



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 November 2, 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 October 5, 2021.

PLATS

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

2. FRP-7121: "Arthur Sears Park Addition, Block 11, Lots 101 - 108"
3. PP-7321 "Hardison Estates"
4. PP-7421: "Faculty Row Addition"
5. FP-5021 "Cross Development Addition, Block A, Lot 1"
6. FP-3019 "Carriage Hills, Section 3"

ZONING

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

7. Z-2021-30: Public Hearing and Possible Vote to Recommend Approval or Denial to City Council on a Request from Hit Ventures LLC to Change Zoning from Agricultural Open Space (AO) to a Neighborhood Retail (NR) District on Approximately 4.51 acres at 3250 Beltway South and out of W.J. Reddell Survey in Abilene, Taylor County, Texas. **(Brad Stone)**
8. Z-2021-31: Public Hearing and Possible Vote to Recommend Approval or Denial to City Council on a Request from Jeffrey C. Snead to Change Zoning from Agricultural Open Space (AO) to a General Commercial (GC) District on Approximately 36 Acres of Land at 3658 East Highway 80 in East Abilene. Legal Description Being 35.89 Acres Out of Blind Asylum Lands Section 45 in Abilene, Taylor County, Texas. **(Brad Stone)**

9. Z-2021-32: 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 Change Zoning From Agricultural Open Space (AO) To A Residential Medium-Density (MD) District On Approximately 14 Acres Of Land at 665 East South 27th Street In Southeast Abilene. Legal Description Being A Certain 14.34 Acres Out Of The Northeast Quarter Of Blind Asylum Lands Section 62 In Abilene, Taylor County, Texas. (Cheryl Sawyers)
10. Z-2021-33: Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From Sitzes Brothers LLC (Represented By Enprotec/Hibbs & Todd, Engineering Consultants) To Change Zoning From Residential Multi-Family (MF) To A Planned Development (PD) District Allowing Uses Commensurate With Residential Multi-Family (MF) Zoning As Well As Self-Service Storage, On Approximately 1¼ Acre Of Now-Vacant Land At 3750 Rolling Green Drive, In South Abilene. Legal Description Being A Certain 1.219-Acre Tract Out Of J. E. Sheppard Survey No. 96 In Abilene, Taylor County, Texas. (Brad Stone)
11. Z-2021-34: Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From Christopher Blake Howard (Represented By Jacob & Martin Llc) To Change Zoning From Residential Single-Family (Rs-6) To A Residential Single-Family Patio Home (Ph) District On Approximately 2.78 Acres Of Now-Vacant Land At 1633 Griffith Road. Legal Description Being All Of Lot 1 In Hbms Roppe Estates, Abilene, Taylor County, Texas. (Jared Smith)
12. Z-2021-35: Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From Broadview Baptist Church (Represented By Les Campbell) To Change Zoning From Residential Single-Family (RS-6) To A Neighborhood Retail (NR) District On 0.3271 Acre Of Land At 2414 South 27th Street In South Central Abilene. Legal Description Being The South 104 Feet Of The West 137 Feet Of Lot 4 In Block 1 Of The Over Place Addition To Abilene, Taylor County, Texas. (Nick Watts)
13. Z-2021-36: Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From Abilene Majestic Llc (Represented By Jacob & Martin Llc) To Amend Terms And Conditions Of Planned Development District Number 77 (PD 77) Specifically As They Affect 1.98 Acre Of Now-Vacant Land At 3850 Catclaw Drive In South Abilene, Expanding The Range Of Allowed Uses There To Include (Minor) Repair And Maintenance Of Automobiles And Small Trucks. Legal Description Of Said 1.98 Acre Being All Of Lot 201 In Block A Of The Pak Addition To Abilene, Taylor County, Texas. (Nick Watts)

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 29th day of October, 2021, at 4:00 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 October 5, 2021 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas.

Commissioners Present:

Mr. Clint Rosenbaum, Chairman

Ms. Alex Russell, Sergeant-at-Arms

Ms. Shawnte' Fleming

Mr. Bill Noonan, Secretary

Mr. Brad Benham, Chairman Pro Tem

Mr. Mitch Barnett

Commissioner Absent:

Rev. Iziar Lankford

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

Ms. Katherine Beeman, Stormwater Education Coordinator

Others Present:

Mr. Clayton Farrow

Mr. James Pitts

Mr. Rosten Callarman

Mr. David Todd

Ms. Jenny Henley

Ms. Cindy Frazier

Ms. Mandy Schuman

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:32 p.m.

INVOCATION

Mr. Benham delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Mr. Noonan moved to approve the minutes from the previous meeting held on September 7, 2021. Mr. Benham seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

PLATS

PP-6621: Holloway Farms, Abilene, Taylor County, Texas

FP-6121: Hunters Landing, Section 4, Abilene, Taylor County, Texas **FP-6221:** Hunters Landing, Section 5, Abilene, Taylor County, Texas

FP-6721: Highland Farms, Section 3, Abilene, Taylor County, Texas

FP-3021: Meadow Valley Estates, Taylor County, Texas

FP-5121: Red Stone Creek, Taylor County, Texas

FRP-6521: George W Jalonicks, Second Addition, Block A, Lot 101, Abilene, Taylor County, Texas

Mr. Smith presented the proposed plats for consideration. The preliminary plat for Holloway Farms had no conditions. The final plats had conditions attached to the request for approval.

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

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

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

NAYS: None

ZONING

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.

Mr. Nick Watts presented this request. The three lots incorporated into this request are located within the Carver neighborhood, which is 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.

Mr. Rosenbaum opened the public hearing. Those who spoke in favor were Ms. Jenny Henley and Mr. James Pitts.

Mr. Rosten Callarman and Ms. Victoria Tebo spoke in opposition.

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. There were eleven (11) responses received in favor with none (0) in opposition.

Mr. Benham made the motion to **approve** the request to rezone from RS-6 to HC. Mr. Barnett seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

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.

Mr. Brad Stone presented this request. 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.

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.

Mr. Rosenbaum opened the public hearing. Mr. David Todd spoke in favor and clarified the verbiage in the ordinance discussed did not match the map that was passed in 2006.

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor with two (2) received in opposition. The two responses were received from two of the townhouses on the other side of Oldham Lane.

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

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

NAYS: None

Presentation on the Findings of the Mayor's Entertainment District Task Force

Ms. Sawyers presented a brief overview of the charge to the Mayor's Entertainment District Task Force, as stated in Resolution No. 56-2021. Members were charged with "studying and reviewing options to create a 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 formal presentation for City Council includes a listing of all meeting dates from May to September. The findings and recommendations were outlined, as well as a proposed Entertainment District Boundary.

Mr. Rosenbaum opened the public hearing. Ms. Mandy Schuman, Abilene Recovery Council, spoke to encourage the Commission to consider how an entertainment district might look in five years by sharing data and statistics from various surveys.

Ms. Cindy Frazier responded as being the data coordinator for Abilene Recovery Council and expressed her desire to insure public health and safety are priorities.

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 3:16 p.m.

APPROVED

Mr. Clint Rosenbaum, Chairman

OWNER:
MASCORRO PROPERTIES, LLC
190 STEAMBOAT DRIVE
TUSCOLA, TEXAS 79562

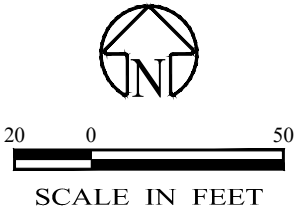
LOTS 101 THROUGH 108, BLOCK 11
ARTHUR SEARS PARK ADDITION
ABILENE, TAYLOR COUNTY, TEXAS

LOT 101, BLOCK 11
ARTHUR SEARS PARK ADDITION
ABILENE, TAYLOR COUNTY, TEXAS
PLAT RECORDS

P.O.B.
N: 6859392.75
E: 1581967.67

SHELTON STREET

UNIVERSITY BOULEVARD



LEGEND

- MONUMENTATION PER FIELD NOTES
- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINES
- ADJACENT BOUNDARY LINES

FIELD NOTES

BEING LOTS 101 THROUGH 108, BLOCK 11, ARTHUR SEARS PARK ADDITION, ABILENE, TAYLOR COUNTY, TEXAS, SAME BEING COMPRISED OF ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, BLOCK 11, ARTHUR SEARS PARK ADDITION, ABILENE, TAYLOR COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 534, PLAT RECORDS, TAYLOR COUNTY, TEXAS, SAME BEING CONVEYED IN DOCUMENT NO. 2021-5513, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, 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 TO A FOUND 3/8 INCH IRON ROD AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF VOGEL AVENUE AND THE WEST RIGHT OF WAY OF SHELTON STREET FOR THE NORTHEAST CORNER OF THIS TRACT AND SAID LOT 1;

THENCE SOUTH 01 DEGREES 00 MINUTES 25 SECONDS WEST, ALONG THE WEST RIGHT OF WAY OF SHELTON STREET, A DISTANCE OF 499.90 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "GEOTEX 4885" AT THE SOUTHEAST CORNER OF SAID LOT 10 AND THIS TRACT;

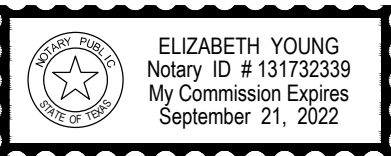
THENCE NORTH 88 DEGREES 58 MINUTES 37 SECONDS WEST A DISTANCE OF 132.50 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "GEOTEX 4885" ON THE EAST SIDE OF A FIFTEEN (15') FEET WIDE ALLEY AT THE SOUTHWEST CORNER OF SAID LOT 10 AND THIS TRACT;

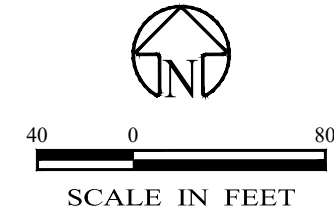
THENCE NORTH 01 DEGREES 00 MINUTES 25 SECONDS EAST, ALONG THE EAST SIDE OF THE ALLEY, A DISTANCE OF 499.91 FEET A FOUND 3/8 INCH IRON ROD ON THE SOUTH RIGHT OF WAY OF VOGEL AVENUE AT THE NORTHWEST CORNER OF LOT 1 AND THIS TRACT;

THENCE SOUTH 88 DEGREES 58 MINUTES 23 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY OF VOGEL AVENUE, A DISTANCE OF 132.50 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 1.521 ACRES. SURVEYED ON SEPTEMBER 21, 2021.

NOTES

- ACCORDING TO THE FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 485450, PANEL NUMBER 48441C0207F, EFFECTIVE JANUARY 6, 2012, THIS PROPERTY IS LOCATED IN ZONE AO, A SPECIAL FLOOD HAZARD AREA WITH A DEPTH OF 1 FOOT.
- 1/2" IRON RODS WITH PLASTIC CAPS MARKED "H&T" WILL BE SET AT ALL LOT CORNERS.
- 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 THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B PENAL CODE OF TEXAS, AS AMENDED.		PLANNING DIRECTOR FILED WITH PLANNING DIRECTOR. CITY OF ABILENE, TEXAS	
DATE	CHAIRMAN	DATE	FILE NUMBER
ATTEST	SECRETARY	PLANNING DIRECTOR	
DATE	PLANNING DIRECTOR	FEES	
DIRECTOR OF PUBLIC WORKS 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.		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, ALLEYS, UNDER THE NAME OF LOTS 101 THROUGH 108, BLOCK 11 ARTHUR SEARS PARK 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 BRANDON MASCORRO MASCORRO PROPERTIES, LLC			
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 BRANDON MASCORRO 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 MASCORRO PROPERTIES, LLC 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 1.521 SCALE 1" = 50' SMALLEST LOT 8,140 SQ FT LARGEST LOT 9,275 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: LOTS 101 THROUGH 108, BLOCK 11 ARTHUR SEARS PARK ADDITION ABILENE, TAYLOR COUNTY, TEXAS  SIGNATURE 10/28/2021 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			



NOTES

1. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485450, MAP NUMBER 48441C0238F MAP REVISED JANUARY 6, 2012; THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.
2. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
3. TOTAL ACREAGE OF PROPOSED DEVELOPMENT IS 27.859 ACRES.
4. THIS ADDITION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED 8" WATER LINE
- PROPOSED FIRE HYDRANT SERVICE AREA
- PROPOSED 8" SANITARY SEWER LINE
- D.E. DRAINAGE EASEMENT
- S.L. STREET LIGHT EASEMENT
- U.E. UTILITY EASEMENT

LOT 22 SHALL BE DEDICATED TO THE CITY OF ABILENE AS STORMWATER DETENTION POND/DRAINAGE EASEMENT

LOT 1, BLOCK 4 PARKSIDE PLACE NORTH SUBDIVISION CABINET 2, SLIDE 370-A PLAT RECORDS

TAYLOR ELECTRIC COOP. INC. DOCUMENT No. 2008-126 OFFICIAL PUBLIC RECORDS

BLOCK A AREA TABLE			
LOT #	SQ. FT.	ACRES	
1	13523	0.310	
2	6000	0.138	
3	6000	0.138	
4	6000	0.138	
5	6000	0.138	
6	6000	0.138	
7	6000	0.138	
8	6002	0.138	
9	12408	0.285	
10	12110	0.278	
11	6013	0.138	
12	6000	0.138	
13	6000	0.138	
14	6000	0.138	
15	6000	0.138	
16	6000	0.138	
17	6000	0.138	
18	6000	0.138	
19	6000	0.138	
20	6000	0.138	
21	6000	0.138	
22	6000	0.138	
23	6000	0.138	
24	6000	0.138	
25	6500	0.149	
26	6500	0.149	
27	6000	0.138	
28	6000	0.138	
29	6000	0.138	
30	6015	0.138	

BLOCK C AREA TABLE			
LOT #	SQ. FT.	ACRES	
1	7504	0.172	
2	7014	0.161	
3	7012	0.161	
4	7011	0.161	
5	7010	0.161	
6	6629	0.152	
7	6716	0.154	
8	6630	0.152	
9	6087	0.140	
10	6650	0.153	
11	6729	0.154	
12	7602	0.175	
13	9542	0.219	

BLOCK D AREA TABLE			
LOT #	SQ. FT.	ACRES	
1	7939	0.182	
2	6889	0.158	
3	7088	0.163	
4	7000	0.161	
5	6781	0.156	
6	9650	0.222	
7	9033	0.207	
8	8417	0.193	
9	7800	0.179	
10	7184	0.165	
11	6569	0.151	
12	6310	0.145	
13	6310	0.145	
14	6310	0.145	
15	6310	0.145	
16	6899	0.158	
17	6929	0.159	
18	6310	0.145	
19	6310	0.145	
20	6311	0.145	
21	7954	0.183	
22	7690	0.177	
23	7775	0.178	
24	8502	0.195	
25	9229	0.212	
26	9956	0.229	
27	9911	0.228	

BLOCK B AREA TABLE			
LOT #	SQ. FT.	ACRES	
1	16583	0.381	
2	13275	0.305	
3	8724	0.200	
4	8700	0.200	
5	8700	0.200	
6	8700	0.200	
7	8700	0.200	
8	8700	0.200	
9	9425	0.216	
10	8700	0.200	
11	8700	0.200	
12	10789	0.248	
13	109065	2.504	
14	9811	0.225	
15	12718	0.292	
16	48418	1.112	
17	10704	0.246	
18	130781	3.002	
19	6023	0.138	
20	6000	0.138	
21	7414	0.170	

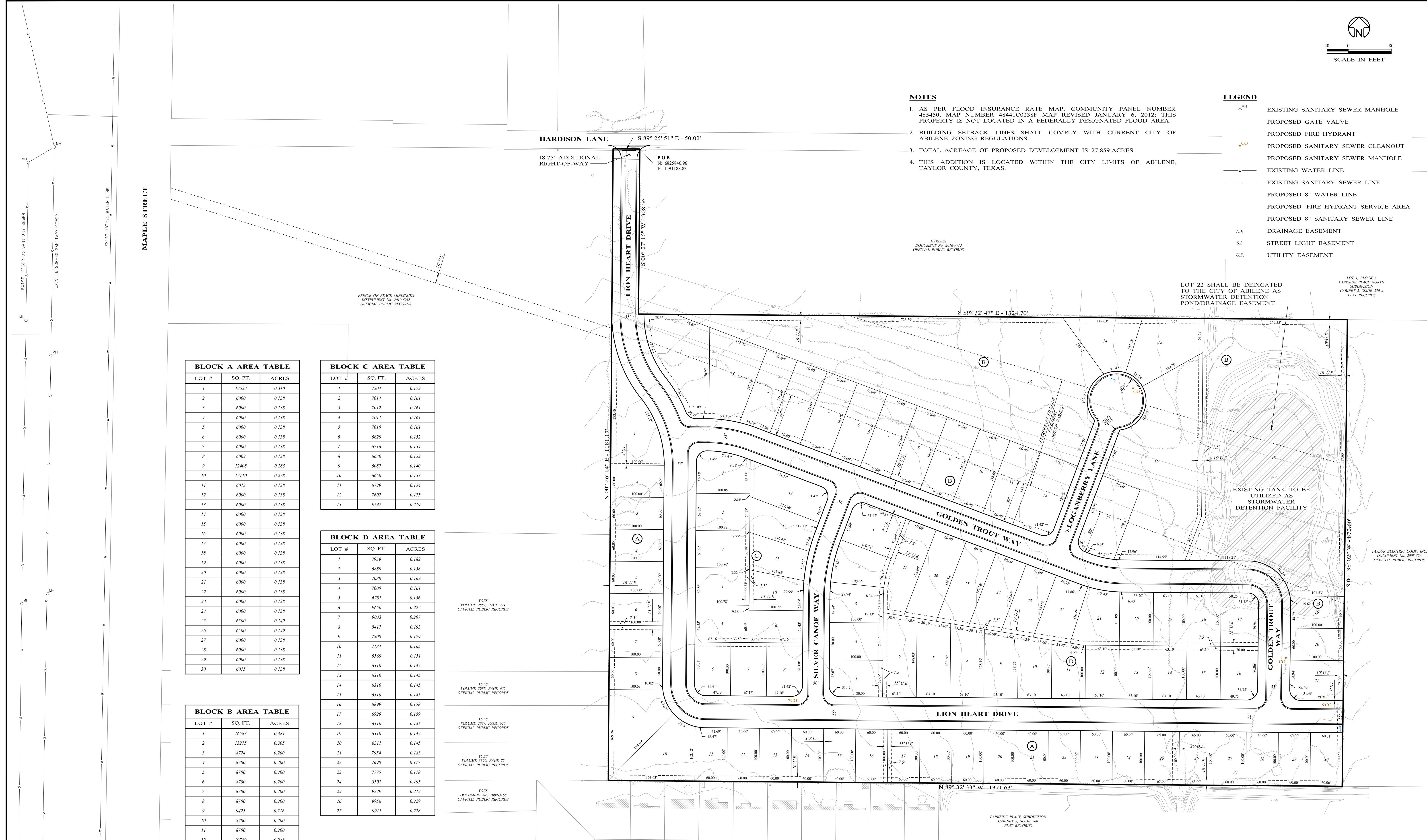
Y.O.E.S. VOLUME 2880, PAGE 774 OFFICIAL PUBLIC RECORDS

Y.O.E.S. VOLUME 2807, PAGE 652 OFFICIAL PUBLIC RECORDS

Y.O.E.S. VOLUME 3087, PAGE 630 OFFICIAL PUBLIC RECORDS

Y.O.E.S. VOLUME 3390, PAGE 72 OFFICIAL PUBLIC RECORDS

Y.O.E.S. DOCUMENT No. 2009-2108 OFFICIAL PUBLIC RECORDS





ENROTEC/HIBBS & TODD, INC.
ENVIRONMENTAL AND CIVIL ENGINEERING
402 Cedar Street
325-698-5560
PE Firm Registration No. 1151
RPLS Firm Registration No. 11011300

**PRELIMINARY PLAT
FOR
HARDISON ESTATES
ABILENE, TAYLOR COUNTY, TEXAS**

8063
PROJECT NO.
10/29/2021
DATE
J.D.T.
DESIGNED BY:
D.B.H.
DRAWN BY:
J.D.T.
CHECKED BY:
1 OF 1

- PLAT NOTES:
1. AREA OF SUBDIVISION = 7.766 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 1.405 ACRES.
 2. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441-C-0332-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 CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
 5. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
 6. UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY"
 7. IF OBSTACLES (FENCES, 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.
 8. LOT 27X, BLOCK A IS A NON-BUILDABLE LOT AS SHOWN AND IS ALSO A DRAINAGE EASEMENT.
 9. LOT 15X, BLOCK B IS A DRAINAGE & DETENTION EASEMENT DEDICATED TO THE CITY OF ABILENE BY THIS PLAT.

BASIS OF BEARINGS:
BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.000141357.

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.

CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CH. BEARING	CH. LENGTH
C6	31.42'	50.00'	36°00'00"	16.25'	S68°41'40"W	30.90'
C7	32.51'	50.00'	37°14'58"	16.85'	S32°04'11"W	31.94'
C8	43.81'	50.00'	50°12'07"	23.42'	S11°39'21"E	42.42'
C10	42.04'	50.00'	48°10'42"	22.35'	S42°12'21"W	40.82'
C11	28.79'	50.00'	32°59'45"	14.81'	S36°13'52"E	28.40'
C12	25.33'	50.00'	29°01'44"	12.94'	S67°14'37"E	25.06'
C13	39.69'	50.00'	45°28'53"	20.96'	N75°30'05"E	38.66'
C19	35.26'	50.00'	40°24'03"	18.40'	N73°06'18"W	34.53'
C20	8.07'	50.00'	9°14'44"	4.04'	S33°04'04"W	8.06'

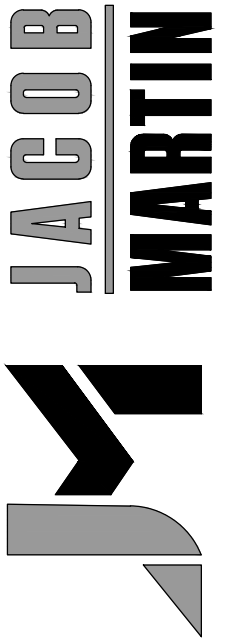
LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	14.14'	S45°13'32"W
L2	14.14'	S44°46'28"E

DEVELOPER/SUBDIVIDER:
THE CONDER COMPANY
4150 SOUTHWEST DRIVE, SUITE 210
ABILENE, TEXAS 79606
325-692-9141

FACULTY ROW ADDITION
BEING 7.766 ACRES OUT OF THE
W.J. REDDELL SURVEY, ABSTRACT NO. 1371,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

PRELIMINARY
This document shall not be
recorded for any purpose.

3465 CURRY LANE
ABILENE, TX 79606
325-695-1070
1508 SANTA FE DR, STE 204
WILKINSON, TX 76066
817-594-9880
4920 S. LOOP 289, STE 104
LUBBOCK, TX 79414
806-369-6375



TBPCLS FRM # 10194493

ABILENE, TEXAS

FACULTY ROW ADDITION

CONSTRUCTION DRAWINGS

PRELIMINARY PLAT

SCALE 1" = 60'

PROJECT # 21377

DESIGNED C.F.

DRAWN C.F.

CHECKED C.F.

NO. REVISION

SHEET

1 OF 1



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 9279, PENAL CODE OF TEXAS, AS AMENDED.

DATE _____

CHAIRMAN _____

ATTEST _____

SECRETARY _____

DATE _____

PLANNING DIRECTOR _____

PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.

DATE _____

FILE NUMBER _____

PLANNING DIRECTOR _____

FEES _____

COUNTY CLERK _____

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

DATE _____

FILE NUMBER _____

COUNTY CLERK _____

COUNTY TEXAS _____

DEPUTY _____

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED MANAGER OF THE HEREIN 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

CARRIAGE HILLS ADDITION, SECTION 3
BEING 49.316 ACRES OUT OF THE
NW/4 OF SECTION NO. 14,
LUNATIC ASYLUM LANDS, ABSTRACT NO. 776,
& THE SW/4 OF SECTION NO. 14,
LUNATIC ASYLUM LANDS, ABSTRACT NO. 777,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LINES, 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 _____ OCTOBER _____ A.D. 2021

AARON WALDROP
CARRIAGE HILLS DEVELOPMENT CORPORATION, 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

AARON WALDROP

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

CARRIAGE HILLS DEVELOPMENT CORPORATION, LLC.

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 _____ OCTOBER _____ A.D. 2021

TAYLOR COUNTY TEXAS

GENERAL NOTES

ACREAGE: 49.316 ACRES

SCALE: 1"=100' SMALLEST LOT: 0.158 ACRES LARGEST LOT: 0.373 ACRES

LOT WIDTH: MIN. 60.00' MAX. 114.00' LOT DEPTH: MIN. 110.00' MAX. 167.93'

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:

CARRIAGE HILLS ADDITION, SECTION 3
BEING 49.316 ACRES OUT OF THE
NW/4 OF SECTION NO. 14,
LUNATIC ASYLUM LANDS, ABSTRACT NO. 776,
& THE SW/4 OF SECTION NO. 14,
LUNATIC ASYLUM LANDS, ABSTRACT NO. 777,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

SIGNATURE _____

LEE W. ROSENBAUM
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR

OCTOBER 26, 2021
DATE

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

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

4920 S. LOOP 289, STE. 104
LUBBOCK, TX 79401
806-368-6375

JACOB MARTIN
[TBPELS FIRM# 10194493]

SHEET 1 OF 2

BLOCK I		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
30	7,187	0.165
31	7,187	0.165
32	7,187	0.165
33	7,188	0.165
34	7,187	0.165
35	7,188	0.165
36	7,187	0.165
37	7,188	0.165
38	7,187	0.165
39	7,188	0.165
40	7,187	0.165
41	8,652	0.199

BLOCK R		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
12	9,626	0.221
13	8,729	0.200
14	8,467	0.194
15	7,206	0.165
16	7,155	0.164
17	7,190	0.165
18	7,189	0.165
19	7,199	0.165
20	7,188	0.165
21	7,160	0.164
22	7,186	0.165
23	7,174	0.165
24	8,468	0.194

BLOCK S		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	8,375	0.192
2	7,101	0.163
3	7,100	0.163
4	7,100	0.163
5	7,100	0.163
6	7,100	0.163
7	7,100	0.163
8	7,100	0.163
9	7,101	0.163
10	8,465	0.194

LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
11	8,454	0.194
12	7,213	0.166
13	7,213	0.166
14	7,213	0.166
15	7,213	0.166
16	7,213	0.166
17	7,213	0.166
18	7,213	0.166
19	8,360	0.192

BLOCK T		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	8,388	0.193
2	7,052	0.162
3	7,045	0.162
4	7,045	0.162
5	7,058	0.162
6	7,058	0.162
7	7,054	0.162
8	8,346	0.192
9	13,162	0.302
10	12,045	0.277
11	12,072	0.277
12	13,202	0.303

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	245.00'	N88°45'46"W
L2	156.62'	N1°14'14"E
L3	185.04'	N68°34'39"E
L4	29.86'	S20°14'17"E
L5	60.00'	N69°45'43"E
L6	679.07'	N63°33'08"E
L7	60.00'	N65°16'38"E
L8	60.00'	N7°42'53"E
L9	36.31'	N85°43'26"E
L10	29.97'	N5°19'23"W
L11	110.00'	N85°48'25"E
L12	72.21'	S74°09'38"W
L13	185.64'	N81°00'01"E
L14	144.34'	S9°26'43"E
L15	128.40'	N71°07'23"E
L16	108.98'	N7°50'58"E
L17	120.00'	N81°48'34"E
L18	120.00'	N85°49'24"E
L19	72.99'	N89°02'50"E
L20	60.00'	S89°30'19"E

LINE TABLE		
LINE NO.	LENGTH	BEARING
L21	92.74'	N0°29'41"E
L22	115.00'	S89°30'19"E
L23	968.74'	S0°29'41"W
L24	115.00'	N89°30'19"W
L25	9.01'	S0°29'41"W
L26	60.00'	N89°30'19"W
L27	30.01'	N18°39'23"W
L28	60.00'	S68°38'17"W
L29	30.00'	S18°39'23"E
L30	18.66'	S80°02'17"W
L31	36.70'	S80°02'17"W
L32	20.06'	S18°34'10"E
L33	49.15'	S18°34'10"E
L34	70.09'	S19°22'59"E
L35	130.39'	S74°09'38"W
L36	58.18'	S74°09'38"W
L37	35.50'	S89°24'14"W
L38	44.80'	S58°24'14"W
L39	70.00'	S49°55'23"W
L40	35.00'	S18°39'23"E

LINE TABLE		
LINE NO.	LENGTH	BEARING
L41	55.00'	S71°20'37"W
L42	70.00'	S71°20'37"W
L43	140.00'	S18°39'23"E
L44	35.00'	S18°39'23"E
L45	58.00'	S69°45'43"W
L46	72.00'	S69°45'43"W
L47	12.07'	S26°26'52"E
L48	75.00'	S71°20'37"W
L49	50.00'	S71°20'37"W
L50	50.00'	N89°13'34"W
L51	50.58'	N89°13'34"W
L52	55.56'	S80°02'17"W
L53	40.00'	N20°14'17"W
L54	107.99'	S79°05'56"W
L55	93.61'	S83°13'25"W
L56	34.44'	S89°19'18"W
L57	95.31'	S89°19'18"W
L58	46.39'	S89°19'18"W
L59	80.77'	S1°24'34"E
L60	14.48'	S89°19'18"W

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING
C1	41.78'	530.00'	4°31'00"	20.90'	S61°11'45"E
C2	583.65'	820.00'	40°46'53"	304.80'	S69°48'06"W
C3	421.70'	1180.00'	20°28'33"	213.12'	S69°38'56"W
C4	56.00'	570.00'	5°37'45"	28.02'	N1°725'25"W
C5	56.00'	570.00'	5°37'45"	28.02'	N1°725'25"W
C6	88.09'	570.00'	8°51'15"	44.13'	N10°10'55"W
C7	59.48'	435.00'	7°50'02"	29.79'	S12°14'17"E
C8	31.00'	435.00'	4°04'59"	15.51'	S18°11'48"E
C9	68.00'	1035.00'	3°45'52"	34.01'	N89°21'18"E
C10	84.00'	1035.00'	4°39'00"	42.02'	N89°08'52"E
C11	84.00'	1035.00'	4°39'00"	42.02'	N89°08'52"E
C12	93.36'	1035.00'	5°10'05"	46.71'	N75°35'19"E
C13	111.35'	897.91'	7°06'19"	55.75'	N74°06'51"E
C14	96.04'	897.91'	6°07'43"	48.07'	N80°43'52"E
C15	6.58'	897.91'	0°25'11"	3.29'	N84°00'19"E
C16	102.69'	1035.00'	5°41'05"	51.39'	S66°50'25"W
C17	90.00'	1035.00'	4°58'56"	45.03'	S61°30'24"W
C18	90.00'	1035.00'	4°58'56"	45.03'	S66°31'28"W
C19	83.50'	1035.00'	4°37'21"	41.77'	S51°43'20"W
C20	6.62'	965.00'	0°23'35"	3.31'	S49°36'27"W
C21	96.00'	965.00'	5°42'00"	48.04'	S52°39'15"W

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING
C22	96.00'	965.00'	5°42'00"	48.04'	S58°21'14"W
C23	96.00'	965.00'	5°42'00"	48.04'	S64°03'14"W
C24	96.00'	965.00'	5°42'00"	48.04'	S69°45'14"W
C25	96.00'	965.00'	5°42'00"	48.04'	S75°27'13"W
C26	96.00'	965.00'	5°42'00"	48.04'	S81°09'13"W
C27	105.00'	965.00'	6°14'03"	52.55'	S87°07'14"W
C28	88.50'	820.00'	6°11'02"	44.29'	S87°06'02"W
C29	81.50'	820.00'	5°41'41"	40.78'	S81°09'41"W
C30	81.50'	820.00'	5°41'41"	40.78'	S75°28'50"W
C31	81.50'	820.00'	5°41'41"	40.78'	S69°46'19"W
C32	81.50'	820.00'	5°41'41"	40.78'	S64°04'38"W
C33	81.50'	820.00'	5°41'41"	40.78'	S58°22'58"W
C34	81.50'	820.00'	5°41'41"	40.78'	S52°41'17"W
C35	95.00'	1180.00'	4°36'46"	47.53'	N51°43'03"E
C36	102.50'	1180.00'	4°36'46"	51.28'	N65°30'44"E
C37	102.50'	1180.00'	4°36'46"	51.28'	N61°29'21"E
C38	121.70'	1180.00'	5°43'37"	69.80'	N66°55'56"E
C39	128.08'	630.00'	11°38'55"	64.26'	N10°54'38"W
C40	38.52'	630.00'	3°30'12"	19.27'	N18°29'11"W
C41	15.49'	50.00'	1°44'50"	7.81'	S59°06'43"E

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING
C42	56.00'	50.00'	64°10'17"	31.35'	N79°55'44"E
C43	39.00'	50.00'	44°41'27"	20.55'	N29°29'52"E
C44	40.82'	50.00'	46°46'53"	21.63'	N20°14'17"W
C45	39.00'	50.00'	44°41'27"	20.55'	N65°58'27"W
C46	56.00'	50.00'	64°10'17"	31.35'	S59°35'41"W
C47	15.49'	50.00'	1°44'50"	7.81'	S18°38'08"W
C48	132.78'	970.00'	7°50'35"	66.49'	S22°31'35"E
C49	54.00'	50.00'	61°52'26"	29.97'	N87°23'05"W
C50	50.00'	50.00'	57°17'45"	27.32'	S33°01'49"W
C51	43.00'	50.00'	49°16'28"	22.93'	S20°15'17"E
C52	48.81'	50.00'	55°55'52"	26.55'	S72°51'27"E
C53	59.67'	50.00'	68°22'48"	33.97'	N44°59'13"E
C54	6.32'	50.00'	7°14'42"	3.17'	N7°10'29"E
C55	54.06'	225.00'	13°46'03"	27.16'	S85°53'23"W
C56	40.86'	50.00'	46°49'19"	21.65'	N45°15'43"W
C57	61.38'	50.00'	70°20'20"	35.23'	S76°09'23"W
C58	46.00'	50.00'	52°42'44"	24.77'	S14°37'46"W
C59	46.00'	50.00'	52°42'44"	24.77'	S38°04'58"E
C60	61.00'	50.00'	69°54'03"	34.95'	N80°36'39"E
C61	6.34'	50.00'	7°15'40"	3.17'	N42°01'48"E

LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
8	10,365	0.238
9	8,684	0.199
10	7,815	0.179
11	10,187	0.234
12	12,703	0.292
13	10,855	0.249
14	7,976	0.183
15	6,288	0.190
16	8,927	0.205
17	11,941	0.274
18	8,820	0.202

LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
19	7,277	0.167
20	6,878	0.158
21	6,878	0.158
22	6,878	0.158
23	6,878	0.158
24	6,878	0.158
25	7,935	0.182
26	7,147	0.164
27	7,083	0.163
28	7,048	0.162
29	7,083	0.163

LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	7,985	0.183
2	7,156	0.164
3	7,155	0.164
4	7,155	0.164
5	7,156	0.164
6	7,440	0.171
7	7,632	0.175
8	9,037	0.207
9	8,518	0.196
10	7,418	0.170
11	7,418	0.170
12	7,665	0.176
13	7,447	0.171
14	7,447	0.171
15	7,447	0.171
16	8,917	0.205

LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	8,915	0.205
2	7,624	0.175
3	7,669	0.176
4	7,624	0.175
5	7,739	0.178
6	7,767	0.178
7	7,738	0.178
8	9,462	0.217
9	10,868	0.249
10	9,925	0.228
11	9,880	0.227
12	10,285	0.236
13	10,694	0.246
14	11,615	0.267

LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
7	8,760	0.201
8	8,320	0.191
9	8,320	0.191
10	8,320	0.191
11	8,936	0.205
12	7,573	0.174
13	11,376	0.261
14	11,043	0.254
15	11,153	0.256
16	7,378	0.169
17	8,415	0.193
18	8,430	0.194
19	8,234	0.189
20	8,771	0.201
21	13,075	0.300
22	12,226	0.281
23	12,256	0.281
24	13,826	0.317

ZONING CASE Z-2021-30

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: November 2, 2021

City Council 1st Reading: November 18, 2021

City Council 2nd Reading: December 2, 2021

Applicant

Owner: Hit Ventures LLC

Agent: Harley Burnett

Request

Rezone from Agricultural Open Space (AO) to a Neighborhood Retail (NR) District.

Location

3250 Beltway South, on 4.51 acres bordering the north side of Beltway South and situated approximately midway between Hardwick Road (0.3 mile to east) and Old Forrest Road (0.36 mile to west).

Background

This property was annexed to the City limits of Abilene during 1980 and has been embraced within an Agricultural Open Space (AO) zoning district ever since. That particular 1980 annexation extended Abilene's City limits from Antilley Road, south for a distance of 1½ miles to a line located 500 feet south from and parallel to Beltway South (a.k.a. FM Highway 707).

The subject property was long owned by a church congregation which completed the existing building there in 1982. Churches are allowed in every zoning district of Abilene, including AO Districts. This particular congregation has since moved elsewhere. The building and surrounding property (4.51 acres) are now vacant.

Zoning, Existing and Proposed Land Use

The new owner of this now-vacant building and property has a prospective tenant wanting to use that existing building as a day-care center. Day-care centers (not home-based) are prohibited from AO Districts, nor are such day-care centers allowed in any single-family residential district of Abilene.

The new owner of this subject property now seeks its rezoning to a Neighborhood Retail (NR) District. As its name implies, the NR zoning classification is intended to accommodate a limited range of retail trade and services needed to serve a neighborhood area. This includes day-care centers.

The level of intensity and scale of development permissible in NR Districts are designed for compatibility with nearby residences. In NR Districts, for example, the maximum building coverage by any one or more structure(s) on a lot cannot exceed 15,000 square feet. Nonresidential uses allowed in NR Districts may not operate before 6:00 AM, nor after 11:00 PM.

Criteria Assessment

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

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

The Future Land Use and Development Plan Map displayed in Abilene's Comprehensive Plan (circa 2004) identifies the subject property and its surroundings to be an area earmarked for low-density residential use. Even within such areas, though, some localized retail districts should be created to efficiently serve nearby residential districts. Such land use arrangements help maximize convenience (for nearby residents) and minimize traffic congestion, because residents will not need to drive so far to obtain frequently-used goods and services.

(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.

Traditional methods which create ribbon developments of business uses along major thoroughfares have been succeeded by an emphasis on creating compact clusters of retail development focused at strategic street intersections. For example, in describing the Neighborhood Retail zoning classification, Abilene's Zoning Regulations specifically state that NR Districts "*should occur at the intersections of collector streets with more major thoroughfares.*" Doing so helps achieve the following goals:

- Minimizes the number of driveway openings onto major thoroughfares.
- Minimizes spotty commercial development having the potential to discourage nearby residential development.
- Promotes a distinct sense of "place" and "identity" within an otherwise ill-defined urban environment.

Abilene's Thoroughfare Plan shows there to be three collector streets intersecting Beltway South within one-half mile (east or west) from this subject property: (1) Old Forrest Hill Road, (2) Tuscany Drive, and (3) Hardwick Road. The closest of these is Tuscany Drive which lies 550 feet east from the easternmost boundary of this subject property, and that property has almost 300 feet of frontage on Beltway South. Approving the requested zone change would thereby result in a Neighborhood Retail District extending 550 to 850 feet west from the nearest intersection of a collector street (Tuscany Drive) with Beltway South. In the opinion of City staff, this is too far for this property to be within the sphere of potential commercial attraction surrounding this strategic street intersection. For Neighborhood Retail zoning at an intersection with a collector-type street, the limit of such zoning should generally extend no more than 400 feet from a collector street intersection.

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

This subject property has direct frontage on a major thoroughfare (Beltway South) which is sufficiently now improved for relatively high speeds of traffic. However, Beltway South is not yet fully improved to its ultimate planned width.

This subject property has direct access to a 6-inch-wide water main extended across the property's entire 300 feet of frontage on Beltway South. A fire hydrant is now placed near the existing driveway approach to this property.

The subject property at 3250 Beltway South presently has **no** direct access to a sewer. A 6-inch-wide sewer main in Beltway South's right-of-way stops approximately 390 feet short (to the east) of this subject property. Wastewater from the existing church building is now disposed through an on-site (septic) sewage facility.

(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 **denying** the requested zone change to a Neighborhood Retail (NR) District and, instead, recommends **approving** a zone change to a Residential Medium-Density (MD) District with a Conditional-Use Permit, specifically allowing a day care center therein.

This property is situated on a major thoroughfare (Beltway South) but lies at least 550 feet from the nearest intersection with a collector-type street. In City staff's opinion, this subject property lies neither at nor near the intersection of a major thoroughfare and a collector street. As mentioned above, Abilene's Zoning Regulations urge that NR Districts "*should occur at the intersections of collector streets with more major thoroughfares.*" Approving this particular proposed NR District may justify similar commercial rezoning elsewhere along Beltway South, at locations equally as far if not farther from a collector street intersection. This will ultimately lead to the emergence of unsightly strip commercial use and development along this segment of Beltway South.

However, changing this property's zoning to a Residential Medium-Density (MD) District will be more consistent with existing residential zoning on nearby property in Tuscan Trails Subdivision, although at slight higher densities of development. Furthermore, day care centers are allowed in MD Districts, with City Council's approval of a Conditional-Use Permit. Day care centers in MD Districts are required to have direct access to a major thoroughfare, which the subject property enjoys with its substantial frontage (and existing driveway approach) onto Beltway South.

Notification

Pursuant to Section 1.2.2.2 of Abilene's Land Development Code, City staff mailed personal notices on October 22 of 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	Situs	Response
BAKER PEGGY JOYCE	27598	3310 BELTWAY S	
CHURCH OF CHRIST AT	28186		
CHURCH OF CHRIST AT	26786	3250 BELTWAY S	
COTTNER DANIEL A & GRETTEL M	18891	3281 BELTWAY S	
HOLLIFIELD JOANN	19005	3273 BELTWAY S	
KOYOE SOCIETY	27854	3242 BELTWAY S	
LOWRY STEPHEN R & TONJA J	28183		
MASGA OSCAR B & DIANA LYNN T	109419	7826 TUSCANY DR	
NELSON RONALD F	109912		
ROCKING HORSE ANIMAL HEALTH PLLC	19129	3257 BELTWAY S	
SHOWCASE CONSTRUCTION LLC	1064029	7818 FLORENCE DR	
SHOWCASE CONSTRUCTION LLC	1064028	7817 VINEYARD DR	
SHOWCASE CONSTRUCTION LLC	974747	7950 VINEYARD DR	

Attachments

Application

PowerPoint Presentation

Zoning Map

City of San Jose, California

Legend

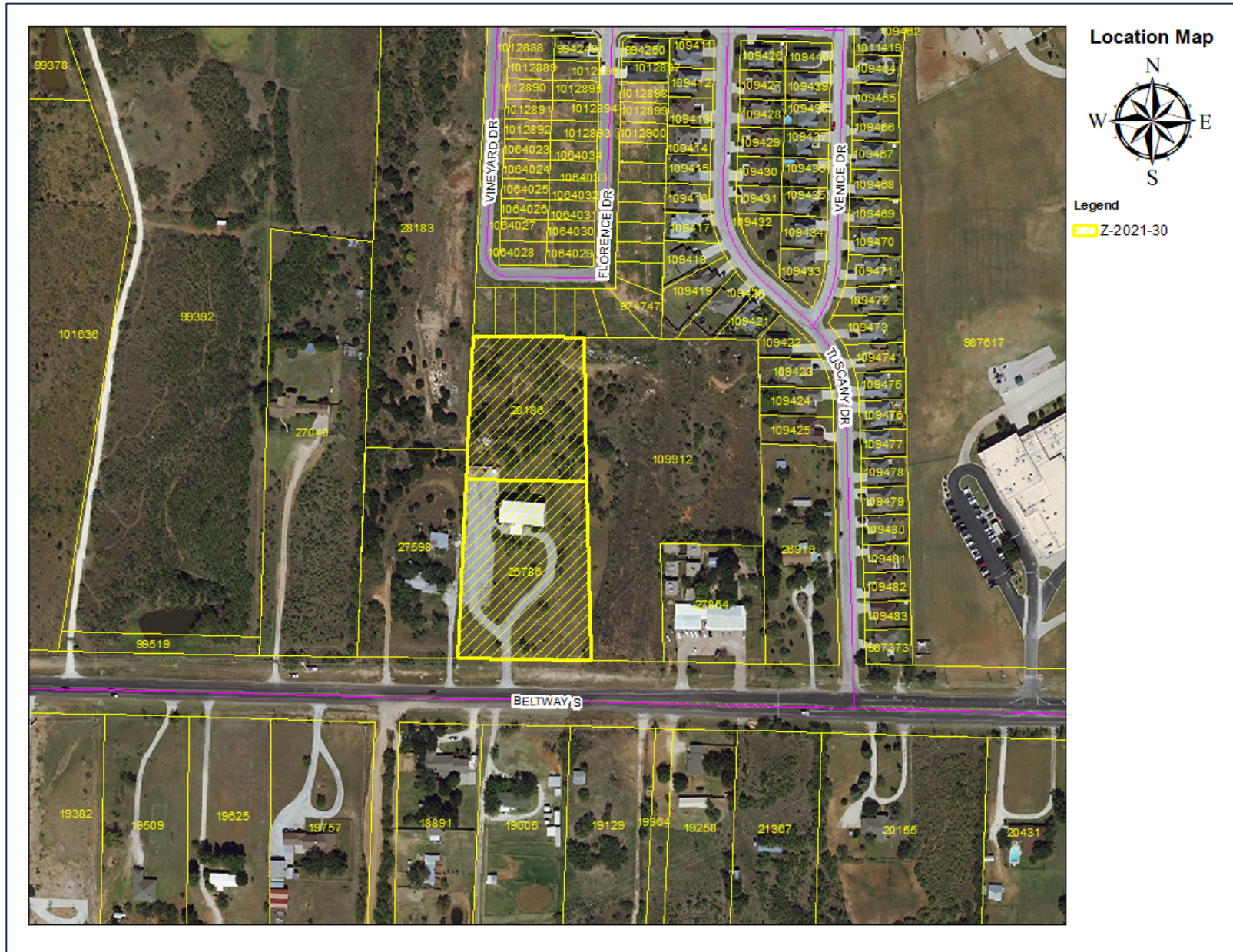
- Z-2021-30
- AO - Agricultural Open Space
- RS-6 - Residential Single-Family
- PH - Residential Single-Family
- Collector
- Expressway

Map Details:

- AO Districts:** 101638, 99392, 27040, 27598, 26190, 27854, 20119, 19382, 19509, 19625, 19757, 18891, 19005, 19129, 19504, 19258, 21367, 20155, 20431.
- RS-6 Districts:** 101288, 101289, 101290, 101291, 101292, 101293, 101294, 101295, 101296, 101297, 101298, 101299, 101300, 101301, 101302, 101303, 101304, 101305, 101306, 101307, 101308, 101309, 101310, 101311, 101312, 101313, 101314, 101315, 101316, 101317, 101318, 101319, 101320, 101321, 101322, 101323, 101324, 101325, 101326, 101327, 101328, 101329, 101330, 101331, 101332, 101333, 101334, 101335, 101336, 101337, 101338, 101339, 101340, 101341, 101342, 101343, 101344, 101345, 101346, 101347, 101348, 101349, 101350, 101351, 101352, 101353, 101354, 101355, 101356, 101357, 101358, 101359, 101360, 101361, 101362, 101363, 101364, 101365, 101366, 101367, 101368, 101369, 101370, 101371, 101372, 101373, 101374, 101375, 101376, 101377, 101378, 101379, 101380, 101381, 101382, 101383, 101384, 101385, 101386, 101387, 101388, 101389, 101390, 101391, 101392, 101393, 101394, 101395, 101396, 101397, 101398, 101399, 101400, 101401, 101402, 101403, 101404, 101405, 101406, 101407, 101408, 101409, 101410, 101411, 101412, 101413, 101414, 101415, 101416, 101417, 101418, 101419, 101420, 101421, 101422, 101423, 101424, 101425, 101426, 101427, 101428, 101429, 101430, 101431, 101432, 101433, 101434, 101435, 101436, 101437, 101438, 101439, 101440, 101441, 101442, 101443, 101444, 101445, 101446, 101447, 101448, 101449, 101450, 101451, 101452, 101453, 101454, 101455, 101456, 101457, 101458, 101459, 101460, 101461, 101462, 101463, 101464, 101465, 101466, 101467, 101468, 101469, 101470, 101471, 101472, 101473, 101474, 101475, 101476, 101477, 101478, 101479, 101480, 101481, 101482, 101483, 101484, 101485, 101486, 101487, 101488, 101489, 101490, 101491, 101492, 101493, 101494, 101495, 101496, 101497, 101498, 101499, 101500, 101501, 101502, 101503, 101504, 101505, 101506, 101507, 101508, 101509, 101510, 101511, 101512, 101513, 101514, 101515, 101516, 101517, 101518, 101519, 101520, 101521, 101522, 101523, 101524, 101525, 101526, 101527, 101528, 101529, 101530, 101531, 101532, 101533, 101534, 101535, 101536, 101537, 101538, 101539, 101540, 101541, 101542, 101543, 101544, 101545, 101546, 101547, 101548, 101549, 101550, 101551, 101552, 101553, 101554, 101555, 101556, 101557, 101558, 101559, 101560, 101561, 101562, 101563, 101564, 101565, 101566, 101567, 101568, 101569, 101570, 101571, 101572, 101573, 101574, 101575, 101576, 101577, 101578, 101579, 101580, 101581, 101582, 101583, 101584, 101585, 101586, 101587, 101588, 101589, 101590, 101591, 101592, 101593, 101594, 101595, 101596, 101597, 101598, 101599, 101600, 101601, 101602, 101603, 101604, 101605, 101606, 101607, 101608, 101609, 101610, 101611, 101612, 101613, 101614, 101615, 101616, 101617, 101618, 101619, 101620, 101621, 101622, 101623, 101624, 101625, 101626, 101627, 101628, 101629, 101630, 101631, 101632, 101633, 101634, 101635, 101636, 101637, 101638, 101639, 101640, 101641, 101642, 101643, 101644, 101645, 101646, 101647, 101648, 101649, 101650, 101651, 101652, 101653, 101654, 101655, 101656, 101657, 101658, 101659, 101660, 101661, 101662, 101663, 101664, 101665, 101666, 101667, 101668, 101669, 101670, 101671, 101672, 101673, 101674, 101675, 101676, 101677, 101678, 101679, 101680, 101681, 101682, 101683, 101684, 101685, 101686, 101687, 101688, 101689, 101690, 101691, 101692, 101693, 101694, 101695, 101696, 101697, 101698, 101699, 101700, 101701, 101702, 101703, 101704, 101705, 101706, 101707, 101708, 101709, 101710, 101711, 101712, 101713, 101714, 101715, 101716, 101717, 101718, 101719, 101720, 101721, 101722, 101723, 101724, 101725, 101726, 101727, 101728, 101729, 101730, 101731, 101732, 101733, 101734, 101735, 101736, 101737, 101738, 101739, 101740, 101741, 101742, 101743, 101744, 101745, 101746, 101747, 101748, 1017

Case:	Z-2021-30
Owner:	Hit Ventures LLC
Agent:	Harley Burnett
Request:	Rezone from Agricultural Open Space (AO) to a Neighborhood Retail (NR) District.
Location:	3250 Beltway South
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	November 2, 2021
City Council Hearings:	1 st : November 18, 2021 2 nd : December 2, 2021

Z-2021-30 LOCATION MAP



Z-2021-30 ZONING MAP





Z-2021-30 NOTIFICATION AREA MAP



- 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** of the requested zone change to a Neighborhood Retail (NR) District.
- **Approval** of Residential Medium-Density (MD) District with a Conditional Development Option specifically allowing a day care center therein.

Questions?

ZONING CASE Z-2021-31

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: November 2, 2021

City Council 1st Reading: November 18, 2021

City Council 2nd Reading: December 2, 2021

Applicant

Owner: Jeffrey C. Snead

Request

Rezone from Agricultural Open Space (AO) to a General Commercial (GC) District.

Location

3658 East Highway 80, approximately 0.85 mile west from its intersection with Interstate Highway 20 and 1.25 mile east from Loop 322.

Background

This property was annexed to the City limits of Abilene during 1964 and has been embraced within an AO (previously RA) zoning district ever since.

During this same period of time since 1964, other nearby properties along the same segment of East Highway 80 have been rezoned to Light Industrial (LI) or Heavy Industrial (HI) Districts.

Zoning, Existing and Proposed Land Use

The subject property encompasses almost 36 acres of mostly vacant land occupied only by a single-family residence and a barn-like structure covering approximately 4000 square feet.

Besides having almost 800 feet of frontage on East Highway 80, this subject property also extends all the way north to Newman Road, on which it has 2000 feet of additional frontage.

The subject property's new owner desires to develop as-yet undetermined portions of this acreage for:

- self-service storage (outdoors or under roof) of boats and other recreational vehicles; and
- a recreational vehicle park.

The only one of Abilene's conventional zoning classifications that can accommodate both these uses is General Commercial (GC) zoning.

As its name implies, General Commercial (GC) zoning is intended to accommodate a wide variety of business activity, but not industrial use. GC zoning is aimed primarily to permit development of certain businesses not appropriate in other commercial areas with retail (NR and GR) zoning or in the Central Business (CB) District. Such other business activity can include automotive sales and repair, as well as self-service storage and recreational vehicle parks.

Criteria Assessment

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

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

The Future and Use and Development Plan Map displayed in Abilene's Comprehensive Plan (circa 2004) identifies the subject property and its surroundings to be in an area earmarked for business/industrial use. This particular proposed zone change (to a GC District) is generally consistent with that land use policy.

(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.

As mentioned earlier above, much of the land surrounding this subject property (at 3658 East Highway 80) has long been embraced within Light Industrial and Heavy Industrial zoning districts. Uses routinely allowed in General Commercial zoning are not fundamentally incompatible with uses allowed in Light Industrial and Heavy Industrial zoning districts. General Commercial zoning no longer allows development of permanent residences in single-family, two-family or multi-family living arrangements.

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

This subject property has direct frontage on a major thoroughfare (East Highway 80) which is sufficiently now improved for relatively high speeds of traffic. However, East Highway 80 is not yet fully improved to its ultimate planned width.

Also, as mentioned earlier, this subject property has substantial (2000 feet) of frontage on Newman Road. This roadway is paved, but only to a width of approximately 20 feet, which is typical of that found in rural areas. However, at least 900 feet of depth separate the subject property's frontage on East Highway 80 from its frontage on Newman Road. This leaves plenty of room for future commercial development adjacent to East Highway 80, before having to address the need to expand and improve pavement on Newman Road.

An 8-inch-wide sewer main and a 10-inch-wide water main are located within right-of-way for East Highway 80 adjoining the south boundary of this subject property. This includes an existing fire hydrant in the approximate center of this property's frontage on East Highway 80.

No water or sewer mains are located in right-of-way for Newman Road bordering the north boundary of this subject property.

(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 **approving** this requested zone change to a General Commercial District.

Notification

Pursuant to Section 1.2.2.2 of Abilene's Land Development Code, City staff mailed personal notices on October 22 of 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

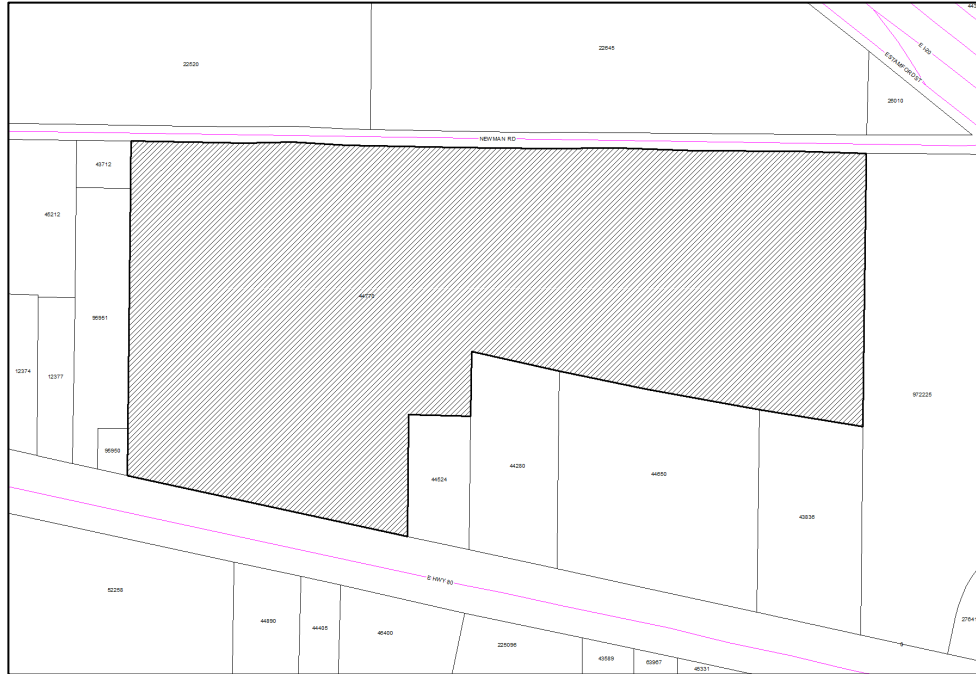
Owner	Parcel ID	Situs	Response
ADAMS TERRY J	12377	3558 E HWY 80	
CABINETTECH INC	52258	3400 E HWY 80	
CINNABAR REALTY LLC	44280		
DARNELL JACK	44890	3649 E HWY 80	
GOODMAN TERRY	43836		
GOODMAN TERRY	44650		
GREGG TED E	22520		
LAWRENCE MICKEY R	44405	3651 E HWY 80	
MC GUIRE TOM	95950		
MC GUIRE TOM	95951	3923 NEWMAN RD	
MC GUIRE TOM	43712	3925 NEWMAN RD	
MC KENNA MARK & KAREN	22645	3999 E STAMFORD ST	
MC KENNA MARK & KAREN	26010	4130 NEWMAN RD	
MC MILLIN GEORGE A ET AL	44770	3965 NEWMAN RD	
RICHARDS TIMOTHY A & PATTY R	45212	3901 NEWMAN RD	
SOUTHEASTERN FREIGHT LINES INC	972225	4149 E STAMFORD ST	
ST CLAIR JAMES	44524		
THOMAS ROBERT & MARGARET	46400	3749 E HWY 80	

Attachments

Application

PowerPoint Presentation

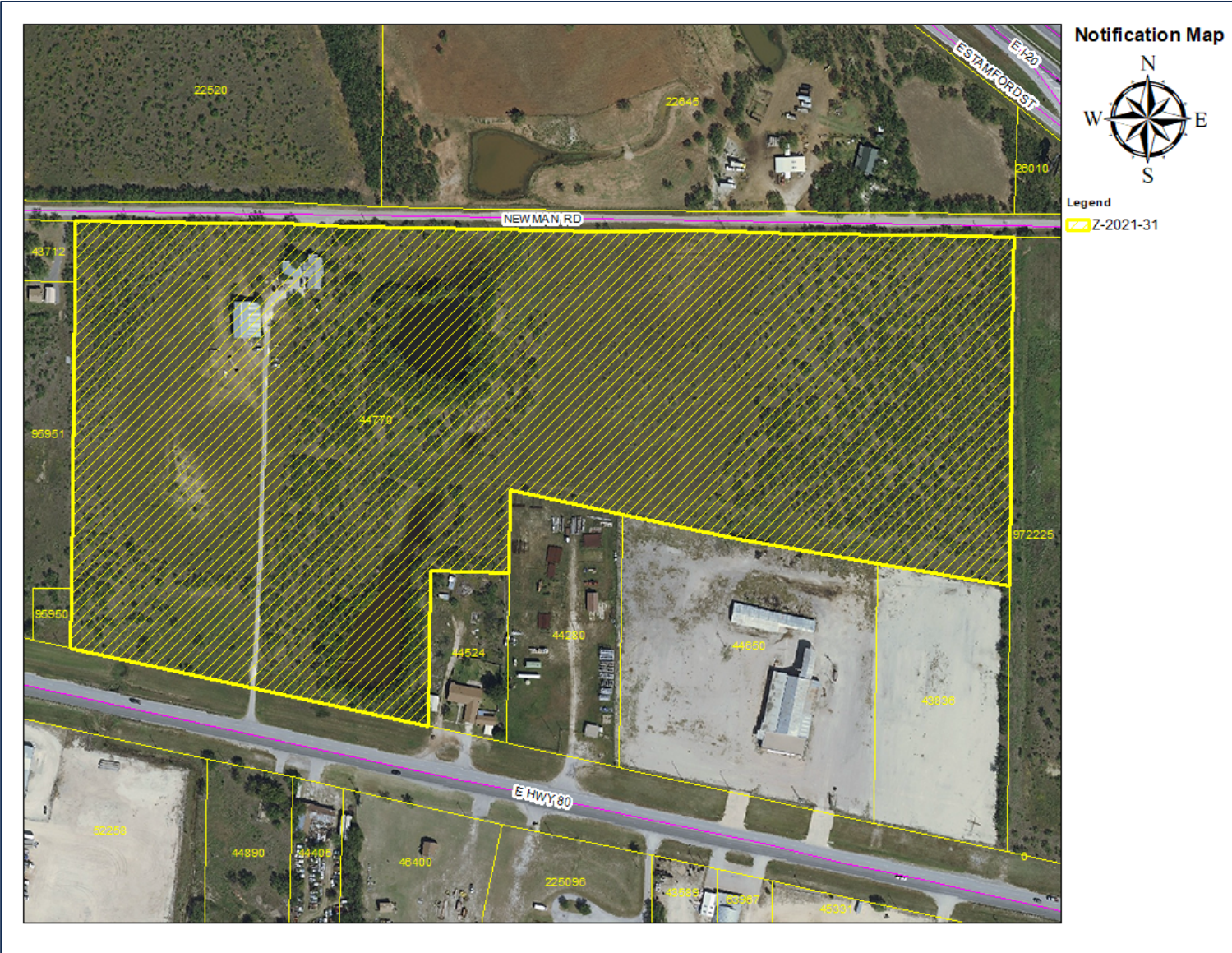
LOCATION MAP



ZONING MAP



Case:	Z-2021-31
Owner:	Jeffrey C. Snead
Request:	Rezone from Agricultural Open Space (AO) to a General Commercial (GC) District
Location:	3658 East Highway 80
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	November 2, 2021
City Council Hearings:	1 st : November 18, 2021 2 nd : December 2, 2021



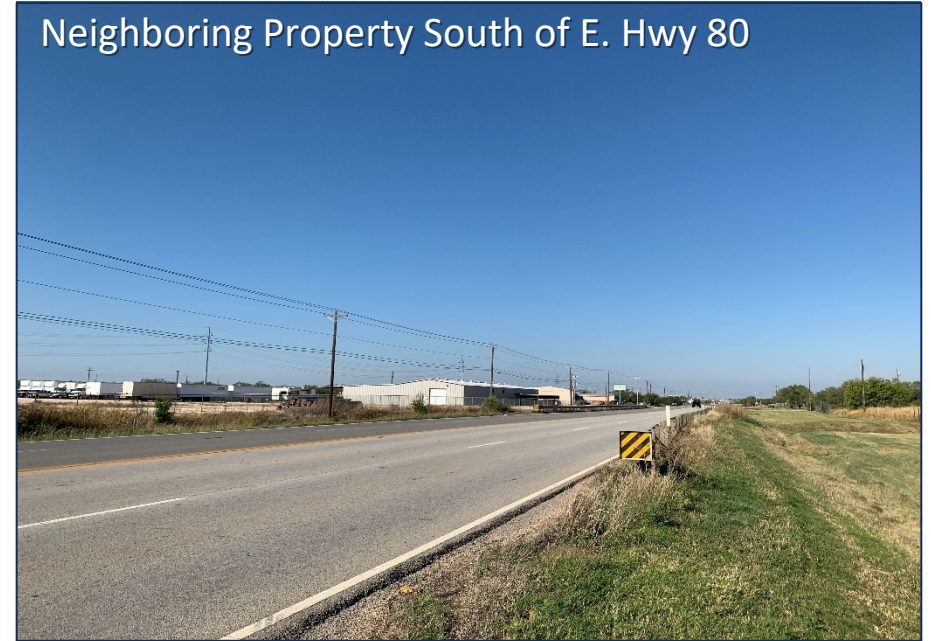
Z-2021-31 ZONING MAP



Subject Property from E. Hwy 80



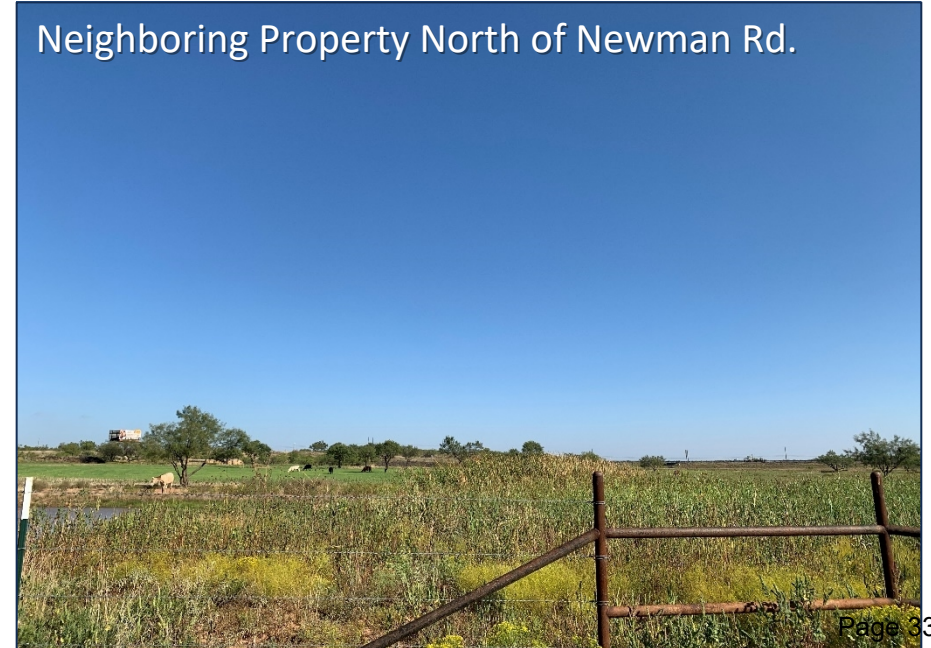
Neighboring Property South of E. Hwy 80



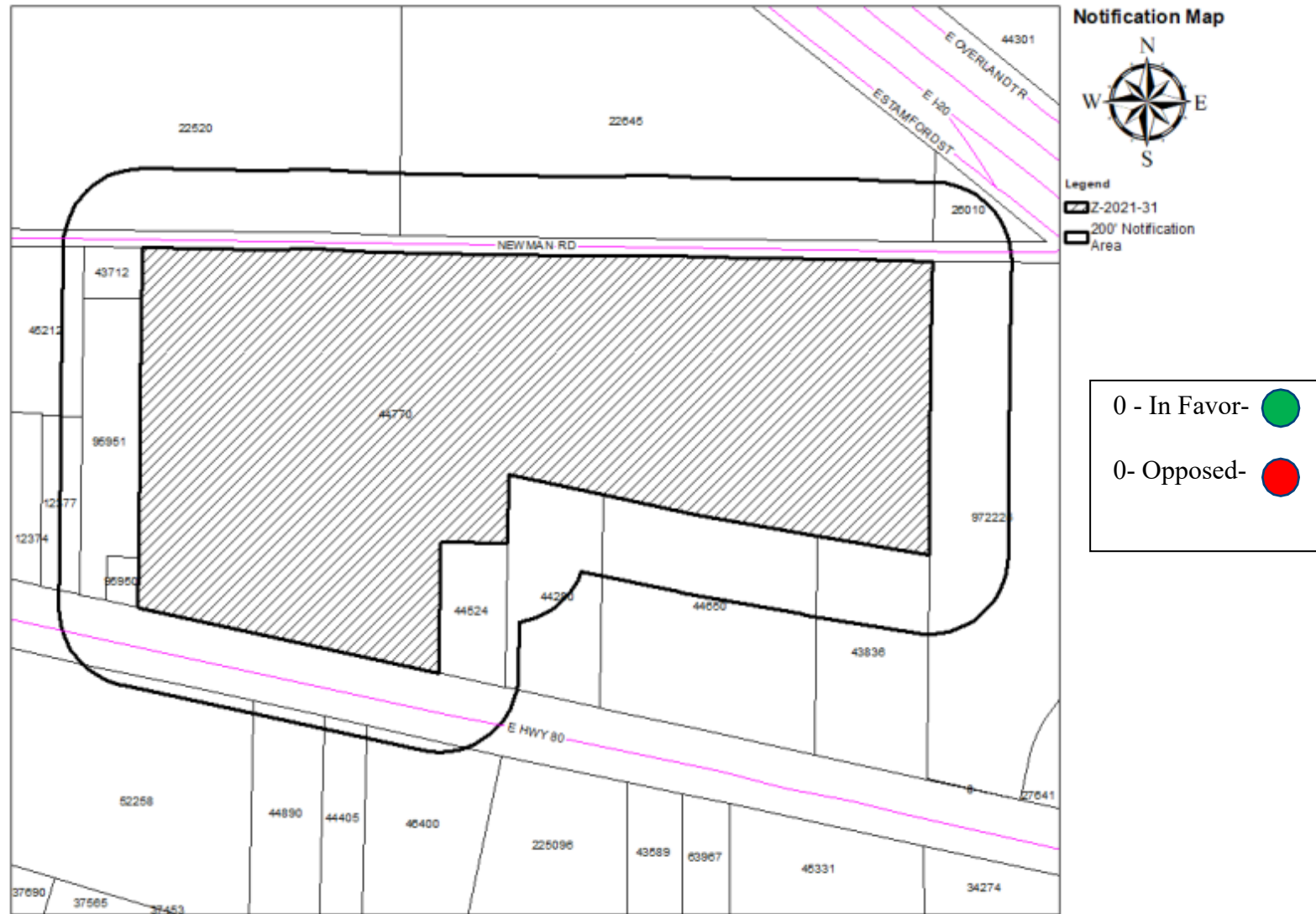
Subject Property from Newman Rd.



Neighboring Property North of Newman Rd.



Z-2021-31 NOTIFICATION AREA MAP



- 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: approval.

Questions?

ZONING CASE Z-2021-32

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: November 2, 2021

City Council 1st Reading: November 18, 2021

City Council 2nd Reading: December 2, 2021

Applicant

Owner: Weatherbee Construction Inc.

Agent: Enprotec Hibbs & Todd (eHT)

Request

Rezone approximate 14.34 acres from Agricultural Open Space (AO) to Medium Density (MD).

Location

The subject property is approximately 14.34 acres of vacant land at 665 East South 27th Street. Legal description being 14.34 acres out of the northeast quarter of Blind Asylum Lands Section 62 in Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City of Abilene in 1963. These tracts of land have remained vacant since this time. The applicant is requesting to rezone these tracts of land in order to develop duplexes and single-family residences.

Zoning and Existing Land Use

Current zoning and existing land use of properties adjacent to and in the immediate area are illustrated on the map included in this report. To the north and west of the subject property are vacant tracts of land zoned Agricultural Open Space (AO). To the south and east are properties in Planned Development District 104.

Criteria Assessment

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

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

It is the opinion of staff that the proposed zoning map amendment will serve to implement the goals, objectives, and policies of the Comprehensive Plan and Future Land Use and Development Plan Map. The Future Land Use and Development Plan Map identifies this area to have a mixture of single-family and multi-family land uses. The amendment to the zoning map to Medium Density (MD) will promote the Comprehensive Plan's objective of creating a mixture of housing types within developing neighborhoods.

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

It is the opinion of staff that the uses permitted by the proposed zone change are consistent with the surrounding properties in the immediate vicinity. The proposed medium density portion of this zone change request will serve as an appropriate “buffer” or transitional zoning between the single-family and multi-family homes to the west and the agricultural areas to the east.

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

The future development of the subject properties will necessitate the extension of water and/or sewer utilities to service the future subdivision.

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

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

Staff Recommendation

Staff recommends approval

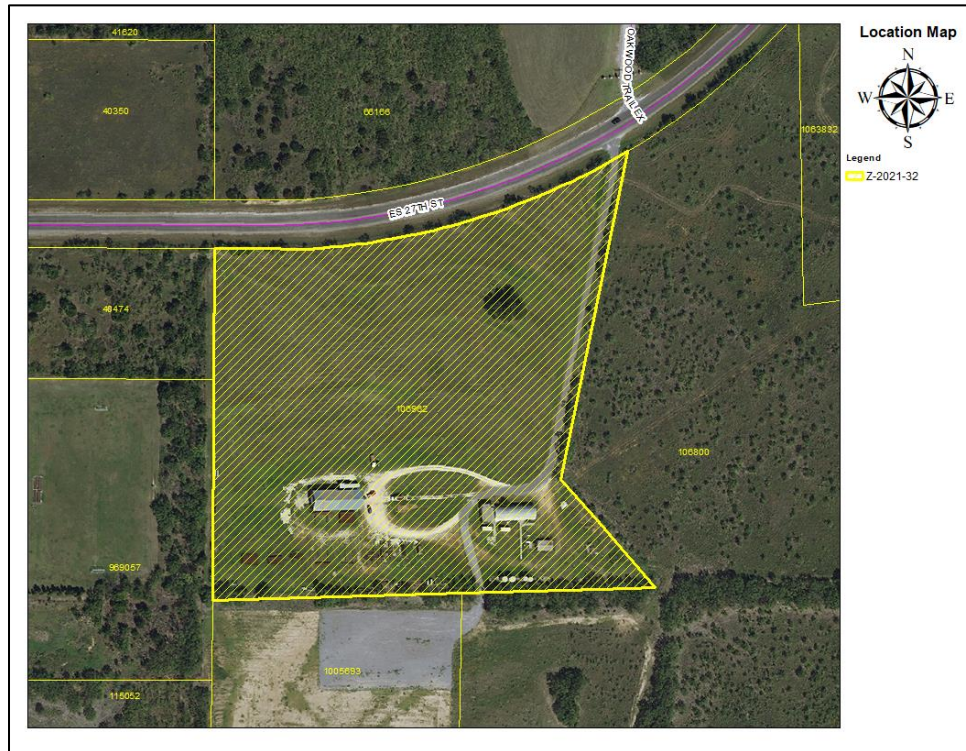
Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, staff mailed personal notices on October 22, 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.

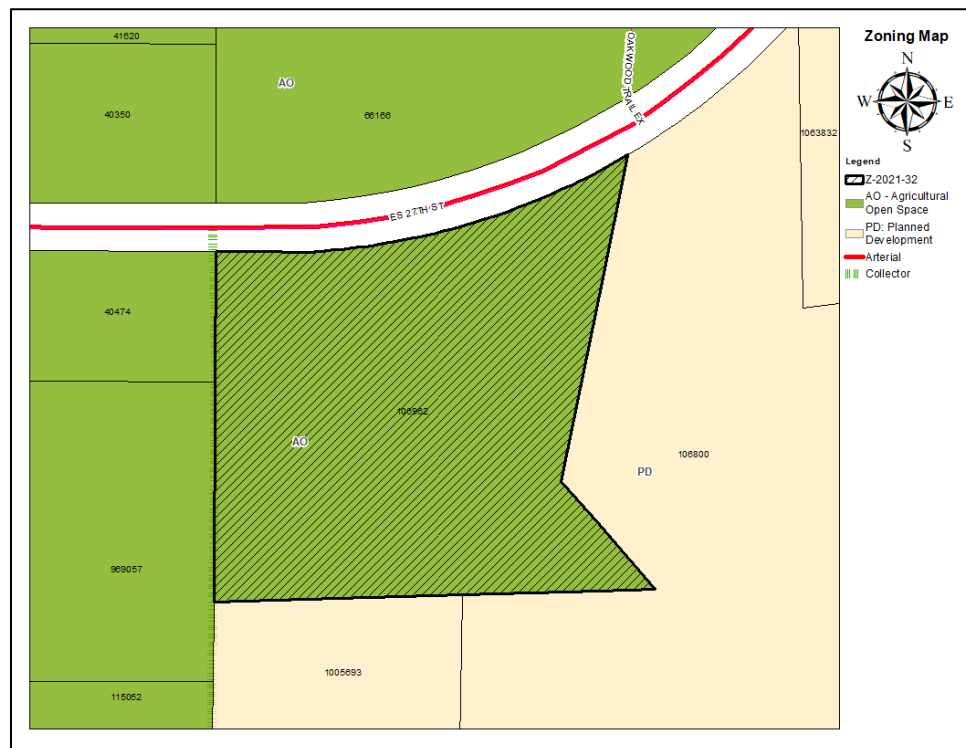
TABLE 1

Owner	Parcel ID	Situs	Response
108 REAL ESTATE LLC	115052		
ABILENE NATIONAL SOCCER	969057	3025 MAPLE ST	
ABILENE STATE SCHOOL	66166	2400 MAPLE ST	
MC DANIEL JACK RUSSELL	40350		
NICHOLS KENNETH R	40474	225 ES 27TH ST	
TRINITY BAPTIST CHURCH	1005693		
WEATHERBEE CONSTRUCTION INC	106962	665 ES 27TH ST	
WEATHERBEE CONSTRUCTION INC	106800	3201 OLDHAM LN	

LOCATION MAP

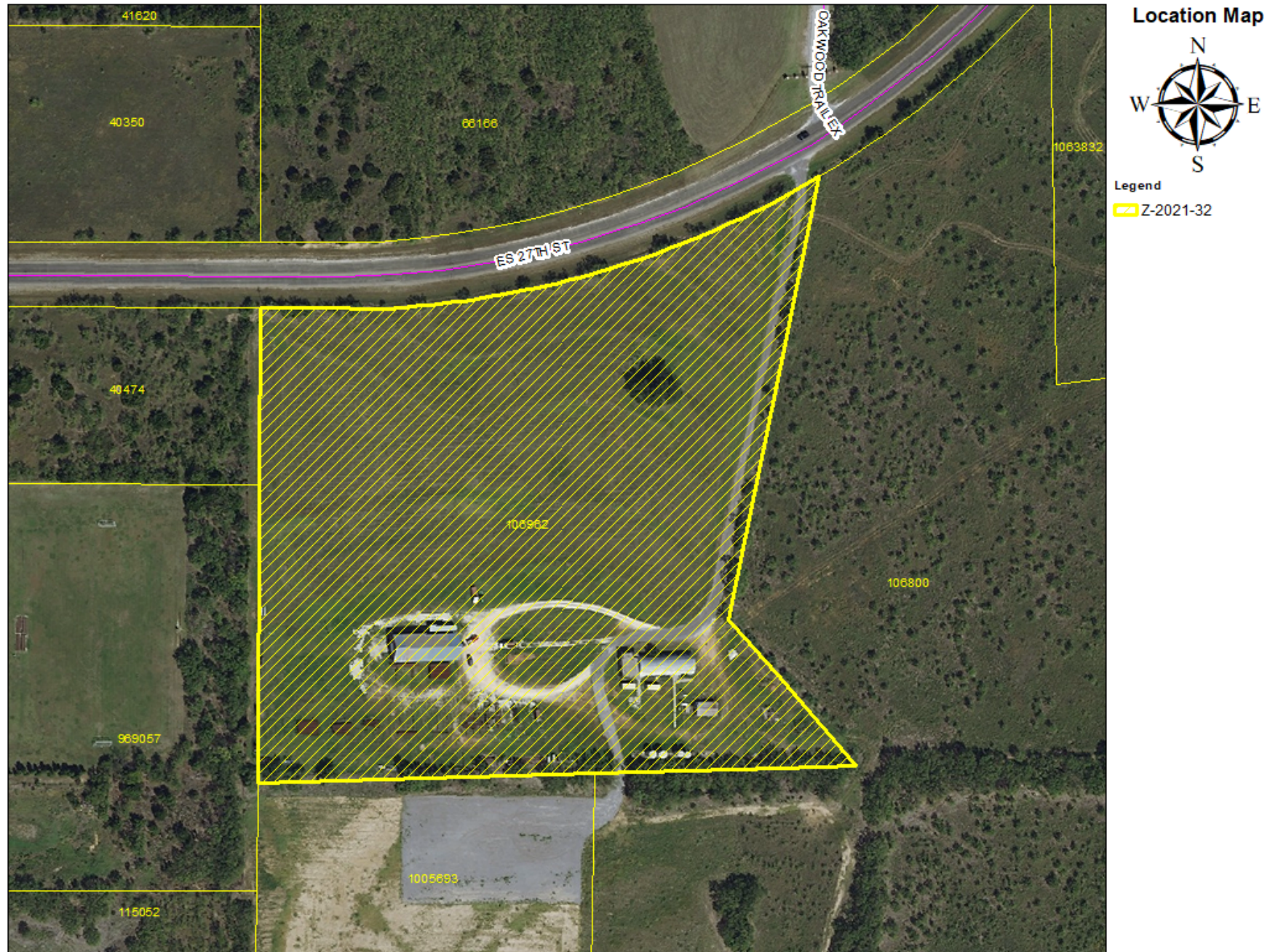


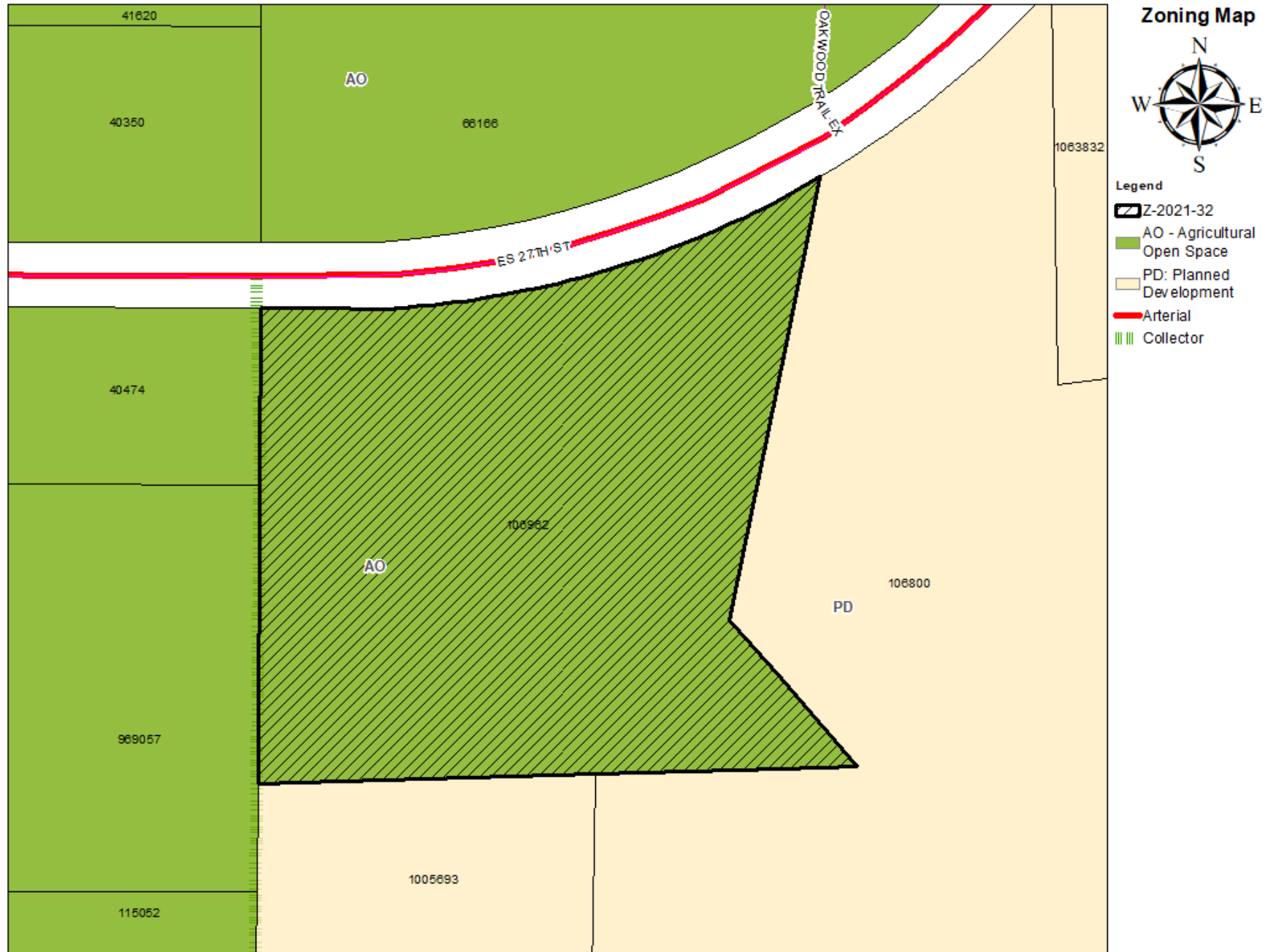
ZONING MAP



Case:	Z-2021-32
Owner:	Weatherbee Construction
Agent:	Enprotec Hibbs & Todd (eHT)
Request:	Rezone from Agricultural Open Space (AO) to Medium Density (MD)
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	November 2, 2021
City Council Hearings:	1 st : November 18, 2021 2 nd : December 2, 2021

Z-2021-32 LOCATION MAP





Permitted Uses in AO Zoning

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling– Industrialized Housing Unit
- P Dwelling – Single-Family Detached
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P Animal Lot
- P/C Day Care Operation – Home-Based*
- P Dwelling – Accessory*
- TP Field Office or Construction Office (temporary)*
- P Freight Container*
- P Garage Sale
- P Home Occupation
- C Mobile Home (permanent security residence)
- C Mobile Home (temporary security residence)
- TP Subdivision Sales Office (temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems*

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

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

TRADE – RETAIL USES

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Farming, Ranching & Livestock, Hatchery
- C Mining
- C Petroleum or Gas Well
- P Urban Garden

LEGEND

P
C
TP

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

Permitted Uses in MD Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

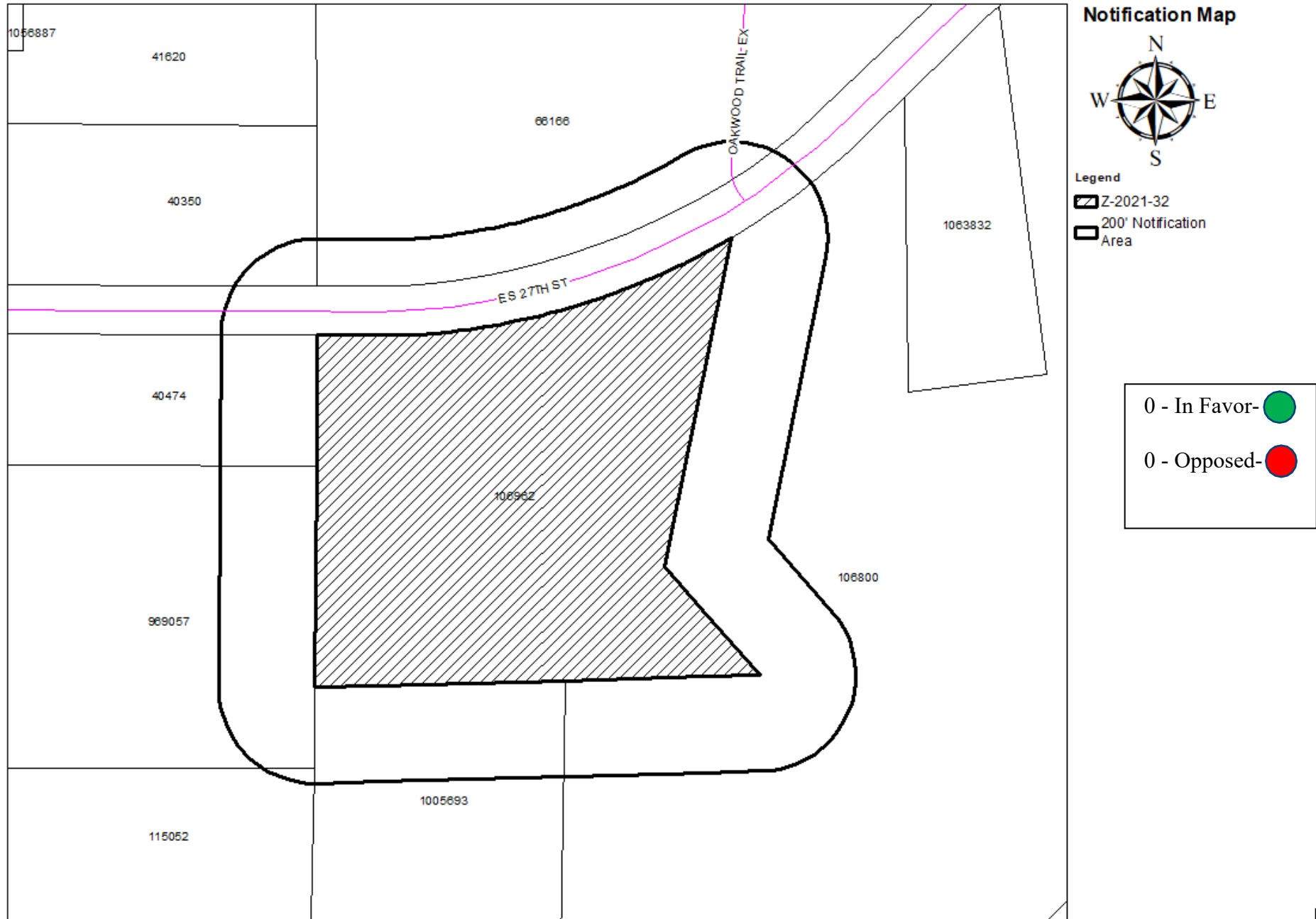
LEGEND

P
C
TP

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



Z-2021-32 NOTIFICATION AREA MAP



- 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: Approval

Questions?

ZONING CASE Z-2021-33

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: November 2, 2021

City Council 1st Reading: November 18, 2021

City Council 2nd Reading: December 2, 2021

Applicant

Owner: Sitzes Cleburne, L.P.

Agent: Enprotec / Hibbs & Todd, Engineering Consultants

Request

Rezone from Residential Multi-Family (MF) to a Planned Development (PD) District allowing uses commensurate with MF zoning as well as limited self-service storage.

Location

now-vacant tract of 1.22 acres on north side of Rolling Green Drive and situated 265 to 645 feet west from Catclaw Drive in south Abilene

Background

This property was annexed to the City limits of Abilene during 1963. This property remained in an AO (previously RA) zoning district until the early 21st Century, when it was embraced within the same Residential Multi-Family (MF) zoning district as the Tylor Grand Apartments. This apartment complex wraps around the subject property along its entire north, east and west boundaries.

All buildings in the Tylor Grand complex are connected to a sewer main existing adjacent to the northwest corner of that complex, at least 500 feet from the subject property of the current proposed zone change. Another sewer main does exist closer to the subject property, only approximately 75 feet to the south and across the width of Rolling Green Drive. **But this existing sewer main is too shallow to be extended any further and expect wastewater to flow, according to the City's Utility Engineer.** The present owners of this property are thereby seeking an avenue which would allow development of the subject property, without having to extend the only other nearby sewer main* by as much as 900 feet.†

The owners of this property are thereby seeking approval of a Planned Development (PD) District for this property. Like any such zoning district, this PD District would be a custom-made zoning classification, tailored to match the specific demands of some particular proposed development with the limitations of its specific environment.

The proponents are specifically seeking to keep the Residential Multi-Family (MF) classification as the base or "default" zoning of this property, but also allow fully-enclosed self-service storage facilities there. If not equipped with an on-site management office or a caretaker's residence, then a self-service storage facility will not require sewer service.

* located north of Tylor Grand Apartments

† to avoid existing development inside the existing Tylor Grand complex

Zoning, Existing and Proposed Land Use

Specifically, the proponents are seeing approval of a Planned Development (PD) District with each of these unique provisions:

1. The base zoning classification will remain Residential Multi-Family but with an allowance for fully-enclosed self-service storage facilities.
 - a. No outdoor, unenclosed storage of material, equipment or vehicles (including boats or other recreational vehicles) will be allowed on this property.
2. All or part of this property may be represented on a subdivision plat approved by the City of Abilene, without extension of the City of Abilene's sanitary sewer system to any lot(s) created by such subdivision plat.
 - a. Within the City limits of Abilene, local subdivision regulations ordinarily require extending a sewer main to any new lot created by subdivision plat, unless waived by City Council.
3. In lieu of compliance with ordinary internal landscape and land use buffering standards applicable in MF Districts, the following alternative standards shall apply to development of self-service storage facilities on this property.
 - a. No fewer than ten (10) street trees shall be planted in the ten-foot-wide landscape strip required along the front boundary of this property, as well as four (4) clusters of three (3) shrubs apiece planted in between trees planted in the required landscape strip.
 - b. In addition, the minimum 20-foot-wide rear yard and 10-foot-wide side yards required on this property shall be planted with (at least) a grass covering.
4. Development of this subject property (for use as self-service storage) shall generally comply with the graphic concept plan accompanying this report.

As mentioned earlier above, the subject property of 1.22 acres is surrounded on three sides by the Tylor Grand apartment complex, in the same MF zoning district as the subject property itself.

The campus of Ward Elementary School lies directly across Rolling Green Drive from the subject property of this proposed zone change.

Southwest from the subject property and across the width of Rolling Green Drive is a subdivision of patio homes (in a PH zoning district) developed at an overall density of approximately six (6) dwellings per acre.

Criteria Assessment

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

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

The Future and Use and Development Plan Map displayed in Abilene's Comprehensive Plan (circa 2004) identifies the subject property and its surroundings to be in a "major commercial

and business center.” This particular such center covers an extensive area bounded by Buffalo Gap Road, Winters Freeway, Southwest Drive and Catclaw Drive, reaching almost all the way south to Rebecca Lane.

As described in the text of Abilene’s Comprehensive Plan, major commercial and business centers will exhibit a mix of retail trade and services, offices and civic uses, as well as multi-family residences, all at relatively high concentrations, with single-family housing on the fringe.

The particular such center where this subject property is located (the boundaries of which are described above) already exhibits such a varied mix of uses at relatively high concentrations of development. The particular PD District proposed with this zoning map amendment seems generally consistent with land use policy of Abilene’s Comprehensive Plan.

(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.

Given that allowed nonresidential use will be limited to self-service storage (enclosed) set within a landscaped environment, this proposed PD District seems generally compatible with adjacent multi-family residence and nearby patio homes.

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

The subject property lies directly adjacent to a fully-improved collector street (Rolling Green Drive) and within less than 300 feet from a fully-improved minor arterial (Catclaw Drive).

The absence of suitable nearby sewers (available for service to this site) is already well-documented in background information described above. However, this site does have direct access to a 12-inch-wide water main in adjoining right-of-way for Rolling Green Drive.

(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 **approving** this requested zone change to a Planned Development (PD) District incorporating the features described earlier in this report and as shown on an accompanying graphic concept plan.

Notification

Pursuant to Section 1.2.2.2 of Abilene’s Land Development Code, City staff mailed personal notices on October 22 of 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

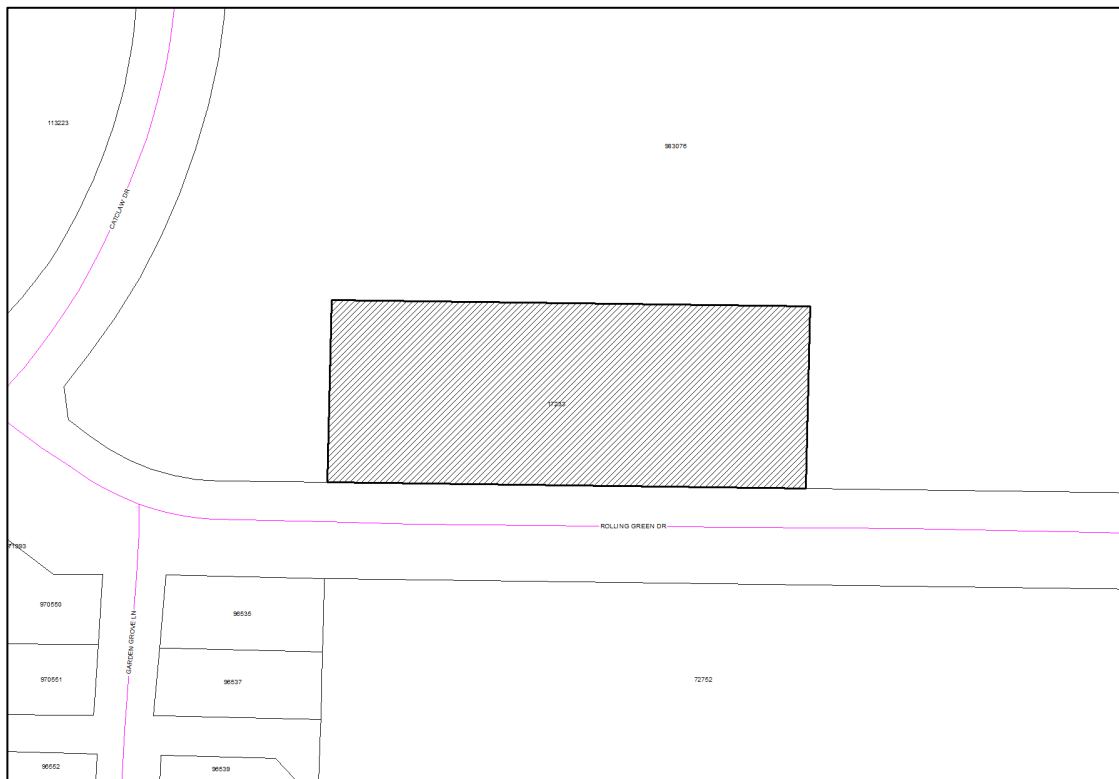
Owner	Parcel ID	Situs	Response
ABILENE IND SCHOOL DIST	72752	3750 PAINT BRUSH DR	
BOYD JOHNNIE L	96537	4305 GARDEN GROVE LN	
JOHNSON LONA MAE	96535	4301 GARDEN GROVE LN	
SITZES CLEBURNE LP	17233	3750 ROLLING GREEN DR	
THORNBURG MARK L	970550	4302 GARDEN GROVE LN	
TYLOR GRAND LLC	983076	3702 ROLLING GREEN DR	

Attachments

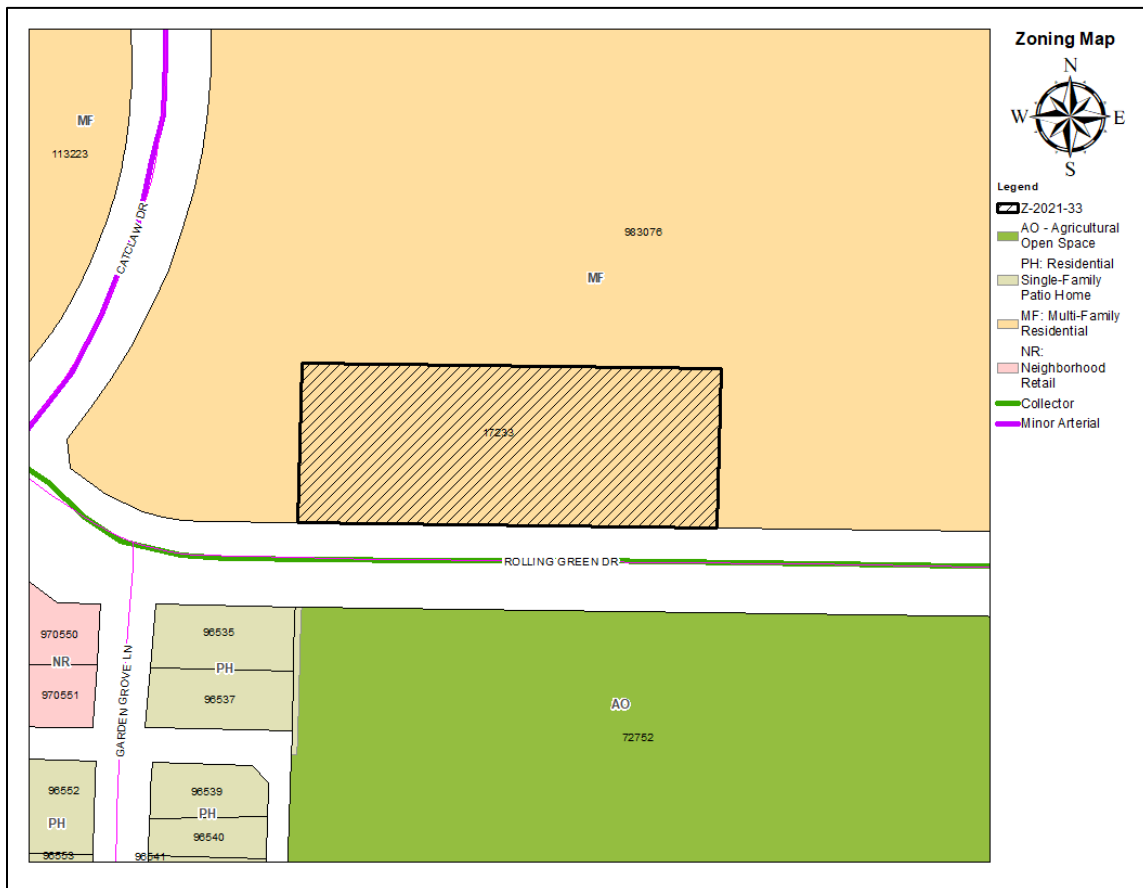
Application

PowerPoint Presentation

LOCATION MAP

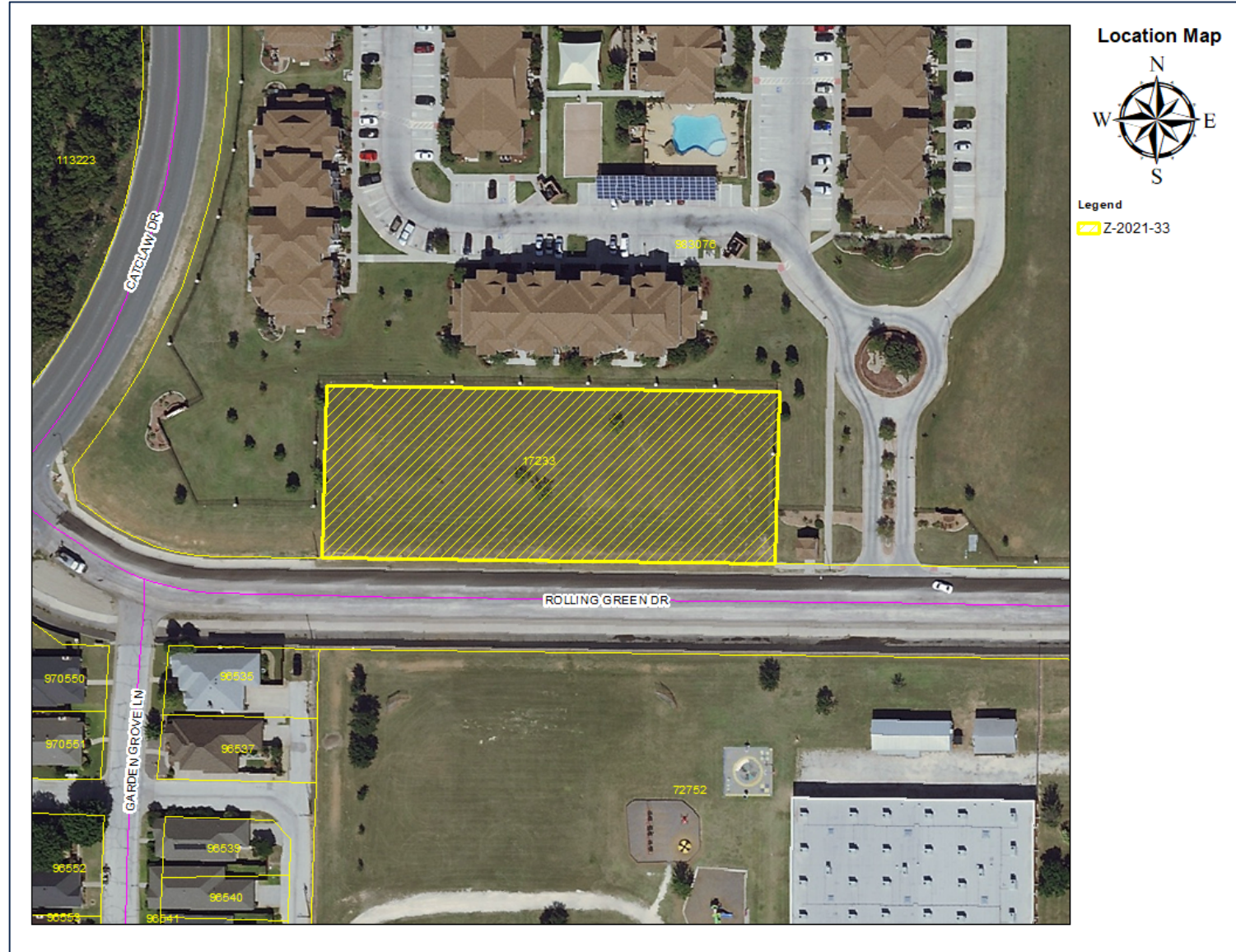


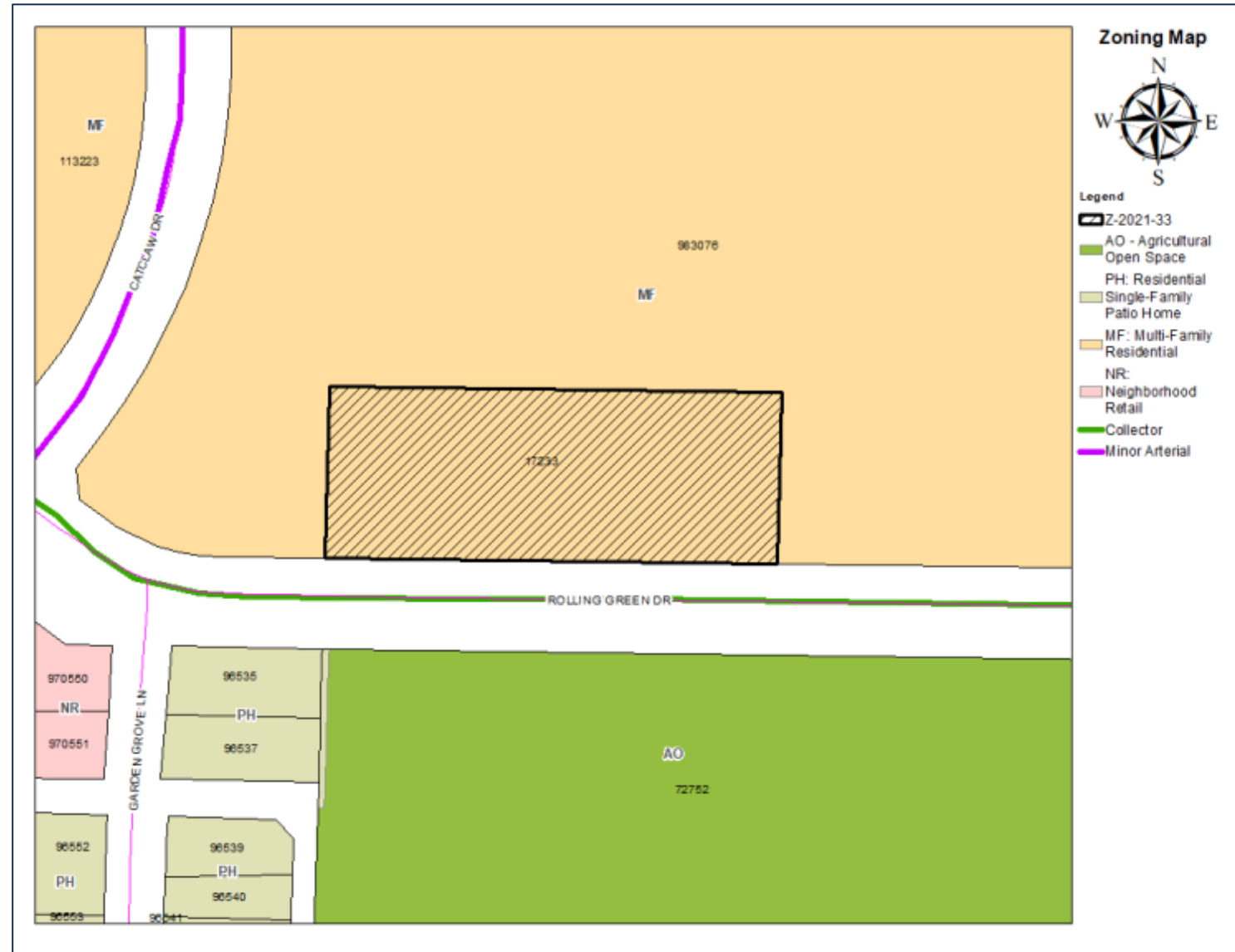
ZONING MAP



Case:	Z-2021-33
Owner:	Sitzes Cleburne, L.P.
Agent:	Enprotec/ Hibbs & Todd
Request:	Rezone from Residential Multi-Family (MF) to a Planned Development (PD) District allowing uses commensurate with MF zoning as well as limited self-service storage
Location:	now-vacant tract of 1.22 acres on north side of Rolling Green Drive and situated 265 to 645 feet west from Catclaw Drive
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	November 2, 2021
City Council Hearings:	1 st : November 18, 2021 2 nd : December 2, 2021

Z-2021-33 LOCATION MAP





West view of Subject Property



Neighboring Property (West)



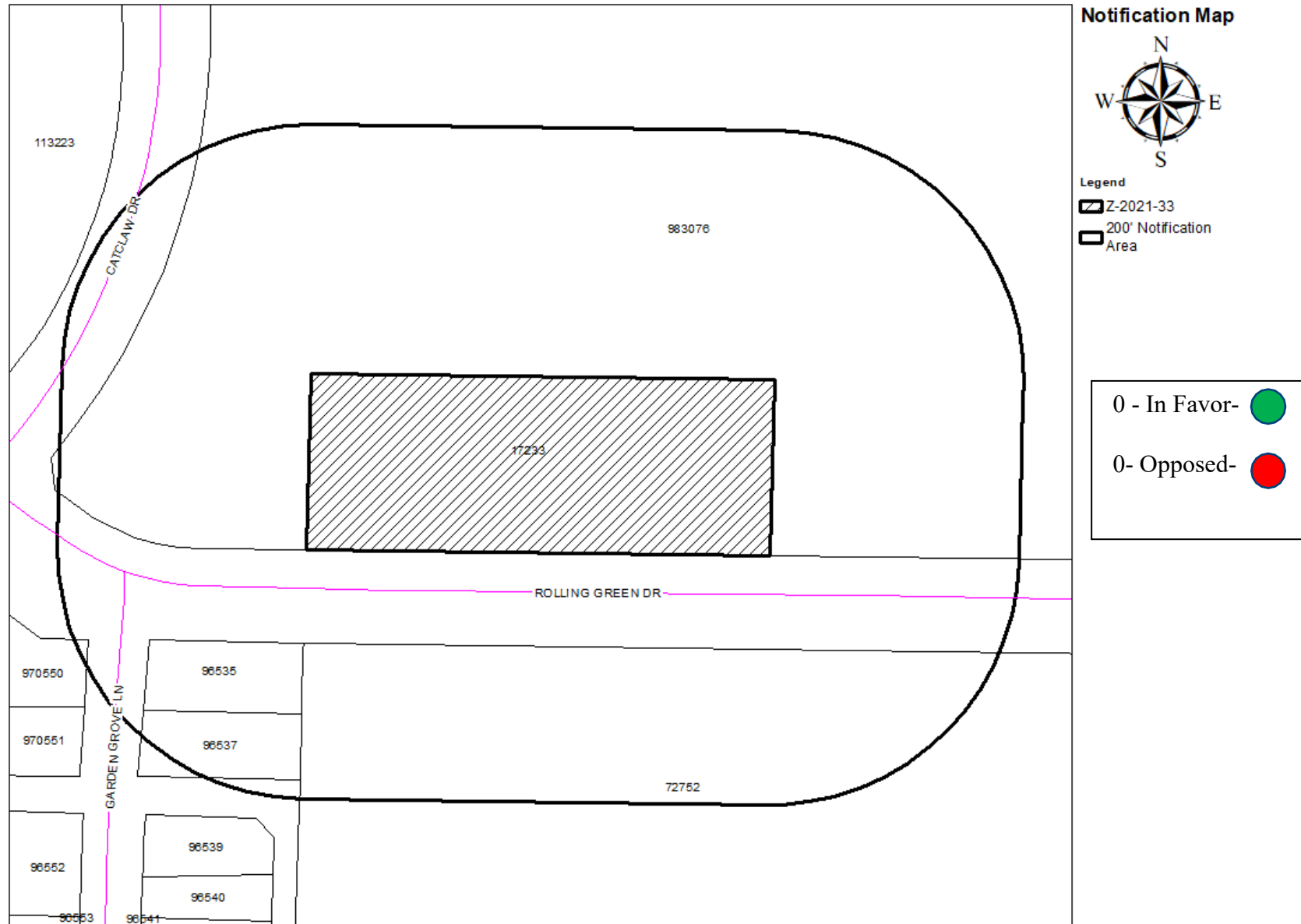
Neighboring Property (South)



Neighboring Property (South)



Z-2021-33 NOTIFICATION AREA MAP



- 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: approval

Questions?

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

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

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

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

PASSED ON FIRST READING this 18th day of November, 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 16th day of October, 2021, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 2nd day of December, 2021, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 2nd day of December, 2021.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT "A"

PAGE 1

ORDINANCE NO. _____

Exhibit "A"

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

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

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

PART 4: Zoning. That the Land Development Code of the City of Abilene is hereby further amended by changing the zoning district boundaries ask hereinafter set forth: from Residential Multi-Family (MF) to Planned Development (PD) District.

PART 5: Legal Description. The legal description of this PD District is as follows: 1.219 acres out of a 1.50-acre tract recorded on Page 805 in Volume 1085 of Deed Records of Taylor County, Texas out of Tract Number 2 of a subdivision of the J.E. Shepherd Survey Number 96 in the City of Abilene, Taylor County, Texas and being more particularly described by metes-and-bounds as follows:

BEGINNING at a found ½-inch iron rod on the north boundary line of right-of-way for Rolling Green Drive, from which the called-for southwest corner of said Tract Number 2 bears South 0° 42' 15" East 32.76 feet and South 89° 17' 45" West 1084.26 feet;

THENCE North 0° 42' 15" West for a distance of 142.24 feet to the northwest corner of said 1.50-acre tract;

THENCE North 89° 17' 45" East for a distance of 373.37 feet to the northeast corner of said 1.50-acre tract;

THENCE South 0° 42' 15" East for a distance of 142.24 feet to a ½-inch iron rod found on the

ORDINANCE NO. _____

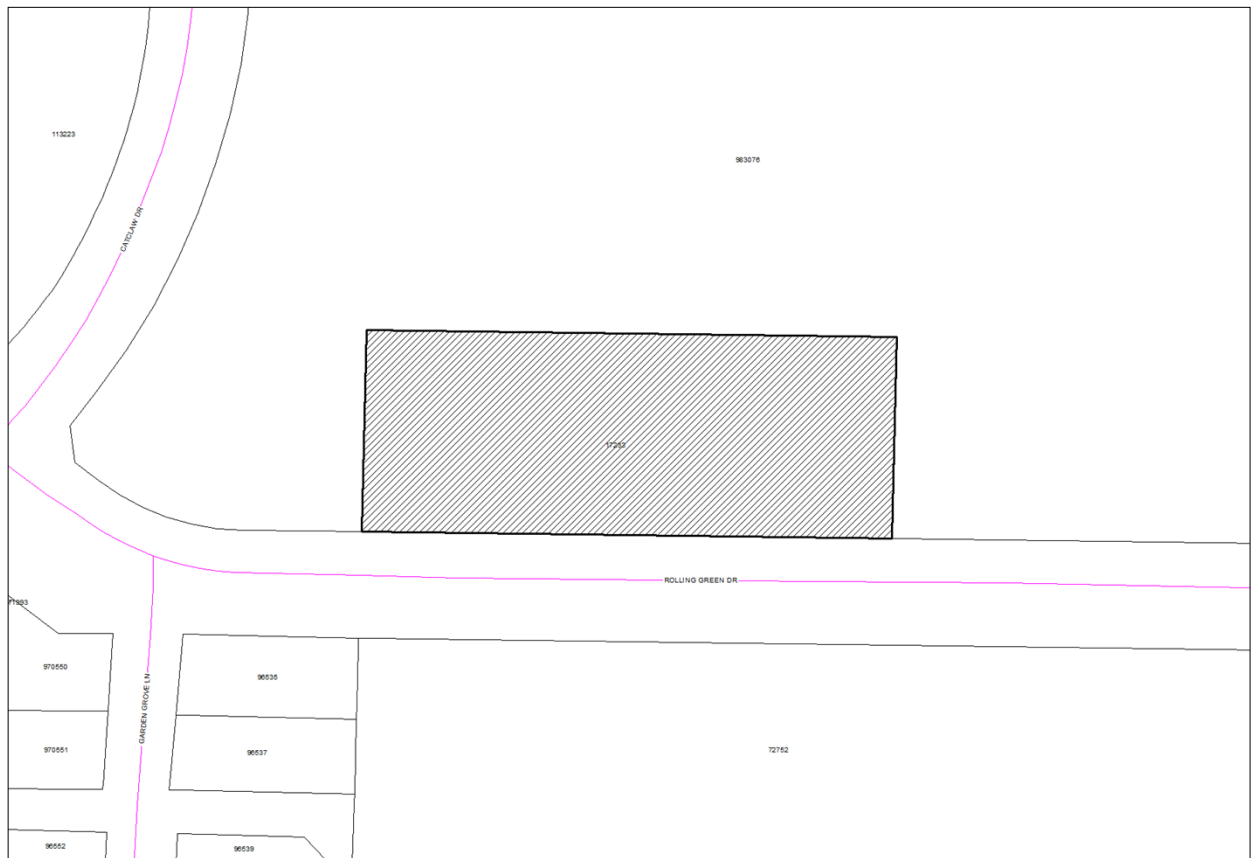
EXHIBIT "A"

PAGE 2

north boundary line of right-of-way for Rolling Green Drive;

THENCE South 89° 18' 45" West for a distance of 373.37 feet along the north boundary line of right-of-way for Rolling Green Drive, to the POINT OF BEGINNING and containing 1.219 acres of and, more or less.

NOTE: Bearings based on the north boundary line of Section 1, Garden Grove Addition, as North 89° 17' 45" East.



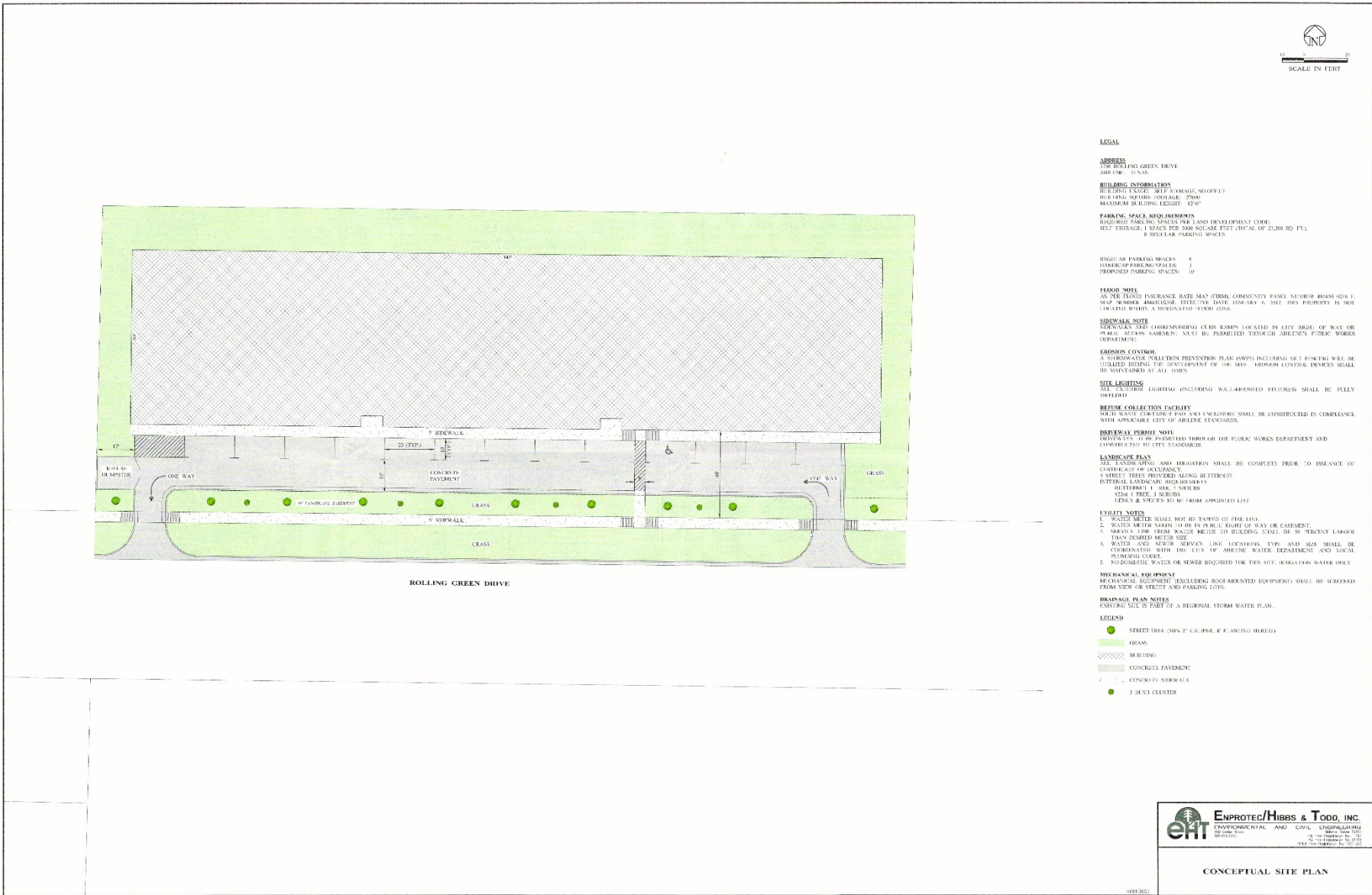
Location: 1.219 acres on north side of Rolling Green Drive and situated 265 to 645 feet west from Catclaw Drive in south Abilene

PART 6: Purpose. The purpose of this Planned Development District is to allow limited self-service storage facilities on land which is otherwise reserved for multi-family residential housing.

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

- A. Fully-enclosed self-service storage facilities shall also be allowed on this property, in addition to uses ordinarily allowed (or with City Council's approval of a Conditional Use Permit) in Residential Multi-Family Districts. No outdoor, unenclosed storage of material, equipment or vehicles (including boats and other recreational vehicles) shall be allowed on the subject property.
- B. All or part of this property may be represented on a subdivision plat approved by the City of Abilene, without extension of the City of Abilene's sanitary sewer system to any lot(s) created by such subdivision plat.
- C. Compliance with ordinary landscape standards of the City of Abilene's Land Development Code (and applicable to MF zoning districts) shall be required with development of self-service storage facilities, except specifically as follows:
 - (1) In lieu of trees and shrubs ordinarily required for "internal" landscape areas in front of the building line, no fewer than ten (10) street trees shall be planted in a ten-foot-wide landscape strip required directly behind the front boundary of this property, as well as four (4) clusters of three (3) shrubs apiece situated between several of the trees planted in this required landscape strip.
 - (2) In lieu of ordinary land use buffering standards applicable in MF Districts, the minimum 20-foot-wide rear yard and 10-foot-wide side yards required on this property shall be planted with grass covering.
- D. Development of this subject property (for use as self-service storage) shall generally comply with the graphic concept plan attached as EXHIBIT "B" to this ordinance.

EXHIBIT "B" GRAPHIC CONCEPT PLAN



ZONING CASE Z-2021-34

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: November 2, 2021

City Council 1st Reading: November 18, 2021

City Council 2nd Reading: December 2, 2021

Applicant

Owner: Christopher Blake Howard

Agent: Jacob & Martin, LLC

Request

Rezone approximately 2.7 acres of Single-Family Residential (RS-6) zoning to Patio Home (PH) zoning. The intention, according to a draft subdivision plat received by staff is to create seven (7) single-family home sites that are fronting onto Griffith Road.

Location

The subject property is approximately 2.78 acres of vacant land at 1633 Griffith Road. Legal description being all of Lot 1 in HBMS Roppe Estates, Abilene, Taylor County, Texas.

Background

The subject property was annexed in 1964 and Agricultural Open Space (AO) zoning was applied to the property. The property was later rezoned to be embraced within Planned Development District Number 64 (PDD 64). Originally PD64 applied a base zoning of Single Family Residential (RS-12) to the subject property. In 2001, PD64 was amended to apply a base zoning of Single-Family Residential (RS-8) zoning to the subject property. In 2004, the subdivision plat which created formally platted Lot 1 of HBMS Roppe Estates was approved by the City of Abilene and recorded at the Taylor County Clerk's Office. The following year, in 2005, Planned Development District 64 was vacated altogether and rezoned to a combination of Agricultural Open Space (AO), Patio Home (PH), and Single Family Residential (RS-6). The subject property falls within the RS-6 zoning that resulted from this zone change request.

Zoning and Existing Land Use

Current zoning and existing land use of properties adjacent to and in the immediate area of the subject property are illustrated on the map included in this report. As indicated on the map, adjacent zoning consists of RS-6, RS-8, PH, and AO zoning districts. Each of these zoning districts is currently occupied by single-family residences; aside from the AO zoning immediately east of the subject property which is the riparian area surrounding Griffith Lake.

Criteria Assessment

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

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

It is the opinion of the staff that the proposed zoning map amendment will serve to implement the goals, objectives, and policies of the Comprehensive Plan and Future Land Use and Development Plan Map. The Future Land Use and Development Plan Map identifies the subject property as single-family residential development. The proposed zone change is consistent with single-family residential land use. Additionally, the comprehensive plan details the need to promote infill on vacant land within the interior regions of the City. This proposed rezoning will encourage infill on property within the existing urban area of Abilene that has been vacant since annexation in 1964. Furthermore, the planned development of patio homes within this subject property will enhance the surrounding area, and be in character with existing surrounding developments. The patio home development will promote a variety of housing types in close proximity to Taylor Elementary School and Abilene Christian University, each being facilities that are considered Neighborhood Activity Centers.

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

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

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

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

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

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

Staff Recommendation

Staff recommends approval

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, staff mailed personal notices on October 22, 2021, via certified mail to the applicant and other property owners within a 200-foot radius of the subject property. These property owners and associated addresses are identified in Table 1.

TABLE 1

Owner	Parcel ID	Response
BURROW KERRY	50288	
DILL CHAD ALLEN	50566	
DOBBS DANNY P & PAULA L	49785	
GRIFFITH LAKE ESTATES LLC	1015149	
GRIFFITH LAKE ESTATES LLC	1015689	
HAIRSTON ROBERT WESLEY	50156	
MARTINEZ JIMMY & NAOMI	49644	
MULLINS JERRY NEIL JR &	50421	
POLK JERRY DON & JUDY MAE	971835	
SCARLETT GREGORY &	50705	
SCOTT MICHAEL	108194	
WEST TEXAS UTILITIES CO	56438	
WEST TEXAS UTILITIES CO	52917	
WILLIAMS VERNON L & MARION K	49914	
WOLFE CHARLES L	971834	
YANDELL TIMOTHY	1015872	

LOCATION MAP



ZONING AND EXISTING LAND USE MAP



Attachments

Application

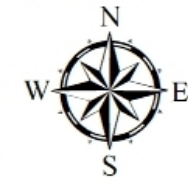
PowerPoint Presentation

Case:	Z-2021-34
Owner:	Christopher Blake Howard
Agent:	Jacob & Martin, LLC
Request:	Rezone from a Single-Family Residential (RS-6) District to a Patio Home (PH) District
Location:	1633 Griffith Road
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	November 2, 2021
City Council Hearings:	1 st : November 18, 2021 2 nd : December 2, 2021

Z-2021-34 LOCATION MAP



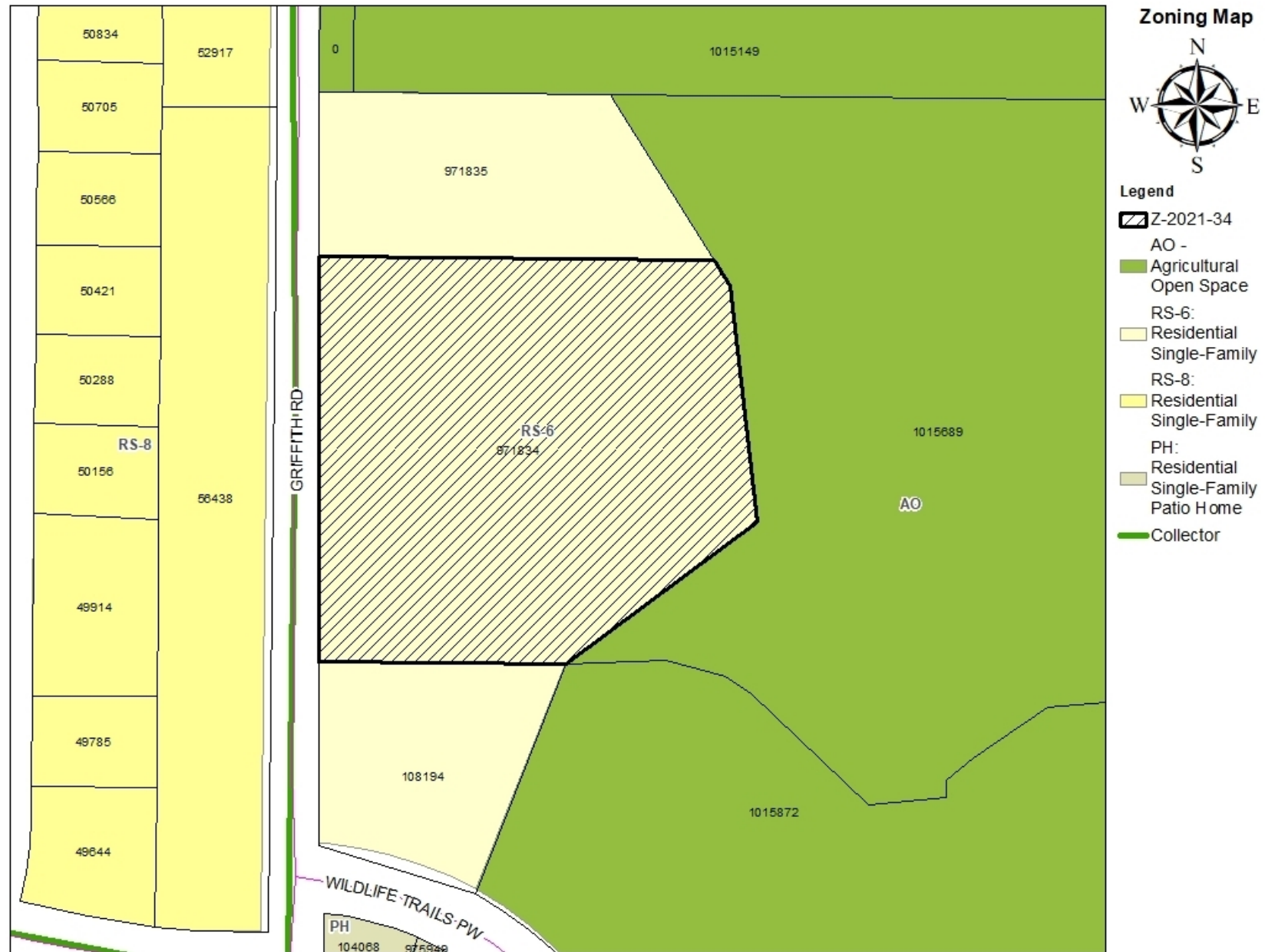
Location Map



Legend

 Z-2021-34

Z-2021-34 ZONING MAP



Permitted Uses in PH Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

- C Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- P School: Public/Private

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

P
C
TP

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

Z-2021-34 Subdivision Exhibit



Subject Property



**Neighboring
Property (north)**



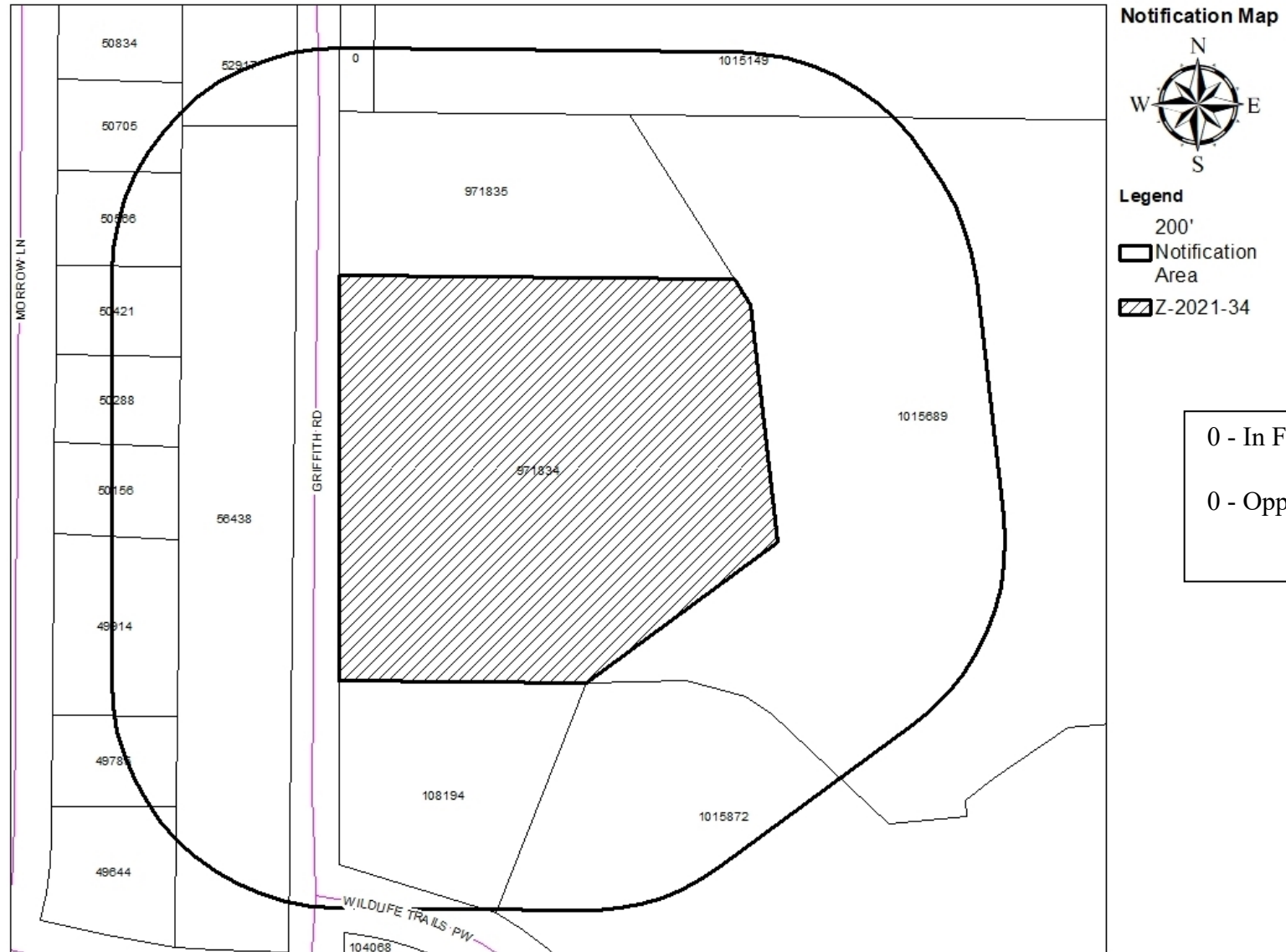
**Properties west of
Griffith Rd.**



**Neighboring
Property (south)**



Z-2021-34 NOTIFICATION AREA MAP



- 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: Approval

Questions?

ZONING CASE Z-2021-35

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: November 2, 2021

City Council 1st Reading: November 18, 2021

City Council 2nd Reading: December 2, 2021

Applicant

Owner: Broadview Baptist Church

Agent: Les Campbell

Request

Rezone from Residential Single Family (RS-6) District to Neighborhood Retail (NR) District

Location

2414 S. 27th Street

Background

The subject property was zoned Residential Single Family (RS-6) District in 1974. The subject property is a portion of lot 4 within Block 1 of the Over Place Addition. Broadview Baptist Church has owned the property since 2014. According to information included within the application, Broadview Baptist Church would like to rezone the subject property to attract buyers interested in a retail district.

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 RS-6 districts to the north, south, and west (Broadview Baptist Church). Several General Commercial (GC) Districts are located at the intersection of S. 27th St. and Buffalo Gap Rd.

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;

This subject property is represented on the Land use and Development Plan Map as single family along an Enhancement Corridor. The proposed zoning map amendment is not consistent with the map, however, enhancement corridors (arterials) are not intended to be surrounded by single-family residential districts.

(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 change in zoning classification would be appropriate in the immediate area and serve as an appropriate use buffer from the more intensive commercial districts to the east.

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

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

Staff Recommendation

Staff recommends approval.

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, staff mailed personal notices on October 22, 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.

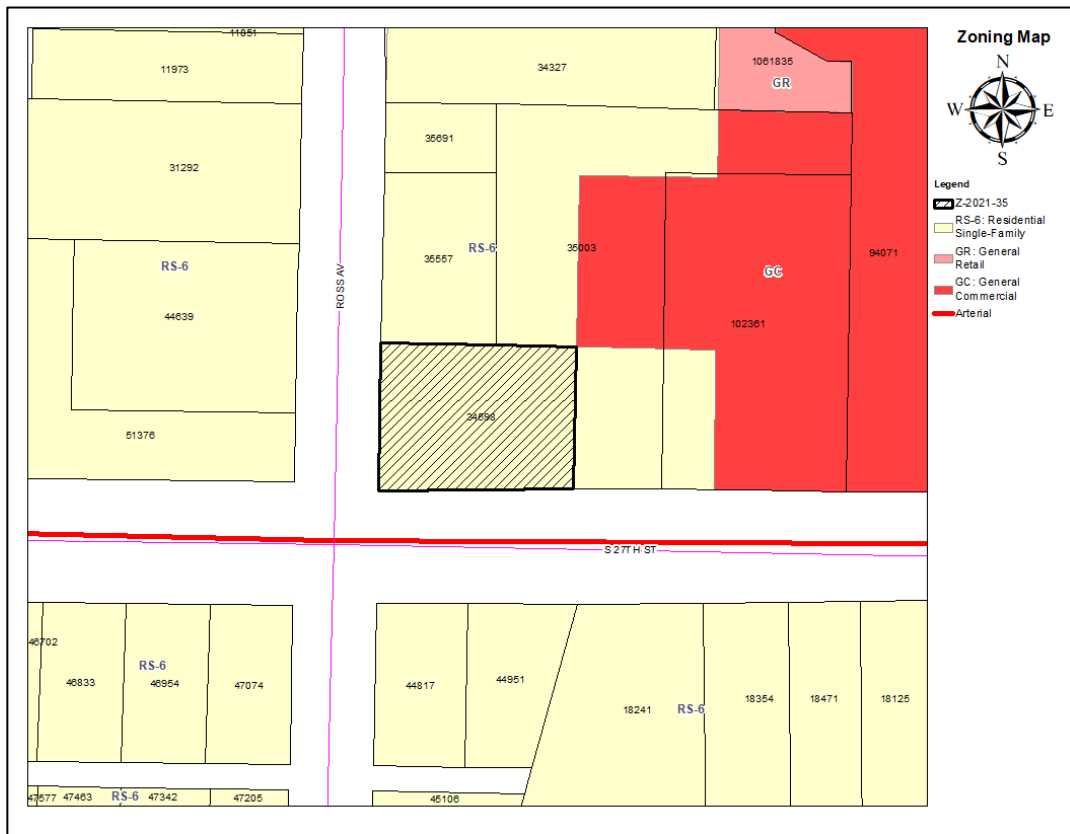
TABLE 1

Owner	Parcel ID	Situs	Response
ADKISSON RICHARD L & MARSHA A	34327	2541 ROSS AV	
BROADVIEW BAPTIST CHURCH	51376	2500 S 27TH ST	
BROADVIEW BAPTIST CHURCH	11973	2542 ROSS AV	
BROADVIEW BAPTIST CHURCH	31292	2602 ROSS AV	
BROADVIEW BAPTIST CHURCH	44639	2618 ROSS AV	
BROADVIEW BAPTIST CHURCH	34598	2414 S 27TH ST	
BROWN BOBBY	35557	2601 ROSS AV	
BROWN BOBBY	35691	2549 ROSS AV	
BRYAN BENNY DEAN JR	18241	2409 S 27TH ST	
CANTALINE NOAH EVAN	18354	2349 S 27TH ST	
HONG ANG	44951	2441 S 27TH ST	
LANDEROS JUAN	47074	2501 S 27TH ST	
LOPEZ DAVID S & MARIA DANIELA	46833	2517 S 27TH ST	
M7 REAL ESTATE INVESTMENTS LLC	18471	2341 S 27TH ST	
MESEY PATRICK JOHN & NICOLE ASHLEY	46954	2509 S 27TH ST	
O REILLY AUTO ENTERPRISES LLC	102361	2366 S 27TH ST	
RONDO PROPERTIES PTSH	35003		
SPIRIT MASTER FUNDING LLC	94071	2674 BUFFALO GAP RD	
TORRES BEATRIZ	44817	2449 S 27TH ST	
WESTERN BANK	1061835	2501 ROSS AV	

Attachments

- Application
- Land Development Code Information
- Over Place Subdivision Plat
- Future Land Use Map/Comp Plan Info

ZONING MAP



LOCATION MAP



Section 2.3.3.4 Neighborhood Retail (NR) District

(a) **Purpose.** The Neighborhood Retail (NR) District is intended to accommodate a limited range of retail trade, services and office activities that are needed to serve a neighborhood area. The level of intensity and scale of development permissible within the NR District are designed for compatibility with nearby residential uses. Many permitted uses within the NR District are, in fact, aimed toward meeting the day-to-day retail needs of nearby residents for food, pharmaceuticals, personal services, etc. The NR District development should occur at the intersections of collector streets with more major thoroughfares and other collector streets.

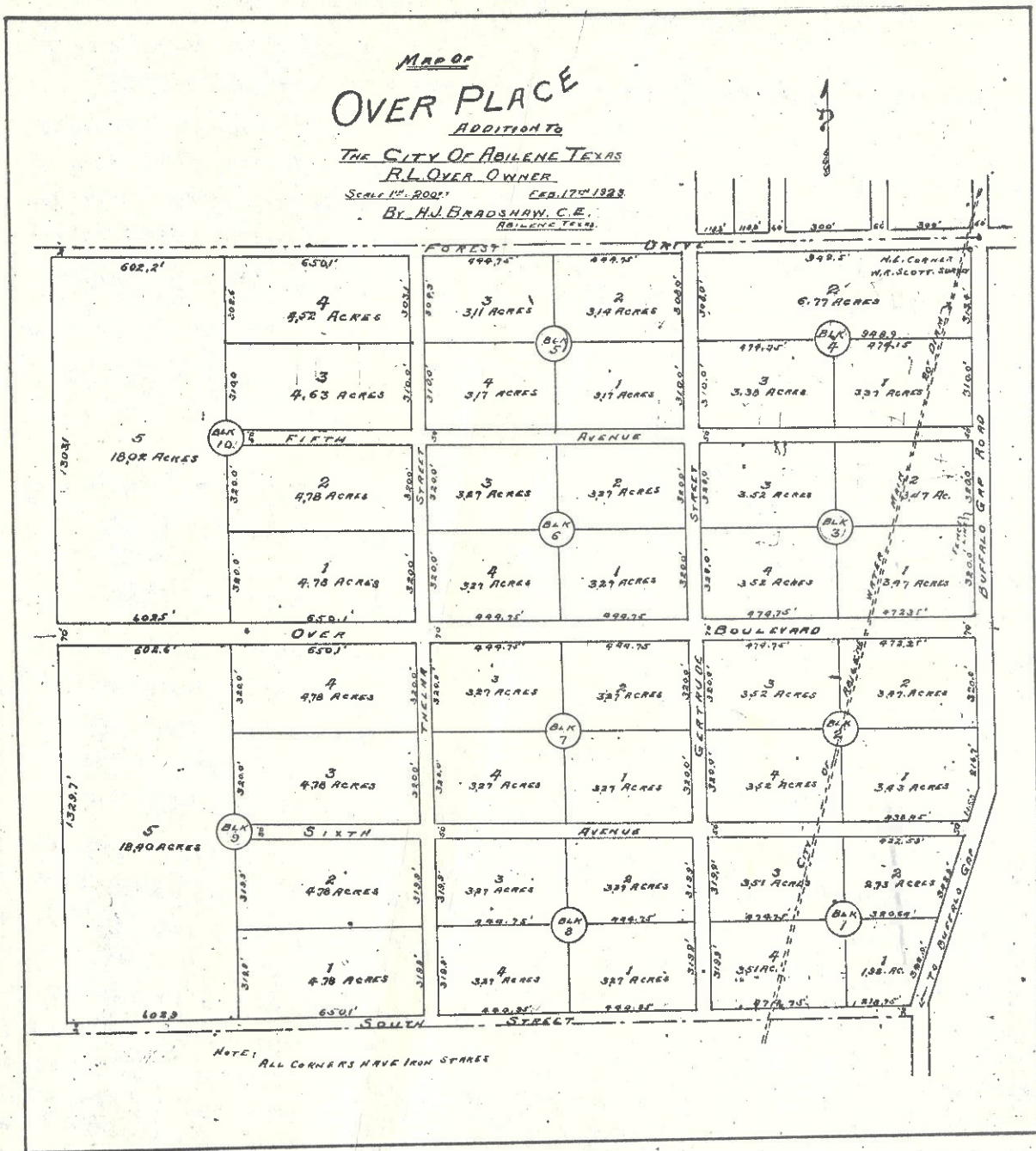
(b) **Authorized Uses.** The following are authorized uses under the regulations established in this chapter:

- (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) **Maximum Building Size.** The maximum building coverage of a structure or structures on a single lot shall not exceed 15,000 square feet.
 - (e) **Hours of Operation.** Except for uses permitted within a residential zoning district, no use shall operate before 6:00 a.m. nor after 11:00 p.m. on any day of the week.
 - (f) **Outside Display and Storage.** Refer to [Chapter 4](#), [Article 2](#), [Division 5](#) of this LDC for outside display and outside storage requirements.
 - (g) **Screening Required.** Refer to [Chapter 4](#), [Article 2](#), [Division 4](#) of this LDC for screening requirements.
 - (h) **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 NR District.
- (Ord. No. 8-2010, pt. 1 (Exh. A), 4-22-10)

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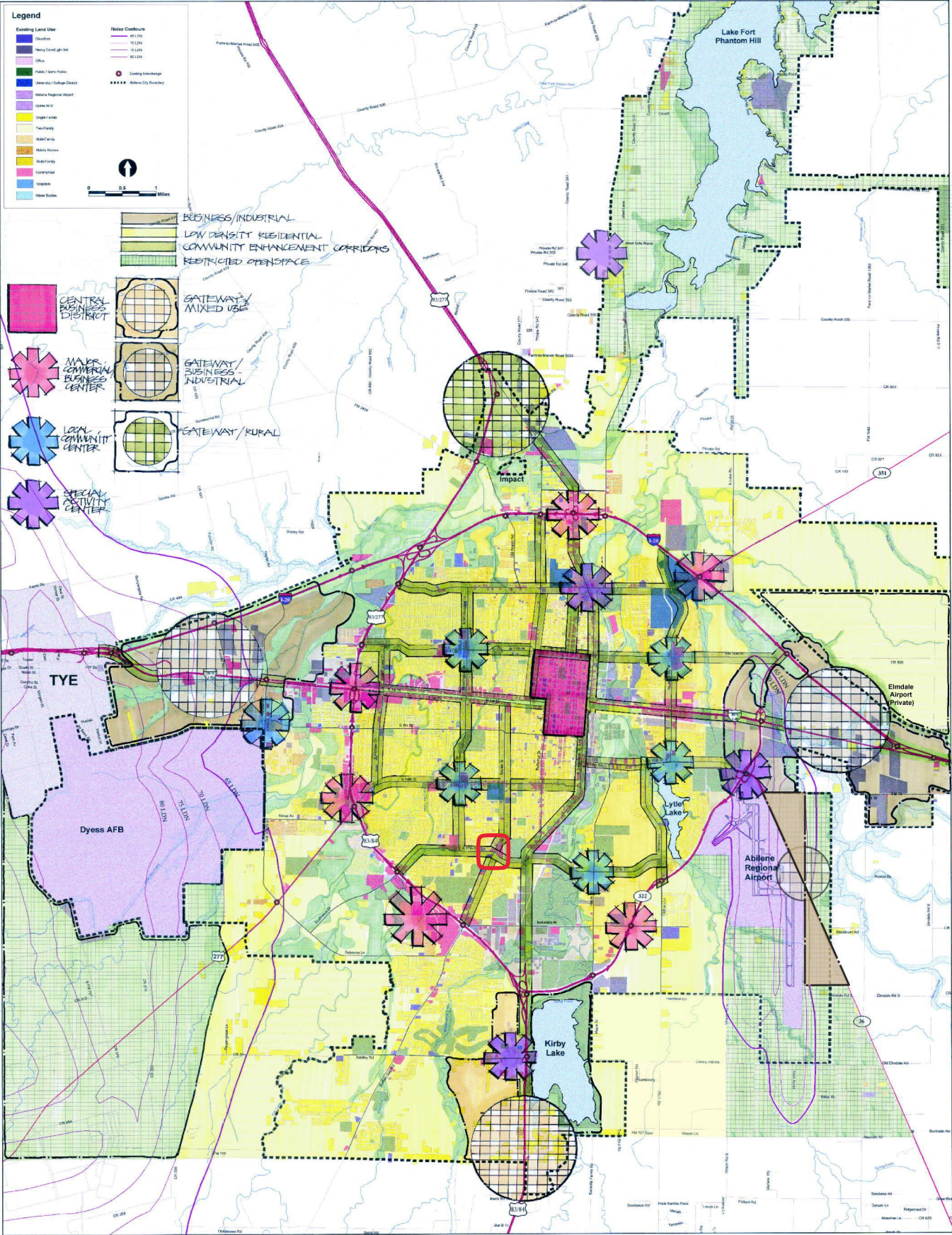
OVER

Filed February 21st 1923 at 2:30 PM



The State of Texas }
County of Taylor } Know All Men by These Presents:
That I, R. L. Over, of the County and State aforesaid, do hereby certify that the
above and foregoing plat is a true and correct plat of Over Place, the same being a part of
the W. P. Smith Survey No. 93, Abstract No. 247 Taylor County Texas, and the streets shown
on said map are hereby dedicated to the public use.
Witness my hand this the 20th day of February, A.D. 1923.
R. L. Over.

The State of Texas }
County of Taylor } Before me, the undersigned authority, a Notary Public, in and for Taylor
County, Texas, on this day personally appeared R. L. Over, known to me to be the
person whose name is subscribed to the foregoing instrument and acknowledged
that he executed the same for the purposes and consideration therein
Given under my hand and seal of office this the 20th day of February
A.D. 1923.
Record 2, October 30th 1921
W. E. Brinkley County Clerk
Taylor County Texas
J. M. L. L. L.
Notary Public, Taylor County, Texas
Resided March 7th 1923 at 10:00 o'clock A.M.
T. L. Number 7378





Community Enhancement Corridors

Discussion: Community Enhancement Corridors identified on the Land Use and Development Plan are key arterials that will unify the city, establish a sense of place, and provide enhanced physical and visual links between Activity Centers. Major connections between Activity Centers should be unique and memorable. They should accommodate vehicles, buses, pedestrians, and bicyclists in a safe and attractive street environment. Currently, many major corridors lack a cohesive and appealing streetscape impression to foster quality development. There are local examples of vibrant streetscapes that can serve as the foundation for future street improvements. For instance, the planted median along Sayles Boulevard, the railroad right-of-way between North and South and 1st Streets, and the street trees, lighting, and special paving found downtown are elements that make these corridors unique. The intent of designating Community Enhancement Corridors is to apply these and other urban design elements that make a few corridors unique today to a citywide system of enhanced corridors in the future.

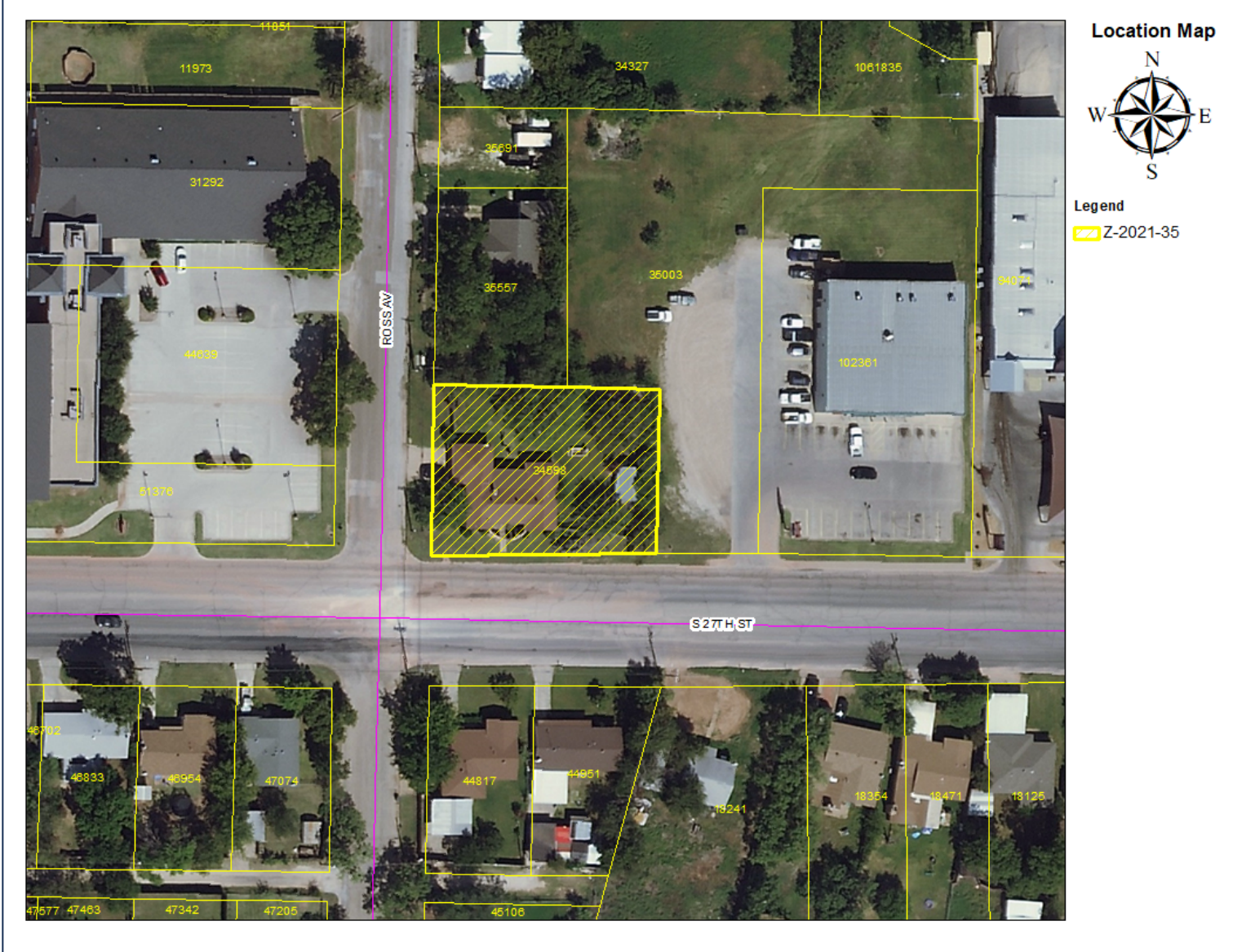
Many of the policies included in the Community Appearance Element of the Plan address guidelines for creating both functional and attractive corridors. For instance, the street environment for pedestrians can be improved by placing buildings closer to the street with detached sidewalks and attractive landscaping. Using the Community Appearance policies as a starting point, the City should establish criteria for each corridor that will create a distinctive visual character, while at the same time reflecting a cohesive citywide image.

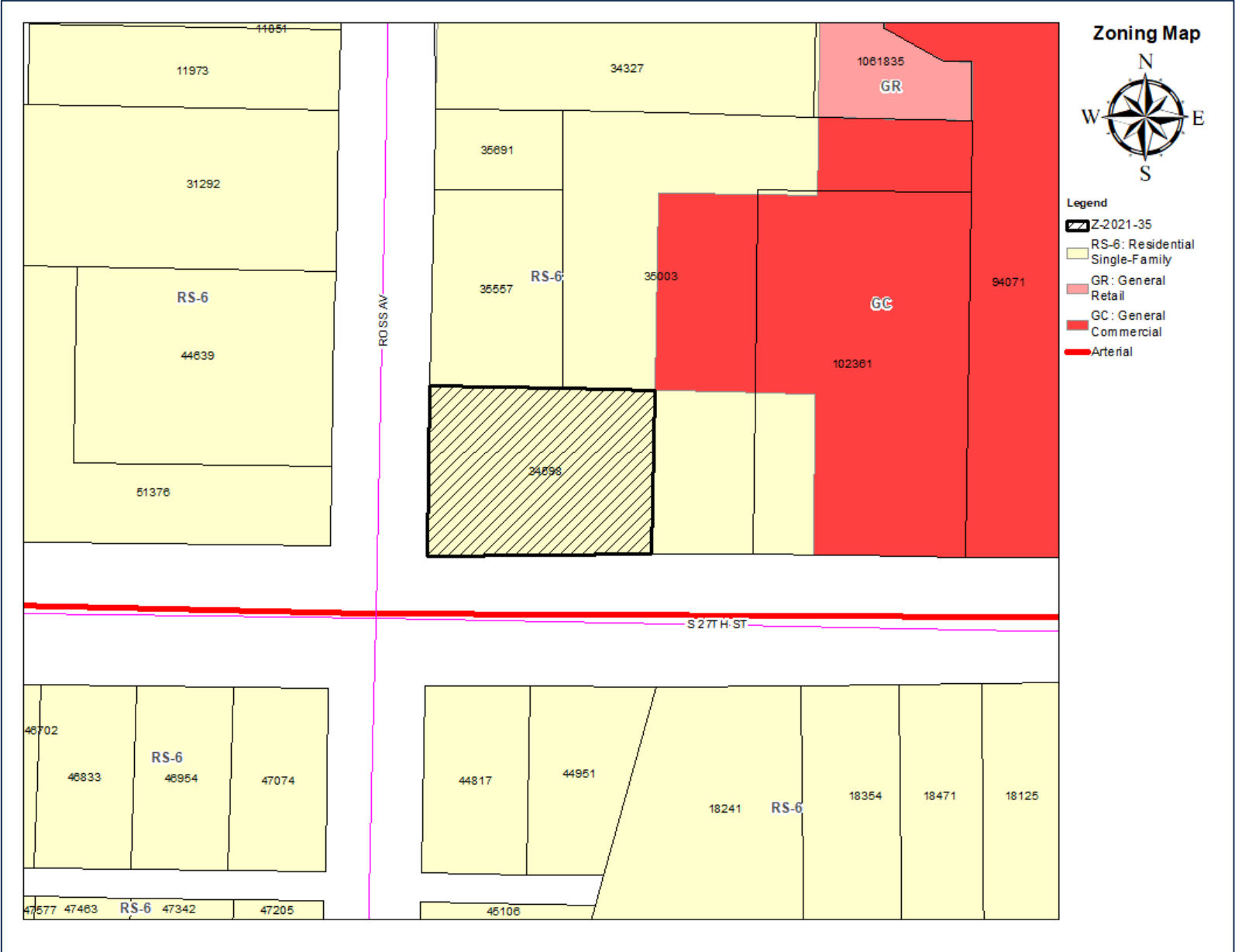
- Strategy 32: Develop Community Enhancement Corridor plans to address the opportunities, constraints, and priorities for each corridor. Plans should include appropriate land use mixes, streetscape improvements, design guidelines, economic development strategies, and a corridor improvements program for capital expenditures.
- Strategy 33: Work with the business community along Community Enhancement Corridors to establish public/private partnerships and appropriate regulatory and/or financial incentives to revitalize private properties and make site improvements.
- Strategy 34: Use overlay zoning or other appropriate ordinances to apply consistent landscaping and signage standards to each corridor.
- Strategy 35: Designate additional Community Enhancement Corridors in appropriate locations through the Super Neighborhood planning process.



Case:	Z-2021-35
Owner:	Broadview Baptist Church
Agent:	Les Campbell
Request:	Rezone from a Single-Family Residential (RS-6) District to a Neighborhood Retail (NR) District
Location:	2414 S. 27 th Street
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	November 2, 2021
City Council Hearings:	1 st : November 18, 2021 2 nd : December 2, 2021

Z-2021-35 LOCATION 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 NR Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

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

TRADE – RETAIL USES

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Broadcast Studio
- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

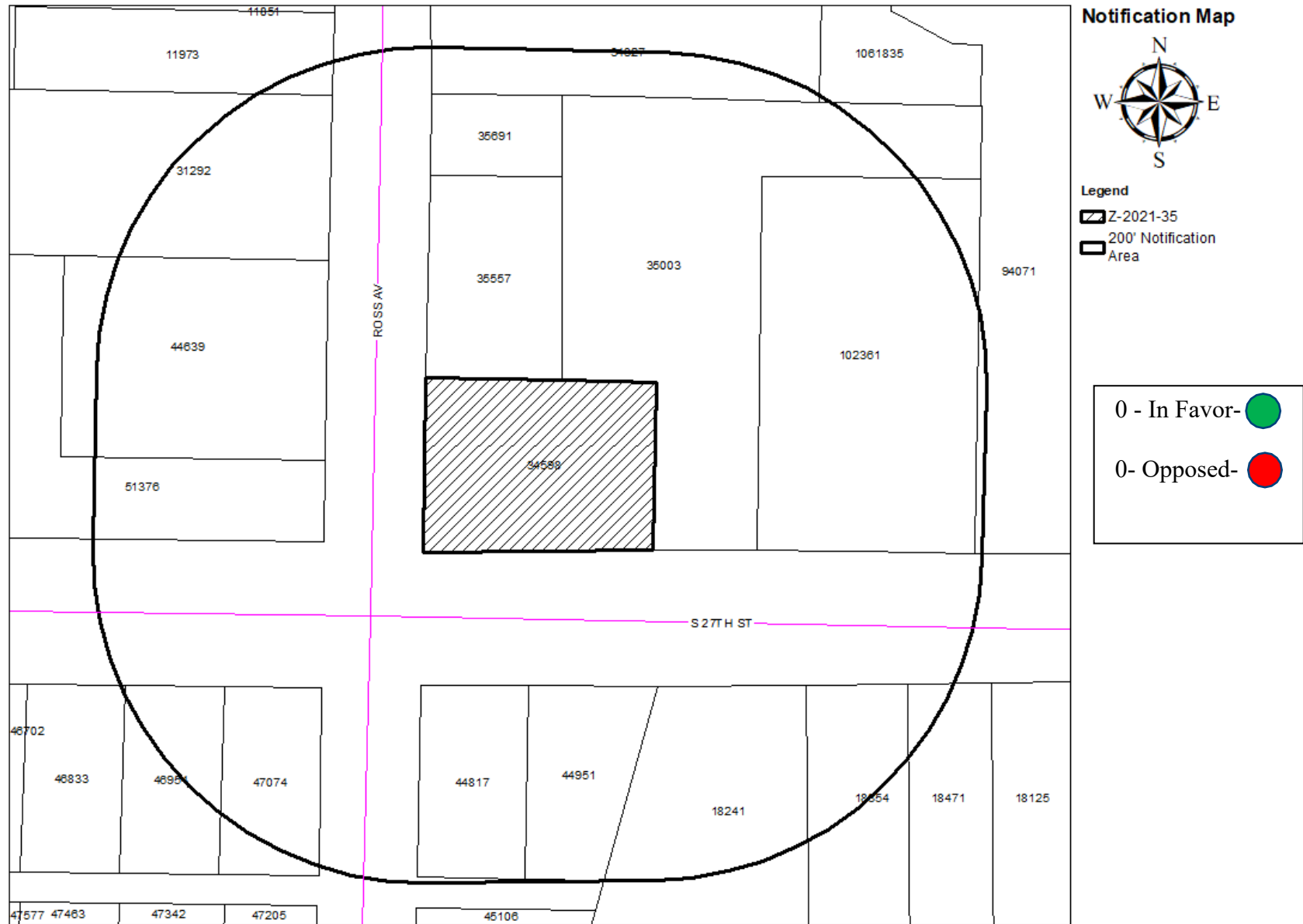
LEGEND

P
C
TP

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



Z-2021-35 NOTIFICATION AREA MAP



- 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: Approval

Questions?

ZONING CASE Z-2021-36

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: November 2, 2021

City Council 1st Reading: November 18, 2021

City Council 2nd Reading: December 2, 2021

Applicant

Owner: Abilene Majestic, LLC.

Agent: Jacob & Martin

Request

Amend Planned Development District 77 (PDD 77) by adding "Oil Change" as a permitted use specifically for Lot 201, Block A, Pak Addition.

Location

3950 Catclaw Drive

Background

This Planned Development District amendment requests incorporates one (1) lot; Lot 201 within Block A of The Pak Addition, City of Abilene, Taylor County, Texas (MRP-5716). This Planned Development District (PDD 77) was created in 2002 (38-2002) with amendments in 2005 (11-2005), 2011 (6-2011), and 2017 (11-2017 & 17-2017). The permitted uses for this entire PD are indicated in ordinance 38-2002, 11-2005, and 11-2017. There are no automotive related uses indicated as a permitted use within this entire PD district. The applicant is requesting this amendment to operate an automobile oil change business on this lot.

Zoning and Existing Land Use

Current zoning and existing land use of properties adjacent to and in the subject property's immediate area are illustrated on the map included in this report. As indicated on the map, adjacent zoning consists of Agricultural Open Space (AO) to the west, Planned Development District (PDD 141) to the north, and Multi-Family District (MF) to the south and east.

Criteria Assessment

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

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

This subject property and PDD is located within a Major Commercial/Business Activity Center. This specific land use center permits a mix of uses including automobile service stations. It is the opinion of staff that the proposed zoning map amendment will serve to implement the goals, objectives, and policies of the Comprehensive Plan and Future Land Use and Development Plan Map.

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

It is the opinion of staff that additional proposed permitted use will be appropriate with existing uses in the immediate area.

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

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

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

It is the opinion of the staff that that including oil change as a permitted use could affect the general welfare of the surrounding multi-family district to the west.

Staff Recommendation

Staff recommends approval with the following conditions:

- Alter the permitted use language to include "Automobile/small truck oil change."
- Add a limit to the hours of operation for the permitted use "automobile small/truck oil change" from 7:00 am to 7:00 pm C.S.T.

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, staff mailed personal notices on October 22, 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.

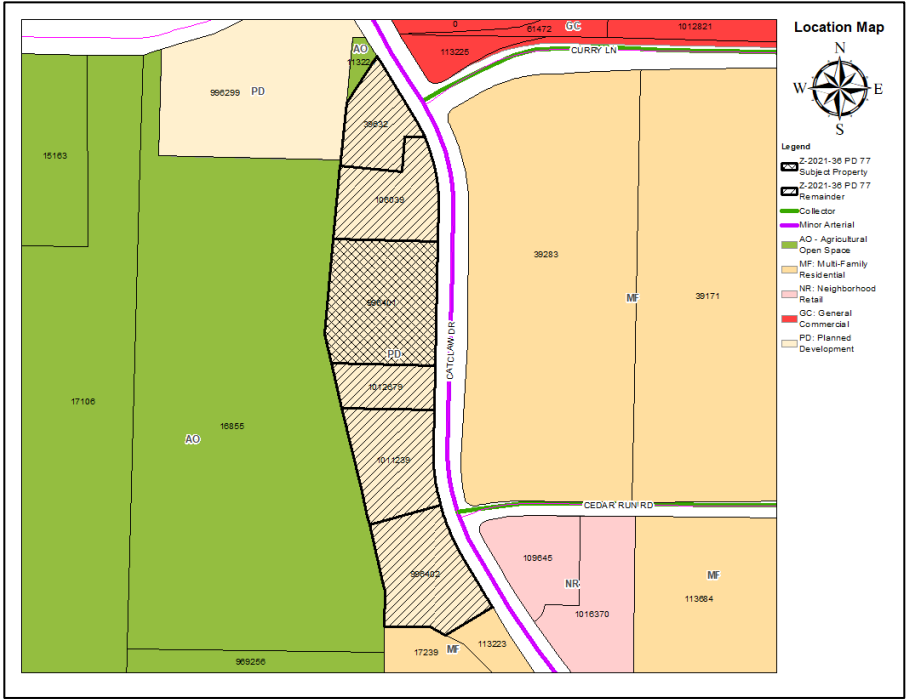
TABLE 1

Owner	Parcel ID	Situs	Response
ABILENE FEDERAL CREDIT UNION	1016370		
ABILENE FEDERAL CREDIT UNION	109645	4001 CATCLAW DR	
ABILENE MAJESTIC LLC SERIES F	996401	3850 CATCLAW DR	
BELUZ PROPERTIES XII LTD	996299	4449 CURRY LN	
BRAZORIA SMITH LEASE LLC	39632	3726 CATCLAW DR	
CITY OF ABILENE	17239	4302 CATCLAW DR	
CRAWFORD DEBORAH J	61472	3548 CURRY LN	
EAMAS CURRY JUNCTION LLC	39283	3549 CURRY LN	
MORRISON & HALLMARK LP	16855	4491 CURRY LN	
MORRISON & HALLMARK LP	969256		
PAK HARRIS ENTERPRISES LTD	996402	4002 CATCLAW DR	
PAK HARRIS ENTERPRISES LTD	1011239	3934 CATCLAW DR	
RED ARMADILLO LTD	106039	3802 CATCLAW DR	
SHOPS AT ABILENE LP	969243	3701 CATCLAW DR	
TB HAWK LLC	1012679		
TLC PROPERTIES INC	113225		
TURNER B JACK &	113223		
TURNER B JACK &	113224		

Attachments

- Application
- Ordinance 38-2002
- Ordinance 11-2005
- Ordinance 6-2011
- Ordinance 11-2017
- Ordinance 17-2017
- MRP-5716
- Future Land Use Map & Comprehensive Plan Information

ZONING MAP



LOCATION MAP



ORDINANCE NO. 38-2002

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, CONCERNING PDD-77 PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

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

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

PASSED ON FIRST READING this 10 day of October A.D. 2002.

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 6 day of October, 2002, 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 24 day of October, 2002, 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 24 day of October, A.D. 2002.

ATTEST:

De Moore
CITY SECRETARY

Grady Bass
MAYOR

APPROVED:

Sharon L. Hicks
CITY ATTORNEY

ORDINANCE NO. 38-2002

Exhibit "A"

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

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

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

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

PART 4: Zoning. That Chapter 23, Subpart E, Abilene Municipal Code, known as the Zoning Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From LC & RM-2 (Limited Commercial & Residential Multi-Family) District 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 P.D.D. is as follows:

BEING 6.967 acres of land out of Tract No. 2, a subdivision of the J. E. Sheppard Survey No. 96, Abilene, Taylor County, Texas, and being part of that certain 122.376 acre tract recorded in Volume 1093, Page 818, Deed records, Taylor County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod, found for the Northwest corner this tract same being the Southwest corner of Lot 1, Block A, Section 1, Continuation No 4, Curry Park Addition, Abilene, Taylor County, Texas, recorded in Plat Cabinet 7, Slide 666, Plat Records, Taylor County, Texas, from which the Northwest corner of said Tract No. 2 bears N 4°00'E 258.00 feet and the Northeast corner of the J. E. Sheppard Survey No. 96 by deeds bears N 4°00'E 258.00 and S 89°59'E 3555.20 feet;

THENCE S 89°59'E 207.81 feet to a 3/8" iron rod, found in a curve to the right on the West boundary line of Catclaw Drive for the Northeast corner this tract same being the Southeast corner of said Lot 1;

THENCE along said curve to the right having a radius of 387.89 feet, a partial delta of 26°23'43", on a chord bearing of S 13°10'52"E 177.12 feet, for an arc distance of 128.70 feet to a 3/8" iron rod, found for the P.T. of said curve;

THENCE S 0°01'E 612.93 feet (called 612.66 feet) to a 3/8" iron rod, found for the P.C. of a curve to the left;

THENCE along said curve to the left having a central angle of 32°00', a radius of 534.50 feet, on a chord bearing of S 16°00'10"E 294.66 feet, for an arc distance of 298.52 feet to a 3/8" iron rod, found for the P.T. of said curve;

THENCE S 31°59'02"E 93.38 feet (called 93.34 feet) to a 3/8" iron rod, found for the P.C. of a curve to the left;

THENCE along said curve to the left having a partial delta of 1°29'03", a radius of 2171.53 feet, on a chord bearing of S 32°44'E 56.25 feet for an arc distance of 56.26 feet;

THENCE S 58°00'32"W 139.57 feet along the Northwest line of a 0.0875 acre Easement Deed recorded in Volume 1977, Page 95, Official Public Records, Taylor County, Texas, to a point on the Northeast line of a 8.78 acre pond deed recorded in Volume 1789, Page 269, Official Public Records, Taylor County, Texas'

ORDINANCE NO. 38-2002

EXHIBIT "A"

Page 3

THENCE N 64°00'W 45.59 feet to a point for a corner of said 8.78 acre tract;

THENCE S 89°00'W 121.0 feet to a 3/8" iron rod and cap, set for the Northwest corner of said 8.78 acre tract on the West boundary line of said Tract No. 2;

THENCE N 1°00'W 86.00 feet to a 3/8" iron rod, found for a corner of said Tract 2;

THENCE N 14°30'W 648.61 feet to a 3/8" iron rod, found for a corner of said Tract 2;

THENCE N 4°00'E 508.59 feet to the POINT OF BEGINNING and containing 6.967 acres of land more or less.

Bearings based on the West boundary line of Catclaw Drive as Platted as N 0°01'E between 3/8" iron rods found.

Certified correct as surveyed on the ground September, 2002.

Location:

Catclaw Drive, between Curry Lane & Cedar Run, west side

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

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

The following regulations shall govern the use and development of the Planned Development District (PDD) for the two parcels of land located off Catclaw Drive, between Curry Lane and Cedar Run Drive.

a. Permitted Uses:

- The use of land shall be restricted to the activities listed below. Specific uses may include home improvement type businesses, professional offices, and neighborhood commercial-type uses.

Home Improvement Type Businesses:

- Plumbing Supply
- Appliance Repair
- Paint Supply
- Carpet
- Specialty Home Improvement
- Hardware Store
- Electrical Supplies
- Furniture stores/galleries

Professional Offices

- Including legal, medical, insurance, or financial offices.

Mixed-Use Strip Mall (Neighborhood Commercial)

- Video Shop
- Dry Cleaners
- Barber Shop/Salon
- Coffee Shop
- Golf Shop
- Bicycle Shop
- Photographic Services
- Printing

- Tailoring
- Shoe Shop
- Watch, Clock, Jewelry Repair/Sales
- Gifts, Novelties, Souvenirs
- Liquor store
- Pharmacy/Drugstore
- Convenience Store
- Specialty café/restaurant

b. Area, Height, Placement:

- Buildings shall be limited in height to 30 feet, excluding architectural exceptions generally allowed by the Zoning Ordinance of the City of Abilene.
- Due to floodway constraints and aesthetic concerns, the developer is encouraged to build parking in the rear of the proposed development. The building setbacks shall be determined in accordance to the placement of the parking. If parking is placed in the rear of the building, the front setback shall be a minimum of 5 feet from Catclaw Drive, and 30 feet on all other sides. If parking is placed in the front of the development, the front setback shall be a minimum of 30 feet from Catclaw Drive, and 30 feet on all other sides.

c. Landscaping:

- A landscaped area shall be extended along the streetside boundary, on private property. Landscaping shall mean the planting and maintenance of living materials such as grass, trees, shrubs, and/or flowers, etc. The landscaping shall include at least 6 trees, spaced at intervals that would allow for ultimate growth and health. Suitable planting materials are provided in the City of Abilene Zoning Ordinance. Required landscaping shall be installed in association with erection of buildings on said parcels, prior to occupancy of buildings.
- If the parking lot is located at the rear of the building, the landscaped area shall be a minimum of 5 feet in width. If the parking lot is established in the front of the building, the landscaped area shall be a minimum of 10 feet in width.

d. Signage:

- The location, size, type, and character of signs shall be regulated by the City of Abilene.
- No portable or billboard-type signs are allowed.
- Wall signs shall occupy no more than 20% of the wall they occupy.

- A large pole sign containing multiple business identification signs is encouraged. Individual pole signs advertising a business shall not exceed 40 square feet. If at least $\frac{3}{4}$ of the businesses locate their identification signs on one pole, the total square footage of the pole sign may be increased to 120 square feet, maximum.
- If a monument sign is erected and advertises a single business, it shall not exceed 60 square feet.
- If a monument sign is erected and advertises $\frac{3}{4}$ of the businesses located in the development, the square footage maximum shall be increased to 120 square feet.
- No signs shall extend into the public-right-of-way.
- Pole signs shall have a minimum grade clearance of 8 feet.

e. Access Control:

- The driveways shall be located so as to not interfere with traffic operations at other driveways or street intersections. Layout and location of all driveways is subject to the approval of the Traffic and Transportation Administrator.
- Two scenarios have been developed for driveway appearance and function:

Scenario 1:

If parking is located in the rear of the development, three driveways will be allowed. All driveways shall have a curbed landscaped island. The island shall be at least 20 feet long, and 8 to 14 feet wide. Plantings within the island shall consist of drought-tolerant flowering plants or shrubs. Examples of regional plants may be found in the City of Abilene Zoning Ordinance. These plants shall not exceed a mature height of 30 inches.

Scenario 2:

If parking is located in the front of the development, two driveways will be allowed. Curbed landscaped islands shall not be located within the driveways.

f. Storage:

- No outside storage is to be conducted on said property (including appliances, boxes of any sort, and storage containers).

g. Refuse:

- Refuse containers shall be located in the rear of the development. The containers shall be screened with a wood or masonry fence, of a minimum height of 8 feet, or shielded with a row of shrubs/hedges of a variety that would grow tall enough to hide the receptacle. The hedges must be a minimum of 4 feet in height when planted.

h. Development Schedule:

If a building permit is not obtained within 2 years, the Planning Director shall initiate rezoning to the previous designation.

-END-

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, CONCERNING PDD-77 AND ORDINANCE NO. 38-2002 A PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance of the City of Abilene, is hereby amended by changing Ordinance No. 38-2002, as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

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

PASSED ON FIRST READING this 10th day of March A.D. 2005.

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 16th day of March, 2005, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 14th day of April, 2005, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 14th day of April, A.D. 2005.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

Exhibit "A"

1st Amendment to Ordinance No. 38-2002

PART 5: Legal Description:

ADD:

- The following .54 Acre tract shall be added to the existing PDD (PDD #77, Ordinance 38-2002): Curry Park Addition, Section 1, Block A, Lot 1, Continuation 4

PART 7: Specific Modifications

ADD: a. Permitted Uses: Mixed Use Strip Mall (Neighborhood Commercial)

- Variety Stores

DELETE: b. Area, Height, Placement:

- Due to floodway constraints and aesthetic concerns, the developer is encouraged to build parking in the rear of the proposed development. The building setbacks shall be determined in accordance to the placement of the parking. If parking is placed in the rear of the building, the front setback shall be a minimum of 5 feet from Catclaw Drive, and 30 feet on all other sides. If parking is placed in the front of the development, the front setback shall be a minimum of 30 feet from Catclaw Drive, and 30 feet on all other sides.

ADD: b. Area, Height, Placement:

- Due to floodway constraints and aesthetic concerns, the developer is encouraged to build parking in the rear of the proposed development. The building setbacks shall be determined in accordance to the placement of the parking. If parking is placed in the rear of the building, the front setback shall be a minimum of 5 feet from Catclaw Drive, 30 feet from exterior PDD boundaries, and 15 feet from interior PDD boundaries. If parking is placed in the front of the development, the front setback shall be a minimum of 30 feet from Catclaw Drive, 30 feet from exterior PDD boundaries, and 15 feet from interior PDD boundaries.

DELETE: c. Landscaping:

- A landscaped area shall be extended along the streetside boundary, on private property. Landscaping shall mean the planting and maintenance of living materials such as grass, trees, shrubs, and/or flowers, etc. The landscaping shall include at least 6 trees spaced at intervals that would allow for ultimate growth and health. Suitable planting materials are provided in the City of Abilene Zoning Ordinance. Required landscaping shall be installed in association with erection of buildings on said parcels, prior to occupancy of buildings.

ADD: c. Landscaping

- A landscaped area shall be extended along the streetside boundary, on private property. Landscaping shall mean the planting and maintenance of living materials such as grass, trees, shrubs, and/or flowers, etc. The landscaping shall include at least **24** trees spaced at intervals that would allow for ultimate growth and health. Trees shall consist of

minimum caliper of 3 inches at time of planting. Suitable planting materials are provided in the City of Abilene Zoning Ordinance. Required landscaping shall be installed in association with erection of buildings on said parcels, prior to occupancy of buildings.

- Xeriscape principles shall be utilized.

DELETE: d. Signage

- A large pole sign containing multiple business identification signs is encouraged. Individual pole signs advertising a business shall not exceed 40 square feet. If at least $\frac{3}{4}$ of the businesses locate their identification signs on one pole, the total square footage of the pole sign may be increased to 120 square feet, maximum.
- If a monument sign is erected and advertises $\frac{3}{4}$ of the businesses located in the development, the square footage maximum shall be increased to 120 square feet.
- Pole signs shall have a minimum grade clearance of 8 feet.

ADD: d. Signage

- A maximum of three monument-style group signs, not to exceed 8 feet in height and 96 square feet in area, shall be permitted within the area governed by the PDD.
- Monument signs shall consist of materials such as masonry, brick, etc.
- A maximum of one monument sign shall be permitted per platted lot.
- Additional low-lying landscaping shall be provided in the area at the base of the sign.
- Wall signage shall be limited to a maximum of 10% coverage of any wall.

ADD: Building Design: Massing and Scale

- Streetside exterior façades, facing Catclaw Drive, shall include architectural detail that acknowledges the length of the street and provide visual interest to both motorists and pedestrians:
 - Visual enhancements shall include architectural detail such as building offsets and variation in color, texture, and materials, which will serve to reduce the apparent mass of a large building

ADD: Sidewalks:

- A sidewalk of at least 5 feet in width shall be constructed along Catclaw Drive. Required sidewalks shall be installed in association with erection of buildings on said parcels, prior to occupancy of buildings.

ADD: Lighting:

- Lighting for driveways or other common areas shall be in accordance with the regulations stated in the City of Abilene Zoning Ordinance.
- All lighting shall be fully shielded and directed away from residential areas adjacent to the subject parcels.
- Decorative lighting shall be provided along the Catclaw Drive frontage.

-END-

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART B, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, CONCERNING PDD-77 AND ORDINANCE NO. 38-2002 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 B, known as the Land Development Code of the City of Abilene, is hereby amended by changing Ordinance No. 38-2002, as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

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

PASSED ON FIRST READING this 24th day of February, A.D. 2011.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 20th day of January, 2011, 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 10th day of March, 2011, 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 10th day of March, A.D. 2011.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

Exhibit 'A'

2nd Amendment to Ordinance No. 38-2002:

PART 7: Specific Modifications

DELETE: e. Access Control:

- Two scenarios have been developed for driveway appearance and function:

Scenario 1:

If parking is located in the rear of the development, three driveways will be allowed. All driveways shall have a curbed landscaped island. The island shall be at least 20 feet long, and 8 to 14 feet wide. Plantings within the island shall consist of drought-tolerant flowering plants or shrubs. Examples of regional plants may be found in the City of Abilene Zoning Ordinance. These plants shall not exceed a mature height of 30 inches.

Scenario 2:

If parking is located in the front of the development, two driveways will be allowed. Curbed landscaped islands shall not be located within the driveways.

ADD: e. Access Control:

- A total of six driveways will be allowed within the entire PD boundary. Driveways may or may not have a curbed landscaped island. If a landscaped island is provided, the island shall be at least 20 feet long, and 8 to 14 feet wide. Plantings within the island shall consist of drought-tolerant flowering plants or shrubs. Examples of regional plants may be found in the City of Abilene Zoning Ordinance. These plants shall not exceed a mature height of 30 inches.
- In no case shall there be more driveways than allowed by the City of Abilene Driveways and Access Management standards.

-END-

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART B, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, CONCERNING PDD-77 AND ORDINANCE NO. 38-2002 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 B, known as the Land Development Code of the City of Abilene, is hereby amended by changing Ordinance No. 38-2002, 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 23rd day of March, A.D. 2017.

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 17th day of February, 2017, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 13th day of April, 2017, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 13th day of April, A.D. 2017.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

ORDINANCE NO. 11-2017
EXHIBIT "A"
PAGE 2

Exhibit 'A'

3rd Amendment to Ordinance No. 38-2002:

PART 5: Legal Description:

Lot 1, Block A, PAK Addition. Being a parcel of 3.652 acres in size. Located at 3934 and 3950 Catclaw Drive.

ADD:

PART 7: Specific Modifications

ADD: a. Permitted Uses: Mixed Use Strip Mall (Neighborhood Retail)

- Indoor Recreation (Active)

-END-

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.

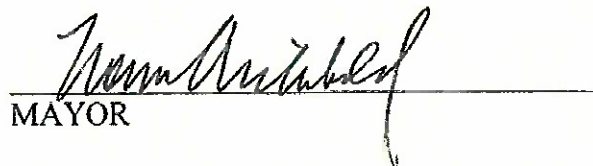
PASSED ON FIRST READING this 25th day of May, A.D. 2017.

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 14th day of April, 2017, 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 08th day of June, 2017 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 08th day of June, A.D. 2017.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT "A"

Amend the terms and conditions of PD77 (Planned Development 77) to allow for increased hours of operation for Indoor Recreation use on Lot 1, Block A, PAK Addition, from 6 am-11pm to 5 am-11 pm.

Legal Description: Lot 1, Block A, PAK Addition.

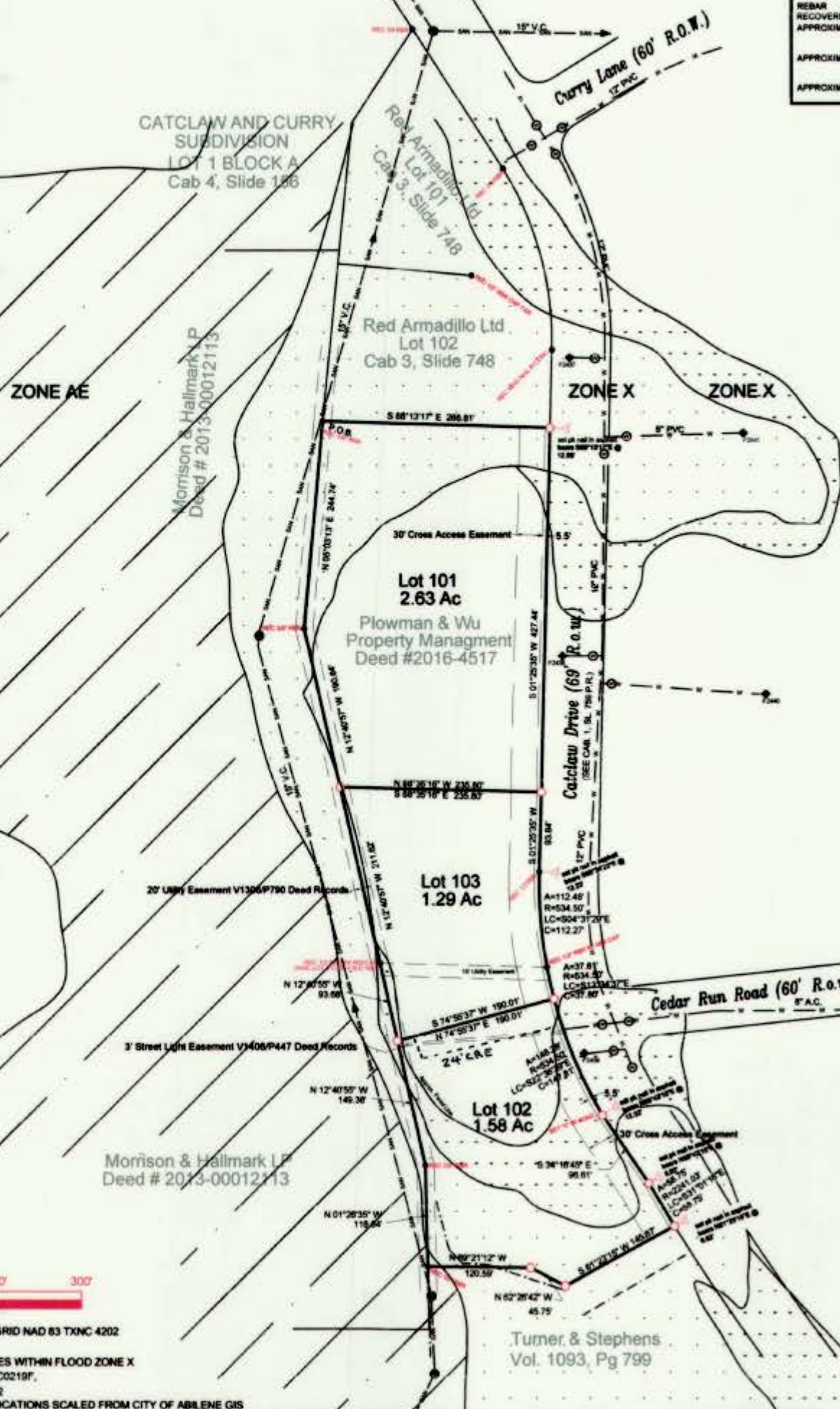


Location: 3934 and 3950 Catclaw Drive.

-END-

LOTS 101-103, BLOCK A, BEING A REPLAT OF LOTS 1 & 2, BLOCK A, PAK ADDITION, CITY OF ABILENE, TAYLOR COUNTY, TEXAS. AS RECORDED IN CAB 4 SLIDE 162 PLAT RECORDS

LEGEND:	
BOUNDARY LINE	---
FENCE	---
SANITARY SEWER	---
WATER LINE	---
WATER VALVE	○
SANITARY SEWER MANHOLE	○
FIRE HYDRANT	○
SET 12" RBR WITH CAP MKD	○
"SHEPPARD 3597" (unless otherwise noted)	○
SET PK NAIL FOR REFERENCE	△
REBAR	---
RECOVERED	---
APPROXIMATE FLOODWAY AREA	---
APPROXIMATE 1% CHANCE FLOODPLAIN AREA	---
APPROXIMATE 0.2% CHANCE FLOODPLAIN AREA	---



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 177A, VENUE'S ANNOTATED CIVIL STATUTES, AND ARTICLE 223B, PENAL CODE OF TEXAS, AS AMENDED. DATE: 11-15-16 ATTEST: [Signature] DATE: 11-15-16 PLANNING DIRECTOR: [Signature]	PLANNING DIRECTOR FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS. 11-15-16 MRP-5716 DATE: 11-15-16 FILE NUMBER: MRP-5716 PLANNING DIRECTOR: [Signature] FEES: [Signature]
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. 11-18-16 Michael Rice DATE: 11-18-16 DIRECTOR OF PUBLIC WORKS: [Signature]	COUNTY CLERK I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON 11/21/16 2016-000181098 DATE: 11/21/16 FILE NUMBER: 2016-000181098 COUNTY CLERK: [Signature] COUNTY CLERK: [Signature] DEPUTY: [Signature]

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 LOTS 101-103, BLOCK A, BEING A REPLAT OF LOTS 1 & 2, BLOCK A, PAK ADDITION, CITY OF ABILENE, TAYLOR COUNTY, TEXAS.

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

SEE ATTACHED FIELD NOTES

EXECUTED THIS THE 31 DAY OF October 2016
[Signature]
Mark Plowman
Plowman & Wu Property Mgmt. LLC

EXECUTED THIS THE 2ND DAY OF NOVEMBER 2016
[Signature]
Bobbie Lee Wolfe
Pak Harris Enterprises, LTD

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 Bobbie Lee Wolfe

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 Pak Harris Enterprises, LTD

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 31 DAY OF October A.D. 2016

JOSHUA JOHNSON
Notary Public, State of Texas
Notary ID #13038762-3
My Commission Expires 09-29-2019
COUNTY OF TAYLOR:

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED Mark Plowman

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 Plowman & Wu Property Mgmt. LLC

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 2nd DAY OF November A.D. 2016

HEATHER DAVIS
Notary Public, State of Texas
Notary ID #12461925-2
My Commission Expires 09-29-2019
COUNTY OF TAYLOR:

GENERAL NOTES

SHEET 1 of 1 SHEETS 239479 sq ft ACREAGE 5.5 Acres

SCALE 1" = 100' SMALLEST LOT 56034 sq ft LARGEST LOT 114728 sq ft

LOT WIDTH MIN MAX LOT DEPTH MIN MAX

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 TAYLOR COUNTY, TEXAS.

LOTS 101-103, BLOCK A, BEING A REPLAT OF LOTS 1 & 2, BLOCK A, PAK ADDITION, CITY OF ABILENE, TAYLOR COUNTY, TEXAS.

PLAT DESCRIPTION: [Signature]
DATE: 10-27-2016
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR:
Maxey Sheppard
Sheppard Surveying Co., Inc.
1013 Energy Drive
Abilene, Texas 79602
325-695-6277

OWNER:
Pak Harris Enterprises LTD
PO Box 5615
Abilene, Texas 79608

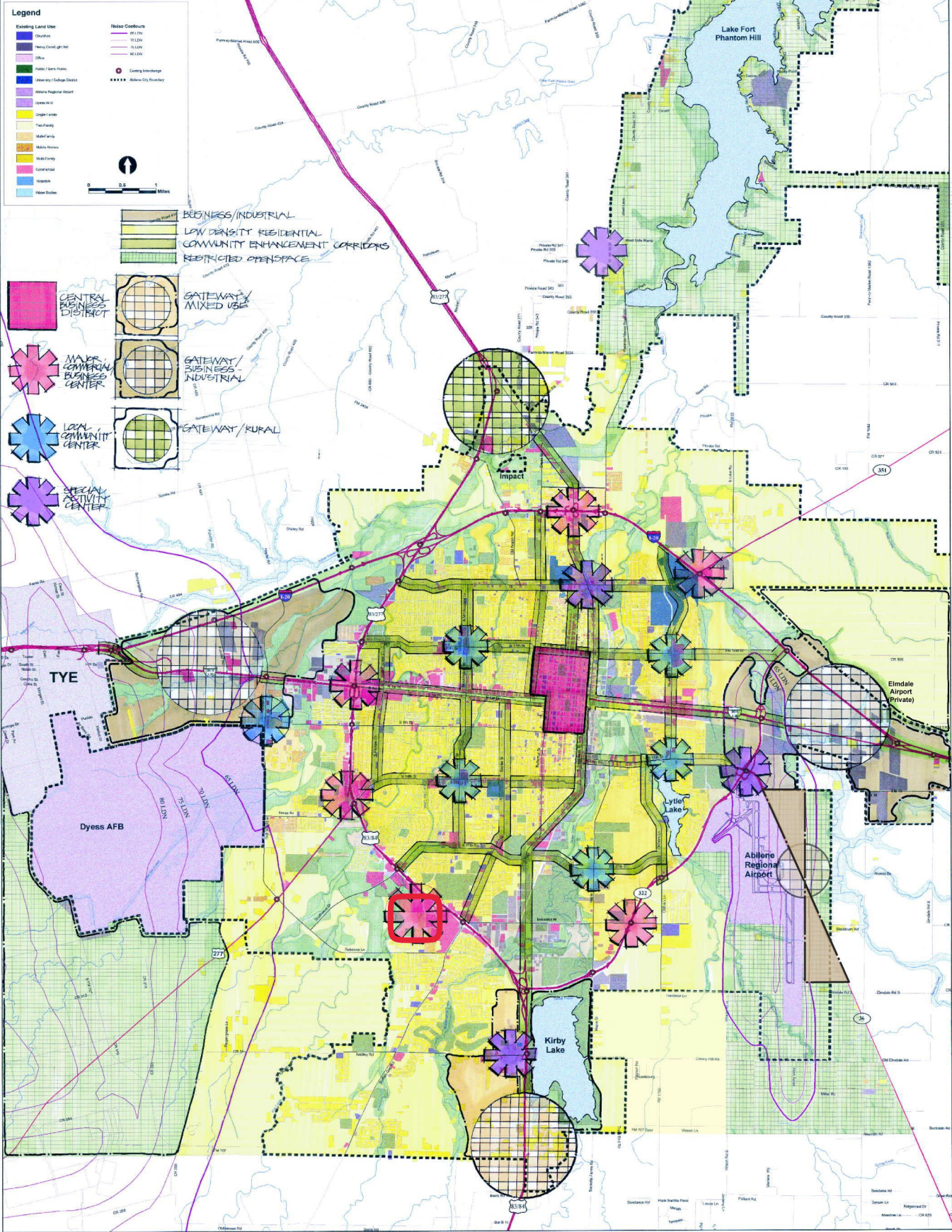
SHEPPARD SURVEYING



BEARINGS AND DISTANCES ARE GRID NAD 83 TXNCR 4202 BASED UPON RTK NETWORK

A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE X AS PER FIRM MAP NUMBER 45411C0219F, EFFECTIVE DATE JANUARY 6, 2012

NOTE: SEWER AND WATERLINE LOCATIONS SCALED FROM CITY OF ABILENE GIS



LAND USE AND DEVELOPMENT

Major Commercial/Business Activity Center

Discussion: Major Commercial/Business Activity Centers have a similar mix of uses and features as Local Activity Centers but at higher concentrations since its market area is the entire Abilene region. The business component should include primarily non-service related jobs. By combining commercial and employment uses, residents and employees can access mutually supportive activities in a single, integrated regional destination. Business services, hotels, convenience retail, daycare, restaurants, and multifamily housing will all provide convenient services for employees. Major Commercial/Business Activity Centers should include a range of mixed uses from major shopping centers, like the Mall of Abilene, to a corporate headquarters. The centers should have good external access from the Interstate and/or highways that connect to an internal circulation system of local streets, pedestrian walkways, and parking areas. (See Figure 7)

Strategy 26: Use the following planning guidelines to develop Major Commercial/Business Centers:

Purpose:

Provide the highest level of commercial, service, and employment concentration outside of the downtown.

Market Radius:

Community-wide

Market Population:

30,000 +

Site Area:

Approximately 60 acres +



LAND USE AND DEVELOPMENT

Local Activity Center

Discussion: Local Activity Centers contain a mix of shopping, employment, entertainment, and civic uses for a number of surrounding neighborhoods. They are created around neighborhood planning concepts, but the size and scale of uses, such as schools, parks, and shopping facilities have evolved to larger forms because they serve more than one neighborhood. A Local Activity Center could contain a large supermarket, chain retail/discount store, specialty shops, service stations, large churches, a community park, mid-size offices, and a middle school. Local Activity Centers should be surrounded by higher-density housing, with residential intensities decreasing closer to single-family areas. Because Local Activity Centers serve multiple neighborhoods, they should be designed to balance automobile access with pedestrian access and circulation, as well as good transit connections to and from the surrounding neighborhoods. The intent of a Local Activity Center is for residents to be able to park once and walk between several destinations within the Center. (See Figure 6)

All of the Local Activity Centers identified on the Land Use and Development Plan are designated within the urbanized area to help shape the city's form. The network of Local Activity Centers, linked by Enhancement Corridors, will help strengthen the identity of the central city, reduce service costs, and ultimately bring more jobs closer to residences. In addition, many of the Local Activity Centers are significant redevelopment opportunities. New development in these areas will require that the City remove regulatory barriers that may exist and target public investments to create developer interest at these sites.

Strategy 25: Use the following planning guidelines to develop Local Activity Centers:

Purpose:

Provide a higher concentration and greater variety of activity for several neighborhoods, including a mix of commercial, employment, entertainment, housing, and civic services.

Market Radius:

3 - 4 miles driving distance

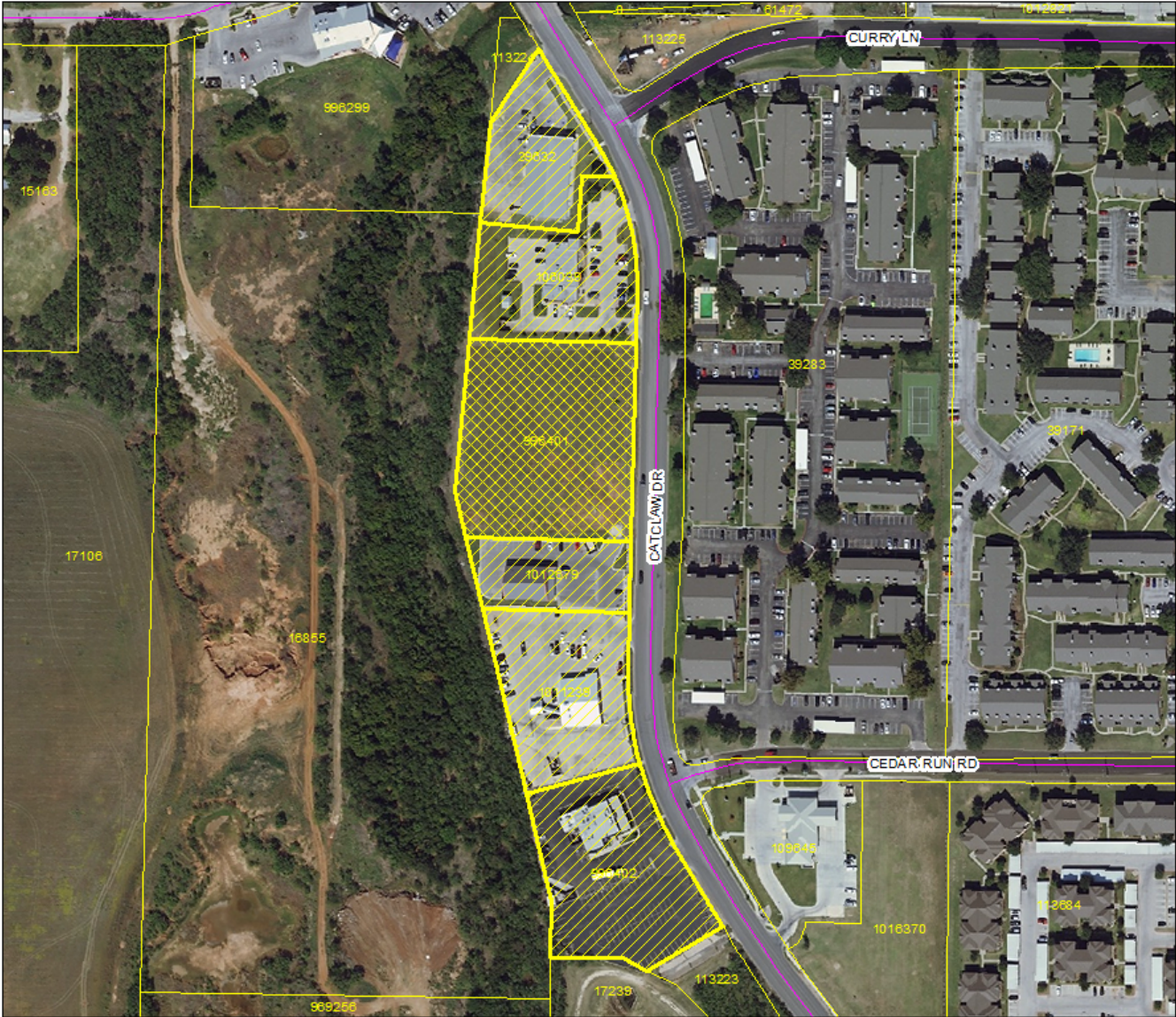
Market Population:

10,000 - 20,000

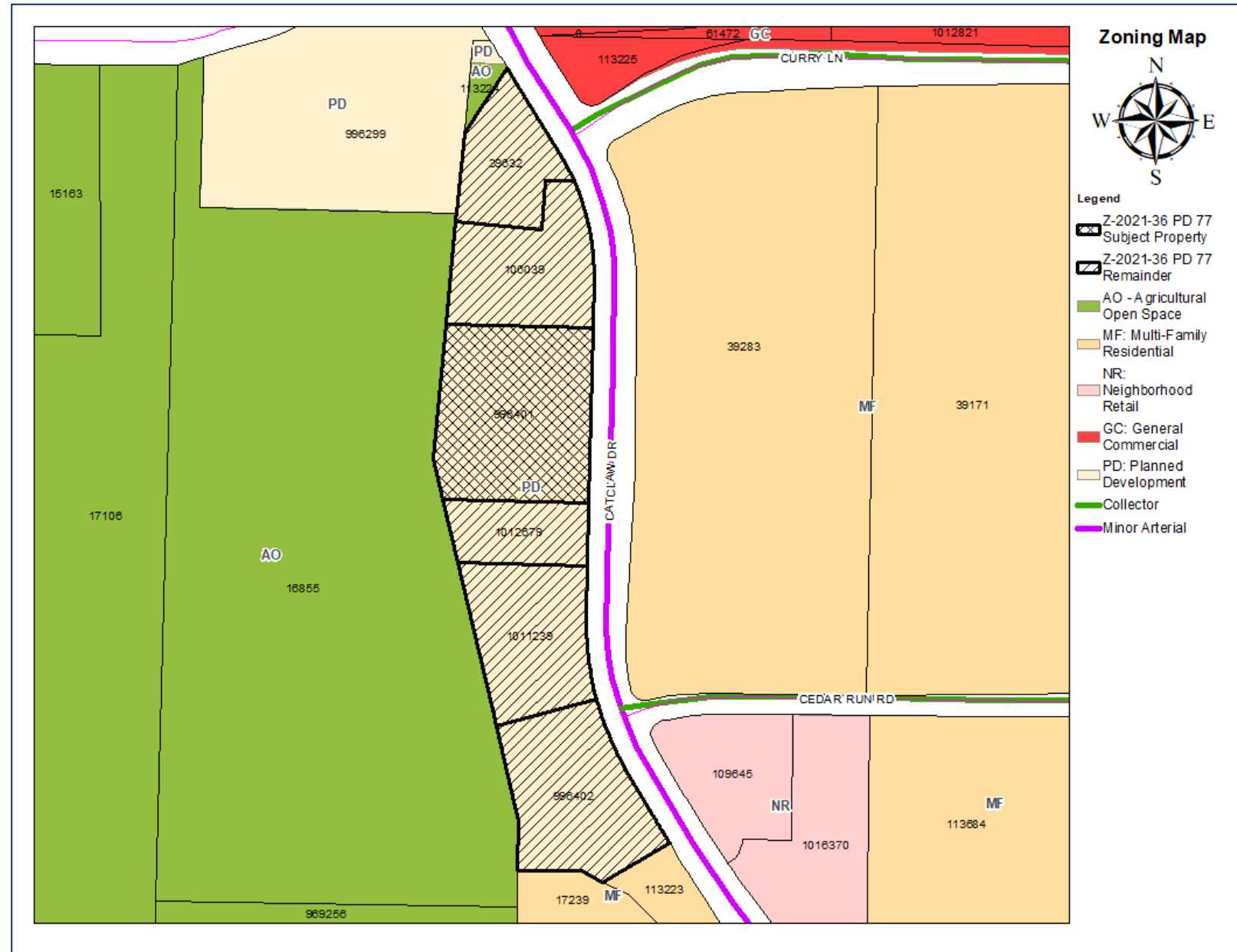


Case:	Z-2021-36
Owner:	Abilene Majestic, LLC.
Agent:	Jacob & Martin
Request:	Amendment to Planned Development 77
Location:	3950 Catclaw Dr.
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	November 2, 2021
City Council Hearings:	1 st : November 18, 2021 2 nd : December 2, 2021

Z-2021-36 LOCATION MAP



Z-2021-36 ZONING MAP



Lot 102, Pak Add.



Lot 101, Curry Park Add.



Lot 103, Pak Add.



**Lot 102, Curry Park Add.
Neighboring Property
(north)**



**Lot 202, Pak Add.
Neighboring Property
(south)**



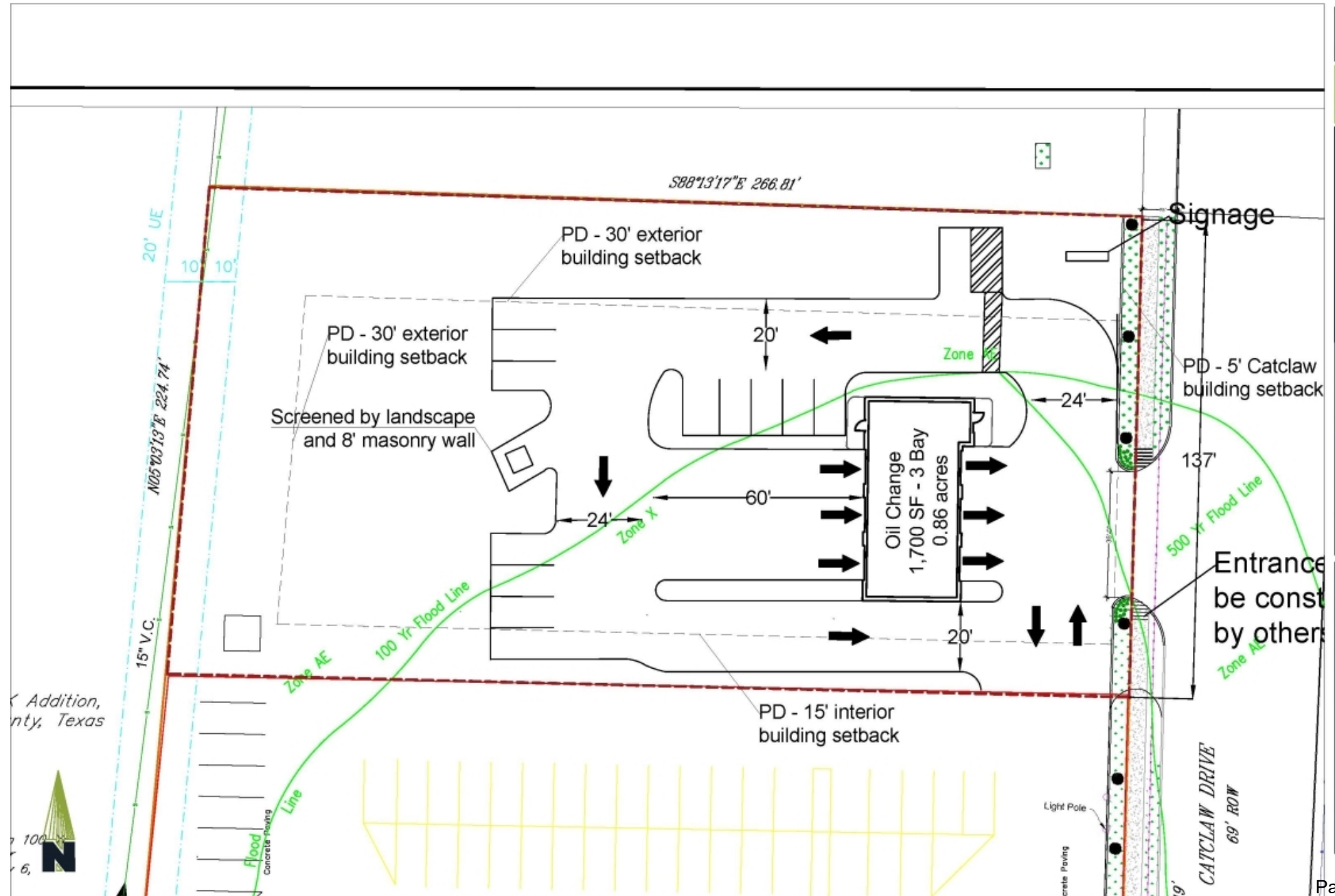
**Neighboring
Property (west)**



**Lot 201, Pak Add.
Subject Property**



Z-2021-36 Concept Site Plan



1

REVISION NO.

8/2/21

DATE CREATED

GRAPHIC

SCALE

NOTE: LAND AREA CALCULATIONS AND DIMENSIONS ARE APPROXIMATE

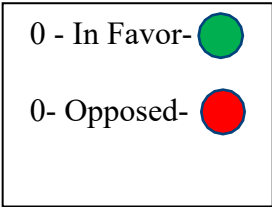
N3 REAL ESTATE

1240 N. KIMBALL AVE. | SOUTHLAKE, TEXAS 76092

P: 817.348.8748 | F: 817.348.8448 | W: www.N3REALSTATE.com

Abilene | TX

This site plan is preliminary in nature and subject to change. It is subject to governmental codes, tenant mix, and civil engineering requirements as will be dictated by the governing city or municipality.



- 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: Approval with condition:
 - Alter the permitted use language to include “only automobile/small truck oil change.”
 - Add a limit to the hours of operation for the permitted use “automobile small/truck oil change” from 7:00 am to 7:00 pm C.S.T.

Questions?