair)

Mayor's Entertainment District Task Force



Mayor's Entertainment District Task Force

"Creation and Purpose"

- The Mayor's Entertainment District Task Force (Task Force) was created by the Mayor and City Council with Resolution 56-2021 on April 22, 2021.
- The Task Force was charged with "studying and reviewing options to create an downtown entertainment district, which includes allowing off premise consumption of alcohol within the district and addresses land development regulations that limit or prohibit private developer's efforts to revitalize the district."
- The Task Force was asked to make a formal presentation to the City Council and the Planning and Zoning Commission at the conclusion of its work. The presentation shall contain their recommendations.



Mayor's Entertainment District Task Force

"Members"

Chairman

Ian Nickerson

Members

Mandy Schuman

Cindy Frazier

Katherine Beeman

Steve Davis

Jeff Ronquillo

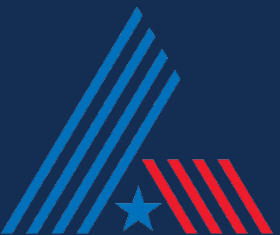
J.R. Cochran



Mayor's Entertainment District Task Force

"Meetings"

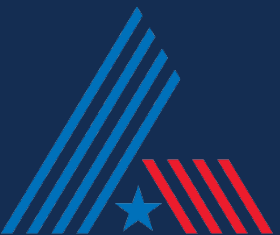
- The Task Force held their 1st meeting on May 13, 2021.
- Meetings were held on: May 27, June 10, July 8, July 29, Aug. 12, and Sept. 9, Sept. 16, Sept. 28. Some Task Force members met with the Abilene Downtown Association on Sept. 2.
- Guests at the meetings: Tim Smith (Downtown Developer), George Levesque (Paramount Theatre), Marcus Dudley (Police Chief), Doug Wren (Asst. Police Chief), Gerald Moran (Police Lt. II), Richard Rogers (Community Services), TABC representatives (by phone), Josh Black (Abilene Preservation League), Dale Carter (12th Armored Division Memorial Museum), Lynn Barnett (Abilene Cultural Affairs Council), Amanda O'Connor (ADA, Cypress Street Station), Ky Kasselmann (ADA, Grain Theory), Diane Leggett (ADA, Under One Roof), Allison Carrol (ADA, Monks Coffee Shop)



Mayor's Entertainment District Task Force

"Discussion Topics"

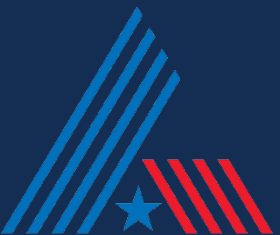
- What is an Entertainment District
- Alcohol, Alcohol to Go
- Businesses
- Crime, Public Intoxication
- Cultural District
- Entertainment District Boundary
- Entertainment
- Family Friendly
- Glass beverage containers
- Homeless/Homelessness
- Hours of Operation
- Land Uses
- Lighting
- Parking
- Parks, Dog Park, Playground
- Possible Business Roadblocks
- Safety
- Special Event Process
- Trash
- Walkability/Pedestrian Access



Mayor's Entertainment District Task Force

"Findings"

- Public Consumption of Alcohol is currently lawful in Abilene, TX. TABC regulates Alcohol Sales, On Premise Alcohol Consumption, and Alcohol to Go.
- The City of Abilene Police Department currently address excessive Alcohol consumption through current state and local laws.
- The Police Department does not have the capacity to enforce additional Abilene Regulations concerning alcohol consumption within the Entertainment District boundary.
- No recurring issues were identified that limit or prohibit private developer's efforts to revitalize downtown.



Mayor's Entertainment District Task Force

"Findings (continued)"

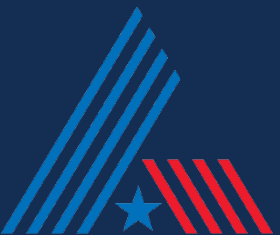
- Downtown Business owners want the City to address parking, trash, pedestrian lighting, public restrooms, and a streamlined special event process.
- There is a desire to promote the Downtown area.
- There is a desire to promote a Family Friendly downtown.
- There is a need for improved education & communication within the Downtown community. A full-time Downtown Coordinator or a central point of contact would be beneficial in addressing this need.



Mayor's Entertainment District Task Force

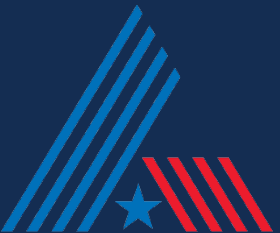
"Recommendations"

- Adopt the concept of creating & establishing the boundaries of an Entertainment and Cultural District and pursue with details being later defined (5/27/21)
- Approve Entertainment District Boundaries (7/29/21)
- Prohibit use of Glass Beverage Containers in Public Spaces within the Entertainment District Boundary (8/12/21)
- Recommend allowing Alcohol Consumption in Minter Park and Evermann Park (8/12/21)
- Recommend extending Park Hours within the Entertainment District to 2 a.m. (8/12/21)
- Recommend City Council take NO ACTION outside of current TABC regulations and state law in regards to on and off-premise alcohol consumption. (9/9/21)
- Recommend an Amendment to the Entertainment District Boundary (9/16/21)



Mayor's Entertainment District Task Force "Entertainment District Boundary"

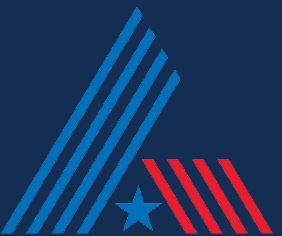
ENTERTAINMENT DISTRICT EXHIBIT



Mayor's Entertainment District Task Force

"Conclusion"

- The Task Force has met the charges contained within Resolution 56 -2021.
- The Task Force Recommends & Encourages Future Planning in Downtown with an emphasis on: Safety, Sanitation, Art & Culture, and a Family Friendly atmosphere.



QUESTIONS?

