# City of Abilene

# Planning and Zoning Commission Agenda

**Notice is hereby given of a meeting of the Planning & Zoning Commission of the City of Abilene to be held on Tuesday, February 1, 2022 at 1:30 PM at the South Branch of the Abilene Public Library located in Suite 1246 at the Mall of Abilene, 4310 Buffalo Gap Road, Abilene, Texas, for the purpose of considering the following agenda items.**

**CALL TO ORDER**

**INVOCATION**

**MINUTES**

1. **Minutes:** Receive a Report, Hold a Discussion, Public Hearing, and Action on Approving the Minutes from the Regular Meeting Held on January 4, 2022

**PLATS**

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

2. **FP-0222:** Receive a Report and Hold a Discussion and Public Hearing on Taylor Ridge Estates
3. **FP-0722:** Receive a Report and Hold a Discussion and Public Hearing on Colony Hill Addition, Section 1
4. **FP-0822:** Receive a Report and Hold a Discussion and Public Hearing on Lots 1 and 2, Block A, Zegada Torres Subdivision

**ZONING**

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

5. **Z-2022-03:** Receive a Report, Hold a Discussion, Public Hearing, and Possible Vote to Recommend Approval or Denial to City Council on a Request from the Collective Owners of Properties Within the Subdivision Known as Airmen's Landing (Represented by Jacob & Martin LLC) to Change the Zoning from Planned Development District (PDD 160) to a Residential Medium Density (MD) District, on Approximately 18.2 Acres Out of Samuel Ricker Survey 45 in the City of Abilene, Taylor County, Texas and Including but Not Limited to All of the Subdivision Formally Known as Airmen's Landing. ***(Adam Holland)***

**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 28th day of January, 2022, at 3:10 p.m.*

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*Kaitlin Richardson,* Deputy City Secretary

# Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on January 4, 2022 at 1:30 p.m. at the Abilene Public Library, South Branch, Mall of Abilene, 4310 Buffalo Gap Road, Abilene, Texas.

**Commissioners Present:**

| | |
|---|---|
| Mr. Clint Rosenbaum, Chairman | Mr. Bill Noonan, Secretary |
| Mr. Brad Benham, Chairman Pro Tem | Mr. Mitch Barnett |
| Ms. Shawnte' Fleming | |

**Commissioners Absent:**

| | |
|---|---|
| Ms. Alex Russell, Sergeant-at-Arms | Rev. Iziar Lankford |

**Staff Present:**

Mr. Tim Littlejohn, Interim Director of Planning and Development Services/Chief Building Official
Ms. Kelley Messer, First Assistant City Attorney
Mr. Brad Stone, Planner III
Mr. Jared Smith, Planner II
Ms. Melissa Farr, Executive Assistant

**Others Present:**

| | |
|---|---|
| Ms. Donna Williamson | Mr. Heath Polasek |
| Ms. Emma Davis | Mr. Randy Glenn |
| Mr. Larry Browning | Ms. Paula Browning |
| Mr. Tal Fillingim | Mr. Doug Williamson |
| Mr. Don Whitehead | Mr. Randy Glenn |

## CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:30 p.m.

## INVOCATION

Mr. Rosenbaum delivered the invocation.

## APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Mr. Rosenbaum opened the public hearing. Seeing no one present and desiring to be heard, the public hearing was closed. Mr. Noonan moved to approve the minutes from the previous meeting, which was held on December 7, 2021. Mr. Barnett seconded the motion. The motion to **approve** prevailed by the following vote:

**AYES: Barnett, Noonan, Fleming, Rosenbaum**
**NAYS: None**

## PLATS

**PP-9021:** "Cimarron Meadows, Section 2"

Mr. Smith presented the preliminary plat for consideration. The plat is consistent with subdivision standards; therefore, staff recommends approval.

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

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

**AYES: Barnett, Noonan, Fleming, Rosenbaum**
**NAYS: None**

## ZONING

**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 modify the requirement for screening along or near the north and east boundaries of a tract occupied by an existing restaurant building at 3001 South Danville Drive. Legal description being Lots 1 and 102 in Block A of a subdivision known as FD Abilene in the City of Abilene, Taylor County, Texas ***(Jared Smith)***

This item was tabled at the previous meeting. Mr. Noonan made the motion to remove the item from the table. Mr. Barnett seconded the motion.

Mr. Smith presented this request. The requested language for the PD-122 amendment recommends screening of a continuous hedge, fence, wall, berm, or combination of these, with a minimum height of 36 inches.

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

Property owners within a 200-foot radius were notified of this request. Two (2) responses were received in favor, with three (3) in opposition.

**PLANNING STAFF RECOMMENDATION:** Approval

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

**AYES: Barnett, Noonan, Fleming, Rosenbaum**
**NAYS: None**

**Z-2022-01:** Public hearing and possible vote to recommend approval or denial to City Council on a request from Lien Jung and Yi-Chien (represented by Jacob & Martin LLC) to change zoning from Agricultural Open Space (AO) to a Planned Development (PD) District allowing landscape contractor services, in addition to uses commensurate with General Retail zoning, on approximately 12.94 acres of now-vacant land at the southwest corner of Antilley Road and Fairway Oaks Boulevard in south Abilene. Legal description being a certain 12.94 acres (approximately) out of the C.A. Donavan Survey in Abilene, Taylor County, Texas ***(Jared Smith)***

Mr. Smith presented this request. This property was annexed to the City limits of Abilene during 1980. This property has remained vacant since being annexed into the City of Abilene.

Mr. Rosenbaum opened the public hearing. Ms. Donna Williamson expressed her concerns related to operation hours and lighting, and requested the item be tabled for more information.

Mr. Tal Fillingim spoke in favor of the request, explaining this will be a high-end development that will have a positive impact on the area.

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor, with two (2) in opposition.

**PLANNING STAFF RECOMMENDATION:** Approval

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

**AYES: Barnett, Benham, Noonan, Fleming, Rosenbaum**
**NAYS: None**

**Z-2022-02:** Public hearing and possible vote to recommend approval or denial to City Council on a request from Houston Polasek (represented by Heath Polasek) to change zoning from Agricultural Open Space (AO) to a Residential Single-Family Patio Home (PH) District, on 46.25 acres of existing agricultural land at the southwest corner of Maple and East South 27th Streets in southeast Abilene. Legal description being a certain 46.25 acres (approximately) out of the east half of Blind Asylum Lands Section 63 in Abilene, Taylor County, Texas (Brad Stone)

Mr. Stone presented this request. The subject property of 46¼ acres is composed primarily of agricultural land, in the center of which is an approximately 4700-square-foot residence and an equally as large barn. The subject property has significant frontage on both Maple and South 27th Streets. Each of these thoroughfares is categorized as a major arterial street, according to Abilene's Thoroughfare Plan.

Mr. Rosenbaum opened the public hearing. Mr. Heath Polasek spoke in favor of this request, saying he purchased this property in 1975 and is ready to develop patio homes on the land. He asked to remove the carving out of 250' X 250' for commercial development.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor, nor in opposition.

**PLANNING STAFF RECOMMENDATION:** Approval, except northeast corner (at least 250' X 250') reserved for future commercial zoning.

Mr. Rosenbaum recused himself from this vote, citing a possible conflict of interest. Mr. Barnett moved to approve without the commercial 250' x 250' portion from the northeast corner of this subject property. Ms. Fleming seconded the motion.
The motion to **approve** prevailed by the following vote:

**AYES: Barnett, Benham, Noonan, Fleming**
**NAYS: None**

## Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:29 p.m.

**APPROVED**

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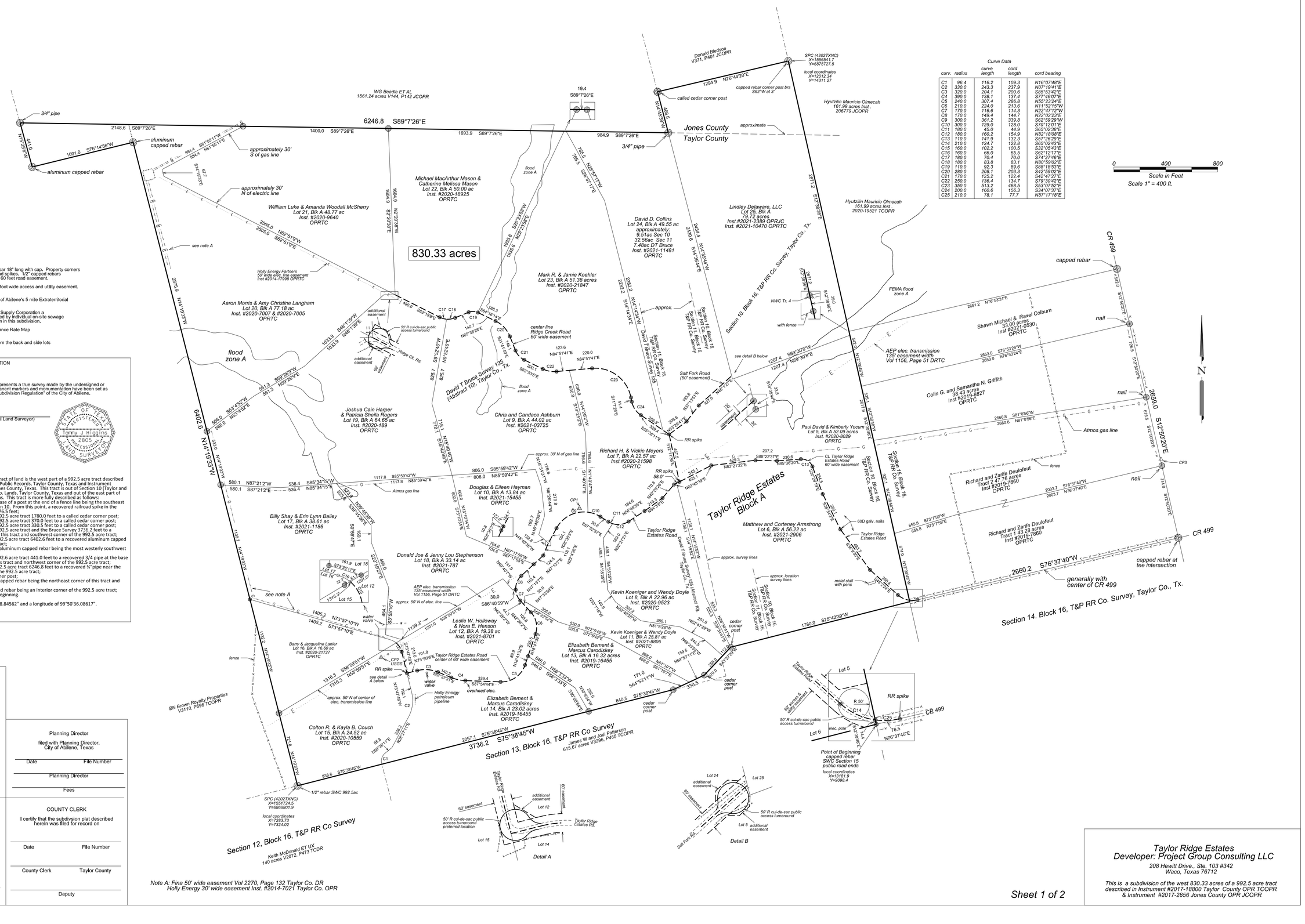
Mr. Clint Rosenbaum, Chairman


3/4" pipe
N13°25'W 441.0
2148.6 S89°7'26"E
aluminum capped rebar
1051.0 S76°14'56"W
aluminum capped rebar
approximately 30' S of gas line
approximately 30' N of electric line
see note A
2675.9 N14°19'33"W
6402.6 N14°19'33"W
WG Beadle ET AL
1561.24 acres V144, P142 JCOPR
6246.8 S89°7'26"E
1400.0 S89°7'26"E
1693.9 S89°7'26"E
984.9 S89°7'26"E
19.4 S89°7'26"E
Donald Bledsoe
V371, P401 JCOPR
SPC (4202TXNC)
X=1556541.7
Y=6875727.5
local coordinates
X=12012.34
Y=14311.27
1294.9 N76°44'20"E
capped rebar corner post brs S62°W at 3'
called cedar corner post
408.5 N14°45'39"W
Hyutzilin Mauricio Olmecah
161.99 acres Inst .
206779 JCOPR
Jones County
Taylor County
approximate
3/4" pipe
Michael MacArthur Mason &
Catherine Melissa Mason
Lot 22, Blk A 50.00 ac
Inst. #2020-18925
OPRTC
William Luke & Amanda Woodall McSherry
Lot 21, Blk A 48.77 ac
Inst. #2020-9640
OPRTC
830.33 acres
Holly Energy Partners
50' wide elec. line easement
Inst #2014-17998 OPRTC
Aaron Morris & Amy Christine Langham
Lot 20, Blk A 77.18 ac
Inst. #2020-7007 & #2020-7005
OPRTC
flood zone A
additional easement
50' R cul-de-sac public access turnaround
Ridge Ck. Rd
60' easement
1033.9 S48°13'59"E
1033.9 N48°13'59"E
561.3 S59°26'9"E
561.3 N59°26'9"E
566.0 S53°4'52"E
566.0 N53°4'52"E
533.9 N14°19'33"W
Joshua Cain Harper
& Patricia Sheila Rogers
Lot 19, Blk A 64.65 ac
Inst. #2020-189
OPRTC
David T Bruce Survey 135 (Abstract 10), Taylor Co., TX
center line Ridge Creek Road 60' wide easement
Mark R. & Jamie Koehler
Lot 23, Blk A 51.38 acres
Inst. #2020-21847
OPRTC
David D. Collins
Lot 24, Blk A 49.55 ac
approximately:
9.51ac Sec 10
32.56ac Sec 11
7.49ac DT Bruce
Inst. #2021-11481
OPRTC
Lindley Delaware, LLC
Lot 25, Blk A
79.72 acres
Inst.#2021-2389 OPRJC
Inst. #2021-10470 OPRTC
Hyutzilin Mauricio Olmecah
161.99 acres Inst .
2020-19521 TCOPR
Section 10, Block 16, T&P RR Co. Survey, Taylor Co., TX.
Section 11, Block 16, T&P RR Co. Survey
Section 15, Block 16, T&P RR Co. Survey
Section 14, Block 16, T&P RR Co. Survey
Section 13, Block 16, T&P RR Co Survey
Section 12, Block 16, T&P RR Co Survey
1936.6 S25°25'58"W
1936.6 N25°25'58"E
765.5 N88°51'17"W
765.5 S88°51'17"E
2484.4 N14°15'54"W
2000.6 S14°39'4"E
2282.2 N14°15'54"W
2282.2 S14°15'54"E
approx.
NWC Tr. 4
with fence
FEMA flood zone A
AEP elec. transmission
135' easement width
Vol 1156, Page 51 DRTC
see detail B below
Salt Fork Road
(60' easement)
N87°13'5"E
427.5
RR spike
Paul David & Kimberly Yocum
Lot 5, Blk A 52.09 acres
Inst. #2020-8029
OPRTC
CL Taylor Ridge Estates Road
60' wide easement
Taylor Ridge Estates Road
Taylor Ridge Estates
Block A
Matthew and Corteney Armstrong
Lot 6, Blk A 56.22 ac
Inst. #2021-2906
OPRTC
60D galv. nails
metal stall with pens
approx. survey lines
approx. location survey lines
Kevin Koeniger and Wendy Doyle
Lot 8, Blk A 22.96 ac
Inst. #2020-9523
OPRTC
Kevin Koeniger & Wendy Doyle
Lot 11, Blk A 25.81 ac
Inst. #2021-8806
OPRTC
Elizabeth Bement &
Marcus Carodiskey
Lot 13, Blk A 16.32 acres
Inst. #2019-16455
OPRTC
Elizabeth Bement &
Marcus Carodiskey
Lot 14, Blk A 23.02 acres
Inst. #2019-16455
OPRTC
Taylor Ridge Estates Road
center of 60' wide easement
Leslie W. Holloway
& Nora E. Henson
Lot 12, Blk A 19.38 ac
Inst. #2021-8701
OPRTC
Barry & Jacqueline Lanier
Lot 16, Blk A 16.60 ac
Inst. #2020-21727
OPRTC
Holly Energy petroleum pipeline
overhead elec.
water valve
approx. 50' N of elec. line
approx. 50' N of center of elec. transmission line
Donald Joe & Jenny Lou Stephenson
Lot 18, Blk A 33.14 ac
Inst. #2021-787
OPRTC
Billy Shay & Erin Lynn Bailey
Lot 17, Blk A 38.61 ac
Inst. #2021-1186
OPRTC
Douglas & Eileen Hayman
Lot 10, Blk A 13.84 ac
Inst. #2021-15455
OPRTC
Chris and Candace Ashburn
Lot 9, Blk A 44.02 ac
Inst. #2021-03725
OPRTC
Richard H. & Vickie Meyers
Lot 7, Blk A 22.57 ac
Inst.#2020-21598
OPRTC
Taylor Ridge Estates Road
AEP elec. transmission
135 easement width
Vol 1156, Page 51 DRTC
approx. 50' N of elec. line
approx. 30' N of gas line
Atmos gas line
Colin G. and Samantha N. Griffith
38.43 acres
Inst #2019-8827
OPRTC
Shawn Michael & Raxel Colburn
33.00 acres
Inst #2021-0530
OPRTC
Richard and Zarife Deulofeut
Tract 1 47.76 acres
Inst #2019-7860
OPRTC
Richard and Zarife Deulofeut
Tract 1 43.26 acres
Inst #2019-7860
OPRTC
Atmos gas line
fence
CR 499
capped rebar
nail
CP3
capped rebar at tee intersection
generally with center of CR 499
2659.0 S12°50'20"E
2660.2 S76°37'40"W
2660.2 S81°0'56"W
2651.2 N76°53'24"E
2653.0 S76°53'24"W
2653.0 N76°53'24"E
1207.4 S60°30'8"W
1207.4 N89°30'8"E
S12°50'20"E 726.5
S12°50'20"E 674.0
S12°50'20"E 714.0
S12°50'20"E 676.5
S73°7'59"E 655.8
N73°7'59"E 655.8
1780.0 S75°42'39"W
2057.1 S75°38'45"W
3736.2 S75°38'45"W
840.5 S75°38'45"W
636.6 S75°38'45"W
1/2" rebar SWC 992.5ac
SPC (4202TXNC)
X=1551724.5
Y=6868801.9
local coordinates
X=7263.73
Y=7324.02
Point of Beginning
capped rebar
SWC Section 15
public road ends
local coordinates
X=13181.9
Y=9098.4
Lot 5
Lot 6
R 50'
C14
C25
76.5
N76°37'40"E
RR spike
elec. pole
50' R cul-de-sac public access turnaround
60' access & utility easement
Taylor Ridge Estates Road
Detail A
Detail B
Lot 24
Lot 25
Lot 5
Lot 15
Lot 14
Lot 12
additional easement
60' easement
50' R cul-de-sac public access turnaround
preferred location
Salt Fork Rd.
Taylor Ridge Estates Rd.
Keith McDonald ET UX
140 acres V2072, P473 TCDR
James W and Jodi Patterson
615.67 acres V3296, P465 TCOPR
BN Brown Royalty Properties
V3110, P696 TCOPR
Lot 1
Lot 2
Lot 3
Lot 4
Lot 16
Lot 17
Lot 18
Lot 12
Lot 15
S73°26'21"E 161.9
120.0'
1316.2
1316.3 S58°59'51"W
1316.3 N58°59'01"E
219.0
101.9
N75°50'8"E
CP2
USGS
RR spike
see detail A below
S87°37'3"E 140.2
S87°54'4"E 339.4
N13°47'4"W 150.1
N58°39'11"E 85.6
N58°39'11"E 336.3
N15°40'49"W 716.1
S15°40'49"E 716.1
N14°19'33"W 1139.7
S58°59'51"W 1201.0
S73°57'10"E 1405.2
N73°57'10"W 1405.2
S3°55'16"W 454.1
water valve
additional easement
S48°13'59"E
N48°13'59"E
S59°26'9"E
N59°26'9"E
S53°4'52"E
N53°4'52"E
S59°52'46"W 825.7
N59°52'46"E 825.7
N87°36'28"E 140.7
S87°14'46"E 189.3
S86°41'14"E
C17 C18 C19 C20 C21 C22 C23 C24
123.6 N84°51'41"E
220.0 N84°51'41"E
S83°53'5"E 203.1
630.9 N14°25'27"W
630.9 S11°7'25"E
414.1 S11°7'25"E
202.7 S55°38'11"E
329.4 S55°38'11"E
S15°11'36"E 407.2
S15°11'36"E 746.8
N15°40'49"W 716.1
S15°40'49"E 716.1
N14°19'33"W 1139.7
N14°19'33"W 1139.7
N14°19'33"W 731.8
N14°19'33"W 1139.7
S59°59'5"W 1201.0
S3°55'16"W 454.1
S73°57'10"E 1405.2
N73°57'10"W 1405.2
S59°59'5"W 1201.0
S14°19'33"E 67.7
S14°19'33"E
N62°51'6"W 2675.9
S62°51'6"E
N62°51'9"W 2675.9
S62°51'9"E
N25°25'58"E 1936.6
S25°25'58"E 1936.6
N88°51'17"W 765.5
S88°51'17"E 765.5
N14°15'54"W 2282.2
S14°15'54"E 2282.2
N14°15'54"W 2484.4
S14°39'4"E 2000.6
N14°45'39"W 408.5
S14°39'4"E 2071.2
S12°38'36"E 2071.2
S12°38'48"E 2617.9
N14°19'33"W 2675.9
N14°19'33"W 6402.6
S87°59'5"W 1316.3
N87°59'01"E 1316.3
S87°37'3"E 140.2
S87°54'4"E 339.4
N13°47'4"W 150.1
N58°39'11"E 85.6
N58°39'11"E 336.3
N15°40'49"W 716.1
S15°40'49"E 716.1
N14°19'33"W 731.8
N14°19'33"W 1139.7
S58

METES & BOUNDS DESCRIPTION:

**BEING** a 5.844 acre tract of land out of the southwest quarter of Section No. 8, Lunatic Asylum Land, Abstract No. 806, Taylor County, Texas and also being all of that certain 5.846 acre tract described in a Warranty Deed to KPLB, LLC recorded as Instrument No. 2016-00018507 of the Official Public Records of Taylor County, Texas. Said 5.844 acre tract is more particularly described in metes and bounds as follows:

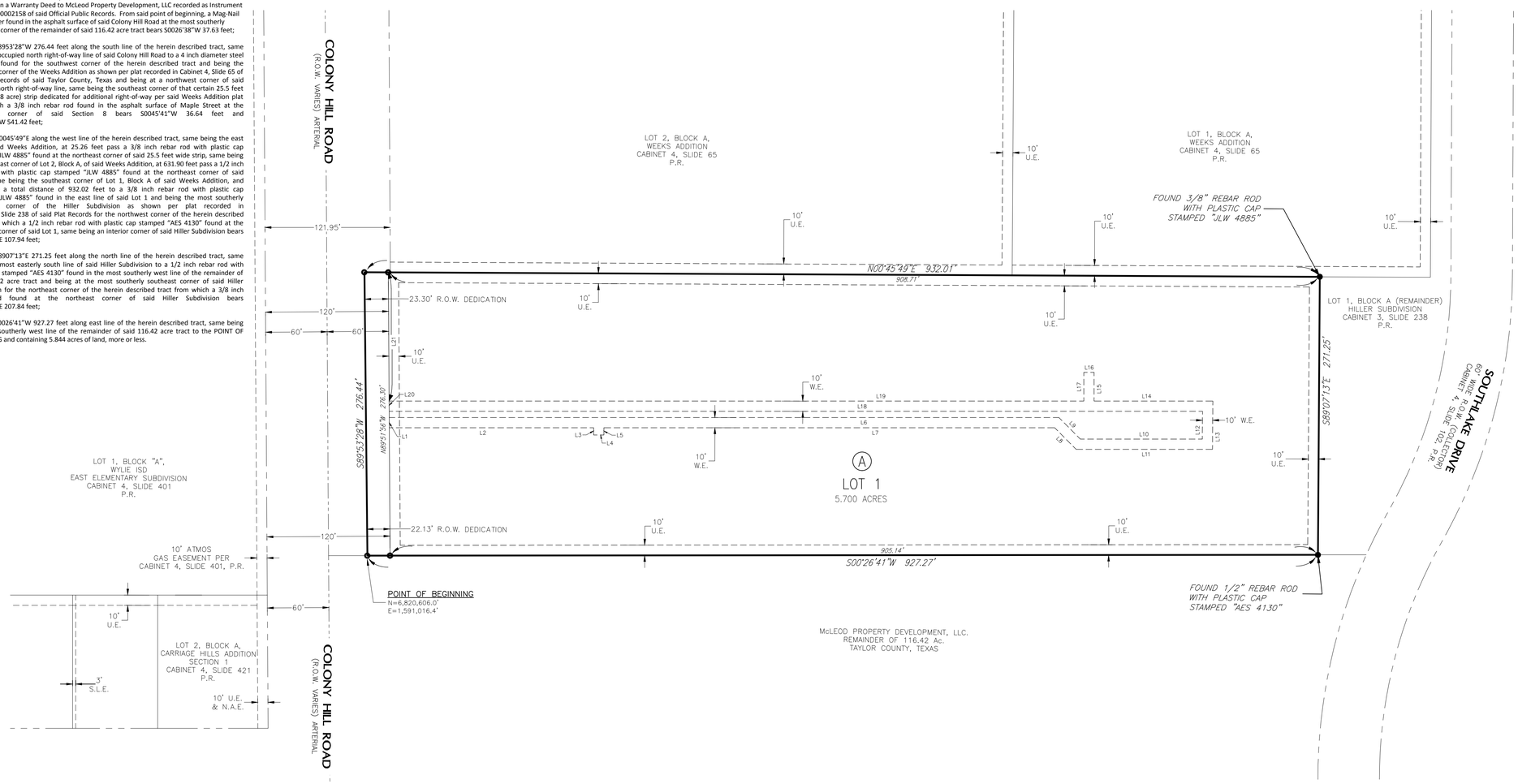
**BEGINNING** at a 1/2 inch rebar rod with plastic cap stamped "J&M BOUNDARY" (N=6,820,606.0', E=1,591,016.4') set for the southeast corner of the herein described tract and being at a northeast corner of the occupied north right-of-way line of Colony Hill Road and being in the most southerly west line of the remainder of that certain 116.42 acre tract described in a Warranty Deed to McLeod Property Development, LLC recorded as Instrument No. 2013-00002158 of said Official Public Records. From said point of beginning, a Mag-Nail with washer found in the asphalt surface of said Colony Hill Road at the most southerly southwest corner of the remainder of said 116.42 acre tract bears S0026'38"W 37.63 feet;

**THENCE** S8953'28"W 276.44 feet along the south line of the herein described tract, same being the occupied north right-of-way line of said Colony Hill Road to a 4 inch diameter steel pipe post found for the southwest corner of the herein described tract and being the southeast corner of the Weeks Addition as shown per plat recorded in Cabinet 4, Slide 65 of the Plat Records of said Taylor County, Texas and being at a northwest corner of said occupied north right-of-way line, same being the southeast corner of that certain 25.5 feet wide (0.138 acre) strip dedicated for additional right-of-way per said Weeks Addition plat from which a 3/8 inch rebar rod found in the asphalt surface of Maple Street at the southwest corner of said Section 8 bears S0045'41"W 36.64 feet and N8951'56"W 541.42 feet;

**THENCE** N0045'49"E along the west line of the herein described tract, same being the east line of said Weeks Addition, at 25.26 feet pass a 3/8 inch rebar rod with plastic cap stamped "JLW 4885" found at the northeast corner of said 25.5 feet wide strip, same being the southeast corner of Lot 2, Block A, of said Weeks Addition, at 631.90 feet pass a 1/2 inch rebar rod with plastic cap stamped "JLW 4885" found at the northeast corner of said Lot 2, same being the southeast corner of Lot 1, Block A of said Weeks Addition, and continuing a total distance of 932.02 feet to a 3/8 inch rebar rod with plastic cap stamped "JLW 4885" found in the east line of said Lot 1 and being the most southerly southwest corner of the Hiller Subdivision as shown per plat recorded in Cabinet 3, Slide 238 of said Plat Records for the northwest corner of the herein described tract from which a 1/2 inch rebar rod with plastic cap stamped "AES 4130" found at the northeast corner of said Lot 1, same being an interior corner of said Hiller Subdivision bears N0043'52"E 107.94 feet;

**THENCE** S8907'13"E 271.25 feet along the north line of the herein described tract, same being the most easterly south line of said Hiller Subdivision to a 1/2 inch rebar rod with plastic cap stamped "AES 4130" found in the most southerly west line of the remainder of said 116.42 acre tract and being at the most southerly southeast corner of said Hiller Subdivision for the northeast corner of the herein described tract from which a 3/8 inch rebar rod found at the northeast corner of said Hiller Subdivision bears N0027'15"E 207.84 feet;

**THENCE** S0026'41"W 927.27 feet along east line of the herein described tract, same being the most southerly west line of the remainder of said 116.42 acre tract to the POINT OF BEGINNING and containing 5.844 acres of land, more or less.




| LINE TABLE | | |
|---|---|---|
| LINE NO. | LENGTH | BEARING |
| L1 | 10.00' | S89°51'56"E |
| L2 | 199.35' | S0°29'26"W |
| L3 | 7.00' | N89°30'34"W |
| L4 | 10.00' | S0°29'26"W |
| L5 | 7.00' | S89°30'34"E |
| L6 | 653.25' | S0°29'26"W |
| L7 | 439.69' | S0°29'26"W |
| L8 | 29.70' | S45°29'26"W |
| L9 | 29.70' | S45°29'26"W |
| L10 | 118.97' | S0°29'26"W |
| L11 | 133.05' | S0°29'26"W |

| LINE TABLE | | |
|---|---|---|
| LINE NO. | LENGTH | BEARING |
| L12 | 27.00' | S89°07'13"E |
| L13 | 47.00' | S89°07'13"E |
| L14 | 115.88' | N0°29'26"E |
| L15 | 28.00' | S89°30'34"E |
| L16 | 10.00' | N0°29'26"E |
| L17 | 28.00' | N89°30'34"W |
| L18 | 793.44' | N0°29'26"E |
| L19 | 677.69' | N0°29'26"E |
| L20 | 10.00' | S89°51'56"E |
| L21 | 125.61' | N89°51'56"W |

PLAT NOTES:
1. AREA OF SUBDIVISION = 5.844 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 0.144 ACRES.
2. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441C0355F 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.

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 1.000144166.

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.

LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROP. UTILITY EASEMENTS
- EXIST. UTILITY EASEMENTS
- PROP. STREET R.O.W.
- EXIST. STREET R.O.W.
- SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
- SET MAGNAIL WITH METAL WASHER
- FOUND 1/2 INCH REBAR ROD
- STEEL PIPE CORNER POST
- FOUND ALUMINUM DISK MONUMENT STAMPED "J&M 4247"

U.E. = UTILITY EASEMENTS
S.L.E. = STREET LIGHT EASEMENTS
W.E. = WATER EASEMENTS
N.A.E. = NON ACCESS EASEMENTS
P.R. = PLAT RECORDS, TAYLOR CO., TX.
D.R. = DEED RECORDS, TAYLOR CO., TX.
O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS

DEVELOPER/SUBDIVIDER:
KPLB, LLC.
3409 S. 14TH ST., STE. 204
ABILENE, TEXAS 79605

# COLONY HILL ADDITION, SECTION 1
BEING 5.844 ACRES OUT OF THE
SW/4 OF SECTION NO. 8,
LUNATIC ASYLUM LANDS, ABSTRACT NO. 806,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

PLANNING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 9278 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

DIRECTOR OF PUBLIC WORKS

THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.

DATE DIRECTOR OF PUBLIC WORKS

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED MANAGER OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF

COLONY HILL ADDITION, SECTION 1
BEING 5.844 ACRES OUT OF THE
SW/4 OF SECTION NO. 8,
LUNATYC ASYLUM LANDS, ABSTRACT NO. 806,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

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

SEE ATTACHED METES & BOUNDS DESCRIPTION

EXECUTED THIS _____ DAY OF JANUARY A.D. 2022

KYLE PAUL
OWNER
KPLB, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

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

KYLE PAUL

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

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 JANUARY A.D. 2022

NOTARY PUBLIC TAYLOR COUNTY TEXAS

GENERAL NOTES

ACREAGE: 5.844 ACRES

SCALE: 1"=60' SMALLEST LOT: 5.700 ACRES LARGEST LOT: 5.700 ACRES

LOT WIDTH: MIN. 271.25' MAX. 276.30' LOT DEPTH: MIN. 905.14' MAX. 908.71'

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: COLONY HILL ADDITION, SECTION 1
BEING 5.844 ACRES OUT OF THE
SW/4 OF SECTION NO. 8,
LUNATYC ASYLUM LANDS, ABSTRACT NO. 806,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

PRELIMINARY
This document shall not be recorded for any purpose.

SIGNATURE

LEE W. ROSENBAUM
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR

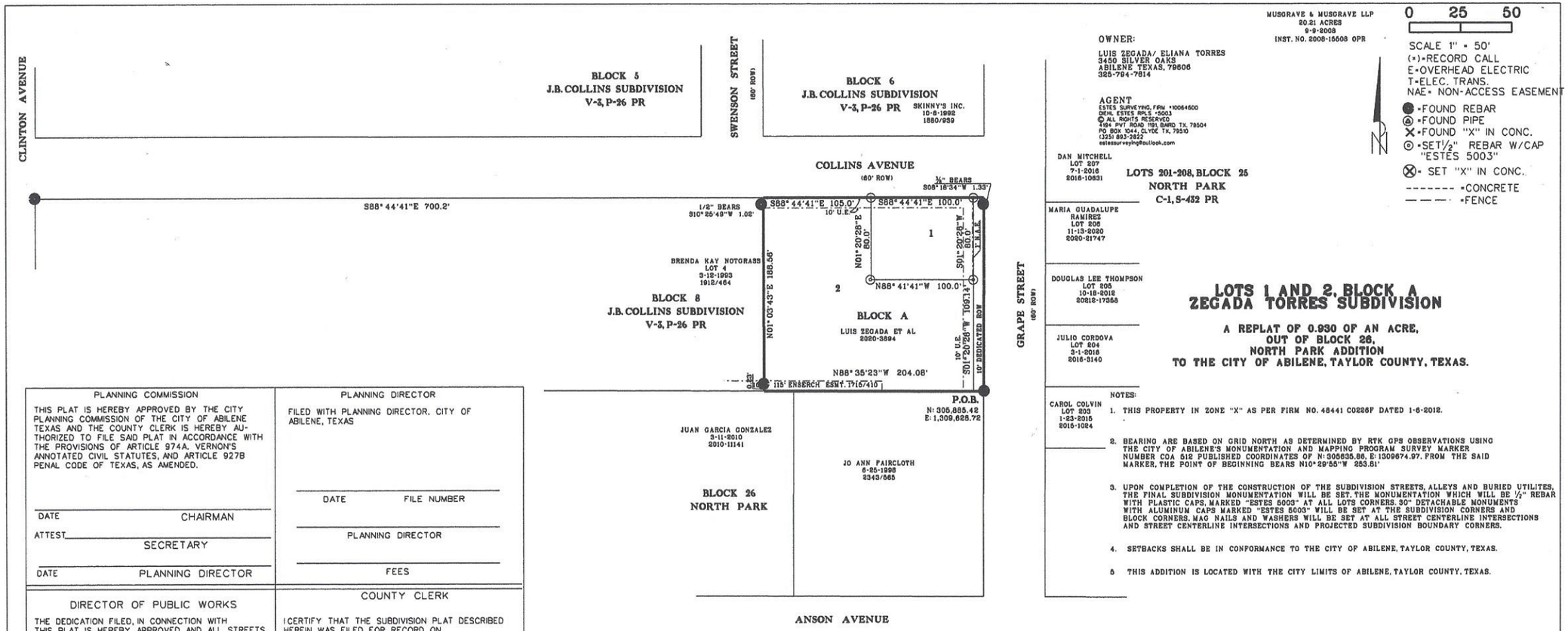
JANUARY 25, 2022
DATE


JACOB MARTIN
TBPELS FIRM # 10194493

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

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

4920 S. LOOP 289, STE 104
LUBBOCK, TX 79414
806-368-6375




# LOTS 1 AND 2, BLOCK A
# ZEGADA TORRES SUBDIVISION

**A REPLAT OF 0.930 OF AN ACRE,
OUT OF BLOCK 26,
NORTH PARK ADDITION
TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS.**

NOTES:

1. THIS PROPERTY IN ZONE "X" AS PER FIRM NO. 48441 C0226F DATED 1-6-2012.
2. BEARING ARE BASED ON GRID NORTH AS DETERMINED BY RTK GPS OBSERVATIONS USING THE CITY OF ABILENE'S MONUMENTATION AND MAPPING PROGRAM SURVEY MARKER NUMBER COA 512 PUBLISHED COORDINATES OF N: 305635.86, E: 1309674.97. FROM THE SAID MARKER, THE POINT OF BEGINNING BEARS N10° 29'55"W 253.51'
3. UPON COMPLETION OF THE CONSTRUCTION OF THE SUBDIVISION STREETS, ALLEYS AND BURIED UTILITES, THE FINAL SUBDIVISION MONUMENTATION WILL BE SET. THE MONUMENTATION WHICH WILL BE 1/2" REBAR WITH PLASTIC CAPS, MARKED "ESTES 5003" AT ALL LOTS CORNERS. 30" DETACHABLE MONUMENTS WITH ALUMINUM CAPS MARKED "ESTES 5003" WILL BE SET AT THE SUBDIVISION CORNERS AND BLOCK CORNERS. MAG NAILS AND WASHERS WILL BE SET AT ALL STREET CENTERLINE INTERSECTIONS AND STREET CENTERLINE INTERSECTIONS AND PROJECTED SUBDIVISION BOUNDARY CORNERS.
4. SETBACKS SHALL BE IN CONFORMANCE TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS.
5. THIS ADDITION IS LOCATED WITH 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.

DATE CHAIRMAN

ATTEST SECRETARY

DATE PLANNING DIRECTOR

### PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS

DATE FILE NUMBER

PLANNING DIRECTOR

FEES

### DIRECTOR OF PUBLIC WORKS

THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.

DATE DIRECTOR OF PUBLIC WORKS

### COUNTY CLERK

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

DATE FILE NUMBER

TAYLOR

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

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

EXECUTED THIS _____ DAY OF _____ 20 _____

OWNER OWNER

OWNER OWNER

### ACKNOWLEDGMENT

THE STATE OF TEXAS:
COUNTY OF

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

KNOWN TO ME TO BE THE PERSON _____ WHOSE NAME _____ SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT _____ EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____

DAY OF _____ A D 20 _____

NOTARY PUBLIC COUNTY TEXAS

THE STATE OF TEXAS:
COUNTY OF

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

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

A CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____

DAY OF _____ A D 20 _____

NOTARY PUBLIC COUNTY TEXAS

### GENERAL NOTES

SHEET 1 OF 1 SHEETS ACREAGE 40.517 SQ FT

SCALE 1" = 50' SMALLEST LOT 7,000 SQ FT LARGEST LOT 33,517 SQ FT

LOT WIDTH MIN 70' MAX 188.56' LOT DEPTH MIN 100' MAX 214.08'

_____ POLES _____ DOWN GUYS _____

(SYMBOL) (SYMBOL) (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 TAYLOR COUNTY, TEXAS.

PLAT DESCRIPTION : LOTS 1 AND 2, BLOCK A, ZEGADA TORRES SUBDIVISION
A REPLAT OF 0.93 OF AN ACRE
OUT OF BLOCK 26, NORTH PARK ADDITION,
CITY OF ABILENE, TAYLOR COUNTY, TEXAS.

SIGNATURE

DATE

DIEHL ESTES RPLS 5003
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR

# ZONING CASE Z-2022-03
# STAFF REPORT

**Scheduled Hearings**
Planning & Zoning Commission: February 1, 2022
City Council 1st Reading: February 24, 2022
City Council 2nd Reading: March 10, 2022

**Applicant**
Owner: Collective Owners of properties within Airmen's Landing Subdivision
Agent: Jacob & Martin LLC

**Request**
Rezone from Planned Development District 160 (PDD-160) District to Medium-Density (MD) District.

**Location**
18.2 acres out of Samuel Ricker Survey 45 in the City of Abilene, Taylor County, Texas, and including but not limited to all of the subdivision formally known as Airmen's Landing.

**Background**
In 1986, the subject property was annexed into Abilene City Limits and the property was placed within an Agricultural Open (AO) zoning district. In 1992 the subject property and surrounding properties were rezoned to a mixture of zoning classifications; during this rezoning, the subject property was embraced within a Multi-Family Residential (MF) zoning district (ordinance 35-1992). In 2018, the property became subject to a rezoning request to be embraced within a Planned Development District (PDD-160) (ordinance 56-2018). This Planned Development was created to promote the construction of townhomes with as few as two contiguous dwellings as opposed to the ordinarily required 3 or more attached dwellings in traditional Town Home Residential (TH) zoning districts.

In 2018, a preliminary plat, as well as the draft final plat of the subject property, were submitted for review by the City of Abilene's Development Review Committee (DRC). Each of these initial plats illustrated 60 townhome lots approximately 40-50 feet wide. In November of 2018, a preliminary plat was approved by the City of Abilene's Planning & Zoning Commission that authorized the creation of 60 townhome lots as initially reviewed by the DRC. Approximately, one year later the final plat was authorized for approval by the Planning & Zoning Commission in October of 2019. This final plat substantially deviated from the original final plat reviewed by the City of Abilene's Development Review Committee. This new plat effectively combined the previously authorized 60 townhome lots into 30 lots measuring approximately 85 to 95 feet wide.

Procedurally with all plats, two mylars are delivered to the Taylor County Clerk's Office; one is to remain at the Clerk's Office, the second is to be returned to the Planning Office for City records. The City copy is then archived in Planning Department's digital records for staff reference. The Planning Departments' mylar copy of the plat that was recorded was not placed in the digital archives for staff reference until June of 2020; six months after being recorded. Between March 20 and May 12, 2020, the City of Abilene's planning staff was teleworking due to Covid-19. During this time, planning staff received 4 permits for the construction of residences within the Airmen's landing subdivision. At the time, Planning staff had access to digital records that illustrated the "final plat" of Airmen's landing as

being 60 townhome lots; staff mistakenly was under the impression that the proposed residences were effectively being divided by lot boundaries and thereby creating true townhomes. It would later come to light that the lots were larger than what was illustrated on the "final plat" in the Cities digital records at the time. Because of this, these two-family residential dwellings were each built on individual lots effectively creating duplexes. Previous Planning Department administration believed that it would be too challenging to require the developers to re-plat these large lots in such a manner that would divide the existing residences in half. The greatest concern at the time was the potential for error or discrepancies in property ownership and potential partial ownership of portions of neighboring residences. At this time a total of 27 residential building permits have been issued for the construction of what amount to duplexes within the subdivision of Airmen's Landing.

The owners of these properties would now like to rezone to Medium Density (MD) zoning to allow the construction of a triplex within the boundaries of this subdivision.

**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 identifies this area as low-density residential. However, since 1992 the area has been zoned for a mixture of commercial activity as well as multi-family development. In 2001 the property immediately west of the subject property was developed into what are now the Quail Hollow apartments. 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 by promoting a mixture of housing types within a neighborhood; providing opportunities for a wide variety of people, in various stages of life. According to the Comprehensive Plan, the stability of a neighborhood is enhanced when a single area can meet the needs of diverse and changing households – rather than households moving to find different housing types.

**(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.**
It is the opinion of the staff that the uses permitted by the proposed zone change are consistent with the surrounding properties in the immediate vicinity. The character of development permitted by Medium Density Residential (MD) zoning will serve as an effective transitional land use between the commercially zoned properties fronting Rebecca Lane/Dub Wright Boulevard, the existing multi-family apartment development, and the existing single-family homes immediately north of the subject property within the Butterfield Meadows Subdivision.

**(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 adjoins Kala Drive, a collector street that is fully improved with a 40-foot-wide pavement as well as curb-and-gutter. Streets such as this are designed to accommodate the volume of traffic that one may expect from the development of medium-density housing.

Furthermore, suitable water and sewer mains exist in the adjoining rights-of-way for Kala Drive, directly accessible to each of the lots within this subdivision.

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

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

**Staff Recommendation**

City staff recommends approval of the request. The rezoning request was reviewed pursuant to Section 1.4.1.4 (Criteria for Approval) of the Land Development Code.

**Notification**

Pursuant to Section 1.2.2.2 of Abilene's Land Development Code, City staff mailed personal notices on January 20 of 2022, 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.

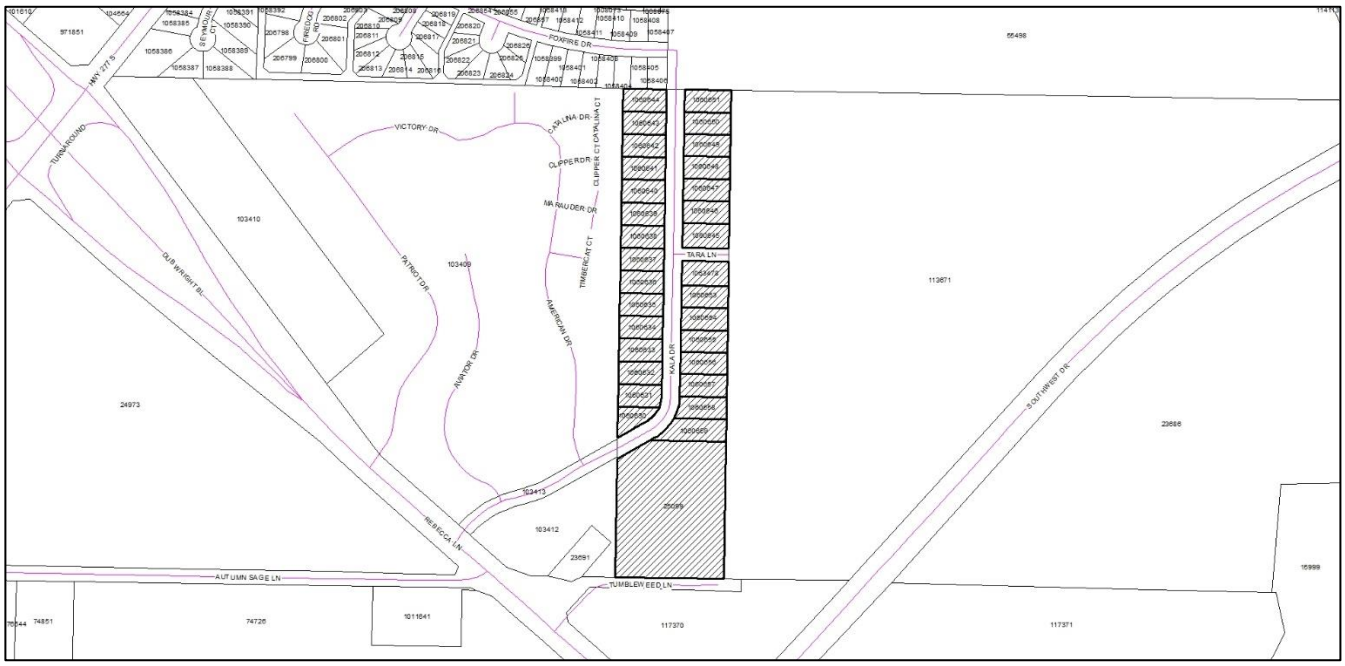
## TABLE 1

| Owner | Property ID | Situs | Response |
|---|---|---|---|
| BINNS MATTHEW | 1058405 | 5709 FOXFIRE DR | |
| BRESSLER ASHLEY | 1058409 | 5718 FOXFIRE DR | |
| BROWN DARREN RAY & SHELLY ELAINE | 1058406 | 5701 FOXFIRE DR | |
| BUTTERFIELD MEADOWS LLC | 55498 | | |
| CECILIO ROBERTO & FELICITY CORONADO | 1058403 | 5725 FOXFIRE DR | |
| CITY OF ABILENE | 103413 | 5802 KALA DR | |
| CITY OF ABILENE | 23691 | | |
| CURNETT RODNEY L & SHANIA MARIAH | 1058402 | 5733 FOXFIRE DR | |
| ELLIOTT JAYTON | 1058407 | 5702 FOXFIRE DR | |
| ELM ACRES VENTURE LP | 113671 | | |
| ELM ACRES VENTURE LP | 117370 | | |
| HALEY BETTY | 1063478 | 3807 KALA DR | |
| KKID LLC | 1060653 | 3815 KALA DR | |
| KKID LLC | 1060654 | 3823 KALA DR | |
| KKID LLC | 1060655 | 3831 KALA DR | |
| KKID LLC | 1060656 | 3839 KALA DR | |
| KKID LLC | 1060645 | 3749 KALA DR | |
| KKID LLC | 1060646 | 3741 KALA DR | |
| KKID LLC | 1060657 | 3847 KALA DR | |
| KKID LLC | 1060658 | 3855 KALA DR | |
| KLUBER KURT | 1058408 | 5710 FOXFIRE DR | |
| KYLE PAUL CONSTRUCTION LLC | 1060641 | 3726 KALA DR | |
| KYLE PAUL CONSTRUCTION LLC | 1060640 | 3734 KALA DR | |
| KYLE PAUL CONSTRUCTION LLC | 1060642 | 3718 KALA DR | |
| KYLE PAUL CONSTRUCTION LLC | 1060643 | 3710 KALA DR | |
| KYLE PAUL CONSTRUCTION LLC | 1060651 | 3701 KALA DR | |
| KYLE PAUL CONSTRUCTION LLC | 1060647 | 3733 KALA DR | |
| KYLE PAUL CONSTRUCTION LLC | 1060648 | 3725 KALA DR | |
| KYLE PAUL CONSTRUCTION LLC | 1060649 | 3719 KALA DR | |
| KYLE PAUL CONSTRUCTION LLC | 1060650 | 3709 KALA DR | |
| KYLE PAUL CONSTRUCTION LLC | 1060659 | 3903 KALA DR | |
| LEAL GUILLERMO NARCISO JR | 1060639 | 3742 KALA DR | |
| MELTON ABIGAIL | 1058404 | 5717 FOXFIRE DR | |
| PADILLA CHRISTOFER P & EMIELYN ABIAN | 1058401 | 5741 FOXFIRE DR | |
| R&C NOBLES PROPERTIES LLC | 25099 | | |
| R&C NOBLES PROPERTIES LLC | 1060644 | 3702 KALA DR | |
| R&C NOBLES PROPERTIES LLC | 1060630 | 3906 KALA DR | |
| R&C NOBLES PROPERTIES LLC | 1060631 | 3850 KALA DR | |
| R&C NOBLES PROPERTIES LLC | 1060632 | 3842 KALA DR | |
| R&C NOBLES PROPERTIES LLC | 1060633 | 3834 KALA DR | |
| R&C NOBLES PROPERTIES LLC | 1060634 | 3826 KALA DR | |
| R&C NOBLES PROPERTIES LLC | 1060635 | 3818 KALA DR | |
| R&C NOBLES PROPERTIES LLC | 1060636 | 3810 KALA DR | |
| REYNOLDS PORSHIA BIANCA | 1060638 | 3750 KALA DR | |
| TMNM LLC | 1060637 | 3802 KALA DR | |
| VAZQUEZORDUNA JOSE LUIS & FELIZ MARGARITA | 1058410 | 5728 FOXFIRE DR | |
| WESTERN AH 406 LTD | 103409 | 5757 CATALINA DR | |
| WESTERN AH 406 LTD | 103412 | 5857 KALA DR | |

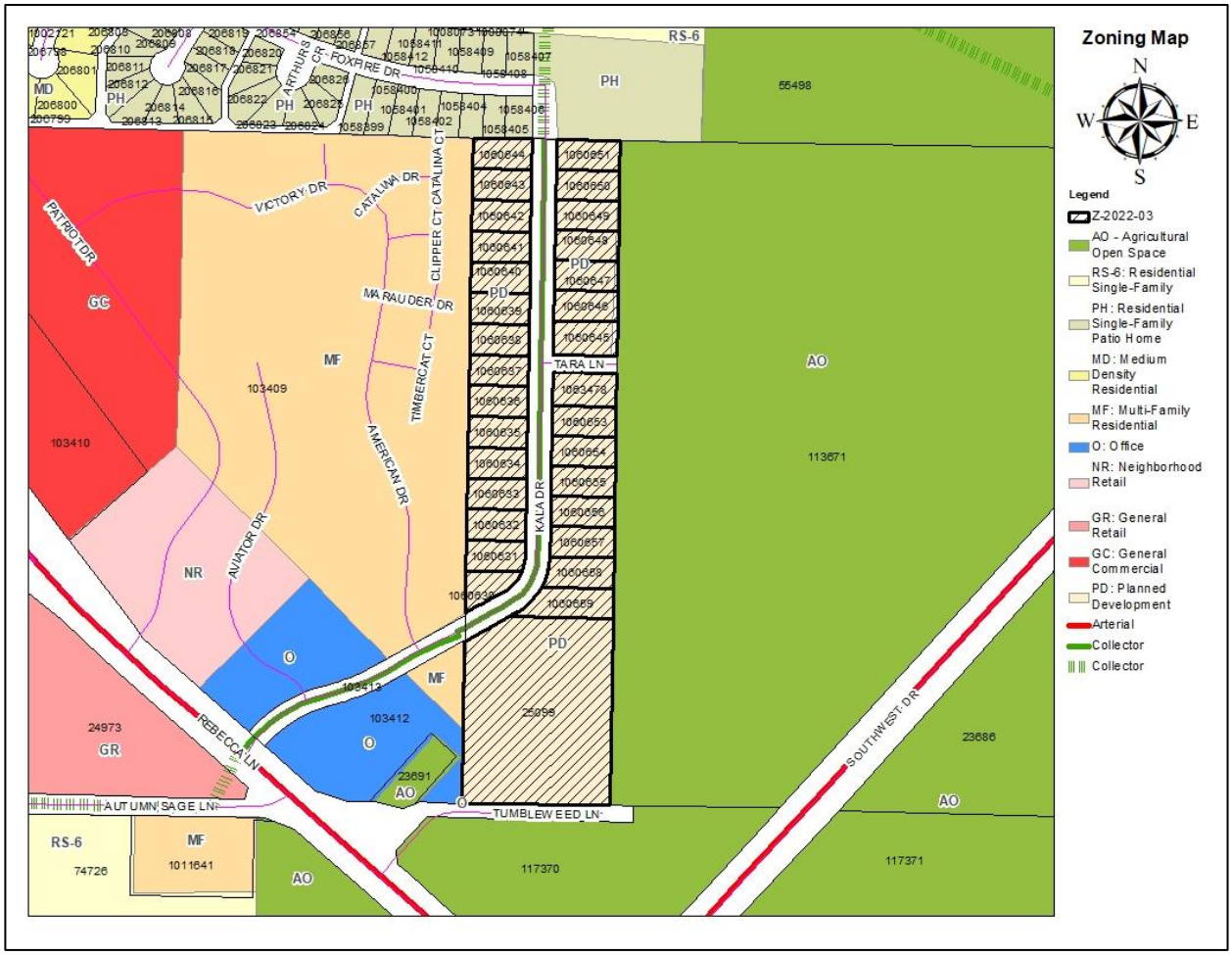
**Attachments**

Application
PowerPoint Presentation
Ordinance NO. 35-1992
Ordinance NO. 56-2018
Draft Final Plat FP-6618 (Airmen's Landing)
Recorded Final Plat FP-6618 (Airmen's Landing)

## LOCATION MAP




## ZONING MAP



# Development Application

CITY OF ABILENE

## Planning

☐ Conditional Use ☐ Easement Release ☐ Rezoning ☐ Other

☐ PDD ☐ Street Name Change ☐ Thoroughfare Abandonment ☐ PDD Amendment

Other: _____

Project Name: Airmen's Landing

Address: 3704 Kala Drive - 3906 Kala Drive (All Lots in the Airmen's Landing Subdivision & Remaining Acreage)

Legal Description: A1525 SUR 46 SAMUEL J RICKER, ACRES 5.068

Subdivision Name: Airmens' Landing Block: _____ Lot: _____

Current Zoning: PD (TH) Proposed Zoning (if applicable): MD

**OWNER AND AUTHORIZATION**

Owner Name: Betty Haley

Address: 3809 Kala Dr.

City, State, Zip: Abilene, TX 79606 Fax: _____

Phone: _____ Email: _____

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

Agent Name: Jacob & Martin

Address: 3465 Curry Lane

City, State, Zip: Abilene, TX 79606 Fax: _____

Phone: 325-695-1070 Email: cfarrow@jacobmartin.com

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

Signature Owner: Betty Haley Date: 12-9-21

**FOR OFFICE USE ONLY**

Received: _____ Fee: $_____ Receipt No.: _____

Case No.: _____ Reviewed By: _____

# Development Application

**RECOMMENDATIONS**

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

PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED: Betty Haley DATE: 12-9-21

# Development Application

## Planning

☐ Conditional Use ☐ Easement Release ☐ Rezoning ☐ Other

☐ PDD ☐ Street Name Change ☐ Thoroughfare Abandonment ☐ PDD Amendment

Other: _____

Project Name: Airmen's Landing

Address: 3704 Kala Drive - 3906 Kala Drive (All Lots in the Airmen's Landing Subdivision & Remaining Acreage) No. of lots: _____ Acreage: _____

Legal Description: A1525 SUR 45 SAMUEL J RICKER, ACRES 5.068

Subdivision Name: Airmens' Landing Block: _____ Lot: _____

Current Zoning: PD (TH) Proposed Zoning (if applicable): MD

**OWNER AND AUTHORIZATION**

Owner Name: KKID, LLC.

Address: 3409 S. 14TH STREET, SUITE 204

City, State, Zip: Abilene, TX 79605 Fax: _____

Phone: _____ Email: _____

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

Agent Name: Jacob & Martin

Address: 3465 Curry Lane

City, State, Zip: Abilene, TX 79606 Fax: _____

Phone: 325-695-1070 Email: cfarrow@jacobmartin.com

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

Signature Owner: Kyle Paul Date: 12/9/2021

**FOR OFFICE USE ONLY**

**Received:** _____ **Fee: $** _____ **Receipt No.:** _____

**Case No.:** _____ **Reviewed By:** _____

# Development Application

**RECOMMENDATIONS**

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SIGNED: Kyle Paul DATE: 12/9/2021

# Development Application

## Planning

☐ Conditional Use ☐ Easement Release ☐ Rezoning ☐ Other
☐ PDD ☐ Street Name Change ☐ Thoroughfare Abandonment ☐ PDD Amendment
Other: _____

Project Name: Airmen's Landing

Address: 3704 Kala Drive - 3906 Kala Drive (All Lots in the Airmen's Landing Subdivision & Remaining Acreage)

Legal Description: A1525 SUR 45 SAMUEL J RICKER, ACRES 5.068

Subdivision Name: Airmens' Landing Block: _____ Lot: _____

Current Zoning: PD (TH) Proposed Zoning (if applicable): MD

**OWNER AND AUTHORIZATION**

Owner Name: Kyle Paul Construction, LLC.

Address: 3409 S. 14TH STREET, SUITE 204

City, State, Zip: Abilene, TX 79605 Fax: _____

Phone: _____ Email: _____

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

Agent Name: Jacob & Martin

Address: 3465 Curry Lane

City, State, Zip: Abilene, TX 79606 Fax: _____

Phone: 325-695-1070 Email: cfarrow@jacobmartin.com

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Signature Owner: Kyle Paul Date: 12/9/2021

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**Case No.:** _____ **Reviewed By:** _____

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SIGNED: Kyle Paul DATE: 12/9/2021

# Development Application

CITY OF ABILENE

## Planning

☐ Conditional Use ☐ Easement Release ☐ Rezoning ☐ Other

☐ PDD ☐ Street Name Change ☐ Thoroughfare Abandonment ☐ PDD Amendment

Other: _____

Project Name: Airmen's Landing

Address: 3704 Kala Drive - 3906 Kala Drive (All Lots in the Airmen's Landing Subdivision & Remaining Acreage)

Legal Description: A1525 SUR 45 SAMUEL J RICKER, ACRES 5.068

Subdivision Name: Airmens' Landing Block: _____ Lot: _____

Current Zoning: PD (TH) Proposed Zoning (if applicable): MD

**OWNER AND AUTHORIZATION**

Owner Name: R&C NOBLES PROPERTIES LLC

Address: 4417 LA HACIENDA ABILENE, TX 79602

City, State, Zip: Abilene, TX 79602 Fax: _____

Phone: _____ Email: _____

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

Agent Name: Jacob & Martin

Address: 3465 Curry Lane

City, State, Zip: Abilene, TX 79606 Fax: _____

Phone: 325-695-1070 Email: cfarrow@jacobmartin.com

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Signature Owner: _____ Date: 12-9-21

**FOR OFFICE USE ONLY**

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**Case No.:** _____ **Reviewed By:** _____

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SIGNED: _____ DATE: 12-9-21

# Development Application

CITY OF ABILENE

## Planning

☐ Conditional Use ☐ Easement Release ☐ Rezoning ☐ Other
☐ PDD ☐ Street Name Change ☐ Thoroughfare Abandonment ☐ PDD Amendment
Other: _____

Project Name: Airmen's Landing

Address: 3704 Kala Drive - 3906 Kala Drive (All Lots in the Airmen's Landing Subdivision & Remaining Acreage)

Legal Description: A1525 SUR 45 SAMUEL J RICKER, ACRES 5.068

Subdivision Name: Airmens' Landing Block: _____ Lot: _____

Current Zoning: PD (TH) Proposed Zoning (If applicable): MD

**OWNER AND AUTHORIZATION**

Owner Name: Guillermo Narciso Leal, Jr.

Address: 3742 Kala Dr.

City, State, Zip: Abilene, TX 79606 Fax: _____

Phone: _____ Email: _____

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

Agent Name: Jacob & Martin

Address: 3465 Curry Lane

City, State, Zip: Abilene, TX 79606 Fax: _____

Phone: 325-695-1070 Email: cfarrow@jacobmartin.com

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Signature Owner: _____ Date: 12/22/2021

**FOR OFFICE USE ONLY**

**Received:** _____ **Fee: $** _____ **Receipt No.:** _____

**Case No.:** _____ **Reviewed By:** _____

# Development Application

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SIGNED: Guillermo A. Leal, Jr. (Dec 22, 2021 12:13 CST) DATE: _____

# Development Application

CITY OF ABILENE

## Planning

☐ Conditional Use ☐ Easement Release ☐ Rezoning ☐ Other
☐ PDD ☐ Street Name Change ☐ Thoroughfare Abandonment ☐ PDD Amendment
Other: _____

Project Name: **Airmen's Landing**

Address: **3704 Kala Drive - 3906 Kala Drive (All Lots in the Airmen's Landing Subdivision & Remaining Acreage)**

Legal Description: **A1525 SUR 45 SAMUEL J RICKER, ACRES 5.068**

Subdivision Name: **Airmens' Landing** Block: _____ Lot: _____

Current Zoning: **PD (TH)** Proposed Zoning (if applicable): **MD**

**OWNER AND AUTHORIZATION**

Owner Name: **Porshia Bianca Reynolds**

Address: **3752 Kala Dr.**

City, State, Zip: **Abilene, TX 79606** Fax: _____

Phone: _____ Email: _____

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

Agent Name: **Jacob & Martin**

Address: **3465 Curry Lane**

City, State, Zip: **Abilene, TX 79606** Fax: _____

Phone: **325-695-1070** Email: **cfarrow@jacobmartin.com**

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Signature Owner: PReyn Porshia Bianca Reynolds (Dec 28, 2021 13:52 CST) Date: 28 December 2021

**FOR OFFICE USE ONLY**

**Received:** _____ **Fee: $** _____ **Receipt No.:** _____

**Case No.:** _____ **Reviewed By:** _____

# Development Application

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SIGNED: Porshia Bianca Reynolds (Dec 28, 2021 13:52 CST) DATE: 28 December 2021

# Development Application

CITY OF ABILENE

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☐ PDD ☐ Street Name Change ☐ Thoroughfare Abandonment ☐ PDD Amendment
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Legal Description: **A1525 SUR 45 SAMUEL J RICKER, ACRES 5.068**

Subdivision Name: **Airmens' Landing** Block: _____ Lot: _____

Current Zoning: **PD (TH)** Proposed Zoning (if applicable): **MD**

**OWNER AND AUTHORIZATION**

Owner Name: **TMNM, LLC.**

Address: **3802 Kala Dr.**

City, State, Zip: **Abilene, TX 79606** Fax: _____

Phone: _____ Email: _____

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

Agent Name: **Jacob & Martin**

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City, State, Zip: **Abilene, TX 79606** Fax: _____

Phone: **325-695-1070** Email: **cfarrow@jacobmartin.com**

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Signature Owner: _____ Date: December 27,2021

**FOR OFFICE USE ONLY**

**Received:** _____ **Fee: $** _____ **Receipt No.:** _____

**Case No.:** _____ **Reviewed By:** _____

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SIGNED: BM Brik McGuffin (Dec 27, 2021 13:46 CST) DATE: December 27, 2021

ORDINANCE NO. 35-1992

AN ORDINANCE AMENDING CHAPTER 23, "PLANNING AND COMMUNITY DEVELOPMENT," SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES, AS DESCRIBED BELOW, DECLARING A PENALTY, AND CALLING A PUBLIC HEARING.

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 13 day of August A.D. 19 92.

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 2 day of August, 19 92, 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 9:00 a.m., on the 27 day of August, 19 92, 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 27 day of August, A.D. 19 92.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

00185

ORDINANCE NO. 35-1992

EXHIBIT "A"

Rezone property from AO (Agricultural Open Space) to RS-6, RM-1, O, LC, & GC (Residential Single Family, Residential Multi-Family, Office, Limited Commercial, & General Commercial) zoning district.

Legal Description:

PROPOSED RS 6 ZONING

Being 17.04 acres of land out of a 135.99 acre tract out of the Samuel Ricker Survey No. 45, Taylor County, Texas, and being more particularly described as follows:
Beginning at a point from which the Southwest corner of said Ricker Survey bears South 125.48', N89°56'W 344.11', South 20.0' and West 4287.8';
Thence N49°46'W 812.07' to a point;
Thence N40°14'E 48.3' to the beginning of a circular curve to the left;
Thence in a Northerly direction with the arc of said curve to the left, the Radius of which is 600.0', a chord bearing N20°07'E 412.7', a distance of 421.3' to the end of said curve;
Thence North 820.7' to a point on the North boundary line of said Ricker Survey;
Thence East 446.85' along the said North boundary line of said Ricker Survey to a point;
Thence South 1769.59' to the place of beginning and containing 17.04 acres more or less.

PROPOSED RM 1 ZONING

Being 5.21 acres of land out of a 135.99 acre tract out of the Samuel Ricker Survey No. 45, Taylor County, Texas, and being more particularly described as follows:
Beginning at a point, whence the Southwest corner of said Ricker Survey No. 45 bears S40°14'W 300.0', S49°46'E 542.04', S69°53'E 93.8', South 20.0' and West 4287.8';
Thence N01°42'E 183.4' to a point;
Thence North 1100.0' to a point in the North boundary line of said Ricker Survey;
Thence East 200.0' along the said North boundary line to a point;
Thence South 820.7' to the beginning of a circular curve to the right;
Thence in a Southerly direction with the arc of said curve to the right, the radius of which is 600.0', a chord bearing S20°07'W 412.7', a distance of 421.3' to the end of said curve;
Thence S40°14'W 98.3' to the place of beginning and containing 5.21 acres, more or less.

00186

PROPOSED OFFICE ZONING

Being 3.69 acres of land out of a 135.99 acre tract out of the Samuel Ricker Survey No. 45, Taylor County, Texas, and being more particularly described as follows:
Beginning at a point in the North boundary line of Church Lane, whence the Southwest corner of said Samuel Ricker Survey No. 45 bears South 20.0' and West 4287.8';
Thence N69°53'W 93.8' along the Northeast R/W line of Metropolitan Highway 956 to a point;
Thence N49°46'W 230.9' along said R/W line to a point;
Thence N40°14'E 350.0' to a point;
Thence S49°46'E 500.93' to a point;
Thence South 125.48' to a point on the North boundary line of said Church Lane;
Thence N89°56'W 344.11' with the said North boundary line to the place of beginning and containing 3.69 acres, more or less.

PROPOSED LIMITED COMMERCIAL ZONING

Being 2.5 acres of land out of a 135.99 acre tract out of the Samuel Ricker Survey No. 45, Taylor County, Texas, and being more particularly described as follows:

Beginning at a point on the NE R/W line of Metropolitan Highway 956, whence the Southwest corner of said Samuel Ricker Survey No. 45 bears S49°46'E 230.9', S69°53'E 93.8', South 20' and West 4287.8';
Thence N49°46'W 311.14' with the said Northeast R/W line to a point;
Thence N40°14'E 350.0' to a point;
Thence S49°46'E 311.14' to a point;
Thence S40°14'W 350.0' to the place of beginning and containing 2.5 acres, more or less

PROPOSED GENERAL COMMERCIAL ZONING

Being 27.73 acres of land out of a 135.99 acre tract out of the Samuel Ricker Survey No. 45, Taylor County, Texas, and being more particularly described as follows:
Beginning at a point on the Northeast R/W line of Metropolitan Highway 956, whence the Southwest corner of said Ricker Survey bears S49°46'E 542.04', S69°53'E 93.8', South 20.0' and West 4287.8';
Thence N49°46'W 80.0' along said Northeast R/W line to a point;
Thence N38°15'W 1809.5' continuing with said Northeast R/W line to a point on the Southeast R/W line of U.S. Highway 277;
Thence N37°39'E 50.0' along said Southeast R/W line to a point on the North boundary line of said Ricker Survey;
Thence East 1350' along the North boundary line of said Ricker Survey to a point;
Thence South 1100.0' to a point;
Thence S01°42'W 183.4' to a point;
Thence S40°14'W 300.0' to the place of beginning and containing 27.73 acres, more or less.

Location:

Hwy 277 and Rebecca Lane

-END-

00188

**ORDINANCE NO. 56-2018**

**AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, CONCERNING PD-160 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 I: 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: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars ($500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 13th day of September A.D. 2018.

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 August, 2018, 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 4:30 p.m., on the 27th day of September, 2018 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 27th day of September, A.D. 2018.

ATTEST:

Rosa Rios, City Secretary

Anthony Williams, Mayor

APPROVED:

Stanley Smith, City Attorney

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

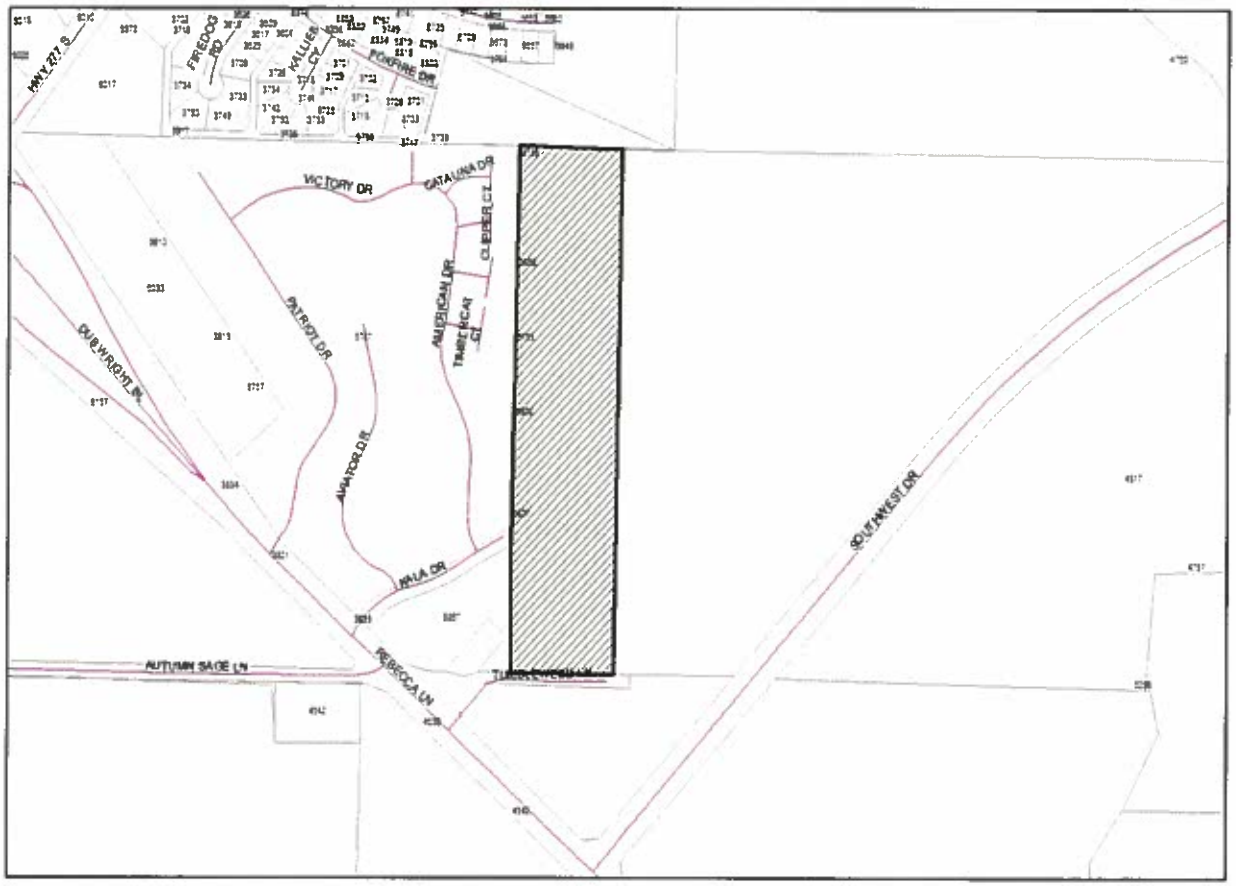
All use and development within the Planned Development District must be in compliance with the Land Development Code of the City of Abilene, except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in 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 the Land Development Code of the City of Abilene is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From Multi-Family (MF) Residential District to Planned Development (PD) District.

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

PART 5: Legal Description. The legal description of this P.D.D. is as follows: 18.2 acres out of Samuel Ricker Survey 45 in the City of Abilene, Taylor County, Texas and including an approximately 409-foot-wide tract situated directly east of Blocks 1 and 2 in a subdivision known as Quail Hollow, PPV out of same said Samuel Ricker Survey 45.




Location: at present north (dead) end of Kala Drive, east and north of Rebecca Lane in southwestern Abilene, Texas.

ORDINANCE NO. 56-2018

EXHIBIT "A"
PAGE 4

PART 6: Purpose. The purpose of the Planned Development District (PDD) request is to allow for development of townhomes with only two units instead of the usual three or more.

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

A. Permitted uses and Specific Regulations

1. The definition of DWELLING – TOWNHOME amended to be "one of a group of no less than two (2) nor more than twelve (12) attached dwelling units, separated by a fire-rated wall." NOTE: Ordinarily, no less than three (3) attached dwelling units are required.

2. Site Layout and Building Requirements applicable in TH Districts amended to stipulate:

a. A contiguous row of attached townhome dwellings shall have a minimum length of two (2) dwelling units and a maximum length of twelve (12) dwelling units. NOTE: Ordinarily, a contiguous row of attached townhome dwellings must have a minimum length of three (3) dwelling units.

b. For groups of just two (2) attached townhouse units, the ends of any two adjacent building complexes or rows of buildings shall be at least ten feet (10') apart. NOTE: Ordinarily, groups of townhouse dwellings must be at least fifteen feet (15') apart

Except as otherwise specified in and allowed by this ordinance, the use and development of this subject property shall be governed by regulations applicable to the Townhome (TH) zoning classification.

NORTH

0 50 100 200

SCALE: 1" = 100'

## BLOCK "A"

| LOT AREA TABLE | | | |
|---|---|---|---|
| LOT NO. | AREA (SQ.FT.) | AREA (ACRES) | PERI-METER |
| 1 | 11,450 | 0.263 | 484.36' |
| 2 | 7,284 | 0.167 | 417.23' |
| 3 | 7,408 | 0.170 | 424.75' |
| 4 | 7,409 | 0.170 | 424.75' |
| 5 | 7,409 | 0.170 | 424.76' |
| 6 | 7,409 | 0.170 | 424.76' |
| 7 | 7,409 | 0.170 | 424.76' |
| 8 | 7,409 | 0.170 | 424.77' |
| 9 | 7,409 | 0.170 | 424.77' |
| 10 | 7,409 | 0.170 | 424.78' |
| 11 | 7,409 | 0.170 | 424.78' |
| 12 | 7,409 | 0.170 | 424.78' |
| 13 | 7,409 | 0.170 | 424.79' |
| 14 | 7,409 | 0.170 | 424.79' |
| 15 | 7,409 | 0.170 | 424.79' |

| LOT AREA TABLE | | | |
|---|---|---|---|
| LOT NO. | AREA (SQ.FT.) | AREA (ACRES) | PERI-METER |
| 16 | 7,410 | 0.170 | 424.80' |
| 17 | 7,410 | 0.170 | 424.80' |
| 18 | 7,410 | 0.170 | 424.81' |
| 19 | 7,410 | 0.170 | 424.81' |
| 20 | 7,410 | 0.170 | 424.81' |
| 21 | 7,410 | 0.170 | 424.82' |
| 22 | 7,410 | 0.170 | 424.82' |
| 23 | 7,410 | 0.170 | 424.82' |
| 24 | 7,410 | 0.170 | 424.83' |
| 25 | 7,410 | 0.170 | 424.83' |
| 26 | 7,410 | 0.170 | 424.84' |
| 27 | 7,410 | 0.170 | 424.84' |
| 28 | 7,411 | 0.170 | 424.84' |
| 29 | 7,417 | 0.170 | 424.92' |

## BLOCK "B"

| LOT AREA TABLE | | | |
|---|---|---|---|
| LOT NO. | AREA (SQ.FT.) | AREA (ACRES) | PERI-METER |
| 1 | 9,635 | 0.221 | 469.59' |
| 2 | 7,811 | 0.179 | 449.32' |
| 3 | 7,806 | 0.179 | 449.08' |
| 4 | 7,801 | 0.179 | 448.84' |
| 5 | 7,796 | 0.179 | 448.61' |
| 6 | 7,791 | 0.179 | 448.37' |
| 7 | 7,786 | 0.179 | 448.13' |
| 8 | 7,781 | 0.179 | 447.89' |
| 9 | 7,776 | 0.179 | 447.65' |
| 10 | 7,770 | 0.178 | 447.42' |
| 11 | 7,765 | 0.178 | 447.18' |
| 12 | 7,760 | 0.178 | 446.94' |
| 13 | 7,755 | 0.178 | 446.70' |
| 14 | 7,778 | 0.179 | 446.77' |

## BLOCK "C"

| LOT AREA TABLE | | | |
|---|---|---|---|
| LOT NO. | AREA (SQ.FT.) | AREA (ACRES) | PERI-METER |
| 1 | 9,650 | 0.222 | 470.16' |
| 2 | 7,835 | 0.180 | 450.42' |
| 3 | 7,840 | 0.180 | 450.66' |
| 4 | 7,845 | 0.180 | 450.90' |
| 5 | 7,850 | 0.180 | 451.14' |
| 6 | 7,856 | 0.180 | 451.38' |
| 7 | 7,861 | 0.180 | 451.61' |
| 8 | 7,866 | 0.181 | 451.85' |
| 9 | 7,871 | 0.181 | 452.09' |
| 10 | 7,876 | 0.181 | 452.33' |
| 11 | 7,881 | 0.181 | 452.57' |
| 12 | 7,886 | 0.181 | 452.81' |
| 13 | 7,962 | 0.183 | 458.45' |
| 14 | 8,414 | 0.193 | 482.40' |
| 15 | 9,409 | 0.216 | 537.05' |
| 16 | 11,305 | 0.260 | 649.48' |
| 17 | 220,799 | 5.069 | 1858.20' |

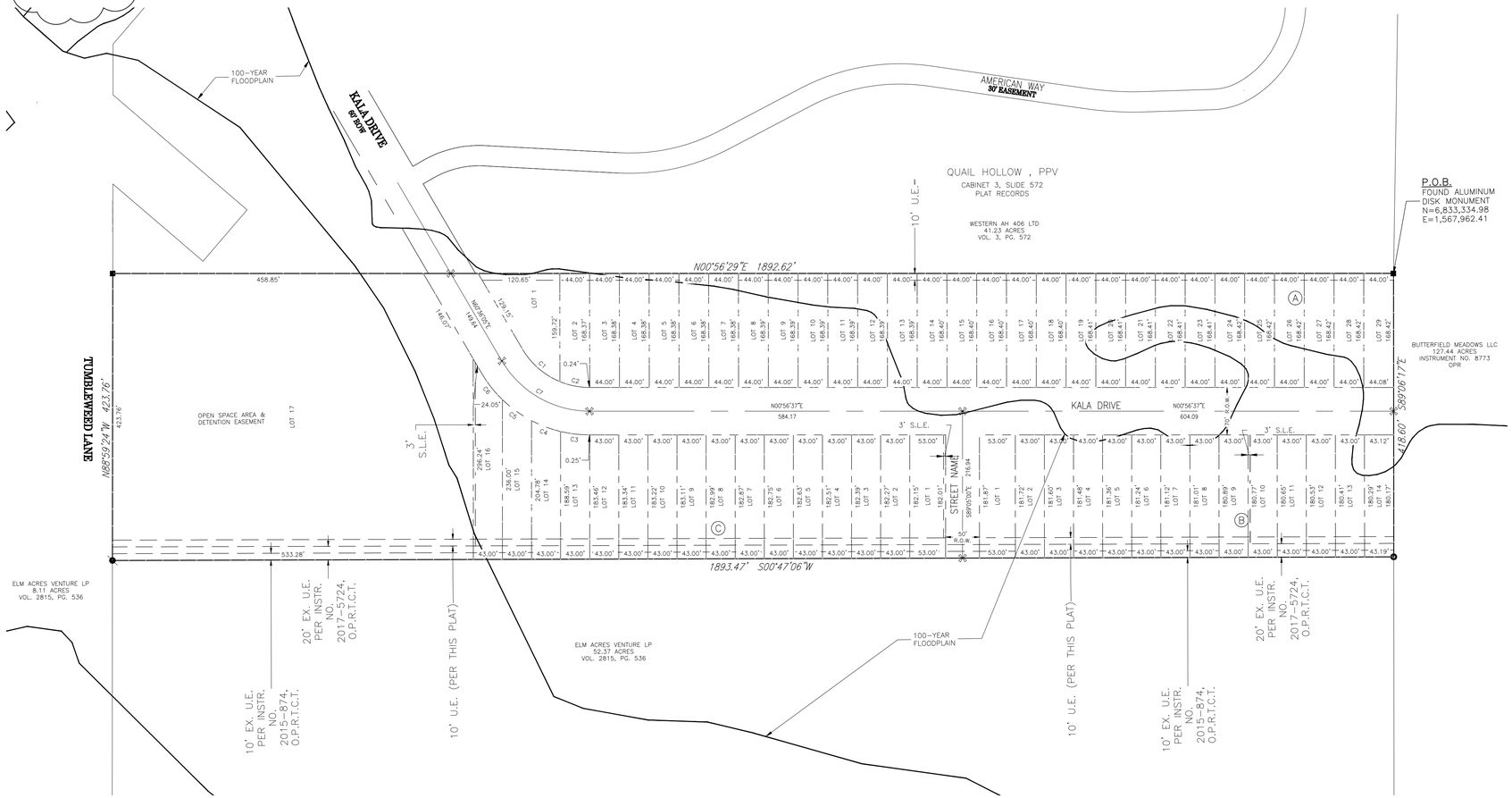
| LINE CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE NO. | ARC LENGTH | RADIUS | Δ ANGLE | TANGENT | CHORD BEARING | CHORD LENGTH |
| C1 | 74.84' | 115.00' | 37°17'05" | 38.80' | N41°57'33"E | 73.52' |
| C2 | 44.90' | 115.00' | 22°22'10" | 22.74' | N12°07'55"E | 44.61' |
| C3 | 43.14' | 185.00' | 13°21'40" | 21.67' | N7°37'35"E | 43.04' |
| C4 | 46.03' | 185.00' | 14°15'22" | 23.14' | N21°26'06"E | 45.91' |
| C5 | 53.26' | 185.00' | 16°29'46" | 26.82' | N36°48'41"E | 53.08' |
| C6 | 50.18' | 185.00' | 15°32'31" | 25.25' | N52°49'50"E | 50.03' |

## LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROPOSED STREET R.O.W.
- PROPOSED STREET C.L.
- PROP. UTILITY EASEMENTS
- PROP. DRAINAGE EASEMENTS
- EXIST. UTILITY EASEMENTS
- EXIST. STREET R.O.W.
- APPROX. SECTION LINE
- SET 1/2" REBAR WITH CAP STAMPED "J&M BOUNDARY"
- SET CENTERLINE MARKER
- FOUND 3/8" REBAR (UNLESS NOTED OTHERWISE)
- FOUND ALUMINUM DISK MONUMENT

U.E. = UTILITY EASEMENTS
S.L.E. = STREET LIGHT EASEMENTS
D.R. = DEED RECORDS, TAYLOR CO., TX.
P.R. = PLAT RECORDS, TAYLOR CO., TX.
O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE




## PLAT NOTES:

1. AREA OF SUBDIVISION = 18.304 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 2.610 ACRES.
2. A PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441-C-0218-F and NO. 48441-C-0216-F EFFECTIVE JANUARY 6, 2012.
3. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS.
4. BLOCK C, LOT 17 IS AN OPEN SPACE AND DETENTION EASEMENT THAT IS DEDICATED TO THE CITY OF ABILENE BY THIS PLAT.
5. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
6. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
7. 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"
8. IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.

## BASIS OF BEARINGS:

BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF OF THE SITE WHICH IS 1.00014452.

## 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.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

## DEVELOPER/SUBDIVIDER:

ROBERT NOBLES
5401 S 1ST STREET
ABILENE, TEXAS 79605

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

## METES & BOUNDS DESCRIPTION:

**BEING** a 18.304 acre tract of land out of the S. Ricker Survey, Abstract No. 1525, City of Abilene, Taylor County, Texas, and being the same tract of land called to have 18.128 acres in a Warranty Deed to Robert R. Nobles, II recorded in Instrument No. 2017-15647 of the Official Public Records of said Taylor County, Texas. Said 18.304 acre tract is more particularly described in metes and bounds as follows:

**BEGINNING** at a found aluminum disk monument in concrete for the northwest corner of this described tract and of said 18.128 acre tract, and further, said point of beginning being the northeast of Quail Hollow, PPV recorded in Cabinet 3, Slide 572, Plat Records, Taylor County, Texas, and is located in the south line of a 202.71 acre tract of land described in a Special Warranty Deed of Undivided Interest to Butterfield Meadows, LLC, recorded in Instrument No. 2009-8773, Official Public Records, Taylor County, Texas, and is located in the occupied north line of said S. Ricker Survey, same being the south line of the J. Adams Survey, Abstract No. 3, Taylor County, Texas;

**THENCE** S89°06'17"E along the north line of this described tract, same being the north line of said 18.128 acre tract, same being said occupied north line of S. Ricker Survey, and said occupied south line of said occupied south line of said J. Adams Survey and of said "Butterfield Meadows, LLC" tract, a distance of 418.60 feet to a set 1/2" rebar rod with a plastic cap marked "J&M BOUNDARY" for the northeast corner of this described tract and of said 18.128 acre tract, said corner also being the northwest corner of the remaining portion of a 120.712 acre tract of land described in a Special Warranty Deed to Elm Acres Venture, L.P. recorded in Volume 2815, Page 536, Official Public Records, Taylor County, Texas;

**THENCE** S00°47'06"W along the east line of this described tract and of said 18.128 acre tract, and the west line of said Elm Acres tract a distance of 1893.47 feet to a found 3/8 inch rebar rod for the southeast corner of this described tract and of said 18.128 acre tract, and said point being located in the north right-of-way line of Tumbleweed Lane;

**THENCE** N88°59'24W along the south line of this described tract and of said 18.128 acre tract, and north right-of-way line of said Tumbleweed Lane, a distance of 423.76 feet to a found aluminum disk monument in concrete for the southwest corner of this described tract and of said 18.128 acre tract, and same being the southeast corner of said Quail Hollow, PPV;

**THENCE** N00°56'29E along the west line of this described tract and of said 18.128 acre tract, and same being the east line of said Quail Hollow, PPV, a distance of 1892.62 feet to the **POINT OF BEGINNING** and containing 18.304 acres of land.

# AIRMEN'S LANDING
## BEING 18.304 ACRES OUT OF THE SAMUEL RICKER SURVEY NO. 45, ABSTRACT NO. 1525, CITY OF ABILENE, TAYLOR COUNTY, TEXAS

### PLANNING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974a, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 9278 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

### DIRECTOR OF PUBLIC WORKS

THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.

DATE _____ DIRECTOR OF PUBLIC WORKS

### OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED MANAGER OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF

AIRMEN'S LANDING
**BEING 18.304 ACRES OUT OF THE SAMUEL RICKER SURVEY NO. 45, ABSTRACT NO. 1525, CITY OF ABILENE, TAYLOR COUNTY, TEXAS**

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

SEE ATTACHED METES & BOUNDS DESCRIPTION

EXECUTED THIS _____ DAY OF _____ A.D. 2018

JIMMY MCDONALD
PRESIDENT

### 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

JIMMY MCDONALD

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

BLAKELEE BUILDERS

A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____

DAY OF _____ A.D. 2018

NOTARY PUBLIC _____ TAYLOR COUNTY TEXAS

### GENERAL NOTES

ACREAGE: 18.304 ACRES

SCALE: 1"=100' SMALLEST LOT: 0.167 ACRES LARGEST LOT: 5.069 ACRES

LOT WIDTH: MIN. 43.00' MAX. 53.00' LOT DEPTH: MIN. 159.72' MAX. 296.24

REBAR ROD SET (SYMBOL) CENTERLINE MARKER SET (SYMBOL)

### SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION

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

PLAT DESCRIPTION: AIRMEN'S LANDING
**BEING 18.304 ACRES OUT OF THE SAMUEL RICKER SURVEY NO. 45, ABSTRACT NO. 1525, CITY OF ABILENE, TAYLOR COUNTY, TEXAS**

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

SIGNATURE

MARK T. BROWN
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE


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

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

TBPLS FIRM# 10024300

Cab 4 Slide 489

NORTH

GRAPHIC SCALE 1"=100'

100 0 100 200

DEVELOPER/SUBDIVIDER:
ROBERT NOBLES
5401 S 1ST STREET
ABILENE, TEXAS 79605

## BLOCK "A"

| LOT AREA TABLE | | | |
|---|---|---|---|
| LOT NO. | AREA (SQ.FT.) | AREA (ACRES) | PERI-METER |
| 1 | 11,450 | 0.263 | 484.36' |
| 2 | 14,693 | 0.337 | 505.23' |
| 3 | 14,817 | 0.340 | 512.76' |
| 4 | 14,818 | 0.340 | 512.76' |
| 5 | 14,818 | 0.340 | 512.77' |
| 6 | 14,818 | 0.340 | 512.78' |
| 7 | 14,819 | 0.340 | 512.79' |
| 8 | 14,819 | 0.340 | 512.79' |
| 9 | 14,819 | 0.340 | 512.80' |
| 10 | 14,820 | 0.340 | 512.81' |
| 11 | 14,820 | 0.340 | 512.82' |
| 12 | 14,820 | 0.340 | 512.82' |
| 13 | 14,821 | 0.340 | 512.83' |
| 14 | 14,821 | 0.340 | 512.84' |
| 15 | 14,828 | 0.340 | 512.92' |

## BLOCK "B"

| LOT AREA TABLE | | | |
|---|---|---|---|
| LOT NO. | AREA (SQ.FT.) | AREA (ACRES) | PERI-METER |
| 1 | 17,446 | 0.401 | 555.47' |
| 2 | 15,607 | 0.358 | 534.96' |
| 3 | 15,587 | 0.358 | 534.49' |
| 4 | 15,566 | 0.357 | 534.01' |
| 5 | 15,546 | 0.357 | 533.53' |
| 6 | 15,525 | 0.356 | 533.06' |
| 7 | 15,533 | 0.357 | 532.89' |

## BLOCK "C"

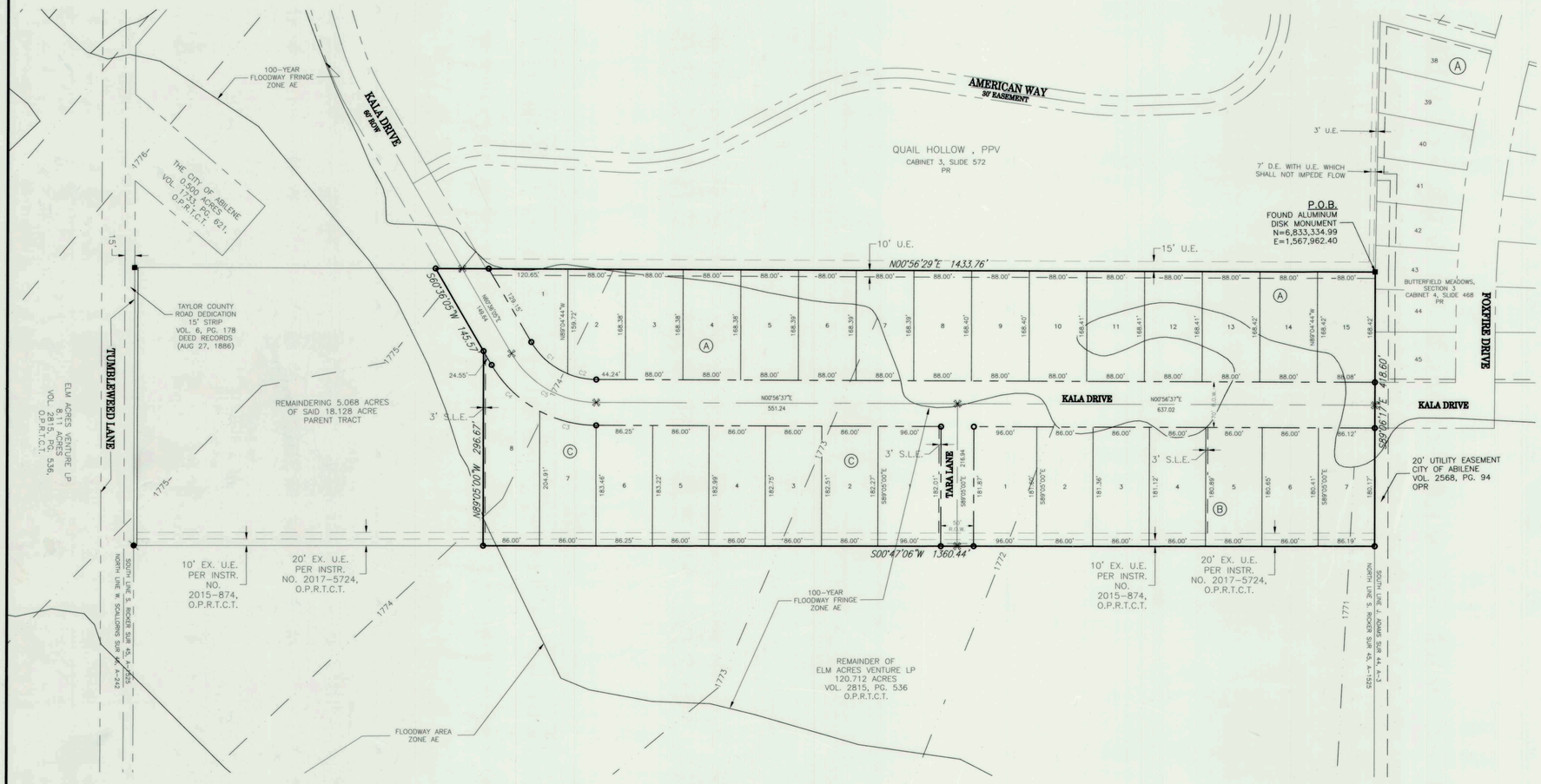
| LOT AREA TABLE | | | |
|---|---|---|---|
| LOT NO. | AREA (SQ.FT.) | AREA (ACRES) | PERI-METER |
| 1 | 17,485 | 0.401 | 556.28' |
| 2 | 15,686 | 0.360 | 536.78' |
| 3 | 15,706 | 0.361 | 537.26' |
| 4 | 15,727 | 0.361 | 537.73' |
| 5 | 15,747 | 0.362 | 538.21' |
| 6 | 15,814 | 0.363 | 539.19' |
| 7 | 16,381 | 0.376 | 563.83' |
| 8 | 20,737 | 0.476 | 715.30' |

| LINE CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE NO. | ARC LENGTH | RADIUS | Δ ANGLE | TANGENT | CHORD BEARING | CHORD LENGTH |
| C1 | 74.84' | 115.00' | 37°17'05" | 38.80' | N41°57'33"E | 73.52' |
| C2 | 44.90' | 115.00' | 22°22'10" | 22.74' | N12°07'55"E | 44.61' |
| C3 | 89.46' | 185.00' | 27°42'19" | 45.62' | N14°47'55"E | 88.59' |
| C4 | 103.16' | 185.00' | 31°57'01" | 52.96' | N44°37'35"E | 101.83' |
| C5 | 156.18' | 150.00' | 59°39'18" | 86.00' | N30°46'26"E | 149.22' |

## LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROPOSED STREET R.O.W.
- PROPOSED STREET C.L.
- PROP. UTILITY EASEMENTS
- EXIST. UTILITY EASEMENTS
- EXIST. STREET R.O.W.
- -1773- BASE FLOOD ELEVATION LINE & VALUE
- SET 1/2" REBAR WITH CAP STAMPED "J&M BOUNDARY"
- SET CENTERLINE MARKER
- FOUND 3/8" REBAR (UNLESS NOTED OTHERWISE)
- FOUND ALUMINUM DISK MONUMENT

U.E. = UTILITY EASEMENTS
S.L.E. = STREET LIGHT EASEMENTS
D.R. = DEED RECORDS, TAYLOR CO., TX.
P.R. = PLAT RECORDS, TAYLOR CO., TX.
O.P.R.T.C.T = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS




METES & BOUNDS DESCRIPTION:

**BEING** a 13.236 acre tract of land out of the S. Ricker Survey No. 45, Abstract No. 1525, City of Abilene, Taylor County, Texas, and being a northerly portion of that tract of land called to have 18.128 acres in a Warranty Deed to Robert R. Nobles, II recorded in Instrument No. 2017-15647 of the Official Public Records of said Taylor County, Texas. Said 13.236 acre tract is more particularly described in metes and bounds as follows:

**BEGINNING** at a found aluminum disk monument in concrete for the common northwest corner of this described tract and of said 18.128 acre tract, and the northeast of Quail Hollow, PPV, the plat of which recorded in Cabinet 3, Slide 572, Plat Records, Taylor County, Texas, and further, said point of beginning is located in the north line of said Abstract No. 1525, same being the south line of the J. Adams Survey No. 44, Abstract No. 3, Taylor County, Texas, same being the south line of Butterfield Meadows, Section 3, an addition to the City of Abilene, Taylor County, Texas as shown on the plat thereof recorded in Cabinet 4, Slide 468, Plat Records, Taylor County, Texas;

**THENCE** S89°06'17"E along the north line of this described tract and the north line of said 18.128 acre tract, and said common survey lines, and said south line of Butterfield Meadows, Section 3, a distance of 418.60 feet to a set 1/2" rebar rod with a plastic cap marked "J&M BOUNDARY" (henceforth referred to as "SET REBAR") for the northeast corner of this described tract, the northeast corner of said 18.128 acre tract, and the northwest corner of the remaining portion of a 120.712 acre tract of land described in a Special Warranty Deed to Elm Acres Venture, L.P. recorded in Volume 2815, Page 536, Official Public Records, Taylor County, Texas;

**THENCE** S00°47'06"W along the east line of this described tract and of said 18.128 acre tract, and the west line of said Elm Acres tract a distance of 1360.44 feet to a "SET REBAR" for the southeast corner of this described tract;

**THENCE** N89°05'00"W, over and across said 18.128 acre tract, along the south line of this described tract, a distance of 296.67 feet to a "SET REBAR" for a point of deflection in said south line;

**THENCE** S60°36'05"W, over and across said 18.128 acre tract, a distance of 145.57 feet to a "SET REBAR" in the west line of said 18.128 acre tract, same being the east line of said Quail Hollow, PPV, for the southwest corner of this described tract;

**THENCE** N00°56'29"E along the west line of this described tract, the west line of said 18.128 acre tract, and the east line of said Quail Hollow, PPV, a distance of 1433.76 feet to the **POINT OF BEGINNING** and containing 13.236 acres of land.

PLAT NOTES:

1. AREA OF SUBDIVISION = 13.236 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 2.610 ACRES.
2. A PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441-C-0218-F and NO. 48441-C-0216-F EFFECTIVE JANUARY 6, 2012.
3. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS.
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.

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 THE SITE WHICH IS 1.00014452.

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 UNLESS SPECIFIED OTHERWISE ON THIS PLAT.

# AIRMEN'S LANDING
BEING 13.236 ACRES OUT OF THE SAMUEL RICKER SURVEY NO. 45, ABSTRACT NO. 1525, CITY OF ABILENE, TAYLOR COUNTY, TEXAS

### PLANNING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 9278 PENAL CODE OF TEXAS, AS AMENDED.

DATE CHAIRMAN

ATTEST: R. Cook SECRETARY

10-2-19 DATE PLANNING DIRECTOR

### PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.

10-2-19 DATE FP-1618 FILE NUMBER

PLANNING DIRECTOR

Paid FEES

### COUNTY CLERK

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

11/21/19 DATE 2019019411 FILE NUMBER

Lorny & Beverly Taylor COUNTY CLERK COUNTY TEXAS

Suzie Contreras DEPUTY

### DIRECTOR OF PUBLIC WORKS

THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.

11/19/19 DATE DIRECTOR OF PUBLIC WORKS

### OWNER'S CERTIFICATE AND DEDICATION

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

AIRMEN'S LANDING
BEING 13.236 ACRES OUT OF THE SAMUEL RICKER SURVEY NO. 45, ABSTRACT NO. 1525, CITY OF ABILENE, TAYLOR COUNTY, TEXAS

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

SEE ATTACHED METES & BOUNDS DESCRIPTION

EXECUTED THIS 26th DAY OF SEPTEMBER A.D. 2019

Robert Nobles, II
ROBERT NOBLES, II
OWNER

### ACKNOWLEDGEMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

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

ROBERT NOBLES, II

KNOWN TO ME TO BE THE PERSON AND OWNER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26th DAY OF SEPTEMBER A.D. 2019

REBECCA LYNN JOHNSON
Notary Public, State of Texas
Comm. Expires 04-19-2023
Notary ID 131981854

NOTARY PUBLIC TAYLOR COUNTY TEXAS

### GENERAL NOTES

ACREAGE: 13.236 ACRES

SCALE: 1"=100' SMALLEST LOT: 0.167 ACRES LARGEST LOT: 0.476 ACRES

LOT WIDTH: MIN. 43.00' MAX. 53.00' LOT DEPTH: MIN. 159.72' MAX. 296.67

REBAR ROD SET ○ (SYMBOL) CENTERLINE MARKER SET ⊗ (SYMBOL)

### SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION

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

PLAT DESCRIPTION: AIRMEN'S LANDING
BEING 13.236 ACRES OUT OF THE SAMUEL RICKER SURVEY NO. 45, ABSTRACT NO. 1525, CITY OF ABILENE, TAYLOR COUNTY, TEXAS

STATE OF TEXAS REGISTERED MARK T. BROWN 4247 PROFESSIONAL LAND SURVEYOR

Mark T. Brown
SIGNATURE

MARK T. BROWN
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR

SEPTEMBER 26, 2019
DATE

JACOB MARTIN

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

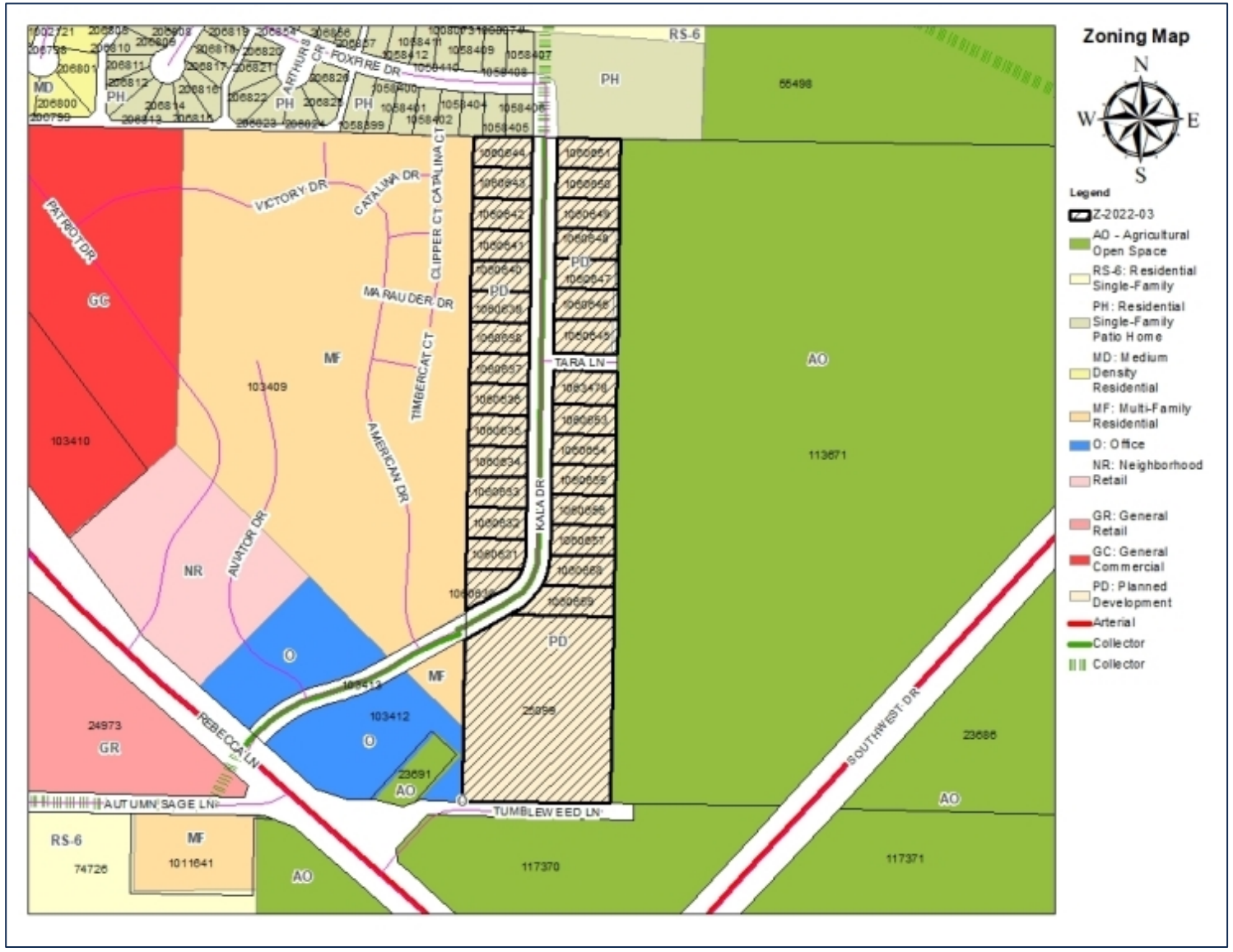
1508 SANTA FE DR, STE 204
WEATHERFORD, TX 76086
817-594-9880

TBPLS FIRM# 10194493

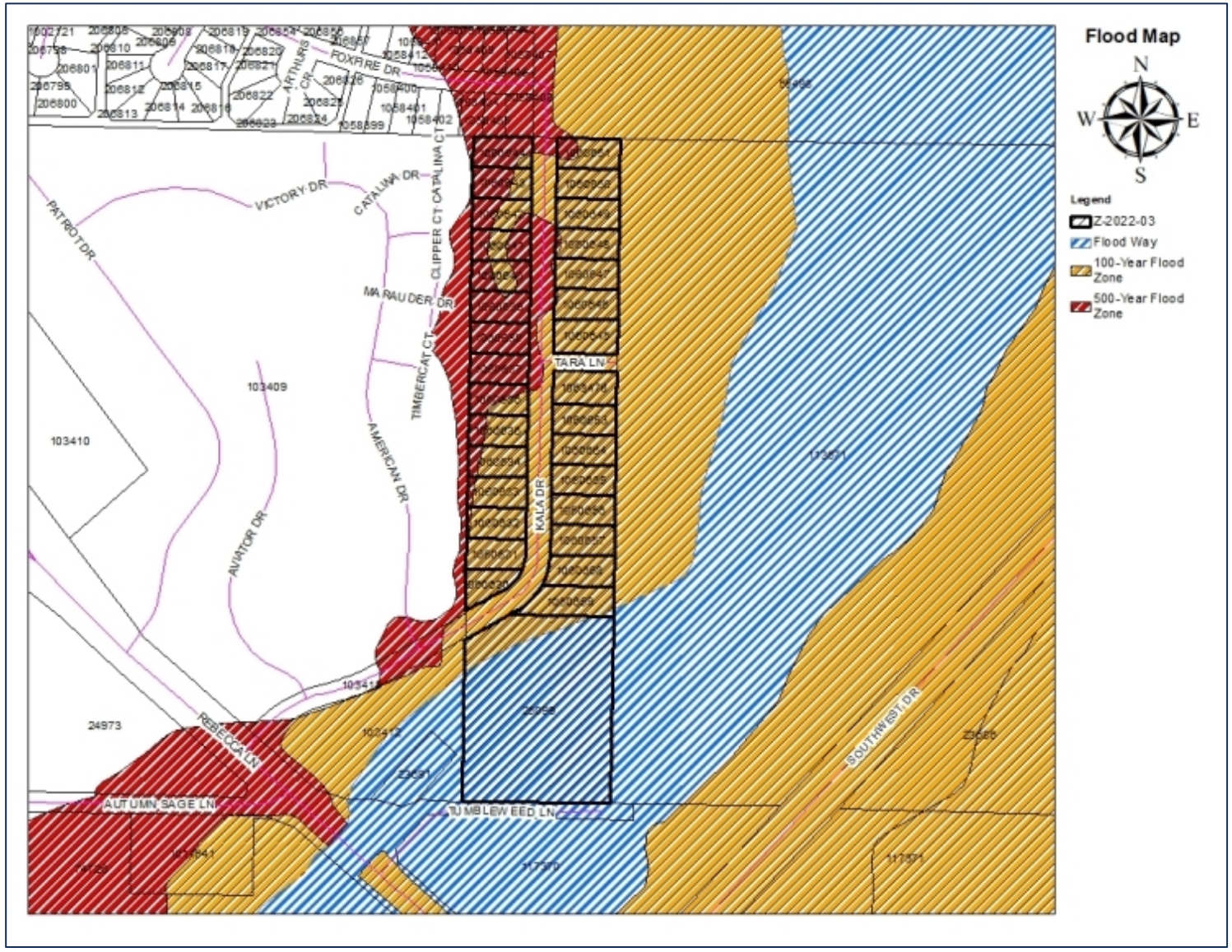
| | |
|---|---|
| **Case:** | Z-2022-03 |
| **Owner:** | Collective Owners of property in Airmen's Landing subdivision |
| **Agent:** | Jacob & Martin |
| **Request:** | Rezone from Planned Development (PD) District to Residential Medium Density (MD) zoning. |
| **Location:** | 18.2 acres out of Samuel Ricker Survey 45, to include all of the subdivision known as Airmen's Landing. |
| **Notification:** | 0 in Favor, 0 Opposed |
| **Planning & Zoning:** | February 1, 2022 |
| **City Council Hearings:** | 1st: February 24, 2022<br>2nd: March 10, 2022 |

# Z-2022-03 LOCATION MAP

# Z-2022-03 ZONING MAP



# Z-2022-03 FLOOD MAP



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

# Z-2022-03 VIEWS OF SUBJECT & ADJACENT PROPERTIES

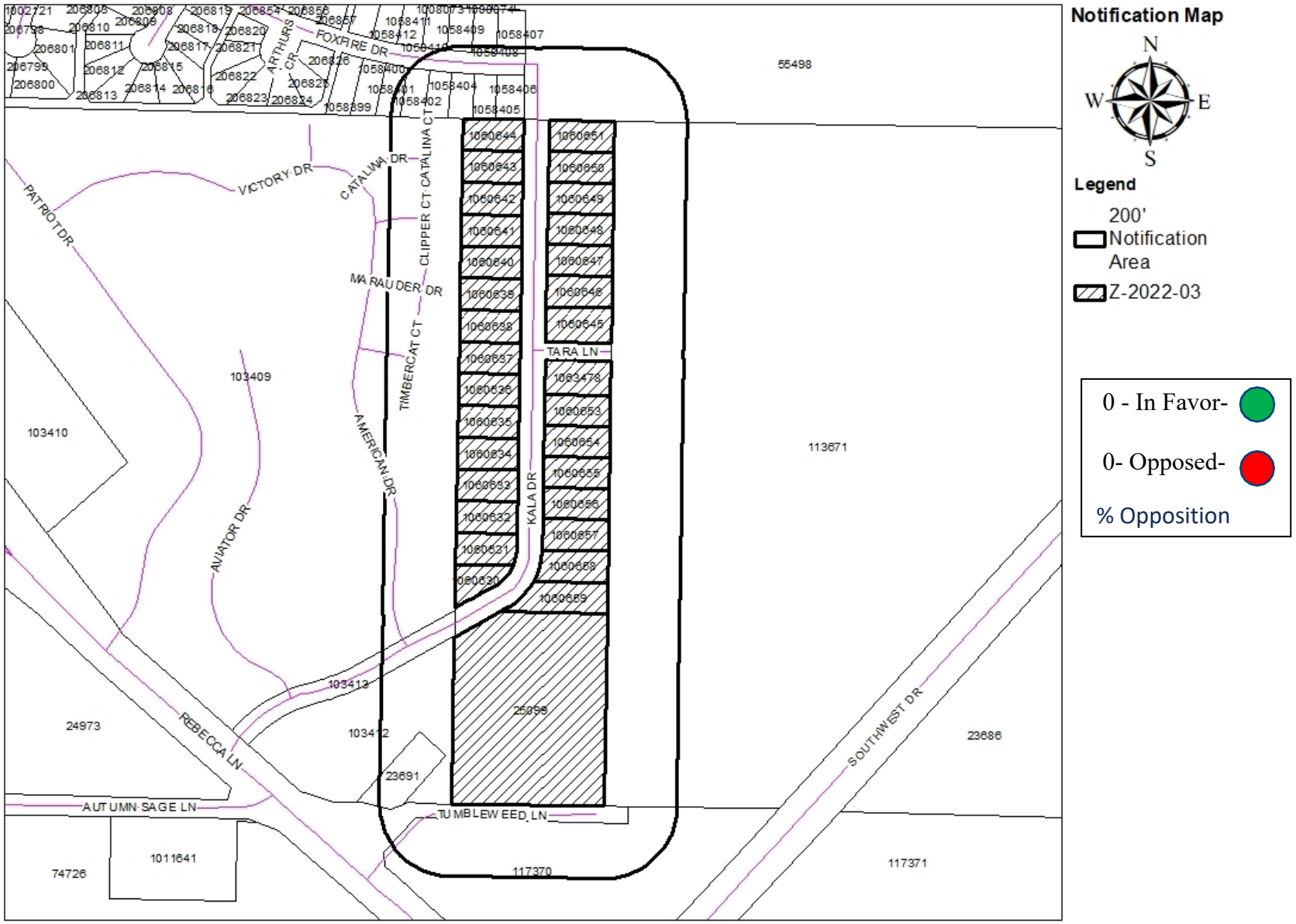
Subject Property (South view of Kala Dr.)

Subject Property (North view of Kala Dr.)

Neighboring Property (West)

Neighboring Property (North)

# Z-2022-03 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?

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, LAND DEVELOPMENT CODE OF THE ABILENE CITY 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 2 (Zoning Regulations) of 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 the 24th day of February, 2022.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 15th day of January, 2022, the same being more than fifteen (15) days prior to a public hearing at the Abilene Public Library's South Branch in the Mall of Abilene at 4310 Buffalo Gap Road in Abilene, Texas, at 8:30 a.m. on the 10th day of March, 2022, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 in the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 10th day of March, 2022.

ATTEST:

_____
Shawna Atkinson
CITY SECRETARY

_____
Anthony Williams
MAYOR

APPROVED:

_____
Stanley Smith
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Change the zoning classification of the following described land, from a Planned Development District (PDD-160) to a Residential Medium Density (MD) District:

**BEING** 18.128 acres of land out of a 135.99-acre tract, recorded on Page 783 in Volume 1374 of Deed Records for Taylor County, Texas, out of a 100- and a 120-acre tract recorded on Pages 604 and 605, respectively, in Volume 190 of Deed Records for Taylor County, Texas, out of the Samuel Ricker Survey No. 45 in Abilene, Taylor County, Texas, and being more particularly described by metes-and-bounds as follows:

**BEGINNING** at a 3/8-inch iron rod found for the southeast corner of said 135.99-acre tract, on the north line of right-of-way for Tumble Weed Lane (formerly Church Road) from which the called for southeast corner of the Samuel Ricker Survey Number 45 bears South 0° 00' East 15 feet and North 90° 00' East 2119.3 feet;

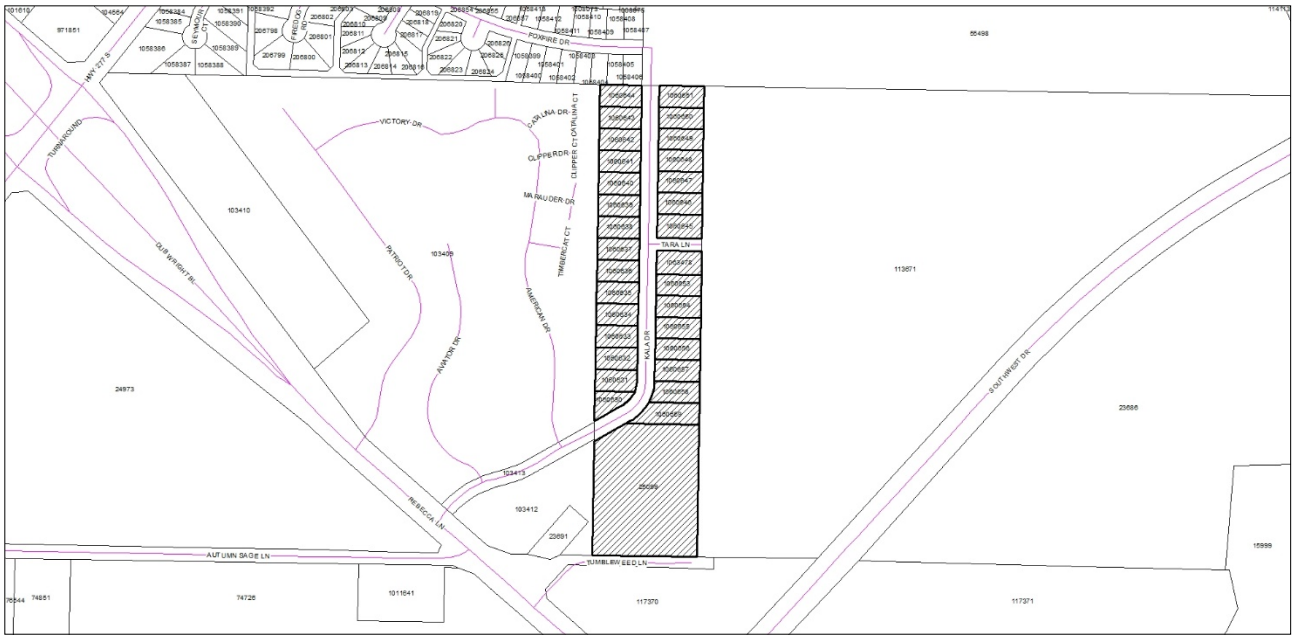
**THENCE** North 90° 00' West for a distance of 420.23 feet to a ½-inch rod set for the southwest corner of this tract, on the south boundary line of said 135.99-acre tract, same being the called-for southeast corner of a certain 18.21-acre tract recorded on Page 605 in Volume 1430 of Deed Records for Taylor County, Texas;

**THENCE** North 0° 00' East for a distance of 1895.55 feet to a ½-inch iron rod set on the reestablished north boundary line of the Samuel Ricker Survey No. 45, same being the north boundary line of said 135.99-acre tract and being the called-for northeast corner of said 18.21-acre tract;

**THENCE** North 90° 00' East for a distance of 412.94 feet to a ½-inch iron rod set for the northeast corner of said 135.99-acre tract;

**THENCE** South 0° 13' 13" East for a distance of 1895.56 feet, more or less along an existing fence, to the POINT OF BEGINNING.

[NOTE: These 18.128 acres of land encompass Lots 1 thru 15 in Block A, Lots 1 thru 7 in Block B, and Lots 1 thru 8 in Block C, all of which are in the subdivision known as Airmen's Landing, the plat of which is recorded on Slide 487 in Cabinet 4 of the Taylor County Clerk's Plat Records.]



-END-