City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the Planning & Zoning Commission of City of Abilene to be held on April 5, 2022, at 1:30 p.m., at the Abilene Public Library, South Branch, 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 and Public Hearing, and Take Action on Approving the Minutes from the Regular Meeting Held on March 1, 2022

PLATS

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

2. **PP-2722:** Receive a Report and Hold a Discussion and Public Hearing on a plat for Hampton Hills, Section 9, Abilene, Taylor County, Texas
3. **FP-0422:** Receive a Report and Hold a Discussion and Public Hearing on a plat for Waterside at Cedar Creek, Taylor County, Texas
4. **FP-1422:** Receive a Report, Hold a Discussion and Take Action on a plat for Mill Ridge Estates Subdivision, Abilene, Taylor County, Texas
5. **FP-1922:** Receive a Report and Hold a Discussion and Public Hearing on a plat for PLK SamMac Addition, Jones County, Texas
6. **FP-2122:** Receive a Report and Hold a Discussion and Public Hearing on Waterside at Cedar Creek, Taylor County, Texas
7. **FP-2422:** Receive a Report and Hold a Discussion and Public Hearing on a plat for Butterfield Meadows, Section 5, City of Abilene, Taylor County, Texas
8. **FP-2522:** Receive a Report and Hold a Discussion and Public Hearing on a plat for Heritage Parks Addition, Section 12, City of Abilene, Taylor County, Texas

ZONING

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

9. **CUP-2022-01:** Receive a Report and Hold a Discussion and Public Hearing on a request from the collective owner of property within the subdivision known as Original Town of Abilene to

allow the use of a tattoo studio within the Central Business (CB) district, on Lots 1-6, Block 74, 536 Hickory Street, Abilene, Taylor County, Texas. ***(Adam Holland)***

10. **Z-2022-07:** Receive a Report and Hold a Discussion and Public Hearing on a request from the collective owner of properties within the subdivision known as Windmill Acres (Represented by Jacob & Martin LLC) to amend the zoning from Planned Development District (PDD 156) to add self-storage as a permitted use on Lots 111 & 112 Block A of Windmill Acres in the City of Abilene, Taylor County, Texas. ***(Adam Holland)***

11. **Z-2022-08:** Receive a Report and Hold a Discussion and Public Hearing on a request from the collective owner of property within the subdivision known as Mill Ridge Estates to change the zoning of 27.859 acres from Residential Single-Family District-6 (RS-6) to Residential Single-Family Patio Home District (PH) on Lots 1-84, Blocks A-D, 200 Block of Hardison Lane, Abilene, Taylor County, Texas. ***(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 1st day of April, 2022, at 5:00 p.m.

_____

Kaitlin Richardson, Deputy City Secretary

CITY OF ABILENE

Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on March 1, 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
Ms. Alex Russell, Sergeant-at-Arms
Ms. Shawnte' Fleming
Mr. Bill Noonan, Secretary
Rev. Iziar Lankford
Mr. Mitch Barnett

Commissioners Absent:
Mr. Brad Benham, Chairman Pro Tem

Staff Present:
Mr. Tim Littlejohn, Interim Director of Planning and Development Services/Chief Building Official
Ms. Kelley Messer, First Assistant City Attorney
Mr. Jared Smith, Planning Services Manager
Mr. Adam Holland, Planner I
Ms. Melissa Farr, Executive Assistant

Others Present: Ms. Leah Doty, Mr. Jon Grant, Mr. Clayton Farrow

CALL TO ORDER

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

INVOCATION

Reverend Lankford 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. Reverend Lankford moved to approve the minutes from the previous meeting, which was held on February 1, 2022. Mr. Noonan seconded the motion. The motion to **approve** prevailed by the following vote:

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

PLATS

FP-1122 FINAL (Faculty Row Addition)
Mr. Jared Smith presented the plat for consideration. The location is immediately west of Mountain Road and east of Wylie Elementary. It has been reviewed by the Development Review Committee (DRC). The following conditions are recommended:

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

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

Reverend Lankford made the motion to **approve** this plat **with conditions**. Mr. Barnett seconded the motion. The motion to approve prevailed by the following vote:

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

ZONING

Z-2022-04: Receive a Report and Hold a Discussion and Public Hearing on a request from Roberto Valez to change zoning from General Commercial (GC) to a Neighborhood Retail (NR) District on approximately.32 acres of now-vacant land located within the 3200 block of

South 2nd Street (north side) approximately 200 feet east from the intersection of S. Willis St. and S. 2nd Street. Legal description being all of Lots 13 and 14 in Block 18 of Scott Highway Place, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The subject properties were annexed in 1927 and have been zoned as a General Commercial (GC) District since at least 1974. These properties have remained vacant since being annexed. The owners of the subject properties would now like to rezone to Neighborhood Retail (NR) zoning to allow the construction of duplexes within the boundaries of this subdivision.

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

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

PLANNING STAFF RECOMMENDATION: Approval

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

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

Z-2022-05: Receive a Report and Hold a Discussion and Public Hearing on a request from JGN Properties LLC to change zoning from Heavy Industrial (HI) to a Heavy Commercial (HC) District within the 2600-2700 blocks of South Treadaway Boulevard (east side) and the 2700 block of Palm Street (west side) located at 2641 thru 2765 S. Treadaway Blvd and 2718 Palm Street. Legal description being approximately 1.59 acres out of Blocks 16 and 17 in the Bowyer Addition, Abilene, Taylor County, Texas.

Mr. Jared Smith presented this request. The subject properties were annexed into the City limits of Abilene in 1951. In 1961 an ordinance was approved authorizing the abandonment of a segment of right-of-way that was previously dedicated toward S 27th St; which divided Blocks 16 & 17 of the Bowyer Addition, this ordinance dedicated a 20-foot-wide utility easement along the northern boundary of what was previously the right-of-way for S 27th Street, in 2021 this easement was formally released by the City of Abilene. Each of these subject properties has been zoned Heavy Industrial (HI) since at least 1974. The owner of the property now wishes to rezone to Heavy Commercial (HC) in order to make the properties marketable to a wider range of commercial uses.

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

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with none (0) received in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

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

Z-2022-06: Receive a Report and Hold a Discussion and Public Hearing on a request from FL20 Inc. (represented by Andrea and Aaron Robison) to change zoning from Agricultural Open Space (AO) to a General Commercial (GC) District at 5308 Hwy 277 South, located within the 5200-5300 blocks of Hwy 277 South (west side); approximately 900-feet northeast from the intersection of Health Center Drive and Hwy 277 South. Legal description being approximately 3.21 acres in Tract 8 of the Joseph Beck Survey Number 42, Abilene, Taylor County, Texas.

Mr. Jared Smith presented this request. The subject property has remained vacant since being annexed into the City limits of Abilene in 1959. The property has been located within an Agricultural Open (AO) zoning district since at least 1974. The owner of the property has a prospective purchaser who would now like to utilize this property for a private recording studio. According to information provided with the application for a zone change, this private recording studio will be utilized for recording music, live band practice, and podcasts. These uses are categorized as being a "Broadcast Studio" in Abilene's Land Development Code. Broadcast Studios are not permitted within the property's current Agricultural Open (AO) Zoning Classification but would be allowed within General Commercial (GC) zoning.

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 none (0) in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

AYES: Russell, Noonan, Lankford, Fleming, Rosenbaum
NAYS: None
RECUSAL: Barnett

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 1:51 p.m.

APPROVED

_____

Mr. Clint Rosenbaum, Chairman

BLOCK A AREA TABLE		
LOT #	SQ. FT.	ACRES
1	7472	0.172
2	7277	0.167
3	7277	0.167
4	7277	0.167
5	7277	0.167
6	7500	0.172
7	8500	0.195
8	6443	0.148
9	6443	0.148
10	6443	0.148
11	6443	0.148
12	6443	0.148
13	8022	0.184

BLOCK B AREA TABLE		
LOT #	SQ. FT.	ACRES
1	7556	0.173
2	7277	0.167
3	7277	0.167
4	7277	0.167
5	7277	0.167
6	7500	0.172
7	8500	0.195
8	6443	0.148
9	6443	0.148
10	6443	0.148
11	6443	0.148
12	6443	0.148
13	8086	0.186
14	8537	0.196
15	8456	0.194
16	8456	0.194
17	8456	0.194
18	8456	0.194
19	8925	0.205
20	7875	0.181
21	7641	0.175
22	7641	0.175
23	7641	0.175
24	7641	0.175
25	7994	0.184

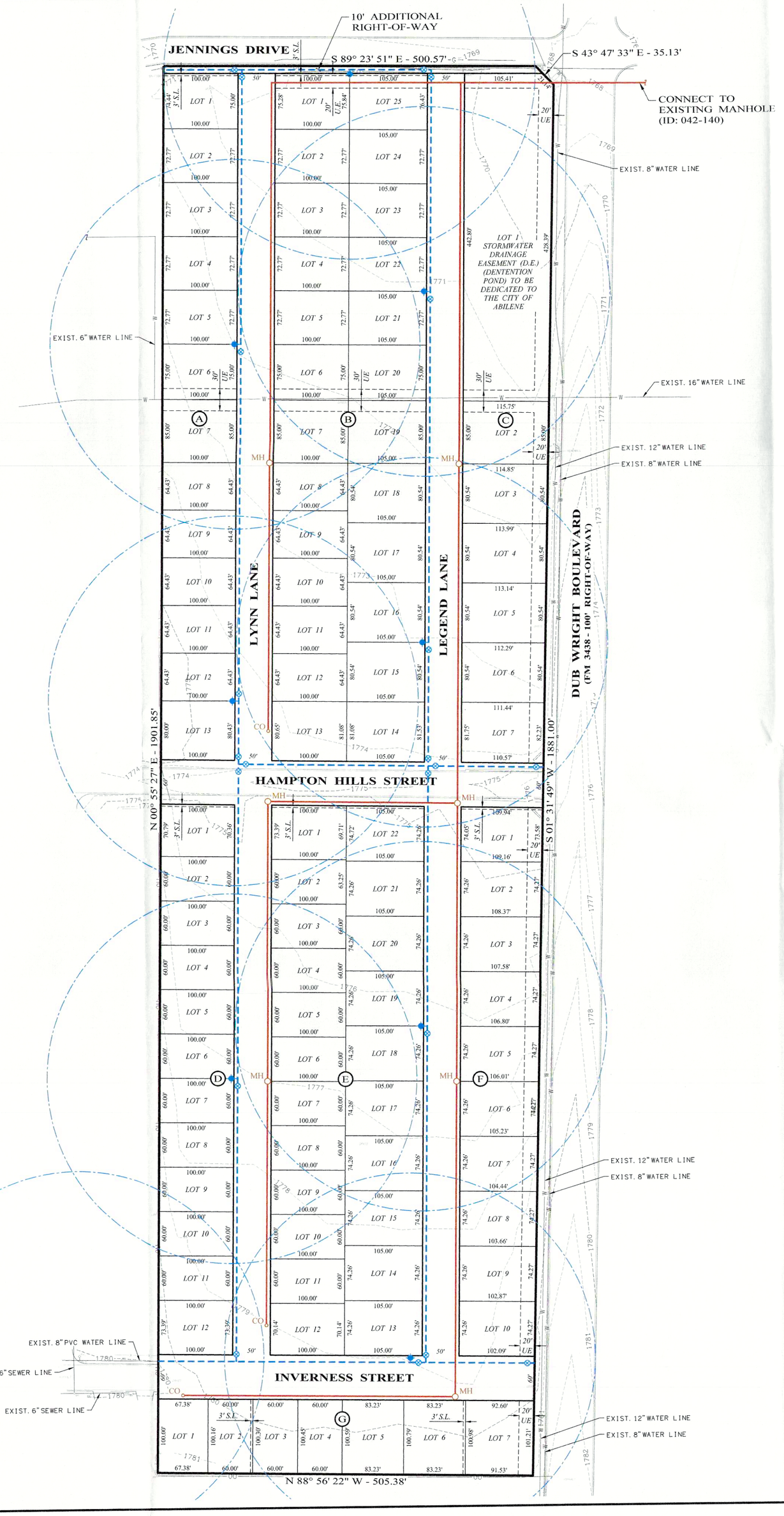
BLOCK C AREA TABLE		
LOT #	SQ. FT.	ACRES
1	52216	1.199
2	9800	0.225
3	9215	0.212
4	9146	0.210
5	9078	0.208
6	9009	0.207
7	9101	0.209

BLOCK D AREA TABLE		
LOT #	SQ. FT.	ACRES
1	7057	0.162
2	6000	0.138
3	6000	0.138
4	6000	0.138
5	6000	0.138
6	6000	0.138
7	6000	0.138
8	6000	0.138
9	6000	0.138
10	6000	0.138
11	6000	0.138
12	7339	0.168

BLOCK E AREA TABLE		
LOT #	SQ. FT.	ACRES
1	7317	0.168
2	6000	0.138
3	6000	0.138
4	6000	0.138
5	6000	0.138
6	6000	0.138
7	6000	0.138
8	6000	0.138
9	6000	0.138
10	6000	0.138
11	6000	0.138
12	7014	0.161
13	7798	0.179
14	7798	0.179
15	7798	0.179
16	7798	0.179
17	7798	0.179
18	7798	0.179
19	7798	0.179
20	7798	0.179
21	7798	0.179
22	7822	0.180

BLOCK F AREA TABLE		
LOT #	SQ. FT.	ACRES
1	8086	0.186
2	8077	0.185
3	8019	0.184
4	7961	0.183
5	7902	0.181
6	7844	0.180
7	7786	0.179
8	7727	0.177
9	7669	0.176
10	7611	0.175

BLOCK G AREA TABLE		
LOT #	SQ. FT.	ACRES
1	6743	0.155
2	6014	0.138
3	6022	0.138
4	6031	0.138
5	8381	0.192
6	8397	0.193
7	9307	0.214



SCALE IN FEET

LEGEND

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

NOTES

1. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485450, MAP NUMBER 48441C0216F MAP REVISED JANUARY 6, 2012; THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.
2. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
3. TOTAL ACREAGE OF PROPOSED DEVELOPMENT IS 22.522 ACRES.
4. THIS ADDITION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.

Enprotec | Hibbs & Todd
402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-ht.com
PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900

PROJECT NO.	7939
DATE	02/07/2022
DESIGNED BY:	R.R.P.
DRAWN BY:	D.B.H.
CHECKED BY:	R.R.P.
	1 OF 1

CITY SITE PLAN FOR HAMPTON HILLS SECTION 9 ABILENE, TAYLOR COUNTY, TEXAS

P:\Projects\Private Developers\2021 Projects\7939 Hampton Hills Section 9 Weatherbee Construction\6. CADS\ PLAT - PRELIM\7939 - PRELIM PLAT (2022-02-07).dwg

Owner: Houston Folsomk
3212 Maple Street
Abilene, Texas 79602

GENTEX PROPERTY SOLUTIONS
209 s. Pioneer Drive, Suite 2
Abilene, Texas 79605
325-677-0112
Firm Registration No. 10194134

WATERSIDE AT CEDAR CREEK, a Subdivision of 45.47 acres out of the Northeast 1/4 of Section 63, Blind Asylum Lands, Taylor County, Texas.

BEING 45.47 acres out of Section 63, Blind Asylum Lands, Taylor County, Texas, said 45.47 acres being part of a 57 acre tract recorded in Volume 1637, Page 689, Deed Records of Taylor County, Texas, and being more particularly described as follows:

BEGINNING: at a 1/2" rebar set at the intersection the SBL of South 27th Street and the West line of said Section 63, from which a 1/2" rebar set on the SBL of South 27th Street and the West line of said Section 63 bears S00°49'E 4735.6 feet and North 1040.7 feet;

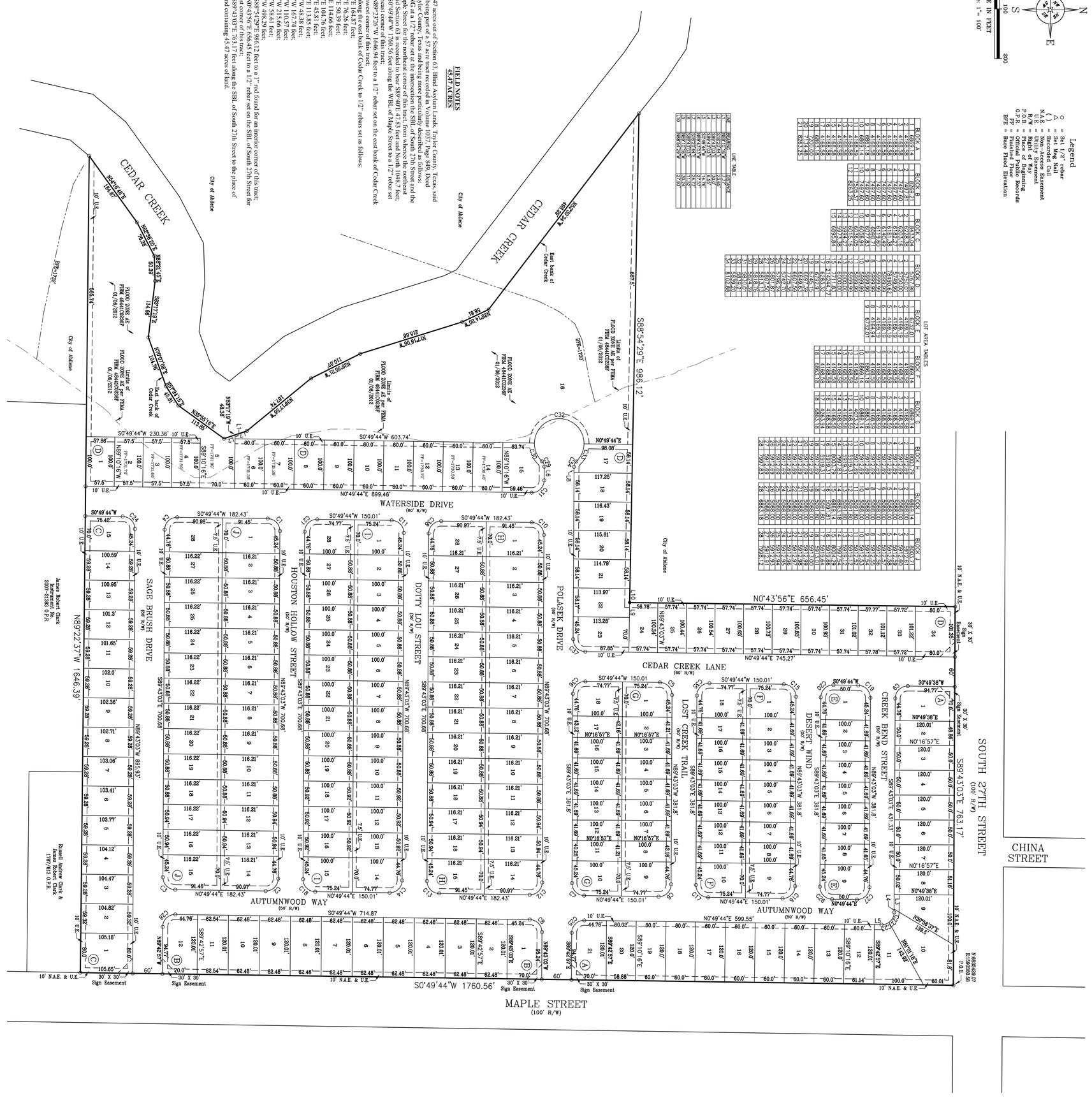
THENCE: S00°49'44"W 1760.56 feet along the WBL of Maple Street to a 1/2" rebar set

THENCE: N89°22'37"W 1646.04 feet to a 1/2" rebar set on the east bank of Cedar Creek

THENCE: along the east bank of Cedar Creek to 1/2" rebars set as follows:

N24°18'30"E 164.67 feet;
N32°10'30"E 164.71 feet;
N38°21'45"E 50.39 feet;
N58°21'45"E 50.39 feet;
N78°32'45"E 50.39 feet;
N70°07'00"E 104.76 feet;
N57°24'15"E 113.41 feet;
N37°24'15"E 113.41 feet;
N18°20'45"W 48.38 feet;
N32°17'30"W 110.57 feet;
N28°35'37"W 110.57 feet;
N32°30'30"W 58.64 feet;
N34°39'30"W 58.64 feet;
N32°30'30"W 406.29 feet;
N32°30'30"W 406.29 feet;
N32°30'30"W 58.64 feet;
N34°39'30"W 58.64 feet;
N32°30'30"W 110.57 feet;
N28°35'37"W 110.57 feet;
N32°17'30"W 48.38 feet;
N18°20'45"W 113.41 feet;
N37°24'15"E 113.41 feet;
N57°24'15"E 104.76 feet;
N70°07'00"E 50.39 feet;
N78°32'45"E 50.39 feet;
N58°21'45"E 50.39 feet;
N38°21'45"E 50.39 feet;
N32°10'30"E 164.71 feet;
N24°18'30"E 164.67 feet;

THENCE: N89°22'37"W 1646.04 feet to a 1/2" rebar set on the SBL of South 27th Street for beginning and containing 45.47 acres of land.



WATERSIDE AT CEDAR CREEK, a Subdivision of 45.47 acres out of the Northeast 1/4 of Section 63, Blind Asylum Lands, Taylor County, Texas.

A portion of this property is located within Flood Hazard Area as shown on FIRM Map 48441C0285F having an effective date of 6/26/2012.

65-14-22 Z:\write cad\x-STREETSIDE\waterslideceedcreek\preliminary\final

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 9019 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 THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.

DATE _____ DIRECTOR OF PUBLIC WORKS

COUNTY CLERK

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

DATE _____ FILE NUMBER _____

COUNTY CLERK _____ COUNTY TEXAS

DEPUTY _____

OWNER'S CERTIFICATE AND DEDICATION

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

WATERSIDE AT CEDAR CREEK, a Subdivision of 45.47 acres out of the Northeast 1/4 of Section 63, Blind Asylum Lands, Taylor County, Texas.

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

"SEE FIELD NOTES SHOWN HEREON"

EXECUTED THIS _____ DAY OF _____ 20 _____

_____ OWNER

_____ OWNER

ACKNOWLEDGMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

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

_____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____

DAY OF _____ A.D. 2022

_____ NOTARY PUBLIC COUNTY TEXAS

GENERAL NOTES

ACREAGE 45.47 acres

NO. OF LOTS 211

SCALE 1" = 100' SMALLEST LOT 0.09 Acres LARGEST LOT 4.92 Acres

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 :

WATERSIDE AT CEDAR CREEK, a Subdivision of 45.47 acres out of the Northeast 1/4 of Section 63, Blind Asylum Lands, Taylor County, Texas.

March 31, 2022 — DATE

PRELIMINARY — SIGNATURE

PLAT PREPERATION DATE: March 31, 2022

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

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.47'	N89° 33' 46"W
L2	38.63'	S20° 40' 34"W
L3	38.63'	N20° 40' 34"E
L4	61.21'	S80° 44' 31"E
L5	60.36'	N20° 40' 34"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	31.48'	20.00'	90°10'33"	N44° 27' 17"W - 28.33'
C2	101.63'	75.00'	77°38'36"	N38° 11' 18"W - 94.03'
C3	65.28'	185.00'	20°13'07"	N79° 26' 00"W - 64.95'
C4	84.78'	240.00'	20°14'20"	N79° 26' 36"W - 84.34'
C5	25.75'	20.00'	73°45'48"	N52° 40' 53"W - 24.01'
C6	103.10'	260.00'	22°43'13"	N27° 09' 35"W - 102.43'
C7	129.22'	190.00'	38°57'57"	N19° 00' 08"W - 126.74'
C8	169.92'	250.00'	38°56'32"	S19° 02' 03"E - 166.67'
C9	135.50'	200.00'	38°48'59"	S19° 05' 50"E - 132.92'
C10	125.64'	80.00'	89°58'47"	S44° 33' 10"E - 113.12'
C11	30.89'	19.62'	90°13'17"	N44° 25' 24"E - 27.80'
C12	65.34'	187.03'	20°01'03"	S79° 26' 36"E - 65.01'
C13	31.42'	20.00'	90°00'00"	S24° 19' 26"E - 28.28'
C14	123.51'	350.00'	20°13'07"	S10° 34' 00"W - 122.87'
C15	31.42'	20.00'	90°00'00"	S45° 27' 27"W - 28.28'
C16	31.41'	20.00'	89°58'47"	N44° 33' 10"W - 28.28'
C17	31.42'	20.00'	90°00'00"	N65° 40' 34"E - 28.28'
C18	84.69'	240.00'	20°13'07"	S79° 26' 00"E - 84.25'
C19	27.10'	20.00'	77°38'36"	S38° 11' 18"E - 25.08'
C20	31.35'	20.00'	89°49'27"	S45° 32' 43"W - 28.24'
C21	31.42'	20.00'	90°00'00"	N44° 32' 33"W - 28.28'
C22	105.86'	300.00'	20°13'07"	N10° 34' 00"E - 105.32'
C29	68.81'	195.00'	20°13'07"	N10° 34' 00"E - 68.46'

FIELD NOTES

BEING MILL RIDGE ESTATES SUBDIVISION, ABILENE, TAYLOR COUNTY, TEXAS, OUT OF SECTION 8, LUNATIC ASYLUM LANDS SURVEY, TAYLOR COUNTY, TEXAS, SAME BEING ALL OF A TRACT CONVEYED TO GRIFFITH LAKE ESTATES, LLC, RECORDED IN DOCUMENT NO. 2021-23133, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD WITH PLASTIC RING MARKED "NEEDHAM" AT THE NORTHERN MOST NORTHEAST CORNER OF THIS TRACT ON THE SOUTH RIGHT OF WAY OF HARDISON ROAD AND THE NORTH LINE OF SAID SECTION 8, WHERE THE NORTHWEST CORNER OF SAID SECTION 8 IS CALCULATED TO BEAR 920.7' N 89°25'51" W;

THENCE SOUTH 00 DEGREES 27 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 308.56 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC RING MARKED "NEEDHAM" AT A CORNER OF THIS TRACT;

THENCE SOUTH 89 DEGREES 32 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 1324.70 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC RING MARKED "NEEDHAM" AT THE EASTERN NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEGREES 38 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 872.60 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC RING MARKED "NEEDHAM" AT THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 89 DEGREES 32 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 1371.63 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC RING MARKED "NEEDHAM" AT THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00 DEGREES 26 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 1181.17 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC RING MARKED "NEEDHAM" ON THE SOUTH RIGHT OF WAY OF HARDISON ROAD AND THE NORTH LINE OF SAID SECTION 8 AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 89 DEGREES 25 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING CONTAINING 27.86 ACRES. SURVEYED ON AUGUST 23, 2017.

NOTES

1. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485450, MAP NUMBER 48441C0238F MAP REVISED JANUARY 6, 2012, THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.
2. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
3. TOTAL ACREAGE OF PROPOSED DEVELOPMENT IS 27.86 ACRES.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SUBDIVISION STREETS, ALLEYS, AND BURIED UTILITIES THE FINAL SUBDIVISION MONUMENTATION WILL BE SET AS FOLLOWS: 1/2" IRON RODS WITH PLASTIC CAPS, STAMPED "H&T", WILL BE SET AT ALL OF THE LOT CORNERS.
5. THIS ADDITION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.

LEGEND

- ○ MONUMENTS AS DESCRIBED IN FIELD NOTES
- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINES
- ADJACENT BOUNDARY LINES
- EASEMENT LINES
- S.L. SEWER EASEMENT
- U.E. UTILITY EASEMENT

GRID NORTH

50 0 100

SCALE IN FEET

OWNER:

GRIFFITH LAKE ESTATES, LLC
2117 CANYON ROCK COURT
ABILENE, TEXAS 79606
(325) 660-8051

MILL RIDGE ESTATES SUBDIVISION
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

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

MILL RIDGE ESTATES SUBDIVISION
ABILENE, TAYLOR COUNTY, TEXAS

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

"FIELD NOTES HEREON"

OWNER'S CERTIFICATE AND DEDICATION

EXECUTED THIS _____ DAY OF _____ 20_____

GERRY McDOWELL
MANAGING PARTNER

SIGNATURE

ACKNOWLEDGMENT

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

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED **GERRY McDOWELL,** MANAGING PARTNER KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME ACT OF THE SAID

LAKE ESTATES, LLC

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____

DAY OF _____ A D 20_____

ELIZABETH YOUNG
Notary ID # 131732339
My Commission Expires
September 21, 2022

NOTARY PUBLIC COUNTY TEXAS

GENERAL NOTES

SHEET 1 OF 1 SHEETS _____ ACREAGE **27.86**

SCALE **1" = 100'** SMALLEST LOT **6,000** SQ FT LARGEST LOT **108,914** SQ FT

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION:

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

PLAT DESCRIPTION:

MILL RIDGE ESTATES SUBDIVISION
ABILENE, TAYLOR COUNTY, TEXAS

STATE OF TEXAS REGISTERED RILEY ELMER GRIFFITH 5863 PROFESSIONAL LAND SURVEYOR

SIGNATURE

03/30/2022
DATE

RILEY ELMER GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR

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

FIELD NOTES
72.50 ACRES

BEING 72.50 acres out of the south 1/2 of Section 77, Block 14, T. & P. RR. Company Surveys, Jones County, Texas, said 72.50 acres being all of a 72.5 acre tract recorded in Instrument No. 213640, Official Public Records, Jones County, Texas and being more particularly described as follows:

BEGINNING at a point in Jones County Road No. 306 on the SBL of said Section 77 at the southeast corner of said 72.5 acre tract and the southwest corner of a 123.31 tract recorded in Volume 331, Page 74, Official Public Records, Jones County, Texas for the southeast corner of this tract;

THENCE N89°26'44"W 882.79 feet along Jones County Road No. 306 and the SBL of said Section 77 to a point for the most southerly southwest corner of this tract;

THENCE N0°37'29"E at 30.0 feet pass a 1/2" rebar set and continue along for a total distance of 1023.04 feet to a 1/2" rebar found for an interior corner of this tract;

THENCE S88°33'29"W 756.20 feet to a 1/2" rebar found on the EBL of a 29.4 acre tract recorded in Instrument No. 205996, Official Public Records, Jones County, Texas for the most westerly southwest corner of this tract;

THENCE along the EBL of said 29.4 acre tract to 1/2" rebars found as follows:

N16°45'36"W 40.55 feet;
N1°31'50"W 60.95 feet;
N36°54'24"E 125.79 feet;
N2°58'07"W 149.03 feet;
N16°58'14"W 144.07 feet;
N32°02'19"W 168.74 feet;
N46°16'52"W 81.83 feet;
N46°16'52"W 45.44 feet;
N3°19'28"W 28.94 feet;
N11°22'38"E 81.58 feet;
S73°37'08"E 21.93 feet;
N89°50'25"E 110.93 feet;
N8°09'28"E 88.87 feet;

THENCE N34°35'12"E 630.83 feet to a 1/2" rebar found at the northeast corner of said 29.4 acre tract for the northwest corner of this tract;

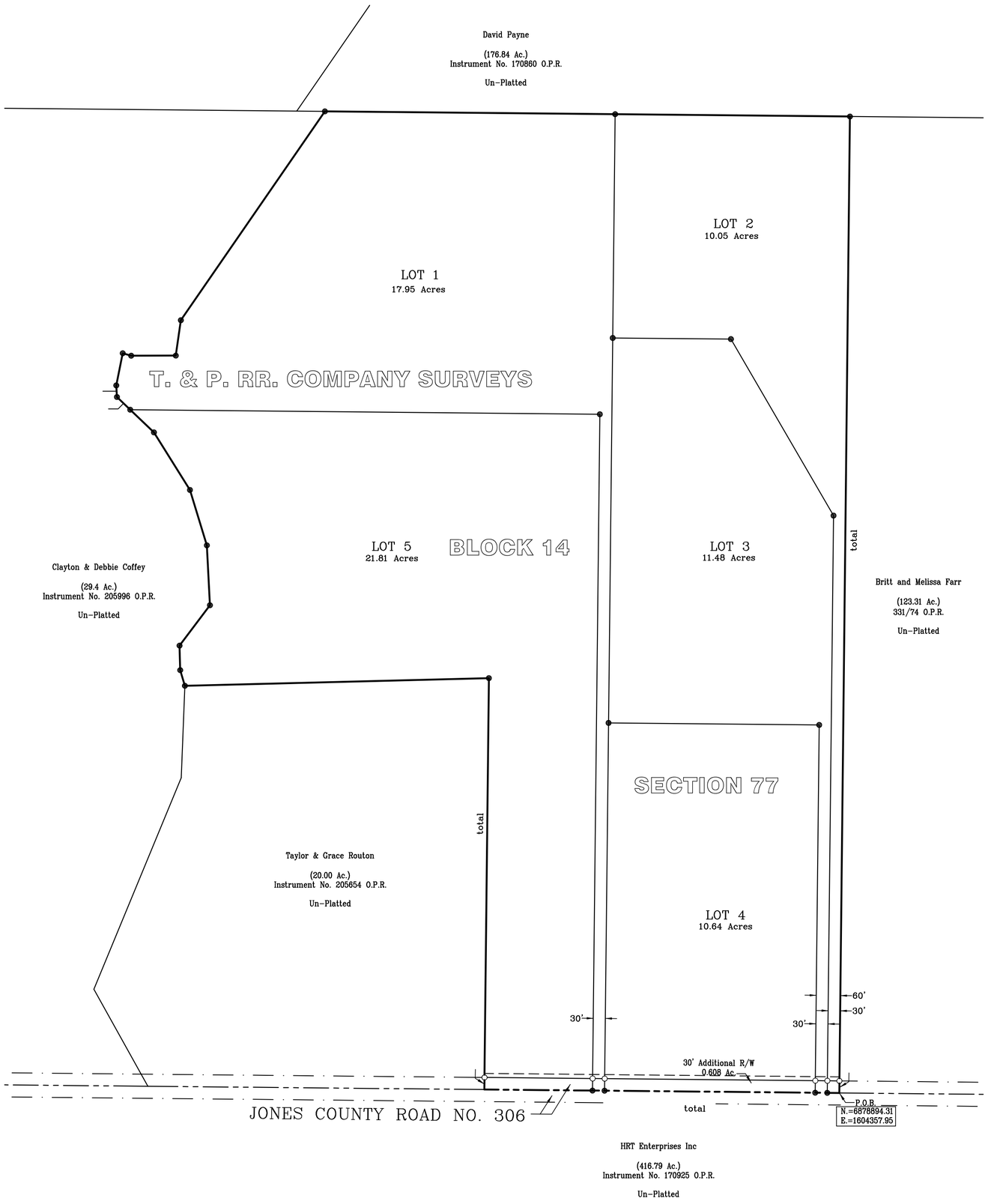
THENCE S89°26'15"E 1306.05 feet to a 1/2" rebar found at the northwest corner of said 123.31 acre tract for the northeast corner of this tract;

THENCE S0°37'29"W at 2398.12 feet pass a 1/2" rebar set on the NBL of Jones County Road No. 306 and continue along for a total distance of 2428.12 feet to the place of beginning and containing 72.50 acres of land.

LINE	BEARING	DISTANCE
L1	N16°45'36"W	40.55'
L2	N1°31'50"W	60.95'
L3	N36°54'24"E	125.79'
L4	N2°58'07"W	149.03'
L5	N16°58'14"W	144.07'
L6	N32°02'19"W	168.74'
L7	N46°16'52"W	81.83'
L8	N46°16'52"W	45.44'
L9	N3°19'28"W	28.94'
L10	N11°22'38"E	81.58'
L11	S73°37'08"E	21.93'
L12	N89°50'25"E	110.93'
L13	N8°09'28"E	88.87'

Legend
● = Found 1/2" rebar
○ = Set 1/2" rebar
( ) = Recorded Call
P.O.B. = Place of Beginning
Ac. = Acres
O.P.R. = Official Public Records

N
W E
S
0 200 400
SCALE IN FEET
Scale: 1"= 200'



PLK SamMac Addition
a Subdivision of 72.5 acres out of the South 1/2 of Section 77, Block 14, T. & P. RR. Company Surveys, Jones County, Texas.

Owner: PLK SAMMac Joint Ventures
70 Avenida de Silva
Abilene, Texas 79602
(214) 454-9269

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

47-38-22 Z:\auto cad\A-SUBDIVISIONS\PLK SamMac Addition\Final

This Property is not within Flood Zone according to FIRM Flood Map No. 48253C0575F, having an effective date of 10/4/2011.

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 AMMENDED.

DATE _____ CHAIRMAN

ATTEST _____ SECRETARY

DATE _____ PLANNING DIRECTOR

PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.

DATE _____ FILE NUMBER _____

PLANNING DIRECTOR

FEES

DIRECTOR OF PUBLIC WORKS

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

DATE _____ DIRECTOR OF PUBLIC WORKS

COUNTY CLERK

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

DATE _____ FILE NUMBER _____

COUNTY CLERK _____ COUNTY TEXAS

DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

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

PLK SamMac Addition
a Subdivision of 72.50 acres out of the South 1/2
of Section 77, Block 14, T. & P. RR. Company
Surveys, Jones County, Texas.

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

"SEE FIELD NOTES SHOWN HEREON"

EXECUTED THIS _____ DAY OF _____ 20 _____

OWNER _____ OWNER _____

OWNER _____ OWNER _____

ACKNOWLEDGMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

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 IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____

DAY OF _____ A.D. 2022

STEPHANIE BETH GLENN
Notary Public, State of Texas
Comm. Expires 05-20-2023
Notary ID 126226546

NOTARY PUBLIC _____ COUNTY TEXAS

GENERAL NOTES

ACREAGE 72.5 acres

SCALE 1" = 200' SMALLEST LOT 10.03 acres LARGEST LOT 17.93 acres

LOT WIDTH MIN 30.0' MAX 1168.25' LOT DEPTH MIN 556.40' MAX 2398.12'

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 :

PLK SamMac Addition
a Subdivision of 72.50 acres out of the South 1/2
of Section 77, Block 14, T. & P. RR. Company
Surveys, Jones County, Texas.

STATE OF TEXAS
REGISTERED
JAMES L. WILLIAMS, JR.
4885
PROFESSIONAL
LAND SURVEYOR

March 31, 2022

PLAT PREPERATION DATE: March 31, 2022

SIGNATURE

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

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 1436a, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 9278 PENAL CODE OF TEXAS, AS AMENDED.

DATE _____ CHAIRMAN

ATTEST _____ SECRETARY

DATE _____ PLANNING DIRECTOR

DIRECTOR OF PUBLIC WORKS

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

DATE _____ DIRECTOR OF PUBLIC WORKS

PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.

DATE _____ FILE NUMBER

PLANNING DIRECTOR

FEES

COUNTY CLERK

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

DATE _____ FILE NUMBER

COUNTY CLERK _____ COUNTY TEXAS

DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

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

SECTION 1, WATERSIDE AT CEDAR CREEK, a Subdivision of 8.68 acres out of the Northeast 1/4 of Section 63, Blind Asylum Lands, Taylor County, Texas.

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

"SEE FIELD NOTES SHOWN HEREON"

EXECUTED THIS _____ DAY OF _____ 20 ____

_____ OWNER

_____ OWNER

ACKNOWLEDGMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

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

_____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____

DAY OF _____ A.D. 2022

NOTARY PUBLIC COUNTY TEXAS

GENERAL NOTES

ACREAGE 8.68 acres

NO. OF LOTS 36

SCALE 1" = 100' SMALLEST LOT 0.13 Acres LARGEST LOT 1.80 Acres

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION :
I HEREBY CERTIFY THAT THE PLAT SUBMITTED HEREWITH REPRESENTS A TRUE SURVEY MADE BY ME 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 :

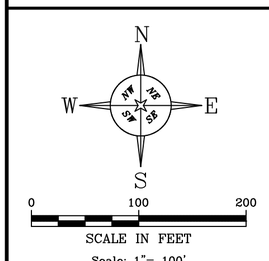
SECTION 1, WATERSIDE AT CEDAR CREEK, a Subdivision of 8.68 acres out of the Northeast 1/4 of Section 63, Blind Asylum Lands, Taylor County, Texas.

March 31, 2022
DATE

SIGNATURE

PLAT PREPERATION DATE: March 31, 2022

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



Scale: 1"= 100'

Legend

- ○ = Set 1/2" rebar
- △ = Set Mag Nail
- ( ) = Recorded Call
- N.A.E. = Non-Access Easement
- U.E. = Utility Easement
- R/W = Right of Way
- P.O.B. = Place of Beginning
- O.P.R. = Official Public Records
- FF = Finished Floor
- BFE = Base Flood Elevation

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

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

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

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

NOTE: HOMES ON LOTS WITHIN FLOOD ZONE AE MUST HAVE A FINISHED FLOOR ELEVATION AT LEAST 1.0' ABOVE BASE FLOOD ELEVATION (BFE). RECOMMENDED FINISHED FLOOR ELEVATIONS FOR THESE LOTS ARE SHOWN HEREON.

NOTE: THIS SUBDIVISION IS SITUATED ENTIRELY WITHIN THE CURRENT CITY LIMITS OF THE CITY OF ABILENE.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°10'16"W	7.77'
L2	S18°20'44"E	23.65'
L7	S18°20'44"E	24.73'
L11	S0°49'44"W	23.67'
L12	N0°49'44"E	16.33'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	25.0'	39.03'	35.19'	N45°33'20"E	89°27'13"
C4	25.0'	39.51'	35.52'	S44°26'39"E	90°32'47"
C24	25.0'	39.03'	35.19'	S45°33'21"W	89°27'13"
C28	25.0'	39.51'	35.52'	S44°26'39"E	90°32'47"

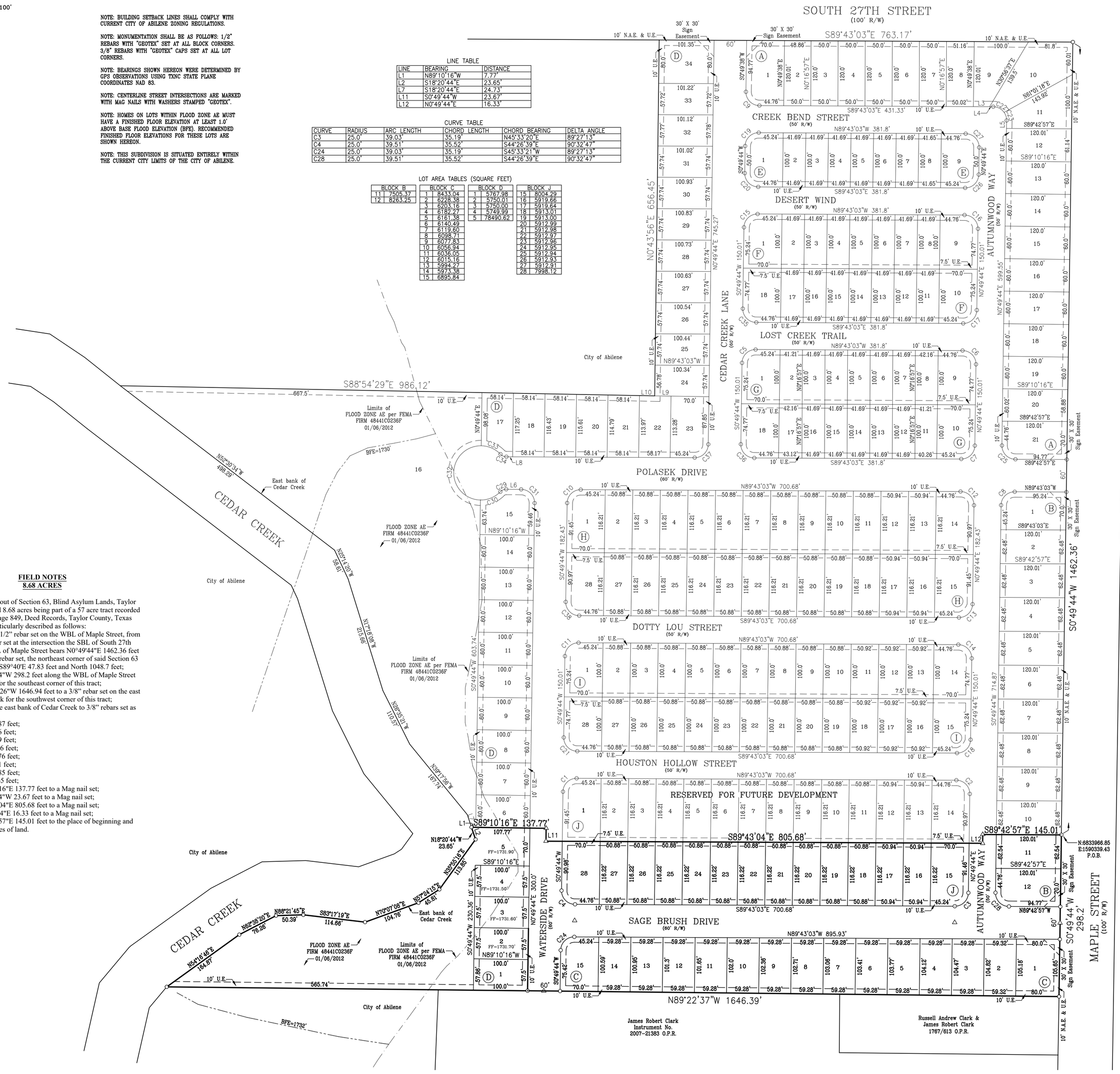
LOT AREA TABLES (SQUARE FEET)

BLOCK B	
11	7505.37
12	8263.25

BLOCK C	
1	8433.04
2	6228.38
3	6203.16
4	6182.27
5	6161.38
6	6140.49
7	6119.60
8	6098.71
9	6077.83
10	6056.94
11	6036.05
12	6015.16
13	5994.27
14	5973.38
15	6895.84

BLOCK D	
1	5767.98
2	5750.01
3	5750.00
4	5749.99
5	78490.62

BLOCK J	
15	8004.29
16	5919.66
17	5919.64
18	5913.01
19	5913.00
20	5912.99
21	5912.98
22	5912.97
23	5912.96
24	5912.95
25	5912.94
26	5912.93
27	5912.91
28	7998.12



FIELD NOTES
8.68 ACRES

BEING 8.68 acres out of Section 63, Blind Asylum Lands, Taylor County, Texas, said 8.68 acres being part of a 57 acre tract recorded in Volume 1037, Page 849, Deed Records, Taylor County, Texas and being more particularly described as follows:
BEGINNING at a 1/2" rebar set on the WBL of Maple Street, from whence a 1/2" rebar set at the intersection the SBL of South 27th Street and the WBL of Maple Street bears N0°49'44"E 1462.36 feet and from said 1/2" rebar set, the northeast corner of said Section 63 is recorded to bear S89°40'E 47.83 feet and North 1048.7 feet;
THENCE S0°49'44"W 298.2 feet along the WBL of Maple Street to a 1/2" rebar set for the southeast corner of this tract;
THENCE N89°23'26"W 1646.94 feet to a 3/8" rebar set on the east bank of Cedar Creek for the southwest corner of this tract;
THENCE along the east bank of Cedar Creek to 3/8" rebars set as follows:
N54°16'46"E 164.87 feet;
N62°38'20"E 76.26 feet;
N88°21'45"E 50.39 feet;
S83°17'19"E 114.66 feet;
N70°07'08"E 104.76 feet;
N57°24'15"E 45.81 feet;
N35°55'16"E 113.85 feet;
N18°20'44"W 23.65 feet;
THENCE S89°10'16"E 137.77 feet to a Mag nail set;
THENCE S0°49'44"W 23.67 feet to a Mag nail set;
THENCE S89°43'04"E 805.68 feet to a Mag nail set;
THENCE N0°49'44"E 16.33 feet to a Mag nail set;
THENCE S89°42'57"E 145.01 feet to the place of beginning and containing 8.68 acres of land.

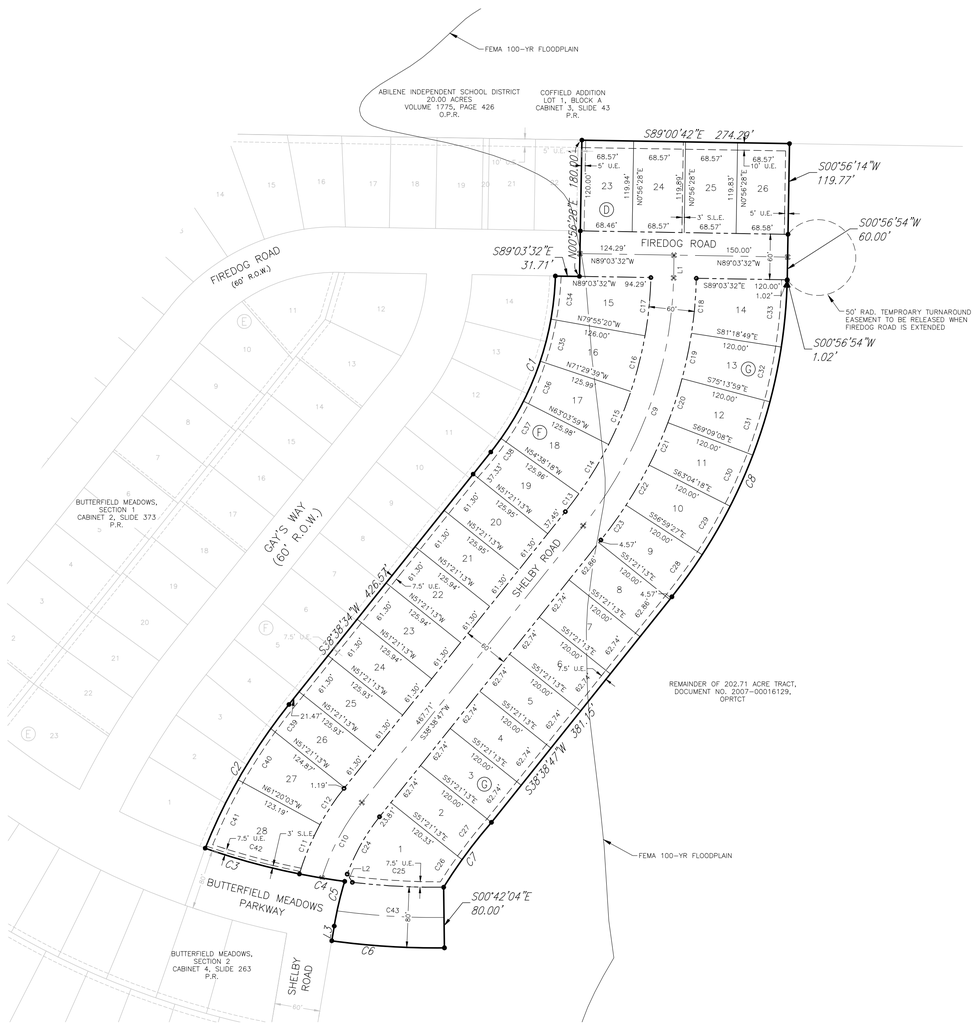
Owner: Houston Polasek
3210 Maple Street
Abilene, Texas 79602

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

SECTION 1, WATERSIDE AT CEDAR CREEK, a Subdivision of 8.68 acres out of the Northeast 1/4 of Section 63, Blind Asylum Lands, Taylor County, Texas.

65-44-22 Z:\auto cad\A-SUBDIVISIONS\watersideatcedarcreek\section1final

A portion of this property is located within Flood Plain according to FIRM Community-Panel No. 48441C0236F, having an effective date of 01/06/2012.



BLOCK D

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
23	8,220	0.189	376.98'
24	8,223	0.189	376.98'
25	8,219	0.189	376.86'
26	8,216	0.189	376.76'

BLOCK F

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
15	8,485	0.195	386.69'
16	8,395	0.193	385.25'
17	8,395	0.193	385.24'
18	8,394	0.193	385.21'
19	7,988	0.183	378.75'
20	7,720	0.177	374.49'
21	7,720	0.177	374.48'
22	7,720	0.177	374.48'
23	7,719	0.177	374.47'
24	7,719	0.177	374.46'
25	7,719	0.177	374.45'
26	7,706	0.177	373.42'
27	8,580	0.197	386.97'
28	10,889	0.250	423.15'

BLOCK G

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	10,282	0.236	408.65'
2	7,508	0.172	365.85'
3	7,529	0.173	365.49'
4	7,529	0.173	365.49'
5	7,529	0.173	365.49'
6	7,529	0.173	365.49'
7	7,529	0.173	365.49'
8	7,543	0.173	365.72'
9	8,058	0.185	374.30'
10	8,100	0.186	374.99'
11	8,100	0.186	374.99'
12	8,100	0.186	374.99'
13	8,100	0.186	374.99'
14	9,730	0.223	402.16'

NORTH

GRAPHIC SCALE 1"=100'

100 0 100 200

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.L.E. = WATER LINE EASEMENTS
P.R. = PLAT RECORDS, TAYLOR CO., TX.
D.R. = DEED RECORDS, TAYLOR CO., TX.
O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS

CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	251.89'	390.04'	37°00'09"	130.51'	N20°09'07"E	247.54'
C2	220.33'	750.00'	16°49'54"	110.96'	S30°13'49"W	219.54'
C3	129.07'	920.00'	8°02'18"	64.64'	S74°45'18"E	128.97'
C4	60.55'	920.00'	3°46'16"	30.29'	S80°39'35"E	60.54'
C5	60.62'	470.00'	7°23'22"	30.35'	S13°09'15"W	60.57'
C6	149.10'	1000.00'	8°32'35"	74.69'	N86°25'47"W	1778.79'
C7	106.50'	642.16'	9°30'09"	53.37'	N36°23'25"E	106.38'
C8	452.11'	696.00'	37°13'07"	234.36'	N20°02'13"E	444.21'
C9	354.42'	546.00'	37°11'31"	183.71'	S20°03'01"W	348.23'
C10	113.30'	292.34'	22°12'19"	57.37'	S27°49'51"W	112.59'
C11	70.64'	330.00'	12°15'53"	35.46'	S22°32'00"W	70.50'
C12	57.48'	330.00'	9°58'50"	28.82'	S33°39'22"W	57.41'
C13	29.58'	516.00'	3°17'05"	14.80'	S37°00'14"W	29.58'
C14	75.90'	516.00'	8°25'41"	38.02'	S31°08'51"W	75.83'
C15	75.90'	516.00'	8°25'41"	38.02'	S22°43'11"W	75.83'
C16	75.90'	516.00'	8°25'41"	38.02'	S14°17'30"W	75.83'
C17	77.39'	516.00'	8°35'37"	38.77'	S5°46'52"W	77.32'
C18	72.97'	576.00'	7°15'31"	36.54'	S5°03'25"W	72.92'
C19	61.13'	576.00'	6°04'50"	30.59'	S11°43'36"W	61.10'
C20	61.13'	576.00'	6°04'50"	30.59'	S17°48'27"W	61.10'
C21	61.13'	576.00'	6°04'50"	30.59'	S23°53'17"W	61.10'
C22	61.13'	576.00'	6°04'50"	30.59'	S29°58'07"W	61.10'

CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C23	56.67'	576.00'	5°38'14"	28.36'	S35°49'40"W	56.65'
C24	87.15'	270.00'	18°29'37"	43.96'	S29°23'59"W	86.77'
C25	120.75'	848.28'	8°09'22"	60.48'	S86°56'30"E	120.65'
C26	43.73'	642.16'	3°54'07"	21.87'	N33°35'24"E	43.72'
C27	62.77'	642.16'	5°36'02"	31.41'	N38°20'28"E	62.75'
C28	68.48'	696.00'	5°38'14"	34.27'	N35°49'40"E	68.45'
C29	73.86'	696.00'	6°04'50"	36.97'	N29°58'07"E	73.83'
C30	73.86'	696.00'	6°04'50"	36.97'	N23°53'17"E	73.83'
C31	73.86'	696.00'	6°04'50"	36.97'	N17°48'27"E	73.83'
C32	73.86'	696.00'	6°04'50"	36.97'	N11°43'36"E	73.83'
C33	88.17'	696.00'	7°15'31"	44.15'	N5°03'25"E	88.12'
C34	57.30'	390.18'	8°24'51"	28.70'	N5°51'53"E	57.25'
C35	57.37'	390.18'	8°25'28"	28.74'	N14°17'02"E	57.32'
C36	57.37'	390.18'	8°25'28"	28.74'	N22°42'30"E	57.32'
C37	57.37'	390.18'	8°25'29"	28.74'	N31°07'59"E	57.32'
C38	22.48'	390.18'	3°18'04"	11.24'	N36°59'45"E	22.48'
C39	39.85'	750.00'	3°02'39"	19.93'	N37°07'26"E	39.84'
C40	80.23'	750.00'	6°07'45"	40.15'	N32°32'14"E	80.19'
C41	100.25'	750.00'	7°39'30"	50.20'	N25°38'37"E	100.17'
C42	129.07'	920.00'	8°02'18"	64.64'	N74°45'18"W	128.97'
C43	136.65'	960.00'	8°09'21"	68.44'	S86°37'24"E	136.54'

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	30.00'	S0°56'28"W
L2	12.87'	S31°47'59"E
L3	19.72'	S9°36'20"W

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 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

BUTTERFIELD MEADOWS, SECTION 5
BEING 7.921 ACRES OUT OF THE JOHN
ADAMS SURVEY NO. 44, ABSTRACT NO. 3
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 MARCH A.D. 2022

GAY BEITSCHER
OWNER
BUTTERFIELD MEADOWS, 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

GAY BEITSCHER

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

BUTTERFIELD MEADOWS, LLC

A LIMITED LIABILITY CORPORATION, AND THAT SHE 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 MARCH A.D. 2022

NOTARY PUBLIC TAYLOR COUNTY TEXAS

GENERAL NOTES

ACREAGE: 7.921 ACRES

SCALE: 1"=100' SMALLEST LOT: 0.172 ACRES LARGEST LOT: 0.250 ACRES

LOT WIDTH: MIN. 51.84' MAX. 101.68' LOT DEPTH: MIN. 120' MAX. 126.36'

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: BUTTERFIELD MEADOWS, SECTION 5
BEING 7.921 ACRES OUT OF THE JOHN
ADAMS SURVEY NO. 44, ABSTRACT NO. 3
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

MARCH 31, 2022
DATE

DEVELOPER/SUBDIVIDER:
BUTTERFIELD MEADOWS, LLC
41 CYPRESS POINT ST.
ABILENE, TEXAS 79606
(325) 692-1561

PLAT NOTES:

1. AREA OF SUBDIVISION = 7.921 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 1.926 ACRES.
2. A PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441C0216F EFFECTIVE JANUARY 6, 2012.
3. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
4. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
5. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
6. UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY"
7. IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.

BASIS OF BEARINGS:

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

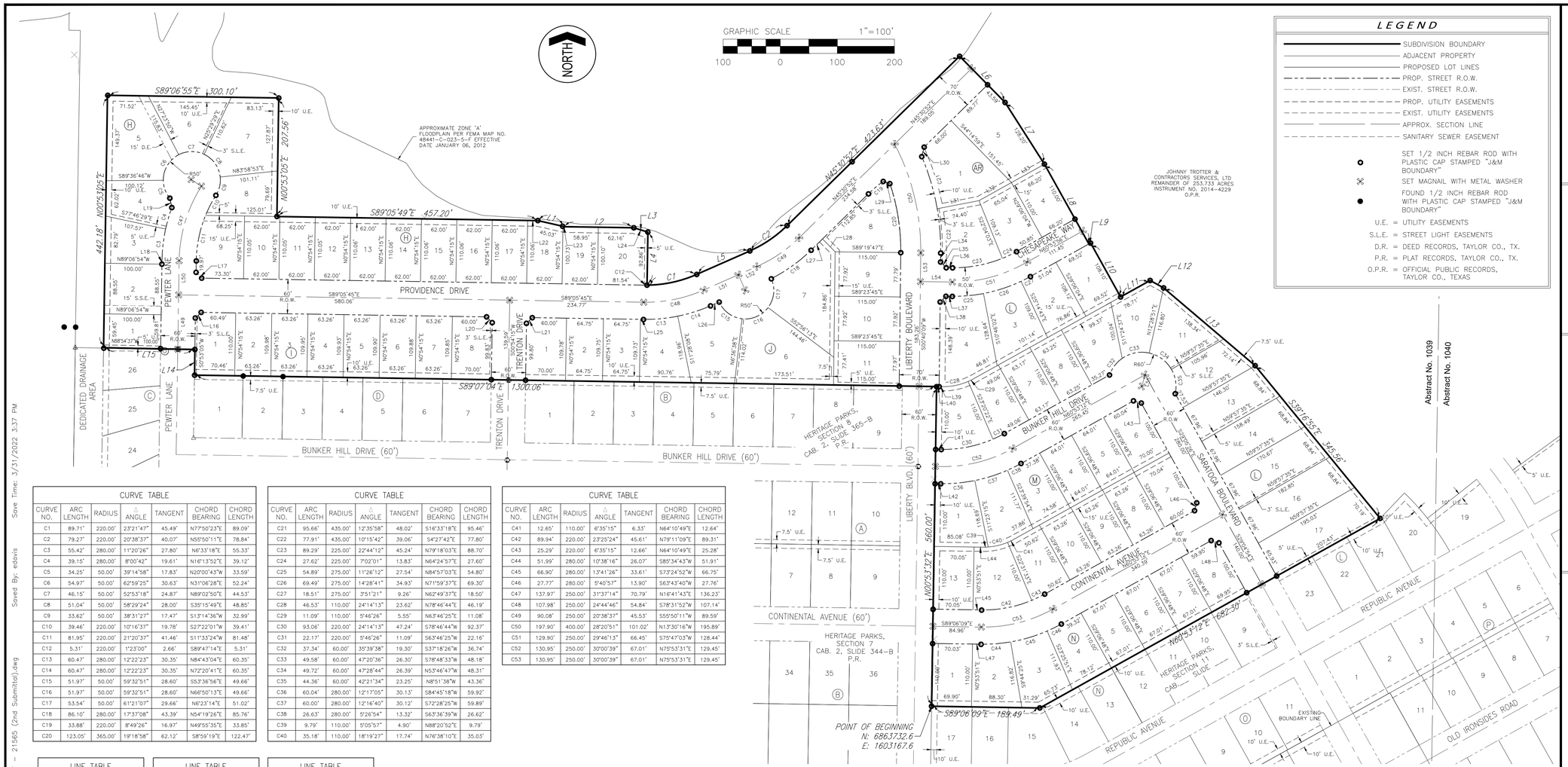
FINISHED FLOOR ELEVATION:

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

BUTTERFIELD MEADOWS, SECTION 5

BEING 7.921 ACRES OUT OF THE JOHN ADAMS
SURVEY NO. 44, ABSTRACT NO. 3
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

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



LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROP. STREET R.O.W.
- EXIST. STREET R.O.W.
- PROP. UTILITY EASEMENTS
- EXIST. UTILITY EASEMENTS
- APPROX. SECTION LINE
- SANITARY SEWER EASEMENT
- SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
- SET MAGNAIL WITH METAL WASHER
- FOUND 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"

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

CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	89.71'	220.00'	23°21'47"	45.49'	N77°50'23"E	89.09'
C2	79.27'	220.00'	20°38'37"	40.07'	N55°50'11"E	78.84'
C3	55.42'	280.00'	11°20'26"	27.80'	N6°33'18"E	55.33'
C4	39.15'	280.00'	8°00'42"	19.61'	N16°13'52"E	39.12'
C5	34.25'	50.00'	39°14'58"	17.83'	N20°00'43"W	33.59'
C6	54.97'	50.00'	62°59'25"	30.63'	N31°06'28"E	52.24'
C7	46.15'	50.00'	52°53'18"	24.87'	N89°02'50"E	44.53'
C8	51.04'	50.00'	58°29'24"	28.00'	S35°15'49"E	48.85'
C9	33.62'	50.00'	38°31'27"	17.47'	S13°14'36"W	32.99'
C10	39.46'	220.00'	10°16'37"	19.78'	S27°22'01"W	39.41'
C11	81.95'	220.00'	21°20'37"	41.46'	S11°33'24"W	81.48'
C12	5.31'	220.00'	1°23'00"	2.66'	S89°47'14"E	5.31'
C13	60.47'	280.00'	12°22'23"	30.35'	N84°43'04"E	60.35'
C14	60.47'	280.00'	12°22'23"	30.35'	N72°20'41"E	60.35'
C15	51.97'	50.00'	59°32'51"	28.60'	S53°36'56"E	49.66'
C16	51.97'	50.00'	59°32'51"	28.60'	N66°50'13"E	49.66'
C17	53.54'	50.00'	61°21'07"	29.66'	N6°23'14"E	51.02'
C18	86.10'	280.00'	17°37'08"	43.39'	N54°19'26"E	85.76'
C19	33.88'	220.00'	8°49'26"	16.97'	N49°55'35"E	33.85'
C20	123.05'	365.00'	19°18'58"	62.12'	S8°59'19"E	122.47'

CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C21	95.66'	435.00'	12°35'58"	48.02'	S16°33'18"E	95.46'
C22	77.91'	435.00'	10°15'42"	39.06'	S4°27'42"E	77.80'
C23	89.29'	225.00'	22°44'12"	45.24'	N79°18'03"E	88.70'
C24	27.62'	225.00'	7°02'01"	13.83'	N64°24'57"E	27.60'
C25	54.89'	275.00'	11°26'12"	27.54'	N84°57'03"E	54.80'
C26	69.49'	275.00'	14°28'41"	34.93'	N71°59'37"E	69.30'
C27	18.51'	275.00'	3°51'21"	9.26'	N62°49'37"E	18.50'
C28	46.53'	110.00'	24°14'13"	23.62'	N78°46'44"E	46.19'
C29	11.09'	110.00'	5°46'26"	5.55'	N63°46'25"E	11.08'
C30	93.06'	220.00'	24°14'13"	47.24'	S78°46'44"W	92.37'
C31	22.17'	220.00'	5°46'26"	11.09'	S63°46'25"W	22.16'
C32	37.34'	60.00'	35°39'38"	19.30'	S37°18'26"W	36.74'
C33	49.58'	60.00'	47°20'36"	26.30'	S78°48'33"W	48.18'
C34	49.72'	60.00'	47°28'44"	26.39'	N53°46'47"W	48.31'
C35	44.36'	60.00'	42°21'34"	23.25'	N8°51'38"W	43.36'
C36	60.04'	280.00'	12°17'05"	30.13'	S84°45'18"W	59.92'
C37	60.00'	280.00'	12°16'40"	30.12'	S72°28'25"W	59.89'
C38	26.63'	280.00'	5°26'54"	13.32'	S63°36'39"W	26.62'
C39	9.79'	110.00'	5°05'57"	4.90'	N88°20'52"E	9.79'
C40	35.18'	110.00'	18°19'27"	17.74'	N76°38'10"E	35.03'

CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C41	12.65'	110.00'	6°35'15"	6.33'	N64°10'49"E	12.64'
C42	89.94'	220.00'	23°25'24"	45.61'	N79°11'09"E	89.31'
C43	25.29'	220.00'	6°35'15"	12.66'	N64°10'49"E	25.28'
C44	51.99'	280.00'	10°38'16"	26.07'	S85°34'43"W	51.91'
C45	66.90'	280.00'	13°41'26"	33.61'	S73°24'52"W	66.75'
C46	27.77'	280.00'	5°40'57"	13.90'	S63°43'40"W	27.76'
C47	137.97'	250.00'	31°37'14"	70.79'	N16°41'43"E	136.23'
C48	107.98'	250.00'	24°44'46"	54.84'	S78°31'52"W	107.14'
C49	90.08'	250.00'	20°38'37"	45.53'	S55°50'11"W	89.59'
C50	197.90'	400.00'	28°20'51"	101.02'	N13°30'16"W	195.89'
C51	129.90'	250.00'	29°46'13"	66.45'	S75°47'03"W	128.44'
C52	130.95'	250.00'	30°00'39"	67.01'	N75°53'31"E	129.45'
C53	130.95'	250.00'	30°00'39"	67.01'	N75°53'31"E	129.45'

LINE TABLE

LINE NO.	LENGTH	DIRECTION
L1	48.15'	S77°07'46"E
L2	121.11'	S89°07'03"E
L3	25.71'	S72°49'58"E
L4	92.86'	S00°53'59"W
L5	101.70'	N66°09'29"E
L6	113.59'	S44°29'08"E
L7	128.20'	S32°31'33"E
L8	160.00'	S29°06'04"E
L9	3.51'	N60°53'56"E
L10	108.10'	S29°06'04"E
L11	59.23'	N60°53'12"E
L12	26.86'	S61°08'16"E
L13	210.48'	S49°39'51"E
L14	44.84'	N00°53'05"E
L15	160.00'	N88°54'37"W
L16	14.14'	S45°53'40"W
L17	14.14'	S44°06'19"E
L18	6.58'	N00°53'06"E
L19	16.71'	N12°03'28"W
L20	14.14'	N44°05'45"W

LINE TABLE

LINE NO.	LENGTH	DIRECTION
L21	14.14'	N45°54'15"E
L22	17.95'	N89°05'49"W
L23	3.12'	N77°07'46"W
L24	25.71'	N72°49'58"W
L25	5.27'	S89°05'45"E
L26	16.48'	N66°09'29"E
L27	27.97'	N45°30'52"E
L28	31.59'	N44°29'08"W
L29	12.19'	S71°53'44"E
L30	17.14'	S14°28'47"W
L31	74.40'	N78°58'20"E
L32	65.04'	N60°53'56"E
L33	66.20'	N60°53'56"E
L34	15.56'	S00°40'09"W
L35	14.14'	S44°19'51"E
L36	11.11'	S89°19'51"E
L37	11.11'	S89°19'51"E
L38	14.14'	N45°40'09"E
L39	5.44'	S89°06'09"E
L40	4.51'	S89°06'09"E

LINE TABLE

LINE NO.	LENGTH	DIRECTION
L41	9.94'	N89°06'09"W
L42	10.02'	N89°06'09"W
L43	14.14'	N74°06'07"W
L44	15.03'	S89°06'09"E
L45	15.03'	S89°06'09"E
L46	14.14'	N15°53'53"E
L47	15.05'	N89°06'09"W
L48	14.14'	N74°06'48"W
L49	95.20'	N00°53'05"E
L50	59.96'	N00°53'06"E
L51	66.48'	N66°09'29"E
L52	35.22'	N66°09'29"E
L53	50.56'	S00°40'09"W
L54	56.11'	S89°19'51"E
L55	21.22'	S15°53'53"W

BLOCK H — LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	5,963	0.137	319.27'
2	8,856	0.203	377.11'
3	7,379	0.169	352.36'
4	8,049	0.185	359.82'
5	15,056	0.346	491.80'
6	9,466	0.217	418.05'
7	14,385	0.330	473.77'
8	8,021	0.184	378.88'
9	8,722	0.200	367.68'
10	6,823	0.157	344.11'
11	6,823	0.157	344.11'
12	6,823	0.157	344.11'
13	6,823	0.157	344.11'
14	6,824	0.157	344.11'
15	6,824	0.157	344.12'
16	6,824	0.157	344.12'
17	6,824	0.157	344.12'
18	6,618	0.152	335.77'
19	6,207	0.142	324.90'
20	8,606	0.198	367.69'

BLOCK I — LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	7,703	0.177	355.12'
2	6,958	0.160	346.49'
3	6,956	0.160	346.45'
4	6,955	0.160	346.40'
5	6,953	0.160	346.35'
6	6,952	0.160	346.30'
7	6,950	0.160	346.25'
8	7,639	0.175	353.82'

BLOCK J — LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	7,635	0.175	353.72'
2	7,107	0.163	349.03'
3	7,106	0.163	348.98'
4	8,771	0.201	385.18'
5	12,034	0.276	437.67'
6	16,647	0.382	532.35'
7	14,614	0.335	528.53'
8	10,717	0.246	428.56'
9	8,954	0.206	385.71'
10	8,961	0.206	385.85'
11	8,934	0.205	385.38'

BLOCK AR — LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	13,547	0.311	469.68'
2	9,830	0.226	391.53'
3	7,885	0.181	362.64'
4	7,282	0.167	352.39'
5	13,003	0.299	479.21'

BLOCK L — LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	7,516	0.173	355.25'
2	7,921	0.182	363.53'
3	9,821	0.225	408.28'
4	13,282	0.305	467.04'
5	8,771	0.201	379.48'
6	7,226	0.166	351.38'
7	6,949	0.160	346.34'
8	6,958	0.160	346.50'
9	8,716	0.200	382.03'
10	8,086	0.186	372.00'
11	9,321	0.214	410.82'
12	8,659	0.199	396.29'
13	10,355	0.238	441.59'
14	11,183	0.257	465.96'
15	12,011	0.276	490.32'
16	12,839	0.295	514.69'
17	13,594	0.312	538.58'

BLOCK M — LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	9,257	0.213	393.62'
2	8,483	0.195	376.15'
3	7,638	0.175	360.36'
4	7,041	0.162	348.02'
5	7,041	0.162	348.02'
6	7,652	0.176	354.18'
7	7,652	0.176	354.19'
8	6,959	0.160	346.53'
9	6,959	0.160	346.53'
10	6,959	0.160	346.53'
11	7,655	0.176	359.17'
12	9,073	0.208	384.97'
13	7,705	0.177	360.09'

BLOCK N — LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	7,696	0.177	359.93'
2	8,662	0.199	382.16'
3	9,552	0.219	392.67'
4	8,004	0.184	367.13'
5	7,371	0.169	354.02'
6	7,371	0.169	354.02'
7	7,371	0.169	354.02'
8	7,645	0.175	354.05'

PLAT NOTES:

1. AREA OF SUBDIVISION = 22.025 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 5.75 ACRES.
2. A VERY SMALL PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441-C-023-5-F EFFECTIVE JANUARY 6, 2012.
3. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
4. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
5. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
6. UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY"
7. IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.

BASIS OF BEARINGS:

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

FINISHED FLOOR ELEVATION:

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

DEVELOPER/SUBDIVIDER:

HERITAGE IX ABILENE, LLC.
967 S. 25TH STREET
ABILENE, TX 79602
325-692-4317

HERITAGE PARKS ADDITION, SECTION 12

BEING 22.025 ACRES OUT OF THE
SW/4 OF SECTION NO. 21,
BLIND ASYLUM LANDS, ABSTRACT NO. 1039,
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 927B PENAL CODE OF TEXAS, AS AMENDED.

DATE CHAIRMAN

ATTEST SECRETARY

DATE PLANNING DIRECTOR

PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.

DATE FILE NUMBER

PLANNING DIRECTOR

FEES

COUNTY CLERK

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

DATE FILE NUMBER

COUNTY CLERK COUNTY TEXAS

DEPUTY

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

HERITAGE PARKS ADDITION, SECTION 12
BEING 22.025 ACRES OUT OF THE SW/4
OF SECTION 21, BLIND ASYLUM LANDS,
ABSTRACT NO. 1039,
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. 2022

RANDALL LLOYD
HERITAGE IX ABILENE, 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

RANDALL LLOYD

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

HERITAGE IX ABILENE, LLC.

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____

DAY OF _____ A.D. 2022

NOTARY PUBLIC TAYLOR COUNTY TEXAS

GENERAL NOTES

ACREAGE: 22.03 ACRES

SCALE: 1"=100' SMALLEST LOT: 0.137 ACRES LARGEST LOT: 0.382 ACRES

LOT WIDTH: MIN. 59.81' MAX. 184.46' LOT DEPTH: MIN. 100.00' MAX. 207.43'

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: HERITAGE PARKS ADDITION, SECTION 12
BEING 22.025 ACRES OUT OF THE SW/4
OF SECTION 21, BLIND ASYLUM LANDS,
ABSTRACT NO. 1039,
CITY OF ABILENE
TAYLOR COUNTY, TEXAS

PRELIMINARY
This document shall not be recorded for any purpose.

SIGNATURE

(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR

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

X:\CM_323, LLC\21565-Heritage Parks, Section 12 - 323, LLC\Surveying\Exhibits\Plats\Final\2nd Submittal\FINAL PLAT - 21565 (2nd Submittal).dwg
Saved By: edavis Save Time: 3/31/2022 3:37 PM

ZONING CASE CUP-2022-01
STAFF REPORT

Scheduled Hearings
Planning & Zoning Commission: April 5, 2022
City Council 1st Reading: April 28, 2022
City Council 2nd Reading: May 12, 2022

Applicant
Owner: Marble Orchard Properties, LLC

Request
Add a Conditional Use Permit (CUP) to approximately .964 acres of property zoned Central Business (CB).

Location
542 Hickory St. (Lots 1-6, Block 74, O T Abilene Subdivision)

Background
This zone change request incorporates lots one (1) though six (6) in block seventy-four (74) of the Original Town Abilene Subdivision. These subject properties have been zoned Central Business (CB) since at least 1974, when the City of Abilene adopted zoning.

According to information provided within the application, the owner intends to establish a tattoo parlor within the subject properties. Prior to 2019, tattoo parlors were not a permitted use in Central Business districts. In 2019, the Land Development Code (LDC) was altered to permit tattoo parlors in CB districts with the approval of a Conditional Use Permit (CUP) (Ordinance No. 22-2019).

Zoning and Existing Land Use
Current zoning and existing land use of properties adjacent to and in the subject property's immediate area are illustrated on the map included in this report. As indicated on the map, adjacent zoning consists of Central Business Districts to the North, South, East, and West. The existing land uses for neighboring properties are an office to the North, vacant land and retail sales to the East, office uses to the South, and a parking lot to the West of the subject property.

Criteria Assessment
Staff has reviewed the request based upon the factors established in Section 1.4.3.5, Criteria for Approval, of the Land Development Code. These factors are identified and addressed below:

1. **The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.**
   The Future Land Use and Development Plan Map identifies this area as Commercial use. Our Comprehensive Plan encourages reuse of existing development within the interior regions of the city.

It is the opinion of the staff that the proposed Conditional Use Permit will serve to implement the goals, objectives, and policies of the Comprehensive Plan as well as the Future Land Use and Development Plan.

2. **The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations**

   The Central Business District is intended to provide a wide range of retail goods and consumer services to residents of the metropolitan area and trade area. The CB district is also intended to promote multiple types of development, resulting in a central area of Abilene that will attract a variety and diversity of people.

   It is the opinion of staff that the inclusion of purpose and intent of the applicable zoning district regulations to permit a Tattoo Parlor within a CB district with the approval of a conditional use permit accomplishes this criterion for approval.

3. **The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.**

   It is the opinion of the staff that the proposed use is compatible with surrounding uses and is expected to have an intensity no greater than the dental offices to the North.

   It is the opinion of staff that the proposed use of this site will not create adverse impacts regarding traffic, noise or odors.

4. **The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

   The proposed use will not generate pedestrian and vehicular traffic that will be hazardous or conflict with existing and anticipated traffic. Hickory Street, North 6th Street, and North 5th Street are collector roads that are designed to carry moderate traffic. Traffic impacts will be mitigated as the infrastructure is already in place.

5. **The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.**

   Currently, no roadway adjustments, traffic control devices or mechanisms are required. The subject properties currently have access to existing utilities and public amenities adequate for the proposed uses. This request presents no apparent conflicts with existing or proposed plans for community facilities and related infrastructure.

6. **The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.**

   Previously this property was used as a funeral home. The use of this facility as a "Tattoo Parlor" would create a similar if not less intensive use. This being said, it should not pose any adverse effects or visual impacts in comparison to what previously existed.

7. **The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.**

   It is staff's opinion that the proposed use meets the standards and intent for the zoning district.

Staff Recommendation
Staff recommends approval

Notification
Pursuant to Section 1.2.2.2 of the Land Development Code, staff mailed personal notices on March 25, 2022 (via certified mail) to the applicant and other property owners within a 200-foot radius of the subject property. These property owners and associated parcel identification numbers are identified in Table 1.

Attachments:

Application

Ordinance 22-2019

Owner	Property ID	Situs	Response
PRESTON EZZELL &	28485	441 ORANGE ST	
BARNARD JIM WALTER	54802	501 HICKORY ST	
BARNARD JIM WALTER	54802	1234 N 5TH ST	
JAR LAND & INVESTMENTS LLC	28131	1346 N 6TH ST	
BARNARD JIM WALTER	54935	517 HICKORY ST	
BARNARD JIM WALTER	55055	535 HICKORY ST	
PRESTON EZZELL &	28249	425 ORANGE ST	
PRESTON EZZELL &	28371	435 ORANGE ST	
J HAGIN LLC	26601	613 HICKORY ST	
PETRE JACKSON LIVING TR	55187	1245 N 6TH ST	
REINMUND REAL ESTATE LLC	100565		
ABILENE BEEHIVE INC	27271	1229 N 5TH ST	
JOHNSON DENTAL GROUP PLLC	27811		
PETRE JACKSON LIVING TR	55308	1235 N 6TH ST	
VALDEZ JUAN & ROSA ADRIANA	28268	609 ORANGE ST	
MARBLE ORCHARD PROPERTIES LLC	983281	1333 N 6TH ST	
CARTER VICKI LEA	27685	618 HICKORY ST	
ENPROTEC/HIBBS & TODD INC	983218		
PRESTON EZZELL &	27538	440 HICKORY ST	
MARBLE ORCHARD PROPERTIES LLC	55443	542 Y HICKORY ST	
MARBLE ORCHARD PROPERTIES LLC	55443	532 HICKORY ST	
MARBLE ORCHARD PROPERTIES LLC	55443	542 HICKORY ST	
MARBLE ORCHARD PROPERTIES LLC	55443	536 HICKORY ST	
MC CLURE FRANCES INC	26464	1246 1/2 N 6TH ST	
MC CLURE FRANCES INC	26464	1246 N 6TH ST	
REINMUND REAL ESTATE LLC	113843	602 HICKORY ST	

ZONING MAP

LOCATION MAP

REZONE

Case:	CUP-2022-01
Owner:	Marble Orchard Properties, LLC
Request:	Add Conditional Use Permit to Central Business District (CB)
Location:	542 Hickory Street
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	April 5, 2022
City Council Hearing:	April 25, 2022 May 12 ,2022

CUP-2022-01 LOCATION MAP

CUP-2022-01 ZONING MAP

CUP-2022-01 NEZ Map

Location Map (Aerial)

N
W
E
S

Legend

- CUP-2022-01
- Neighborhood Empowerment Zone
- Historic Overlay

CUP-2022-01 PHOTOS

CUP-2021-01 NOTIFICATION MAP

FINDINGS AND RECOMMENDATIONS

- Consistent with *Comprehensive Plan* and *Future Land Use* and *Development Plan Map*
- Reviewed Pursuant to Section 1.4.3.5 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 APPROVING A CONDITIONAL USE PERMIT (CUP) AFFECTING CERTAIN PROPERTY; 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 approving a Conditional Use Permit (CUP) 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 5th day of April, 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 March, 2022, the same being more than fifteen (15) days prior to a public hearing held 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 12th day of May, 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 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 12th day of May, 2022.

ATTEST:

_____ _____

CITY SECRETARY MAYOR

APPROVED:

_____

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Conditional Use Permit (CUP) to allow a Tattoo Parlor on the following described property in a Central Business (CB) zoning district:

Lots 1-6 of block 74 within the Original Town of Abilene subdivision.

-END-

Development Application

CITY OF ABILENE

Planning

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

Project Name 542 Hickory

Address 542 Hickory St. Abilene TX 79601 No. of lots 1 Acreage 0.96

Legal Description OT Abilene

Subdivision Name N/A Block 74 Lot 1-6

Current Zoning CB Proposed Zoning (if applicable) Conditional Use Permit

OWNER AND AUTHORIZATION

Owner Name Marble Orchard Properties, LLC

Address 873 Amarillo Street

City, State, Zip Abilene TX 79602 Fax _____

Phone (325) 669-8963 Email mitch@barnettandhill.com

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

Agent Name N/A

Address _____

City, State, Zip _____ Fax _____

Phone _____ Email _____

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

Signature Owner Mitch Barnett Date 2/24/22

FOR OFFICE USE ONLY

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

Case No.: CUP-2022-01 Reviewed By: _____

Development Application

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

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

It is our hope to open a luxury tattoo studio at the 542 Hickory location. It is my understanding that in April of 2019, Tattoo Services were approved for Central Business areas, with the approval of a Conditional Use Permit. It is also my understanding that a tattoo studio was approved for a downtown location shortly thereafter. We believe our request is appropriate based off of this previous approval, and hope to use this as precedence for our proposal.

We would like to provide the Abilene area with a safe, comfortable, and welcoming environment to express themselves through tattoos. Building off of the deep sense of artistic vision and community that downtown Abilene fosters, we believe this location would be the perfect home for our vision.

ORDINANCE NO. 22-2019

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY ALLOWING A USE IDENTIFIED AS A "TATTO PARLOR" TO BE A CONDITIONAL USE IN CENTRAL BUSINESS (CB) ZONING DISTRICTS; 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 Section 2.4.2.1 (a) (The Land Use Matrix) of the City of Abilene's Land Development Code is hereby amended by adding a Conditional Use for the term "Tattoo Parlor" in Central Business (CB) Zoning Districts.

PASSED ON FIRST READING the 28th day of March, 2019.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 15th day of March, 2019, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 11th day of April, 2019 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 FINAL READING THIS 11th day of April, 2019.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

Exhibit A

Division 2 - Land Use Matrix

Section 2.4.2.1 The Land Use Matrix

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

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

PERMITTED USES Residential Uses	AO	RR	RS	PH	TH	MD	MF	MH	CU	NO	O	NR	GR	MU	CB	MX	GC	HC	LI	HI	PARKING REQUIREMENT (also refer to Chapter 4, article 2, Division 1)
Tattoo Parlor*												C	C		C		P	P	P		1/500 SF

(Ord. No. 8-2010, pt. 1 (Exh. A), 4-22-10; Ord. No. 12-2010, pt. A (Exh. A), 6-10-10; Ord. No. 24-2010, pt. 1 (Exh. A), 9-9-10; Ord. No. 33-2010, pt. 1 (Exh. A), 11-4-10; Ord. No. 29-2011, pt. 1(Exh. A), 8-25-11; Ord. No. 8-2012, pt. 1 (Exh. A), 1-12-12; Ord. No. 49-2012, pt. 1 (Exh. A), 10-11-12; Ord. No. 55-2012, pt. 1(Exh. A), 11-1-12; Ord. No. 02-2013, pt. 1 (Exh. A), 1-10-13; Ord. No. 03-2013, pt. 1 (Exh. A), 1-10-13; Ord. No. 23-2013, pt. 1 (Ex. A), 6-13-13; Ord. No. 25-2014, pt. 1 (Exh. A), 3-27-14; Ord. No. 62-2018, pt. 3, 10-9-18)

ZONING CASE Z-2022-07
STAFF REPORT

Scheduled Hearings
Planning & Zoning Commission: April 5, 2022
City Council 1st Reading: April 28, 2022
City Council 2nd Reading: May 12, 2022

Applicant
Owner: Floyd Kaerwer
Agent: Jacob and Martin

Request
Amendment to the Terms and Conditions of Planned Development District 156

Location
Lots 111 and 112 of Block A within Windmill Acres, Abilene, Texas.

Background
Planned Development (PD) District 156 was created in 2016 (35-2016). This PD encompasses lots 111 and 112 of Windmill Acres. This PD has a base zoning of Medical Use (MU) with a stipulation that no residential uses shall be allowed.

The applicant is requesting to amend the PD language that affects both lots 111 and 112 of Windmill Acres. The applicant is requesting an additional use be added to the PD as follows:

1) PERMITTED USES:
   a. Residential uses shall not be permitted within the PD district.
   b. Storage self-service units.

According to information provided within the application, the area has developed, more commercial uses have emerged within this area with Spare feet self-storage being more successful, Spare Feet self-service storage facility just across the street. Spare Feet is under contract to expand their facility and would like to utilize this property for additional self-storage facilities.

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.
This requested amendment does not affect the Comprehensive Plan nor the Future Land Use and Development Plan Map.

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.
This amendment does not affect the permitted uses nor the standards applicable to such uses in the immediate area of the land.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
The subject properties currently have access to existing utilities and public amenities, which are adequate for servicing the development. The request presents no apparent conflict with existing or proposed plans for community facilities and related infrastructure.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
It is the opinion of City staff that the proposed amendment would not affect the general welfare of the surrounding neighbors.

Staff Recommendation
Staff recommends approval.

Notification
Pursuant to Section 1.2.2.2 of Abilene's Land Development Code, City staff mailed personal notices on November 26 of 2021, to the applicant and to other owners of property within a 200-foot radius of this subject property. These property owners and associated parcel identification numbers are identified in Table 1.

TABLE 1

Owner	Property ID	Situs	Response
KAERWER FLOYD	24644	11 WINDMILL CR	
SWEET COMMERCIAL PROP LLC	24639	33 WINDMILL CR	
J & K ALEXANDER PROPERTIES LLC	23734		
PICKENS REX F	24508	31 WINDMILL CR	
RANDELL DAVID J	24640	35 WINDMILL CR	
WINDMILL CIRCLE PARTNERS LP	23876	37 WINDMILL CR	
ADAMS LYNN	24127	17 WINDMILL CR	
M2B ABILENE LLC	24890	18 WINDMILL CR	
PRICE DALE K & JANICE W	25782	2 WINDMILL CR	
SAMS REAL ESTATE BUSINESS TR	986125	5610 S CLACK ST	
SAMS REAL ESTATE BUSINESS TR	986125	A B S CLACK ST	
SAMS REAL ESTATE BUSINESS TR	986125	5550 S CLACK ST	
KAERWER FLOYD	24642	15 WINDMILL CR	
HASTEN FAMILY INVESTMENTS LTD	24380	27 WINDMILL CR	
J & K ALEXANDER PROPERTIES LLC	1079087	5 WINDMILL CR	

Attachments

Application

PowerPoint Presentation

Ordinance 02-2008

dotloop signature verification: dtlp.us/bDFe-rAN1-9MRf

CITY OF ABILENE

Development Application

Planning

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

Project Name: Windmill Acres

Address: 11 & 15 Windmill Circle, Abilene, TX 79606 No. of lots: _____ Acreage: _____

Legal Description: _____

Subdivision Name: Windmill Acres Block: A Lot: 111 & 112

Current Zoning: PD-156 Proposed Zoning (if applicable): PD-156

OWNER AND AUTHORIZATION

Owner Name: Floyd Kaerwer

Address: 233 War Paint Road

City, State, Zip: Abilene, TX 79601 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: tal@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 relativ

Signature Owner: Floyd Kaerwer dotloop verified 02/23/22 3:50 PM CST TQUZ-IEVF-FMBS-NEUJ Date: _____

FOR OFFICE USE ONLY

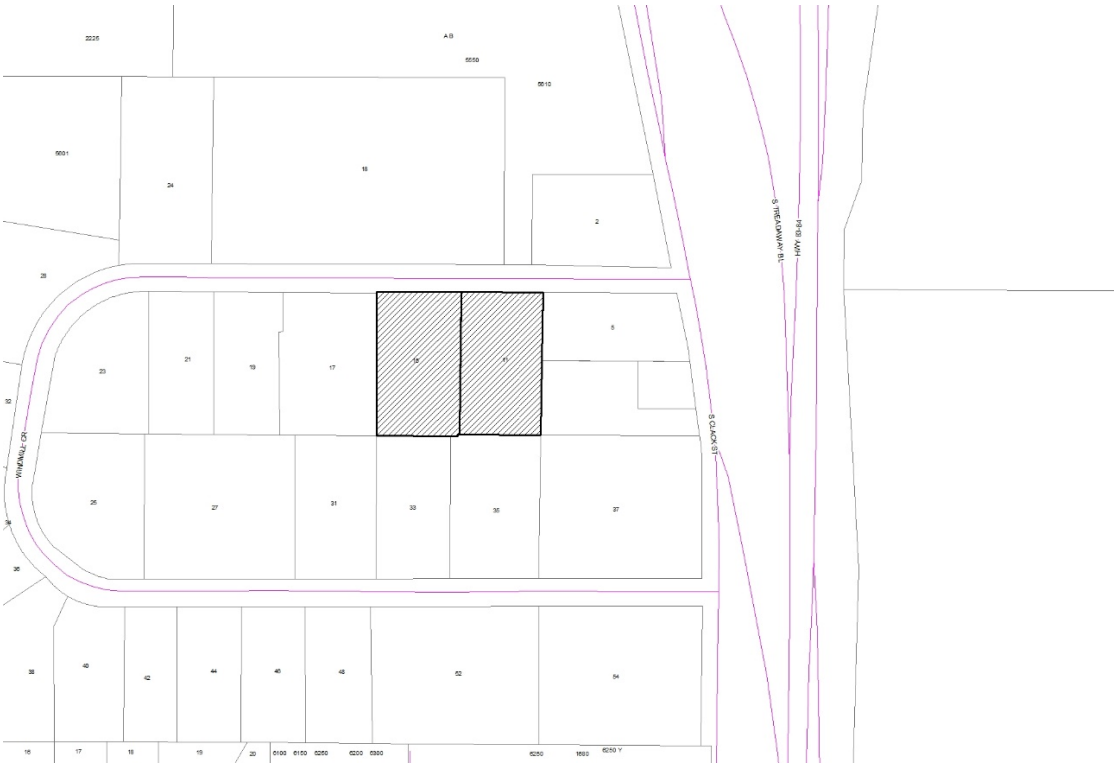
Development Application

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

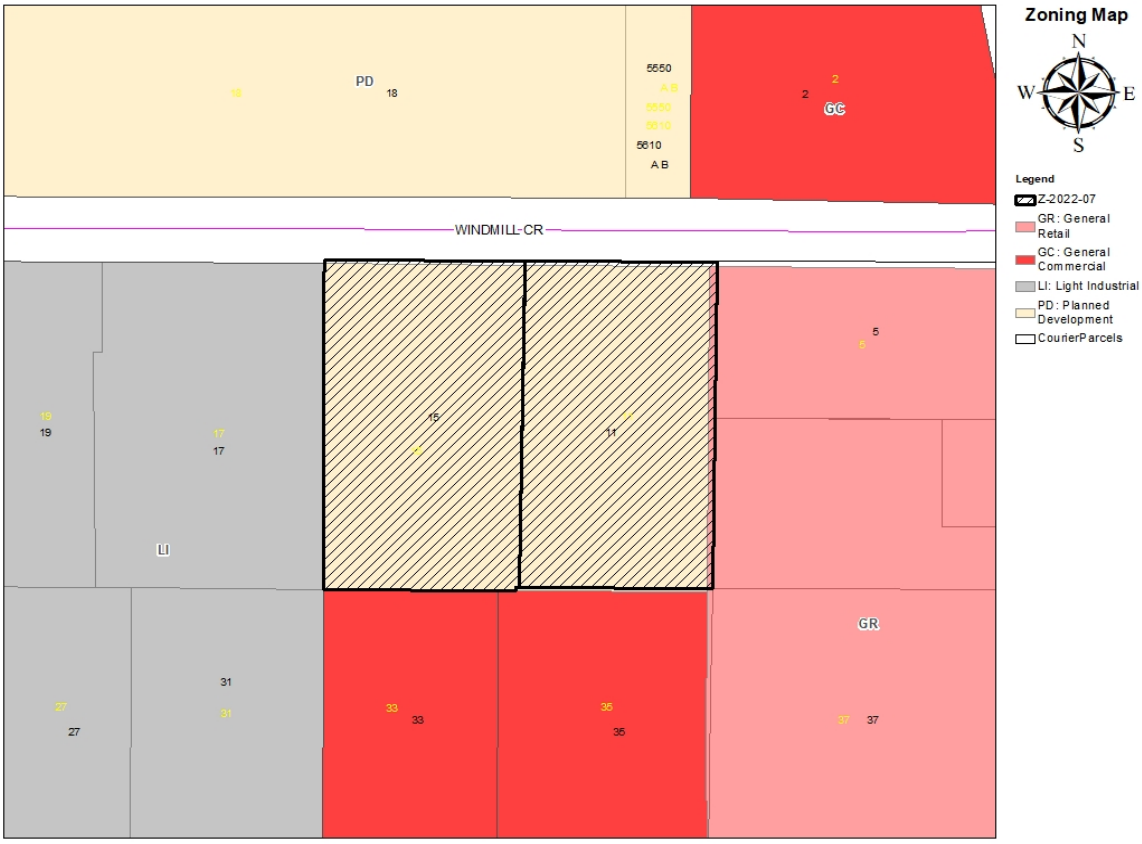
1. Please (if necessary) provide background information for the zoning request and explain why you feel it is appropriate.

As this area has developed, more commercial uses have emerged in this area, with Spare Feet Self Storage being a highly successful self-storage facility just across the street. Spare Feet is under contract to expand their facility and would like to utilize this property for additional self-storage facilities. The request to amend the PD is solely to add self-storage as a permitted use in this PD.

LOCATION MAP


S TREADWAY BL
HWY 81
S CLACK ST
WINDMILL CR

ZONING MAP


Zoning Map
N
W
E
S
Legend
Z-2022-07
GR: General Retail
GC: General Commercial
LI: Light Industrial
PD: Planned Development
CourierParcels
PD
18
5550
A B
5610
A B
2
GC
WINDMILL CR
19
17
LI
15
11
5
GR
31
27
33
35
37

ORDINANCE NO. 35-2016

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, CONCERNING PD-156 A PLANNED DEVELOPMENT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

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

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

PASSED ON FIRST READING this 28th day of July A.D. 2016.

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 June, 2016, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 p.m., on the 11th day of August, 2016, 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 11th day of August, A.D. 2016.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. 35-2016

Exhibit "A"

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

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

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

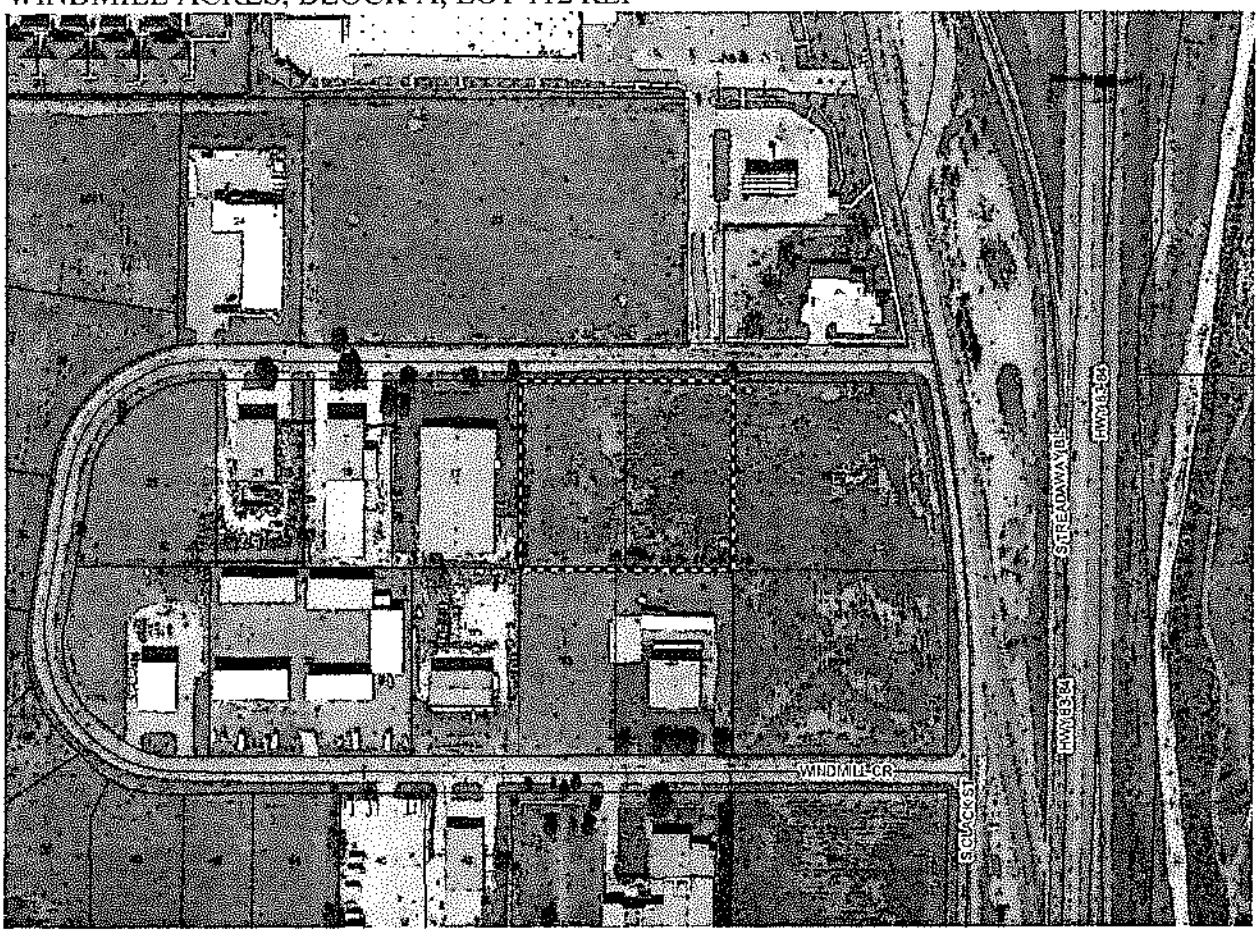
PART 4: Zoning. That Chapter 23, Abilene Municipal Code, part known as the Land Development Code of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From LI (Light Industrial) to PD (Planned Development) zoning.

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

ORDINANCE NO. 35-3016
EXHIBIT "A"
PAGE 2

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

WINDMILL ACRES, BLOCK A, LOT 111 REP
WINDMILL ACRES, BLOCK A, LOT 112 REP



Location:
11 & 15 Windmill Cir

PART 6: Purpose. The purpose of the Planned Development (PD) request is to allow for used permitted within the MU (Medical Use) zoning but eliminating all residential uses.

PART 7: Specific Modifications. This Planned Development shall be subject to the requirements of the MU (Medical Use) zoning district, except as modified below:

1) PERMITTED USES:
   a. Residential uses shall not be permitted within the PD district.

-END-

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, CONCERNING PD-156 A PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 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 28th day of April, 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 24th day of April, 2022, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 8th day of May, 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 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 12th day of May, 2022.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

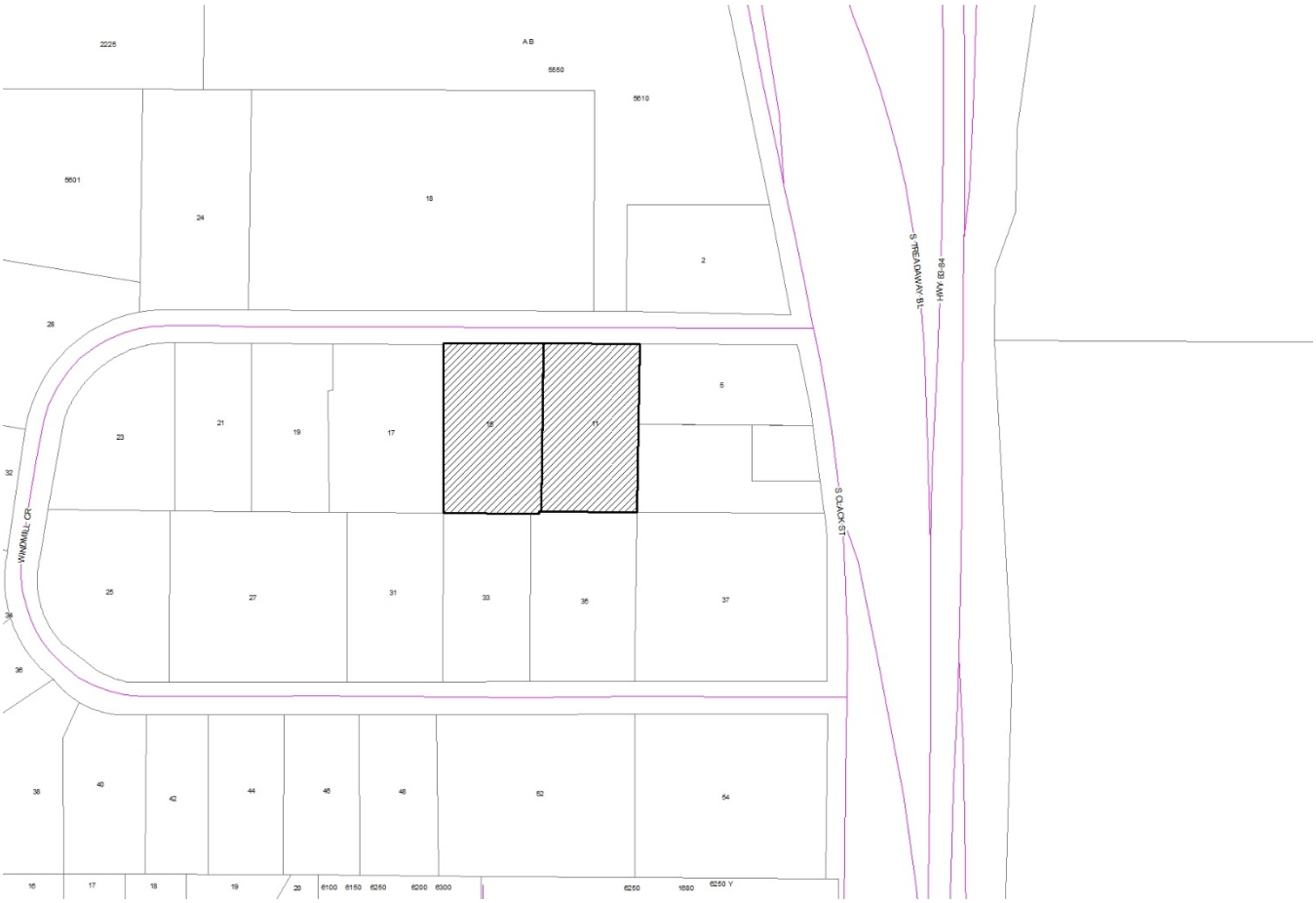
_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Amending PD-156

Legal description being Lot 111 & 112 of Block A within Windmill Acres



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

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

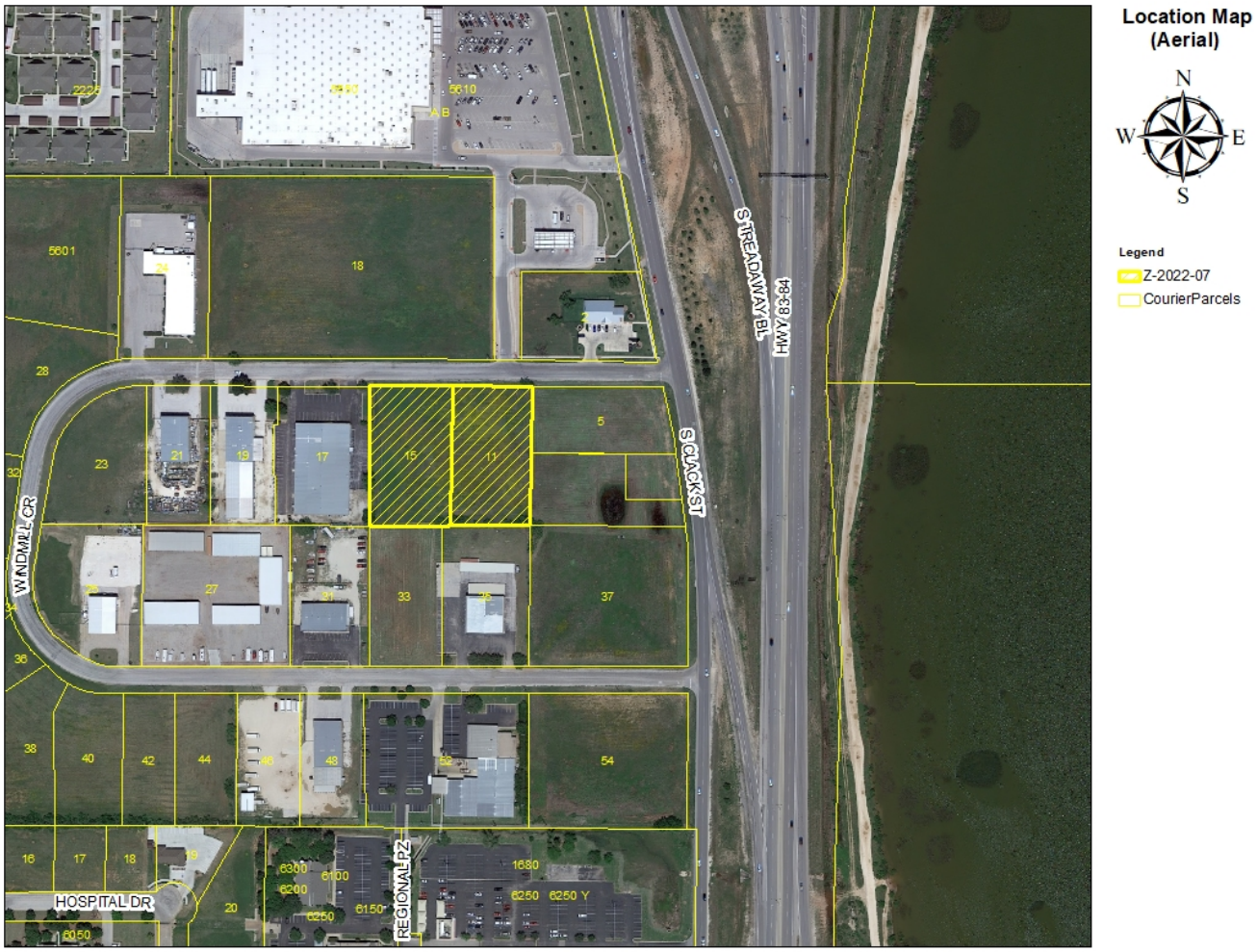
PART 3: Building Specifications. All structures in the herein said Planned Development shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Abilene Municipal Code, part be known as the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries, as hereinafter set forth: From LI (Light Industrial) to PD (Planned Development) zoning.

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 PD is as follows:

WINDMILL ACRES, BLOCK A, LOT 111 REP
WINDMILL ACRES, BLOCK A, LOT 112 REP



PART 6: Purpose. The purpose of the Planned Development (PD) request is to allow for uses permitted within MU (Medical Use) zoning but eliminating all residential uses.

PART 7: Specific Modifications. This Planned Development shall be subject to the requirements of the MU (Medical Use) zoning district except as modified below:

1) PERMITTED USES:
   a. Residential uses shall not be permitted within the PD district.
   b. Self Storage self-service units.

-END-

REZONE

Case:	Z-2022-07
Owner:	Floyd Kaerwer
Agent:	Jacob Martin
Request:	Amendment to the Terms and Conditions of Planned Development 156
Location:	#11 & #15 Windmill Circle
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	April 05, 2022
City Council Hearings:	1st April 28, 2022
	2nd: May 12, 2022

Z-2022-07 LOCATION MAP

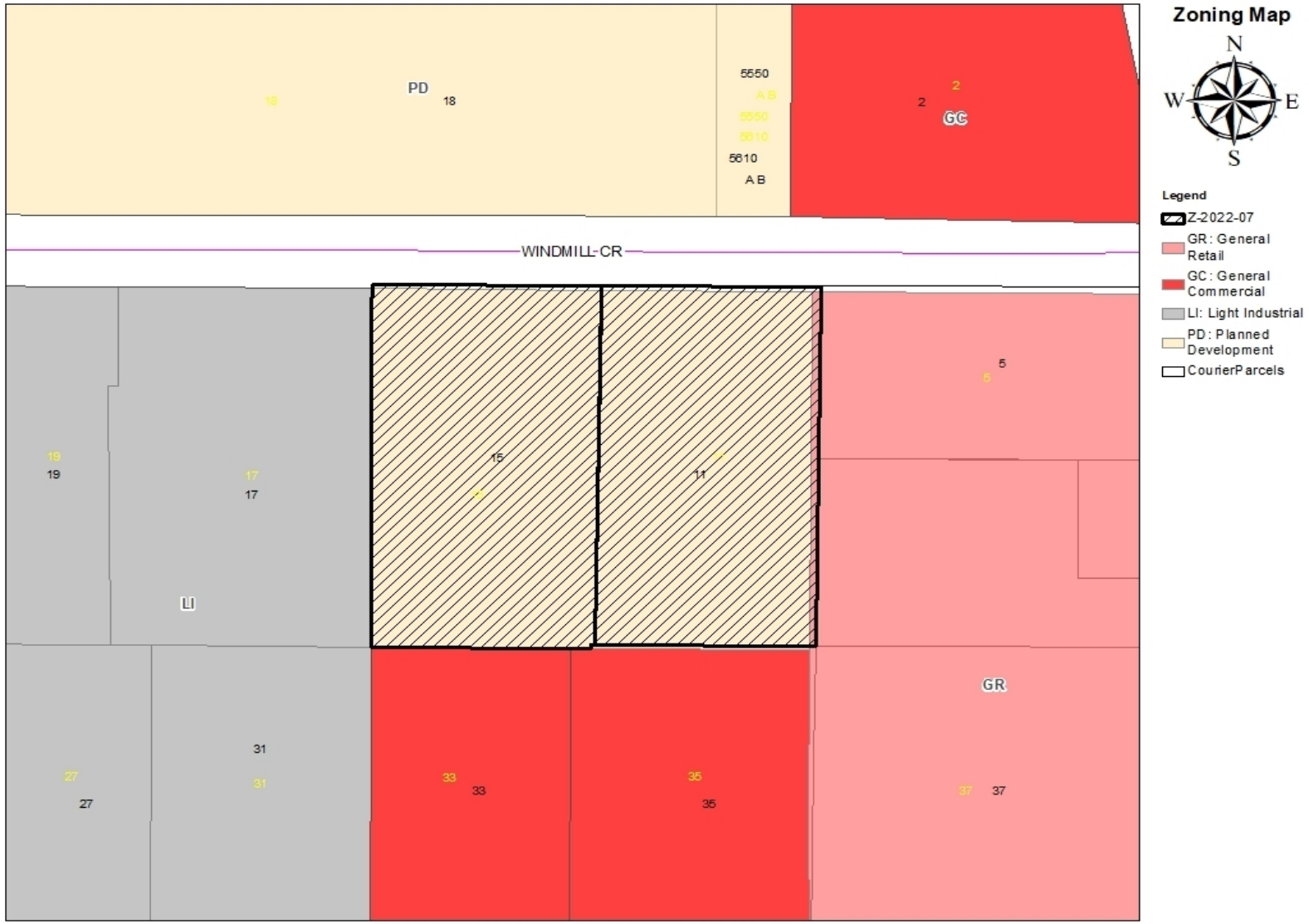
Location Map (Aerial)

N
W E
S

Legend

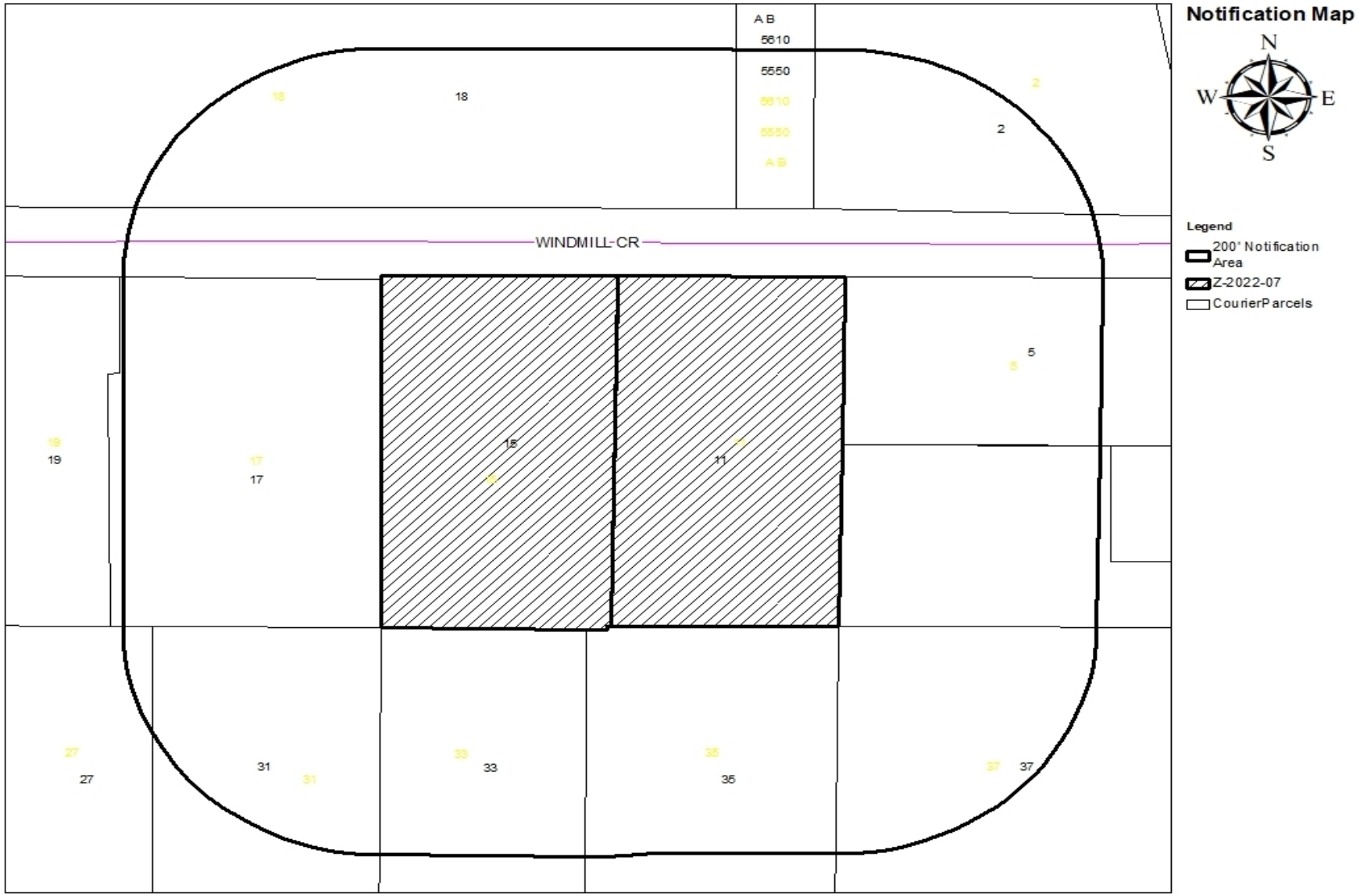
- Z-2022-07
- CourierParcels

Z-2022-07 ZONING MAP



Z-2022-07 VIEWS OF SUBJECT & ADJACENT PROPERTIES

Z-2022-07 NOTIFICATION AREA MAP



FINDINGS AND RECOMMENDATIONS

- 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
  - Alter the permitted use language to include "Storage Self-service units."

Questions?

ZONING CASE Z-2022-08
STAFF REPORT

Scheduled Hearings
Planning & Zoning Commission: April 5, 2022
City Council 1st Reading: April 28, 2022
City Council 2nd Reading: May 12, 2022

Applicant
Owner: Griffith Lake Estates, LLC
Agent: BJ Prichard/eHT

Request
Rezone approximately 27.85 acres of Single-Family Residential (RS-6) zoning to Patio Home (PH) zoning. The intention, according to a draft subdivision plat received by staff is to create eighty-four (84) single-family home sites.

Location
The subject property is approximately 27.85 acres of vacant land along the 200 block of Hardison Lane. Legal description being the Northwest quarter of Lunatic Asylum Lands Section 8, Abilene, Taylor County, Texas.

Background
The subject property was annexed around 2018-2019 and Single-family Residential (RS-6) zoning was applied to the property. The applicant would now like to zone this property to PH (Patio Home) in order to maximize the buildable area of the current lot sizes.

Zoning and Existing Land Use
Current zoning and existing land use of properties adjacent to and in the immediate area of the subject property are illustrated on the map included in this report. As indicated on the map, adjacent zoning consists of RS-6, AO, and a PD district with a base zoning of NR allowing for self-service storage units. Directly North and on the Southeast side of the property are unannexed properties. Currently single-family residences are to the south of the subject property, and vacant land is to the East and West. To the North and Southeast are single-family homes.

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

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

It is the opinion of the staff that the proposed zoning map amendment will serve to implement the goals, objectives, and policies of the Comprehensive Plan and Future Land Use and

Development Plan Map. The Future Land Use and Development Plan Map does not identify this property within the boundaries of the City. The proposed zone change is consistent with single-family residential land use located nearby on the future land use map. Additionally, the comprehensive plan details the need to close gaps or enclaves within the current city limits.

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

It is the opinion of the staff, that the uses permitted by the proposed zone change are consistent with the surrounding properties in the immediate vicinity. The surrounding properties are residential with a PD district with a base zoning of NR on the West side of this property.

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

The future development of the subject property will necessitate the extension of water and sewer utilities to service the future subdivision. Additionally, the future development of the northernmost point of the subject property will require dedication of right-of-way.

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

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

Staff Recommendation
Staff recommends approval.

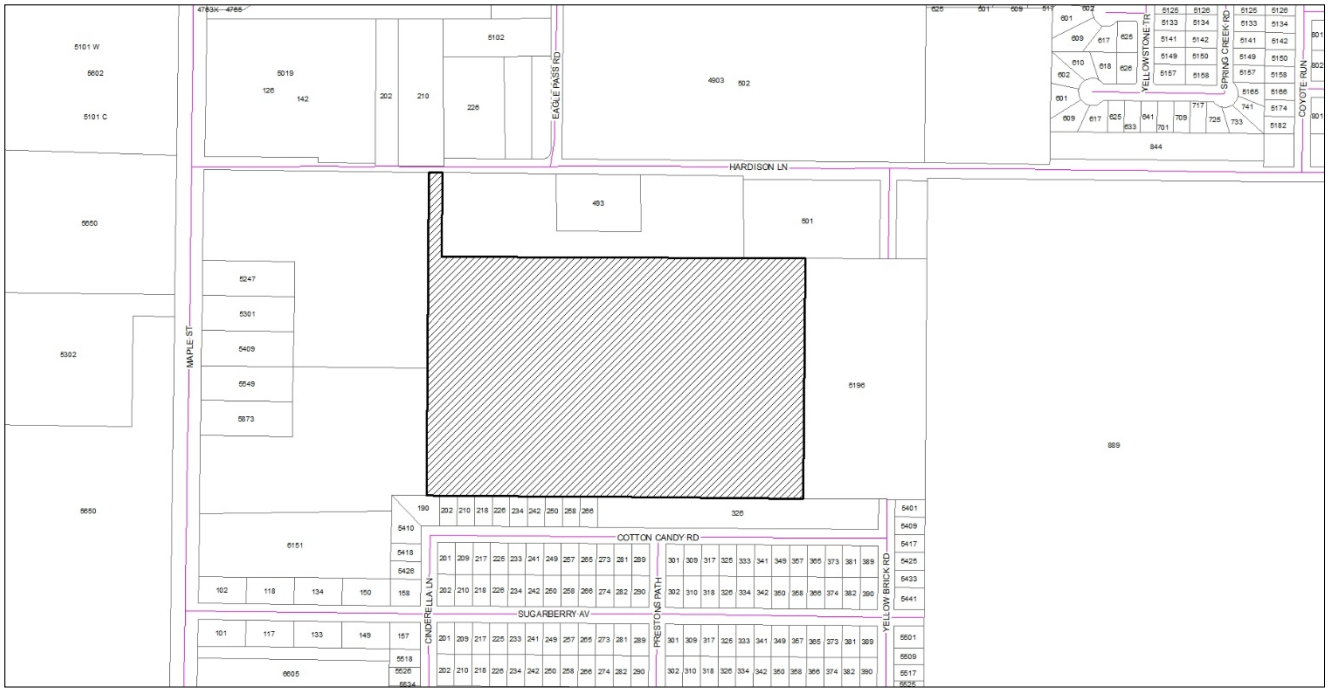
Notification
Pursuant to Section 1.2.2.2 of the Land Development Code, staff mailed personal notices on October 22, 2021, via certified mail to the applicant and other property owners within a 200-foot radius of the subject property. These property owners and associated addresses are identified in Table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

TABLE 1

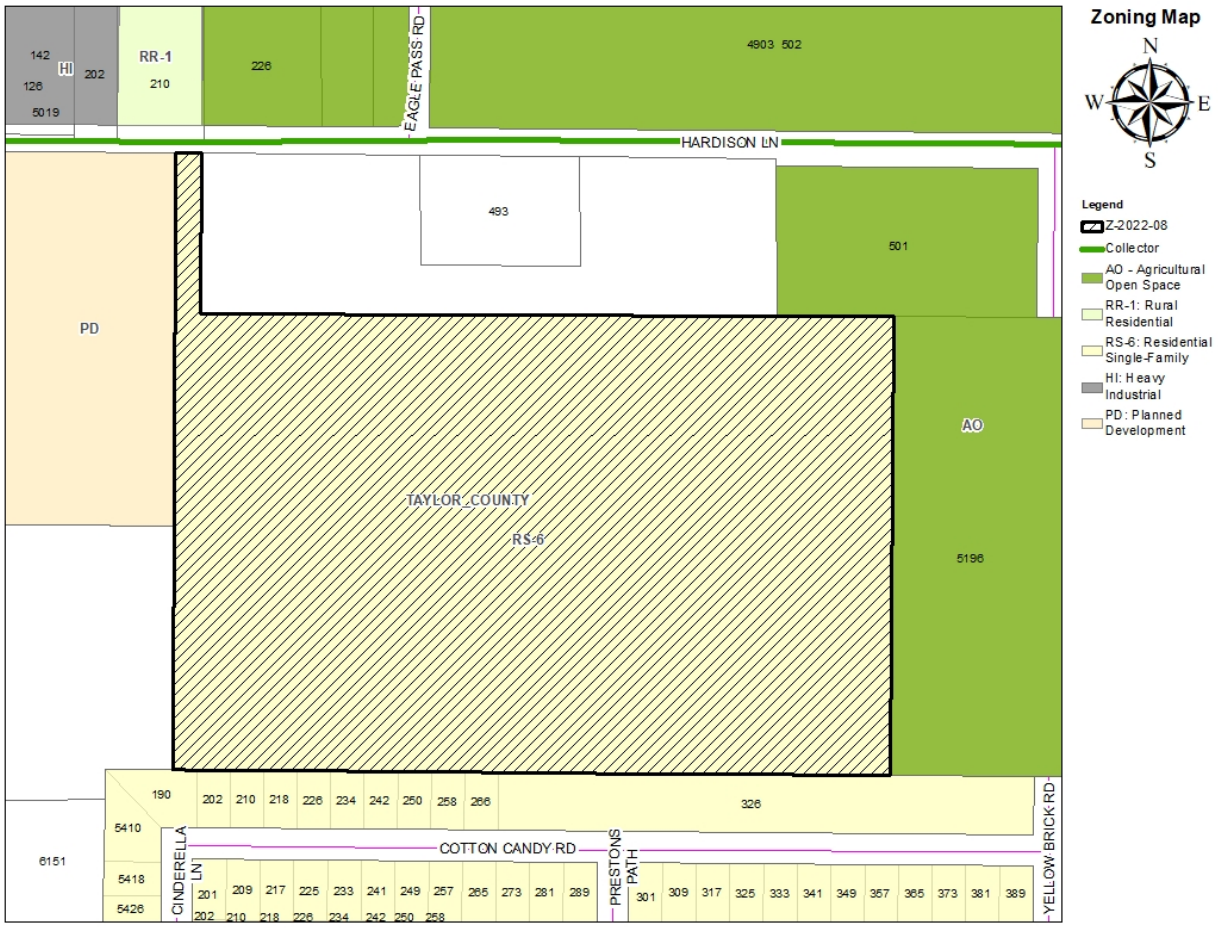
Owner	Property ID	Situs	Response
WITHERSPOON ROBERT A & ELAINE	106316	373 COTTON CANDY RD	
BARIELLE EMILY C	106287	233 COTTON CANDY RD	
HUTCHINS MICHAEL C	106314	357 COTTON CANDY RD	
DANTZLER STEVEN & SARAH	106286	225 COTTON CANDY RD	
BARAJAS CRESCENCIO & SUSANA	106310	325 COTTON CANDY RD	
BELONEY LANCE C JR	106285	217 COTTON CANDY RD	
GLIDDEN JAMES D	106294	289 COTTON CANDY RD	
GLOVER JORDAN &	106289	249 COTTON CANDY RD	
BATES RYAN & SIDNEY	106308	309 COTTON CANDY RD	
CLEVELAND CURTIS L	106291	265 COTTON CANDY RD	
MORRIS CHRISTOPHER W &	106288	241 COTTON CANDY RD	
DE PAUW DARBY	106311	333 COTTON CANDY RD	
GANTAR CARLIE J	106284	209 COTTON CANDY RD	
LEWIS KIRK & JILL	106313	349 COTTON CANDY RD	
VARNER VICKIE	106309	317 COTTON CANDY RD	
BANKS AARON & MCKENZIE	106290	257 COTTON CANDY RD	
AIKEN MICHAEL B & LESA	106293	281 COTTON CANDY RD	
GARCIA ADRIAN F	106283	201 COTTON CANDY RD	
CONLEY STEVEN W	106312	341 COTTON CANDY RD	
CLEARVIEW FAMILY LTD PTR	106264	5418 CINDERELLA LN	
KING MARY C	14554	6151 MAPLE ST	
NDOU PROPERTIES LLC	969205		
HARLESS TIMOTHY & MOLLY	14890		
HUDSPETH ANDREW T	106270	226 COTTON CANDY RD	
ZEIMET MICHAEL ANTHONY & VIOLETTE ASHLEY	106266	190 COTTON CANDY RD	
ESCANUELAS GABRIEL R	106274	258 COTTON CANDY RD	
ROUSH VYANNE J	106292	273 COTTON CANDY RD	
YOES BILLY L & MARIA VICTORIA	969203		
BENTON LEWIS III	106267	202 COTTON CANDY RD	
WHEATON ASHLEE M	106275	266 COTTON CANDY RD	
Confidential Owner	106269	218 COTTON CANDY RD	
P N C DEVELOPMENT CORP	106276	326 COTTON CANDY RD	
TAYLOR ELECTRIC COOP INC	205762	501 HARDISON LN	
TAYLOR ELECTRIC COOP INC	971635	5196 YELLOW BRICK RD	
SWARTZENTRUBER DELBERT &	106268	210 COTTON CANDY RD	
SMITH JESSE J	106272	242 COTTON CANDY RD	
HOOPER GARETH & AMANDA	106265	5410 CINDERELLA LN	
NICHOLAS GREGORY & PAIGE	106315	365 COTTON CANDY RD	
RICH TIM	106307	301 COTTON CANDY RD	
NDAYISHIMIYE YVETTE	1005492	250 COTTON CANDY RD	
JOHNSON FRED & CATHY	106271	234 COTTON CANDY RD	
HSH VENTURES LLC SERIES F	968739		
HARLESS TIMOTHY & MOLLY	14336	493 HARDISON LN	
NORDQUEST KEITH	73988	226 HARDISON LN	
INGRAM CONCRETE LLC	66884	142 HARDISON LN	
INGRAM CONCRETE LLC	66884	126 HARDISON LN	
INGRAM CONCRETE LLC	66884	5019 MAPLE ST	
CURTIS WAYNE G & NORMA C	72515	202 HARDISON LN	
BUSK KRISTOFFER JON & ELEANOR JOY	72514	210 HARDISON LN	

Attachments
Application
PowerPoint Presentation
Location Map
Zoning Map

LOCATION MAP



ZONING AND EXISTING LAND USE MAP



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 March, 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 12th day of February, 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 14th day of April, 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 14th day of April, 2022.

ATTEST:

_____ _____

CITY SECRETARY MAYOR

APPROVED:

_____

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Change the zoning classification of the following described land, from an Residential Single Family 6 (RS 6) to a Patio Home (PH) District:

BEING 27.86 acres out of section 8, Lunatic Asylum Lands Survey, Taylor County, Texas, and being the same tract conveyed to M.L. Hughes and Carol Hughes, recorded in volume 2851, Page 225, Official Public Records, Taylor County, Texas, said 27.86 Acre tract being more particularly described as follows;

BEGINNING at a found ½ inch iron rod with plastic ring marked "Needham" on the South right of way at the Northern most Northeast corner of the tract, where the Northwest corner of said Section 8 is calculated to bear 920.7' N 89°25'51" W;

THENCE South 00 degrees 27minutes 16 seconds West for a distance of 308.56 feet to a found ½ inch iron rod with plastic ring marked "Needham" at a corner of this tract;

THENCE South 89 degrees 27 minutes 16 seconds West for a distance of 308.56 feet to a found ½ inch iron rod with plastic ring marked "Needham" at the Eastern Northeast corner of this tract;

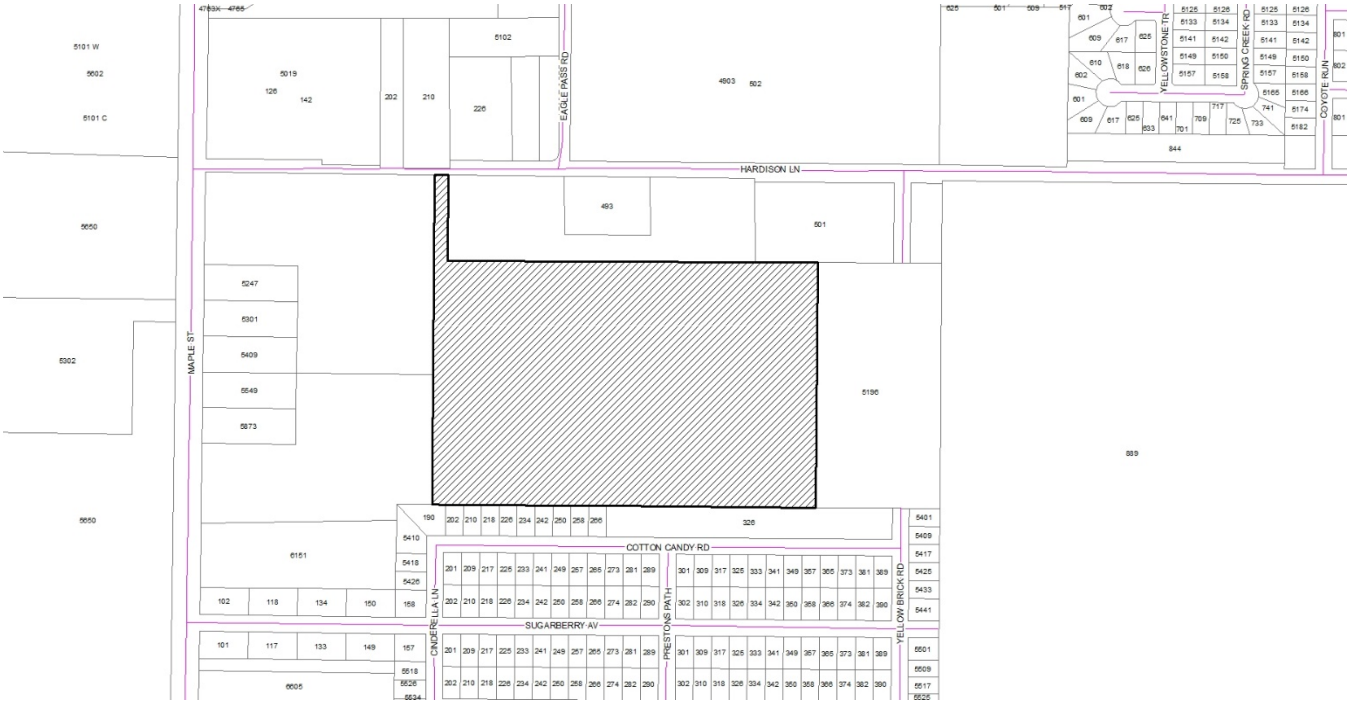
THENCE South 00 degrees 38 minutes 47 seconds East for a distance of 1324.70 feet to a found ½ inch iron rod with plastic ring marked "Needham" at the Southeast corner of this tract;

THENCE North 89 degrees 32minutes 33 seconds West for a distance of 1371.63 feet to a found ½ inch iron rod with plastic ring marked "Needham" at the Southwest corner of this tract;

THENCE North 00degrees 26 minutes 14 seconds East for a distance of 1181.17 feet to a found ½ inch iron rod with plastic ring marked "Needham" on the South right of way od Hardison Road at the Northwest corner of this tract;

THENCE South 89 degrees 25 minutes 51 seconds East for a distance of 50.02 feet to the Point of Beginning containing 27.86 acres. Surveyed on August 23, 2017.

Location: 200 block of Hardison Lane. Legal description being the Northwest quarter of Lunatic Asylum Lands Section 8, Abilene, Taylor County, Texas.



-END-

Development Application

Planning

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

Project Name: Mill Ridge Estates

Address: Hardison Lane No. of lots: 84 Acreage: 27.859

Legal Description: See attached field notes

Subdivision Name: Mill Ridge Estates Block: A-D Lot: 1 - 84

Current Zoning: Single Family Residential / RS-6 Proposed Zoning (if applicable): Single Family Residential/ Patio Home

OWNER AND AUTHORIZATION

Owner Name: Griffith Lake Estates, LLC

Address: 2117 Canyon Rock Court

City, State, Zip: Abilene Texas 79606 Fax: N/A

Phone: 325-660-8051 Email: N/A

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

Agent Name: BJ Prichard / eHT

Address: 402 Cedar Street

City, State, Zip: Abilene, Texas 79601 Fax: N/A

Phone: 325-725-1369 Email: bj.prichard@e-ht.com

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

Signature Owner: _____ Date: 3/8/2022

FOR OFFICE USE ONLY

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

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

Development Application

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

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

Applicant wishes to modify the zoning for Mill Ridge Estates from its current zoning classification of RS-6 to Patio Home. Applicant has no plans to reduce the size of the lots depicted on the final submitted for on March 7, 2022; however, they are wanting to take advantage of smaller minimum side backs in order to maximize the buildable space on each lot. Additional exhibits are attached for City review/use.

Development Application

RECOMMENDATIONS

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

PUBLIC NOTIFICATION

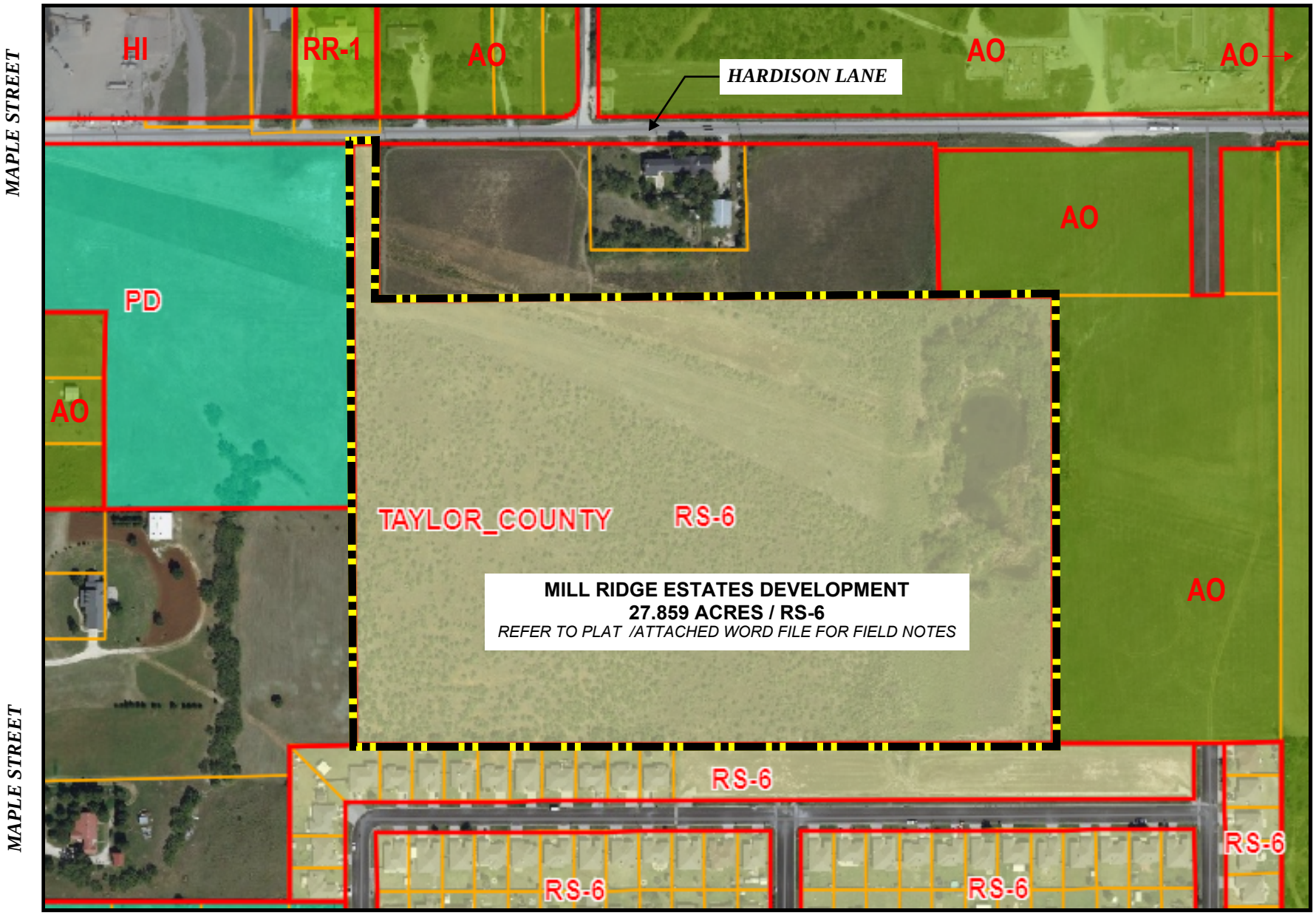
The public is entitled to examine this application and participate in the decision-making process. In most cases, we are required to notify all property owners within two hundred feet (200') of the boundaries of your property. To ensure the fullest possible consideration, we may also notify neighborhood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

PLEASE READ BEFORE SIGNING

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

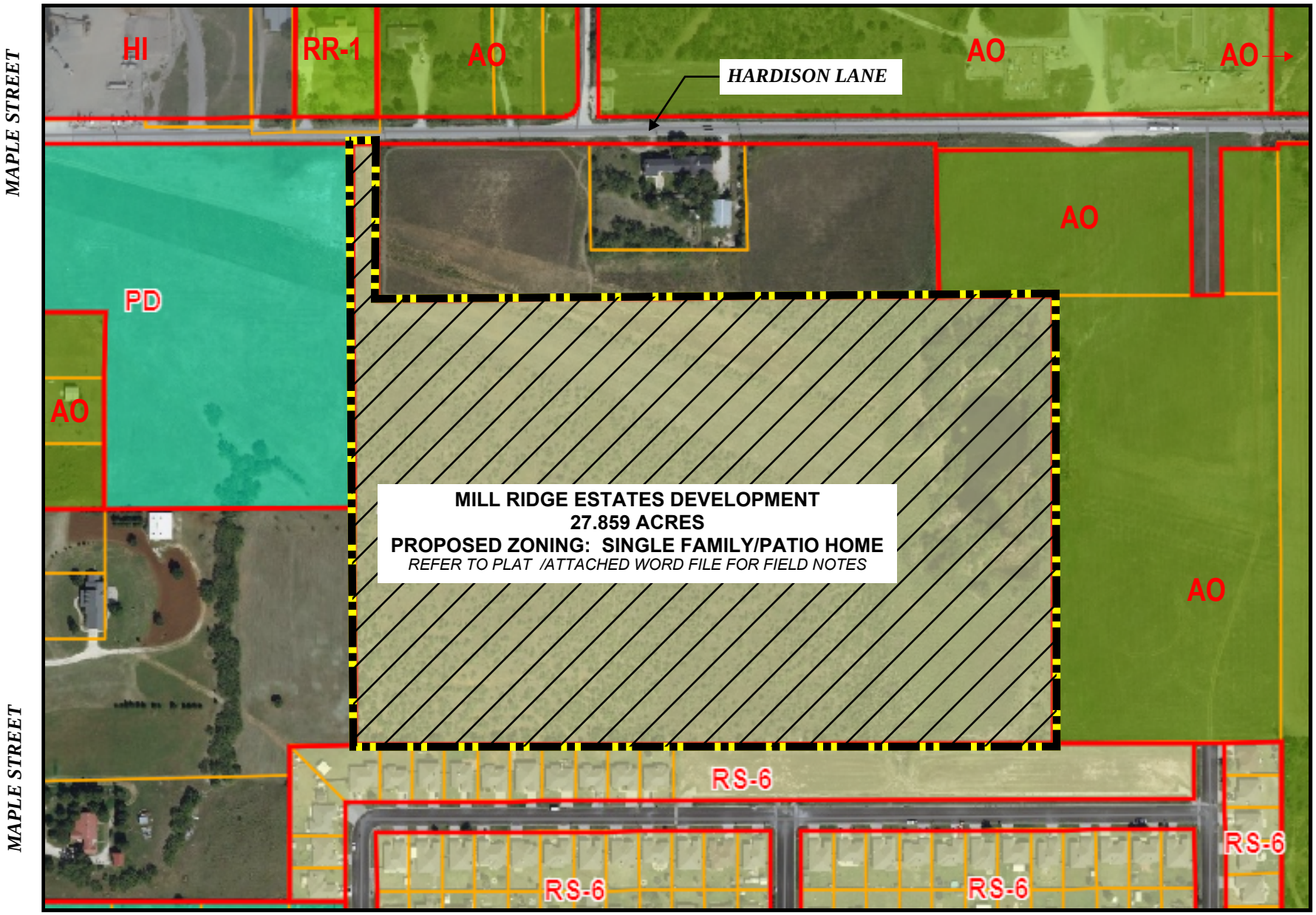
I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of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

SIGNED: _____ DATE: 3/8/22



EXISTING ZONING MAP

ENPROTEC/HIBBS & TODD, INC.
ENVIRONMENTAL AND CIVIL ENGINEERING
402 Cedar Street
Abilene, Texas 79601
325-698-5560
PE Firm Registration No. 1151
PG Firm Registration No. 50103
RPLS Firm Registration No. 10071100



PROPOSED ZONING MAP

ENPROTEC/HIBBS & TODD, INC.
ENVIRONMENTAL AND CIVIL ENGINEERING
402 Cedar Street
Abilene, Texas 79601
325-698-5560
PE Firm Registration No. 1151
PG Firm Registration No. 50103
RPLS Firm Registration No. 10071100

MILL RIDGE ESTATES SUBDIVISION
ABILENE, TAYLOR COUNTY, TEXAS

OWNER:

GRIFFITH LAKE ESTATES, LLC
2117 CANYON ROCK COURT
ABILENE, TEXAS 79606
(325) 660-8051

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.47'	N89° 33' 46"W
L2	38.63'	S20° 40' 34"W
L3	38.63'	N20° 40' 34"E
L4	61.21'	S80° 44' 31"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	31.48'	20.00'	90°10'33"	N44° 27' 17"W - 28.33'
C2	101.63'	75.00'	77°38'36"	N38° 11' 18"W - 94.03'
C3	65.28'	185.00'	20°13'07"	N79° 26' 00"W - 64.95'
C4	84.78'	240.00'	20°14'20"	N79° 26' 36"W - 84.34'
C5	25.75'	20.00'	73°45'48"	N52° 40' 53"W - 24.01'
C6	103.10'	260.00'	22°43'13"	N27° 09' 35"W - 102.43'
C7	129.22'	190.00'	38°57'57"	N19° 00' 08"W - 126.74'
C8	169.92'	250.00'	38°56'32"	S19° 02' 03"E - 166.67'
C9	135.50'	200.00'	38°48'59"	S19° 05' 50"E - 132.92'
C10	125.64'	80.00'	89°58'47"	S44° 33' 10"E - 113.12'
C11	30.89'	19.62'	90°13'17"	N44° 25' 24"E - 27.80'
C12	65.34'	187.03'	20°01'03"	S79° 26' 36"E - 65.01'
C13	31.42'	20.00'	90°00'00"	S24° 19' 26"E - 28.28'
C14	123.51'	350.00'	20°13'07"	S10° 34' 00"W - 122.87'
C15	31.42'	20.00'	90°00'00"	S45° 27' 27"W - 28.28'
C16	31.41'	20.00'	89°58'47"	N44° 33' 10"W - 28.28'
C17	31.42'	20.00'	90°00'00"	N65° 40' 34"E - 28.28'
C18	84.69'	240.00'	20°13'07"	S79° 26' 00"E - 84.25'
C19	27.10'	20.00'	77°38'36"	S38° 11' 18"E - 25.08'
C20	31.35'	20.00'	89°49'27"	S45° 32' 43"W - 28.24'
C21	31.42'	20.00'	90°00'00"	N44° 32' 33"W - 28.28'
C22	105.86'	300.00'	20°13'07"	N10° 34' 00"E - 105.32'

FIELD NOTES

BEING A 27.86 ACRE TRACT OUT OF SECTION 8, LUNATIC ASYLUM LANDS SURVEY, TAYLOR COUNTY, TEXAS, AND BEING THE SAME TRACT CONVEYED TO M.L. HUGHES AND CAROL HUGHES, RECORDED IN VOLUME 2851, PAGE 225, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, SAID 27.86 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD WITH PLASTIC RING MARKED "NEEDHAM" ON THE SOUTH RIGHT OF WAY OF HARDISON ROAD AT THE NORTHERN MOST NORTHEAST CORNER OF THIS TRACT, WHERE THE NORTHWEST CORNER OF SAID SECTION 8 IS CALCULATED TO BEAR 920.7' N 89°25'51" W;

THENCE SOUTH 00 DEGREES 27 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 308.56 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC RING MARKED "NEEDHAM" AT A CORNER OF THIS TRACT;

THENCE SOUTH 89 DEGREES 32 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 1324.70 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC RING MARKED "NEEDHAM" AT THE EASTERN NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEGREES 38 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 872.60 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC RING MARKED "NEEDHAM" AT THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 89 DEGREES 32 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 1371.63 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC RING MARKED "NEEDHAM" AT THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00 DEGREES 26 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 1181.17 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC RING MARKED "NEEDHAM" ON THE SOUTH RIGHT OF WAY OF HARDISON ROAD AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 89 DEGREES 25 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING CONTAINING 27.86 ACRES. SURVEYED ON AUGUST 23, 2017. SEE ATTACHED PLAT.

NOTES

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

LEGEND

- ○ MONUMENTS AS DESCRIBED IN FIELD NOTES
- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINES
- ADJACENT BOUNDARY LINES
- EASEMENT LINES
- S.L. SEWER EASEMENT
- U.E. UTILITY EASEMENT

ND

50 0 100

SCALE IN FEET

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

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

MILL RIDGE ESTATES SUBDIVISION
ABILENE, TAYLOR COUNTY, TEXAS

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

"FIELD NOTES HEREON"

OWNER'S CERTIFICATE AND DEDICATION

EXECUTED THIS _____ DAY OF _____ 20_____

OWNER 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 AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME 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 27.859

SCALE 1" = 100' SMALLEST LOT 6,000 SQ FT LARGEST LOT 109,583 SQ FT

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION:

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

PLAT DESCRIPTION:

MILL RIDGE ESTATES SUBDIVISION
ABILENE, TAYLOR COUNTY, TEXAS

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

SIGNATURE

03/07/2022 DATE

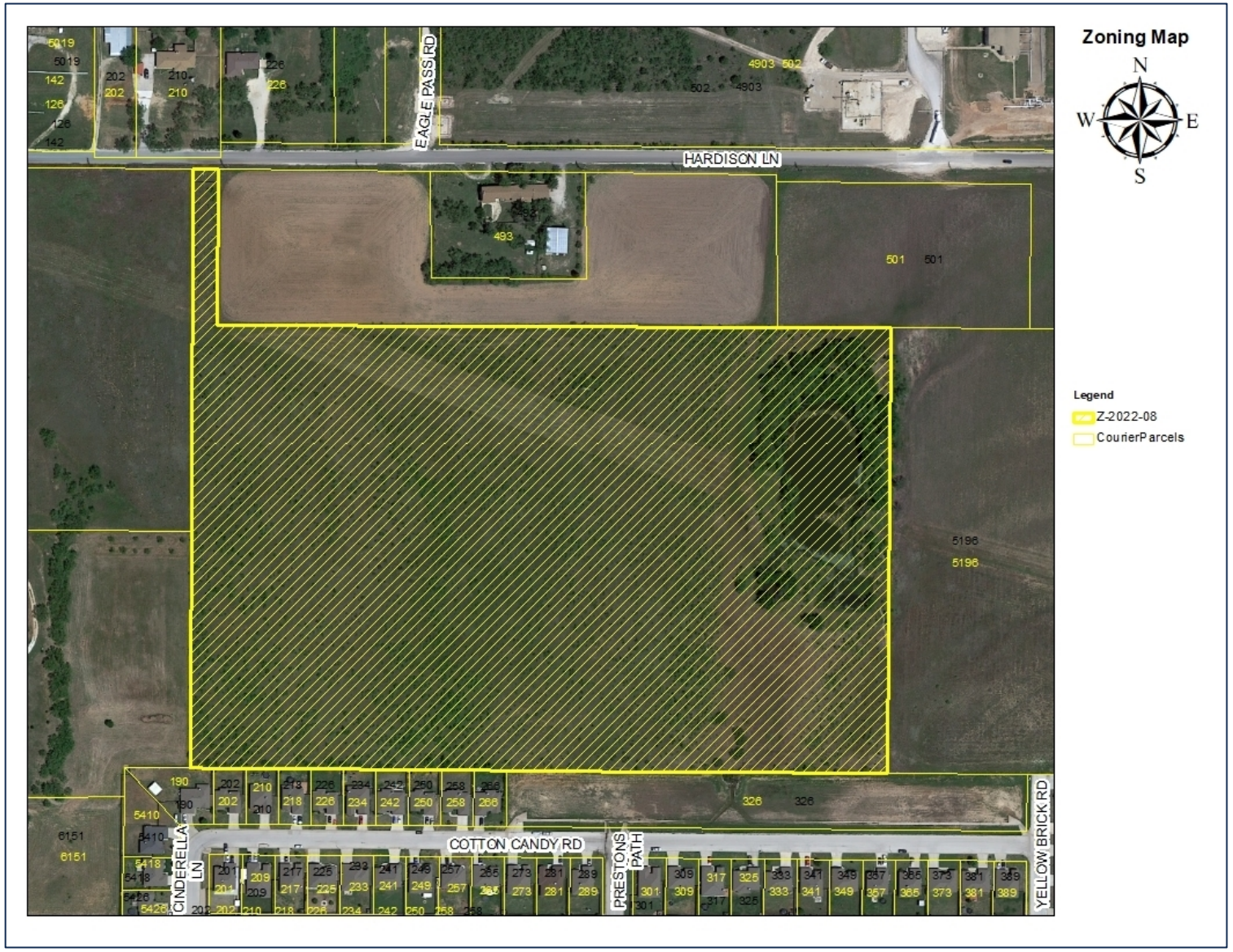
RILEY ELMER GRIFFITH REGISTERED PROFESSIONAL LAND SURVEYOR

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

REZONE

Case:	Z-2022-08
Owner:	Griffith Lake Estates, LLC
Agent:	BJ Prichard/eHT
Request:	Rezone from Residential Single-family (RS-6) to Patio Home (PH)
Location:	27.85 Acres of vacant land along the 200 block of Hardison Lane
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	April 5, 2022
City Council Hearings:	1st: April 28, 2022 2nd: May 12, 2022

Z-2022-08 LOCATION MAP



Z-2022-08 ZONING MAP

Permitted Uses in RS Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Community Home
P	Fire/Police Station
C	Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

LEGEND

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

Permitted Uses in PH Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Community Home
P	Fire/Police Station

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

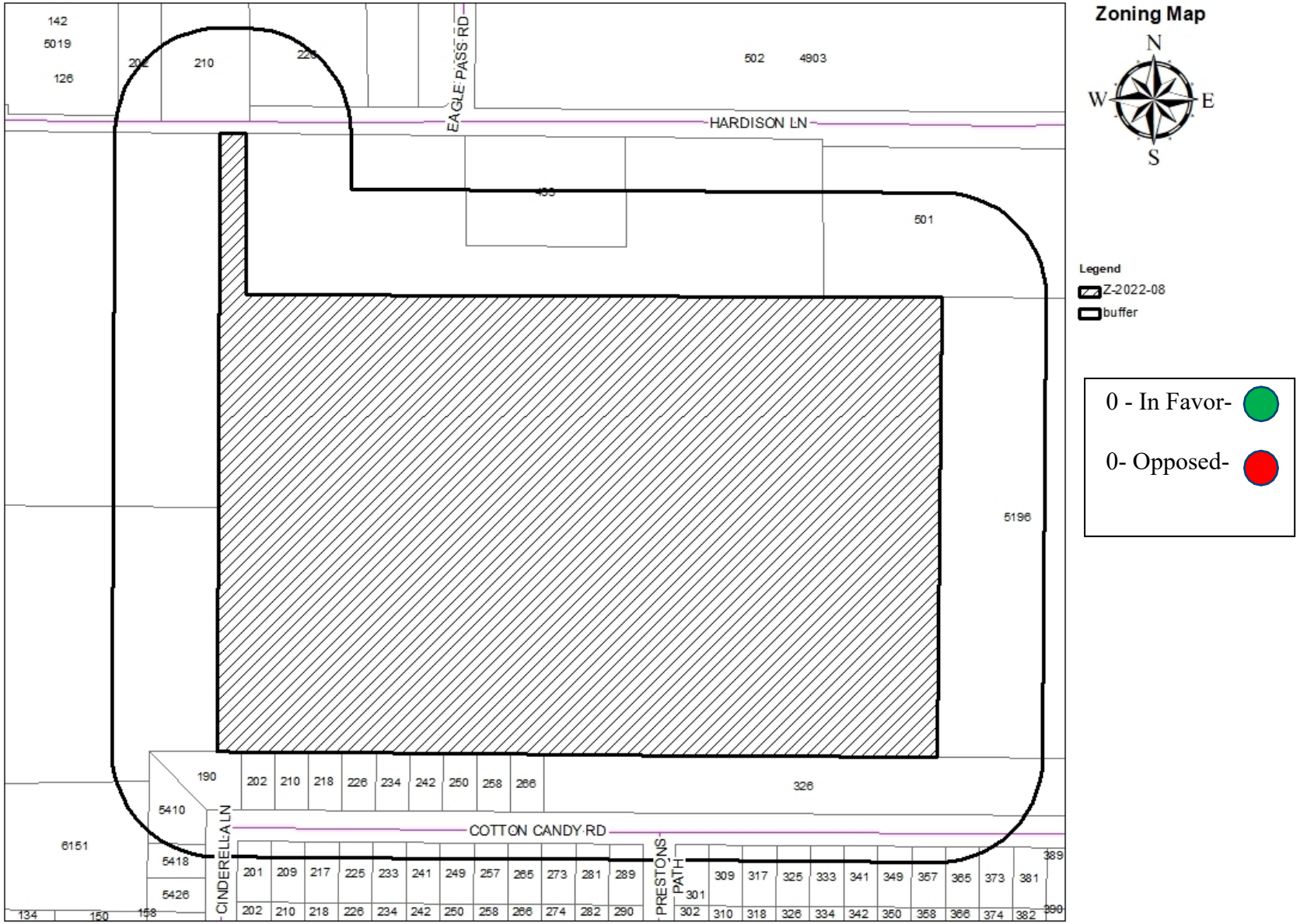
P	Petroleum or Gas Well
P	Urban Garden

LEGEND

P	**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-2022-08 VIEWS OF SUBJECT & ADJACENT PROPERTIES

Z-2022-08 NOTIFICATION AREA MAP



FINDINGS AND RECOMMENDATIONS

- 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?