



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 December 7, 2021, at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on November 2, 2021

PLATS

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

2. Receive a Report, Hold a Discussion and Take Action on the Following Plat:

FP-7621: Palmetto at Griffith Lake, A Subdivision of 2.78 acres Out of the Southeast 1/4 of Section 33, Blind Asylum Lands, City of Abilene, Taylor County, Texas

ZONING

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

3. **CUP-2021-02:** Public Hearing and Possible Vote to Recommend Approval or Denial to City Council on a Request from Thomas Paul Anthony (Represented by Enprotec/Hibbs & Todd, Engineering Consultants) for Approval of a Conditional Use Permit Allowing a Vacation Travel Trailer/Recreational Vehicle Park on 60.01 Acres Bordering the 2600-2700 Blocks (West Side) of West Lake Road in North Central Abilene. Legal Description Being 60.01 Acres Out of Block Nos. 7, 8 20 and 21 (As Well As Intervening and Adjacent Abandoned Segments of Plum and Lowden Streets) in the North Park Addition to Abilene, Taylor County, Texas
4. **Z-2021-37:** Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From Abilene Forrest Hill LLC (Represented By Jacob & Martin, Civil Engineering) To Change Zoning On Approximately 10.6 Acres Of Now-Vacant Land From Residential Single-Family (RS-6) To A Residential Medium-Density

(MD) District, And To Change Zoning On Approximately 22 Acres Of Now-Vacant Land From Residential Single-Family (RS-8) To A Residential Single-Family (Rs-6) District, All Approximately 32.6 Acres Of Which Are Located Approximately 1000 Feet East From The 6900 Block Of Old Forrest Hill Road And 1200-2200 Feet West From The 7100 Block Of Hardwick Road In South Abilene. Legal Description Being Approximately 32.6 Acres Out Of The T.C. Garner Survey In The City Of Abilene, Taylor County, Texas

5. **Z-2021-38:** Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From Exceptional Holdings LP (Represented By Michael Burton) To Amend Terms And Conditions Of Planned Development District Number 122 (A.K.A. Pd 122) Specifically To Remove The Requirement For A Solid Evergreen Hedge Along The North And East Boundaries Of A Tract Occupied By An Existing Restaurant Building At 3001 South Danville Drive. Legal Description Being A Certain Lot 102 In Block A Of A Subdivision Known As FD Abilene In The City Of Abilene, Taylor County, Texas
6. **Z-2021-39:** Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From Bobby Brown To Change Zoning From Residential Single-Family (RS-6) To A Neighborhood Retail (NR) District On Approximately 0.308 Acre Of Land At 2549 And 2601 Ross Street In South Central Abilene. Legal Description Being The West 78 Feet Of The North 172 Feet Of Lot 4 In Block 1 Of The Over Place Addition To The City Of Abilene, Taylor County, Texas
7. **TC-2021-07:** Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From Severo Garcia (Represented By Geotex Property Solutions LLC) To Abandon Certain Segments Of Unimproved Right-Of-Way Dedicated For Benbrook Street Extending As Much As 500 Feet West From Baker Street In Western Abilene, Leaving At Least A 30-Foot Width Of Right-Of-Way Therein To Function As An Alleyway

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 3rd day of December, 2021, at 4:10 p.m.

Shawna Atkinson, TRMC, CMC
City Secretary