City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the Planning & Zoning Commission of the City of Abilene to be held on June 7, 2022 at 1:30 PM at the South Branch Library, 4310 Buffalo Gap Road, Mall of Abilene, 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 May 3, 2022.

PLATS

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

2. **PP-2226:** "Forrest Meadows Section 2"
3. **FP-4022:** "Lot 201, Block 2, Johnston's Subdivision"
4. **PP-4722:** "Iberis Estates"

ZONING

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

5. **Z-2022-12:** Receive a Report, Hold a Discussion and Public Hearing, And Take Action on A Request From Griffith Lake Estates Represented By Jacob & Martin, LLC To Change Zoning Of Approximately 27.2 Acres From Agricultural Open (AO) And Residential Multi-Family (MF) To Residential Multi-Family (MF) And General Commercial (GC) Legal Description Being 27.2 Acres Out Of The Northeast Quarter Of Survey 33 Blind Asylum Lands, City Of Abilene, Taylor County, Texas. ***(Clarissa Ivey)***
6. **Z-2022-13:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From PB 6950, LLC Represented By Jacob & Martin, LLC To Change The Zoning Of Approximately 36.5 Acres From Residential Multi-Family (MF), Office (O), And Agricultural Open (AO) To General Retail (GR), Residential Multi-Family (MF) And General Commercial (GC) Legal Description Being Lot 9, Block D, Denali Addition, And 23.4 Acres Out Of The Southeast Quarter Of Survey 12 Lunatic Asylum Lands, Abilene, Taylor County, Texas. ***(Adam Holland)***

7. **CUP-2022-04:** Receive a Report, Hold a Discussion and Take Action on A Request From Windmill Circle Apartments LLC (Represented By Enprotec/Hibbs & Todd, Engineering Consultants) For Approval Of A Conditional Use Permit Allowing Multi-Family Residential Buildings On Approximately 15 Acres Of Now-Vacant Land In A General Retail (GR) District At 28 Thru 36 Windmill Circle And At 5601 Memorial Drive In South Abilene. Legal Description Being Lots 304, 305, 107, 108 And 109 In Block B Of Windmill Acres, Abilene, Taylor County, Texas. ***(Adam Holland)***

EXECUTIVE SESSION

8. **The Planning & Zoning Commission of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:**

- **551.071 Consultation with Attorney**

ADJOURNMENT

Notice

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

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 3rd day of June, 2022, at 4:05 p.m.

Shawna Atkinson, TRMC, CMC
City Secretary

Planning and Zoning Commission
MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on May 3, 2022 at 1:30 p.m. at the Abilene Public Library, South Branch, Mall of Abilene, 4310 Buffalo Gap Road, Abilene, Texas.

Commissioners Present:
Mr. Clint Rosenbaum, Chairman
Mr. Bill Noonan, Secretary
Mr. Mitch Barnett
Mr. Brad Benham, Chairman Pro Tem
Ms. Shawnte' Fleming
Rev. Iziar Lankford

Commissioners Absent:
Ms. Alex Russell, Sergeant-at-Arms

Staff Present:
Mr. Michael Rice, Assistant City Manager
Mr. Tim Littlejohn, Director of Planning and Development Services
Ms. Kelley Messer, First Assistant City Attorney
Mr. Adam Holland, Planner I
Ms. Clarissa Ivey, Planner I
Ms. Melissa Farr, Executive Assistant

Others Present:
Mr. Henry Beiro
Ms. Lisa Dews
Mr. Ronald D. Sipe
Mr. Jon Ponder
Ms. Cindy Ramsey
Mr. Dominic Zarate
Ms. Jecilly Varghese
Mr. Kelsey Williams
Mr. Andy Hart
Mr. Brady McQueen

Mr. Clint Cheek	Mr. BJ Prichard
Mr. C.M. Skaggs	Mr. Lucas Gibbs
Mr. Lowell Johnston	Ms. Connie Howard
Mr. and Mrs. Ed Farnsworth	Prab Shringeri
Mr. Roger Yurczyk	

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:32 p.m. Chairman Rosenbaum announced the last item on the agenda, CUP- 2022-04, had been pulled before the meeting as a result of staffing issues with the applicant.

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 April 5, 2022. Mr. Benham seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Barnett, Benham, Noonan, Lankford, Rosenbaum
NAYS: None

PLATS

FP-3022: Receive a Report and Hold a Discussion and Public Hearing on Lot 1, Block A, Western International Plaza Addition

FP-3222: Receive a Report and Hold a Discussion and Public Hearing on Oldham Oaks Addition, Section 2

Mr. Adam Holland presented the proposed plats to the Commission. Planning Staff recommends approval of both plats, each with conditions.

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

PLANNING STAFF RECOMMENDATION: Approval with conditions.

Mr. Benham made the motion to **approve** the plats **with the specified conditions** for each plat. Mr. Barnett seconded the motion. The motion to approve with conditions prevailed by the following vote:

AYES: Barnett, Benham, Noonan, Lankford, Rosenbaum
NAYS: None

ZONING

Z-2022-09: Receive a Report and Hold a Discussion and Public Hearing on A Request From Gregory And Marcia Straughn Within The Subdivision Known As The Hillview Addition To Change Zoning Of Approximately 3.906 Acres From Agricultural Open (AO) To Residential Single-Family District-12 (RS-12) On Lot 12 And The East 50 Feet Of Lot 11, Block 11, Hillview Addition, City Of Abilene, Taylor County, Texas.

Mr. Holland presented this request. The subject property was annexed around 1980 and Agricultural Open Space (AO) zoning was applied to the property. The applicant would now like to zone this property to Residential Single-Family District-12 (minimum 12,000 square-foot lots) (RS12) zoning in order to maximize the buildable area using 12,000 square-foot lots.

Mr. Rosenbaum opened the public hearing. Mr. Lowell Johnson spoke to express his concerns. Mr. Kelsey Williams also spoke to confirm the owner wants to combine into one property and add improvements to the existing residence. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

STAFF RECOMMENDATION: Approval

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

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

Z-2022-10: Receive a Report and Hold a Discussion and Public Hearing on A Request From The Collective Owners Of Property Within The Subdivision Known As The Green Acres Addition To Change The Zoning Of .909 Acres From General Retail (GR) To A Planned Development District (PD-176) On Lot 112, Block 22, 2100 Block Of N Willis St., Abilene, Taylor County, Texas.

Mr. Holland presented this request. This property was annexed in 1956 and has remained mostly vacant with the exception of some pavement on the property. This lot has been zoned GR (or SC) since the City adopted zoning in 1974.

Mr. Rosenbaum opened the public hearing. Mr. BJ Prichard made himself available to answer any questions. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

PLANNING STAFF RECOMMENDATION: Approval

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

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

Z-2022-11: Receive a Report and Hold a Discussion and Public Hearing on A Request From Patrick Cowen To Change Zoning From Light Industrial (LI) To Heavy Commercial (HC) On Approximately 3 Acres At The 4200 Block Of Burl Harris Dr. Legal Description Being Lot 508, Block B, Industrial Trade Center, Abilene In Taylor County, Texas.

Mr. Holland presented this request. The plat of lndustrial Trade Center Lot 508 Block B was recently approved and recorded on March 25, 2022. The subject property is vacant. The rezone request is to clean up this particular lot where the lot line was moved during the plat process thus creating two zoning districts on one lot.

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 six responses received in favor, with none in opposition.

PLANNING STAFF RECOMMENDATION: Approval

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

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

NAYS: None

CUP-2022-02: Receive a Report and Hold a Discussion and Public Hearing on A Request From The Collective Owners Of Property Within The Subdivision Known As Original Town Of Abilene To Allow The Use Of Automobile Repair And Maintenance Services-Minor Within The Central Business (CB) District, On Lot 8, Block 130, 633 Oak Street, Abilene, Taylor County, Texas.

Mr. Holland presented this request. According to information provided within the application, the owner intends to establish a motorcycle repair shop within the subject property.

Mr. Rosenbaum opened the public bearing. Mr. Clint Cheek made himself available to answer questions. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

PLANNING STAFF RECOMMENDATION: Staff recommends approval with the condition that no outdoor storage of parts or non-functioning vehicles be permitted.

Mr. Benham made the motion to **approve** this request *with the condition that no outdoor storage of parts or non-functioning vehicles be permitted for more than ten (1OJ days, and it must be shielded with opaque fencing.* Mr. Noonan seconded the motion. The motion to **approve** prevailed by the following vote:

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

CUP-2022-05: Receive a Report and Hold a Discussion and Public Hearing on A Request From The Collective Owners Of Property Within The Subdivision Known As Original Town Of Abilene To Allow The Use Of Wholesaling & Storage-Indoor Within The Central Business (CB) District, On Lots 17-18, Block 4, 149 Oak Street, Abilene, Taylor County, Texas.

Mr. Holland presented this request. According to information provided within the application, the owner intends to establish a residential design/building firm within the subject property and would like to use a new addition to the building as storage.

Mr. Rosenbaum opened the public hearing. Mr. Brady McQueen spoke to answer questions and clarify the use of the space. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

PLANNING STAFF RECOMMENDATION: Approval

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

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

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:15 p.m.

APPROVED

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Mr. Clint Rosenbaum, Chairman

BLOCK C

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
15	12,286	0.282	438.51'
16	11,113	0.255	424.80'
17	11,943	0.274	441.90'
18	13,344	0.306	470.38'
19	20,451	0.469	550.43'
20	19,604	0.450	601.30'
21	19,280	0.443	563.47'
22	12,340	0.283	468.32'
23	10,590	0.243	413.99'
24	10,643	0.244	414.75'
25	10,730	0.246	415.30'
26	12,810	0.294	447.72'
27	12,554	0.288	443.36'
28	11,337	0.260	428.11'
29	11,332	0.260	427.59'
30	9,723	0.223	417.38'

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
31	20,070	0.461	564.43'
32	18,779	0.431	552.50'
33	10,239	0.235	404.00'
34	11,055	0.254	419.53'
35	12,555	0.288	443.13'
36	8,244	0.189	366.61'
37	8,965	0.206	386.21'
38	8,514	0.195	374.74'
39	8,113	0.186	367.81'
40	8,227	0.189	368.82'
41	15,886	0.365	510.18'
42	9,252	0.212	393.29'
43	8,746	0.201	385.20'
44	8,200	0.188	376.67'
45	8,413	0.193	375.25'
46	153,053	3.514	2058.55'

BLOCK D

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
7	7,744	0.178	369.06'
8	7,744	0.178	369.06'
9	7,744	0.178	369.06'
10	7,744	0.178	369.06'
11	7,744	0.178	369.06'
12	7,744	0.178	369.06'
13	7,200	0.165	360.00'
14	7,301	0.168	353.89'
15	7,517	0.173	368.48'
16	31,105	0.714	926.37'
17	45,309	1.040	994.00'
18	17,259	0.396	562.59'

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
19	18,289	0.420	638.87'
20	17,869	0.410	670.10'
21	7,229	0.166	354.76'
22	8,568	0.197	383.41'
23	7,200	0.165	360.00'
24	16,217	0.372	515.49'
25	33,465	0.768	756.27'
26	28,959	0.665	710.89'
27	14,970	0.344	532.88'
28	11,571	0.266	494.20'
29	11,742	0.270	502.17'
30	13,393	0.307	521.47'

BLOCK E

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	14,350	0.329	515.18'
2	13,019	0.299	503.21'
3	10,200	0.234	460.02'
4	10,200	0.234	460.02'
5	10,200	0.234	460.02'
6	9,915	0.228	447.69'
7	15,339	0.352	541.68'
8	16,318	0.375	554.47'
9	14,094	0.324	469.79'
10	8,230	0.189	389.47'
11	8,087	0.186	391.68'
12	9,209	0.211	428.43'
13	9,810	0.225	455.91'
14	10,728	0.246	488.31'
15	11,832	0.272	496.50'

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
16	13,494	0.310	525.68'
17	10,832	0.249	482.30'
18	9,398	0.216	440.79'
19	14,920	0.343	530.78'
20	20,489	0.470	620.87'
21	20,763	0.477	572.21'
22	13,512	0.310	506.67'
23	11,105	0.255	486.76'
24	11,733	0.269	511.83'
25	12,351	0.284	531.13'
26	12,794	0.294	548.65'
27	22,022	0.506	648.54'

BLOCK F

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	33,952	0.779	798.20'
2	7,965	0.183	372.75'
3	7,965	0.183	372.75'
4	7,965	0.183	372.75'
5	7,965	0.183	372.75'
6	7,965	0.183	372.75'
7	7,965	0.183	372.75'
8	7,915	0.182	366.89'

LINE TABLE

LINE NO.	LENGTH	BEARING
L1	142.00'	N0°48'13"E
L2	64.00'	N1°15'04"E
L3	64.20'	N5°16'14"E
L4	64.38'	N7°02'44"E
L5	63.64'	N8°56'01"E
L6	64.13'	N11°35'16"E
L7	64.76'	N14°11'46"E
L8	55.00'	N68°35'57"E
L9	121.02'	N44°05'53"E
L10	87.62'	N36°13'16"E
L11	5.00'	N0°04'09"W
L12	14.14'	N45°48'13"E
L13	15.94'	S7°02'44"W
L14	27.51'	S11°35'16"W
L15	33.31'	N24°36'13"E
L16	25.86'	N10°51'50"E
L17	14.14'	S44°11'47"E
L18	14.14'	N45°48'13"E
L19	14.14'	S44°11'47"E
L20	14.14'	N45°48'13"E
L21	25.60'	N8°25'43"E
L22	23.07'	N31°59'33"E

LINE TABLE

LINE NO.	LENGTH	BEARING
L23	14.20'	N43°56'49"W
L24	14.08'	S46°03'11"W
L25	19.21'	S0°48'13"W
L26	14.14'	S44°11'47"E
L27	25.21'	N53°46'44"W
L28	12.77'	N38°21'58"W
L29	14.14'	N72°23'10"E
L30	25.11'	S62°36'50"E
L31	18.85'	N88°41'51"W
L32	13.88'	S3°23'48"E
L33	25.11'	N62°36'50"W
L34	14.14'	N17°36'50"W
L35	14.14'	N72°23'10"E
L36	22.92'	S62°36'50"E
L37	14.14'	S17°36'50"E
L38	29.30'	S27°23'10"W
L39	15.64'	S52°44'08"W
L40	30.02'	N0°48'13"E
L41	30.02'	N11°18'09"E
L42	14.95'	N11°18'09"E
L43	65.11'	S62°36'50"E

CURVE TABLE

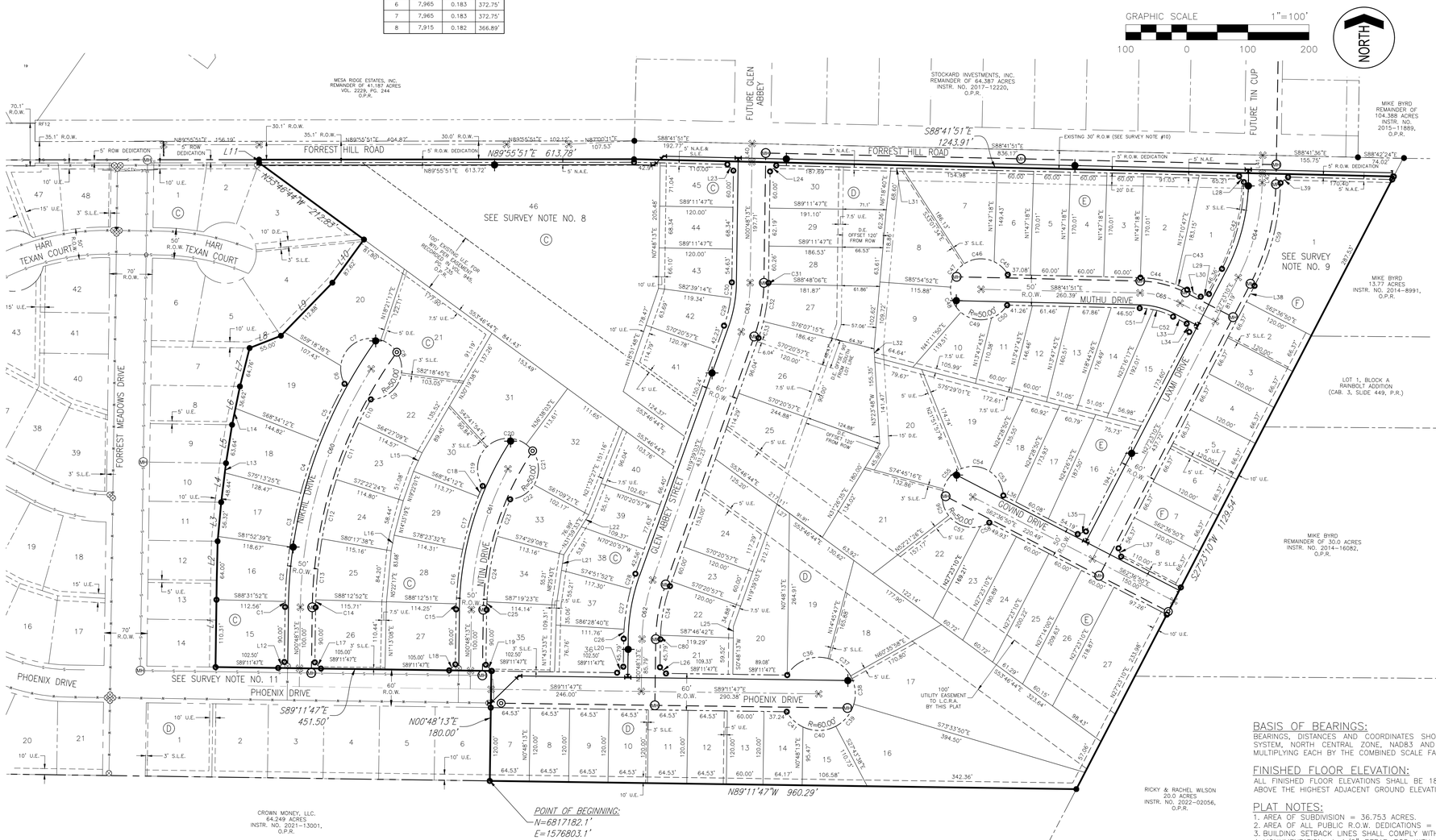
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	9.00'	775.00'	0°39'55"	4.50'	N1°08'10"E	9.00'
C2	90.00'	775.00'	6°39'13"	45.05'	N4°47'45"E	89.95'
C3	90.00'	775.00'	6°39'13"	45.05'	N11°26'58"E	89.95'
C4	90.00'	775.00'	6°39'13"	45.05'	N18°06'11"E	89.95'
C5	102.93'	775.00'	7°36'35"	51.54'	N25°14'06"E	102.86'
C6	30.72'	50.00'	35°12'18"	15.86'	N11°44'37"W	30.24'
C7	89.44'	50.00'	102°29'45"	62.29'	N57°06'24"E	77.99'
C8	69.23'	50.00'	79°19'57"	41.46'	S31°58'44"E	63.83'
C9	72.38'	50.00'	82°56'20"	44.19'	S49°09'24"W	66.22'
C10	42.79'	725.00'	3°22'55"	21.40'	S27°14'18"W	42.79'
C11	100.22'	725.00'	7°55'14"	50.19'	S21°35'13"W	100.14'
C12	100.22'	725.00'	7°55'14"	50.19'	S13°39'59"W	100.14'
C13	100.22'	725.00'	7°55'14"	50.19'	S5°44'45"W	100.14'
C14	12.43'	725.00'	0°58'55"	6.21'	S1°17'40"W	12.43'
C15	9.00'	525.00'	0°58'56"	4.50'	N1°17'41"E	9.00'
C16	90.00'	525.00'	9°49'20"	45.11'	N6°41'49"E	89.89'
C17	90.00'	525.00'	9°49'20"	45.11'	N16°31'08"E	89.89'
C18	18.96'	525.00'	2°04'08"	9.48'	N22°27'52"E	18.95'
C19	71.04'	50.00'	81°24'38"	43.01'	N6°35'47"E	65.22'
C20	69.23'	50.00'	79°19'57"	41.46'	N86°58'05"E	63.83'
C21	73.92'	50.00'	84°42'16"	45.58'	S11°00'49"E	67.37'
C22	47.55'	50.00'	54°29'25"	25.75'	S58°35'02"W	45.78'

CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C23	64.13'	475.00'	7°44'08"	32.11'	S19°22'56"W	64.08'
C24	108.93'	475.00'	13°08'21"	54.70'	S8°56'41"W	108.69'
C25	13.03'	475.00'	1°34'18"	6.52'	S1°35'22"W	13.03'
C26	15.66'	330.00'	2°43'07"	7.83'	N2°09'46"E	15.66'
C27	66.89'	330.00'	11°36'48"	33.56'	N9°19'44"E	66.77'
C28	26.01'	330.00'	4°30'55"	13.01'	N17°23'36"E	26.00'
C29	47.25'	220.00'	12°18'18"	23.71'	N13°29'54"E	47.16'
C30	25.12'	220.00'	6°32'33"	12.57'	N4°04'29"E	25.11'
C31	1.93'	280.00'	0°23'41"	0.96'	S1°00'03"W	1.93'
C32	61.97'	280.00'	12°40'52"	31.11'	S7°32'19"W	61.84'
C33	28.21'	280.00'	5°46'18"	14.11'	S16°45'54"W	28.19'
C34	82.13'	270.00'	17°25'45"	41.39'	S10°56'11"W	81.82'
C35	77.45'	60.00'	73°57'34"	45.18'	N67°47'00"E	72.18'
C37	48.00'	60.00'	45°50'12"	25.37'	S52°19'08"E	46.73'
C38	48.00'	60.00'	45°50'12"	25.37'	S6°28'56"E	46.73'
C39	48.00'	60.00'	45°50'12"	25.37'	S39°21'16"W	46.73'
C40	55.70'	60.00'	53°11'13"	30.04'	S88°51'59"W	53.72'
C41	37.01'	60.00'	35°20'37"	19.12'	N46°52'06"W	36.43'
C42	147.79'	320.20'	26°26'41"	75.23'	N14°08'54"E	146.48'
C43	20.64'	175.00'	6°45'32"	10.33'	S65°59'36"E	20.63'
C44	59.02'	175.00'	19°19'30"	29.80'	S79°02'06"E	58.75'
C45	31.18'	50.00'	35°43'42"	16.11'	S46°33'42"E	30.68'

CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C46	51.14'	50.00'	58°36'01"	28.06'	N86°16'27"E	638.95'
C47	46.15'	50.00'	52°53'18"	24.87'	N30°31'47"E	44.53'
C48	46.15'	50.00'	52°53'18"	24.87'	N22°21'31"W	638.62'
C49	53.60'	50.00'	61°24'56"	29.70'	N79°30'58"W	51.07'
C50	33.58'	50.00'	38°28'46"	17.45'	S50°32'31"W	32.95'
C51	22.25'	125.00'	10°12'03"	11.16'	N83°35'50"W	22.23'
C52	34.65'	125.00'	15°52'59"	17.44'	N70°33'19"W	34.54'
C53	47.46'	50.00'	54°23'18"	25.69'	S29°48'29"E	45.70'
C54	47.88'	50.00'	54°51'50"	25.95'	S84°26'03"E	46.07'
C55	46.15'	50.00'	52°53'18"	24.87'	N41°41'23"E	44.53'
C56	46.15'	50.00'	52°53'18"	24.87'	N11°11'55"W	44.53'
C57	58.15'	50.00'	66°37'54"	32.86'	N70°57'31"W	54.93'
C58	16.00'	50.00'	18°20'21"	8.07'	S66°33'21"W	15.94'
C59	175.33'	380.00'	26°26'12"	89.26'	S14°10'04"W	173.78'
C60	412.21'	750.00'	31°29'27"	211.46'	N16°32'56"E	407.05'
C61	240.32'	500.00'	27°32'21"	122.53'	N14°34'23"E	238.02'
C62	98.68'	300.00'	18°50'51"	49.79'	S10°13'38"W	98.24'
C63	82.24'	250.00'	18°50'51"	41.49'	S10°13'38"W	81.87'
C64	161.48'	350.00'	26°26'07"	82.21'	N14°10'07"E	160.06'
C65	68.29'	150.00'	26°05'02"	34.75'	S75°39'21"E	67.70'
C80	6.68'	270.00'	1°25'06"	3.34'	S1°30'45"W	6.68'



LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROP. STREET R.O.W.
- EXIST. STREET R.O.W.
- PROP. UTILITY EASEMENTS
- PROP. DRAINAGE EASEMENTS
- EXIST. UTILITY EASEMENTS
- PROP. WATER LINE
- PROP. SSWR LINE
- 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"
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEAN OUT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE FITTING

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

DEVELOPER/SUBDIVIDER:
ABILENE FORREST HILL, LLC.
545 SOUTH US HIGHWAY 83, APT 3
ABILENE, TX 79602
325-690-9991

FORREST MEADOWS ADDITION, SECTION 2

BEING 35.753 ACRES, A REPLAT OF A PART OF LOTS 1 & 2, OF THE T.C. GARNER SURVEY SUBDIVISION, AND BEING OUT OF THE T.C. GARNER SURVEY, ABSTRACT NO. 1366
CITY OF ABILENE, TAYLOR COUNTY, TEXAS

BASIS OF BEARINGS:
BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 AND GPS OBSERVATIONS. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF THE TRACT WHICH IS 1.000143527.

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.

PLAT NOTES:
1. AREA OF SUBDIVISION = 36.753 ACRES.
2. AREA OF ALL PUBLIC R.O.W. DEDICATIONS = 6.858 ACRES.
3. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
4. MONUMENTATION: A 1/2" REBAR ROD WITH CAP MARKED "J&M BOUNDARY" IS SET AT EACH SUBDIVISION CORNER, LOT CORNER, AND AT EACH P.C., P.T. AND P.I. IN THE PROPOSED STREET RIGHT-OF-WAY LINES SHOWN.
5. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441-C-0332-F EFFECTIVE JANUARY 6, 2012.
6. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS OR FLOODWAY.
7. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF ABILENE, TEXAS.
8. LOT 46, BLOCK C IS AN OPEN SPACE & DETENTION POND DEDICATED TO THE CITY OF ABILENE FOR MAINTENANCE BY THIS PLAT.
9. LOT 1, BLOCK F IS AN OPEN SPACE & DETENTION POND DEDICATED TO THE CITY OF ABILENE FOR MAINTENANCE BY THIS PLAT.
10. THE R.O.W. WIDTH OF THIS PORTION OF FORREST HILL ROAD IS COMPOSED OF A CALLED 30' STRIP DEDICATED TO THE CITY OF ABILENE IN VOL. 2127, PG. 351, O.P.R. ON THE SOUTH SIDE
11. THE SECTION OF ROAD RUNNING EAST-WEST PREVIOUSLY PLATTED AS "TIN CUP" TO BE RENAMED PHOENIX DRIVE. EXISTING ADDRESS CHANGE WILL INCUR A $100 CHARGE PER ADDRESS.

PRELIMINARY
This document shall not be recorded for any purpose.

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

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

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

JACOB MARTIN
TBPELS FIRM # 10194493

ABILENE, TEXAS
FORREST MEADOWS, SECTION 2
CONSTRUCTION DRAWINGS
PRELIMINARY PLAT

SCALE	1"=100'	PROJECT # 21232	DESIGNED	CSF
			DRAWN	JP
			CHECKED	CSF

NO.	REVISION	DATE

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING. CHECK SCALE & ADJUST ACCORDINGLY.

SHEET 1
SEQ. 1 OF 1

FIELD NOTES
2.639 ACRES

BEING 2.639 acres out of Block 2, Johnston's Subdivision of Lot 1, Block 161, City of Abilene, Taylor County, Texas, as shown by plat recorded in Volume N, Page 634, Deed Records, Taylor County, Texas, said 2.639 acres being all of Lots 4, 5, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of said Block 2, all of Lot 101, Johnston's Subdivision, as shown by plat recorded in Cabinet 2, Slide 168-C, Plat Records, Taylor County, Texas and all of the south 382 feet of an alley abandoned by City Ordinance No. 50-1997, recorded in Volume 2282, Page 85, Official Public Records, Taylor County, Texas, said 2.639 acres being more particularly described as follows:

BEGINNING at a 3/8" rebar found on the EBL of Butternut Street (80 foot right-of-way) and the NBL of South 8th Street (80 foot right-of way) at the southwest corner of said Lot 11 for the southwest corner of this tract;

THENCE N5°41'36"E 383.20 feet, along the EBL of Butternut Street, to a 3/8" rebar found at the southwest corner of Lot 18 of said Block 2, Johnston's Subdivision for the northwest corner of this tract;

THENCE S84°18'14"E 299.93 feet to a 1/2" rebar found on WBL of Elm Street (80 foot right-of-way) at the southeast corner of Lot 3 of said Block 2, Johnston's Subdivision for the northeast corner of this tract:

THENCE S5°41'36"W 383.20 feet to an "X" set in concrete on the WBL of Elm Street and the NBL of South 8th Street at the southeast corner of said Lot 10 for the southeast corner of this tract;

THENCE N84°18'42"W 299.93 feet, along the NBL of South 8th Street and the SBL of said Block 2 to the place of beginning and containing 2.639 acres of land.

N
W E
S

0 50 100
SCALE IN FEET
Scale: 1"= 50'

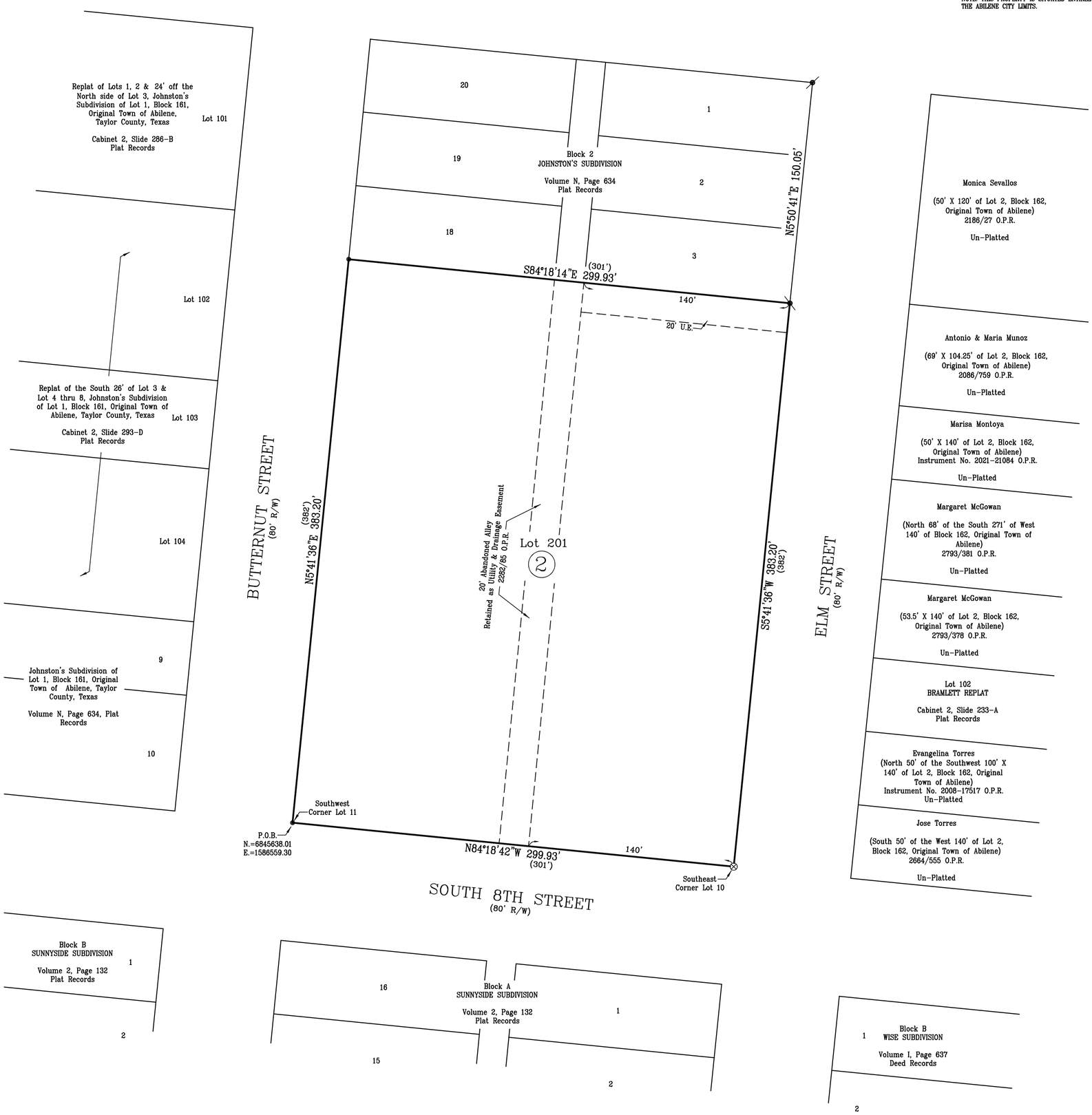
Legend

● = Found 3/8" rebar
⊘ = Found 1/2" rebar
⊗ = Set "X" in Concrete
O.P.R. = Official Public Records
P.O.B. = Place of Beginning
Ac. = Acres
R/W = Right of Way
U.E. = Utility Easement

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

NOTE: BEARINGS SHOWN HEREON ARE BASED ON GEODETIC NORTH, DETERMINED BY G.P.S. OBSERVATIONS.

NOTE: THIS PROPERTY IS SITUATED ENTIRELY WITHIN THE ABILENE CITY LIMITS.



Lot 201, Block 2,
JOHNSTON'S SUBDIVISION,
City of Abilene, Taylor County, Texas.

Owner: Companion Funeral Services Inc
733 Butternut Street
Abilene, Texas 79602
325-677-3783

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

122-21-22 Z:\auto cad\A-SUBDIVISIONS\733 Butternut\Preliminary

NOTE: This property is not within flood zone according to FEMA Flood Map No.48441C0228F, having an effective date of 1/6/2012.

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

Lot 201, Block 2,
JOHNSTON'S SUBDIVISION,
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 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 2.639 acres

SCALE 1" = 50' SMALLEST LOT 2.639 acres LARGEST LOT 2.639 acres

LOT WIDTH MIN 383.20' MAX 383.20' LOT DEPTH MIN 299.93' MAX 299.93'

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION :

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

PLAT DESCRIPTION :

Lot 201, Block 2,
JOHNSTON'S SUBDIVISION,
City of Abilene, Taylor County, Texas.

June 2, 2022
DATE

SIGNATURE

PLAT PREPERATION DATE: June 2, 2022

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

AREA TABLE	
LOT #	ACRES
1	0.604
2	0.620
3	0.847
4	0.840
5	0.732
6	0.646
7	1.339
8	2.994
9	0.707
10	0.625
11	0.500
12	0.500
13	0.500
14	0.500
15	0.504
16	0.500
17	0.500
18	0.634
19	0.500
20	0.529
21	0.523
22	0.379
23	0.868
24	0.743
25	0.725

NOTES

1. OWNER INTENDS TO RETAIN LOTS 7 & 8, BLOCK A.
2. WATER IS PROVIDED BY VIEW CAPS WSC.
3. SANITARY SEWER IS TO BE ON-SITE SEPTIC SYSTEMS.
4. TOTAL ACREAGE: 20.699 ACRES

FIELD NOTES FOR A 20.70 ACRE TRACT OUT OF THE J. M. JETT SURVEY NO. 105 ABILENE, TAYLOR COUNTY, TEXAS

BEING A 20.70 ACRE TRACT OUT OF THE J. M. JETT SURVEY NO. 105, TAYLOR COUNTY, TEXAS, AND BEING COMPRISED OF A 1.53 ACRE TRACT RECORDED IN DOCUMENT NO. 201821486, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, AND A 19.18 ACRE TRACT RECORDED IN DOCUMENT NO.21821493, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

BEGINNING AT A FOUND 1/2 INCH IRON ROD AT THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING ON THE SOUTH BOUNDARY LINE OF THE J. M. JETT SURVEY NO. 105, SAME BEING ON THE NORTH RIGHT OF WAY OF IBERIS ROAD;

THENCE NORTH 89 DEGREES 04 MINUTES 02 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF THE J. M. JETT SURVEY NO. 105, SAME BEING ALONG THE NORTH RIGHT OF WAY OF IBERIS ROAD, A DISTANCE OF 1423.98 FEET TO A FOUND 1/2 INCH IRON ROD AT THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00 DEGREES 51 MINUTES 08 SECONDS EAST A DISTANCE OF 449.72 FEET TO A FOUND 3/8 INCH IRON ROD AT THE SOUTHERN NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 84 DEGREES 41 MINUTES 21 SECONDS EAST A DISTANCE OF 515.51 FEET TO A 10 INCH CEDAR FENCE CORNER POST AT AN INTERIOR CORNER OF THIS TRACT;

THENCE NORTH 09 DEGREES 28 MINUTES 27 SECONDS EAST A DISTANCE OF 456.66 FEET TO A FOUND 1 INCH IRON ROD AT THE NORTHERN NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 88 DEGREES 53 MINUTES 39 SECONDS EAST A DISTANCE OF 471.79 FEET TO A FOUND 1/2 INCH IRON ROD AT AN ANGLE POINT IN THE NORTH BOUNDARY LINE OF THIS TRACT;

THENCE SOUTH 05 DEGREES 52 MINUTES 59 SECONDS WEST A DISTANCE OF 25.19 FEET TO A FOUND 3/8 INCH IRON ROD AT AN INTERIOR CORNER OF THIS TRACT;

THENCE NORTH 87 DEGREES 03 MINUTES 58 SECONDS EAST A DISTANCE OF 158.28 FEET TO A 10 INCH CEDAR FENCE CORNER POST AT THE NORTHERN NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 01 DEGREES 10 MINUTES 08 SECONDS EAST A DISTANCE OF 399.53 FEET TO A 3 INCH IRON PIPE FENCE CORNER POST AT AN ANGLE POINT IN THIS TRACT;

THENCE SOUTH 66 DEGREES 39 MINUTES 05 SECONDS EAST A DISTANCE OF 209.48 FEET TO A FOUND 3/8 INCH IRON ROD AT THE SOUTHERN NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEGREES 08 MINUTES 41 SECONDS EAST A DISTANCE OF 385.25 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 20.70 ACRES. SURVEYED IN MAY, 2022.

SCALE IN FEET

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. 10015800

PRELIMINARY SITE DEVELOPMENT PLAN FOR IBERIS ESTATES ABILENE, TAYLOR COUNTY, TEXAS

PROJECT NO.	8263
DATE	06/02/2022
DESIGNED BY:	R.R.P.
DRAWN BY:	D.B.H.
CHECKED BY:	R.R.P.
	1 OF 1

P:\Projects\Private Developers\2022 Projects\8263 - Aguilar Development (Iberis Rd)\0. CAD\S. PLAT - PRELIMINARY SITE DEV (2022-06-02).dwg

ZONING CASE Z-2022-12
STAFF REPORT

Scheduled Hearings
Planning & Zoning Commission: June 7, 2022
City Council 1st Reading: June 23, 2022
City Council 2nd Reading: July 14, 2022

Applicant
Owner: Griffith Lake Estates
Agent: Jacob & Martin, LLC

Request
Rezone approximately 27.2 acres from Agricultural Open (AO) and Multi Family (MF) to Multi-Family (MF) and General Commercial (GC) District.

Location
27.2 acres of vacant land south of Scottish Road between Griffith Road and East Stamford St. (East Interstate – 20 Service Road).

Background
This property was annexed in 1964 and has been vacant since annexation. Currently this property is zoned Agricultural Open and Residential Multi-family. This tract was previously part of a Planned Development District (PDD-65) which allowed for a mixture of different uses ranging from single-family residential to general retail and light commercial activities. Griffith Road that borders the western edge of the property is shown as a collector street on the Thoroughfare Plan. A 10-inch water line currently exists in Griffith Road and a 15-inch wastewater line is in Scottish Road and East Stamford Street. The property is not platted.

Zoning, Existing and Proposed Land Use
Current zoning on the tract is split between Agricultural Open (AO) surrounding Multi-Family (MF) on the south, east, and west. The proposal is to add additional Multi-Family west and south of the existing multi-family zoning and change the eastern portion of the property to retail space. According to the submitted concept plan a total of 300 units of multi-family development is planned in 6 buildings including an amenity building with pool and 35,200 square feet of leasable retail space in the two buildings on the eastern portion of the tract.

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

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

According to the map of Future Land Use and Development in Abilene's Comprehensive Plan, the subject property is located in and adjacent to an area designated as "a Major Commercial/Business Center".

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.
The uses that are being proposed are consistent with the current zoning patterns and the uses will be adequately buffered from other uses by the existing flood plain area on the south side of the property. Additionally, a 100-foot West Texas Utilities Company tract exists on the west side of Griffith Road is a buffer to the Abilene Christian University properties to the west.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
This subject property appears well-integrated with the City's system of sewer and water utilities.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
It is the opinion of City staff that no other factors are present that would substantially affect the public health, safety, morals, or general welfare.

Staff Recommendation
City staff recommends approval.

Notification

TABLE 1

Owner

Owner	Property ID	Situs	Response
ABILENE CHRISTIAN UNIVERSITY	1006308	1325 E AMBLER AV	
ABILENE CHRISTIAN UNIVERSITY	68723	1449 E AMBLER AV	
ABILENE INVESTMENTS LLC	31969	1525 Y E STAMFORD ST	
ABILENE INVESTMENTS LLC	31969	1525 E STAMFORD ST	
GRIFFITH LAKE ESTATES LLC	35099	2001 GRIFFITH RD	
GRIFFITH LAKE ESTATES LLC	980630		
RIK INVESTMENTS LLC NO 1	31841	1601 E STAMFORD ST	
WEST TEXAS UTILITIES CO	68246	1902 GRIFFITH RD	

Property ID

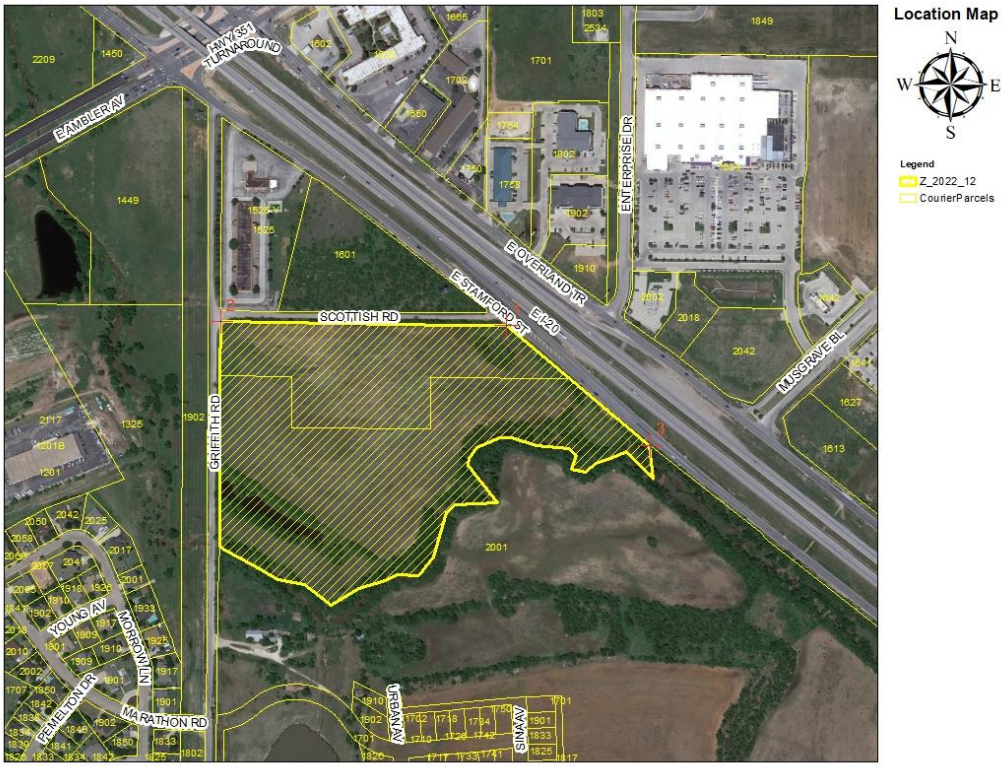
Owner	Property ID	Situs	Response
RIK INVESTMENTS LLC NO 1	31841	1601 E STAMFORD ST	
ABILENE INVESTMENTS LLC	31969	1525 Y E STAMFORD ST	
ABILENE INVESTMENTS LLC	31969	1525 E STAMFORD ST	
GRIFFITH LAKE ESTATES LLC	35099	2001 GRIFFITH RD	
WEST TEXAS UTILITIES CO	68246	1902 GRIFFITH RD	
ABILENE CHRISTIAN UNIVERSITY	68723	1449 E AMBLER AV	
GRIFFITH LAKE ESTATES LLC	980630		
ABILENE CHRISTIAN UNIVERSITY	1006308	1325 E AMBLER AV	

Attachments

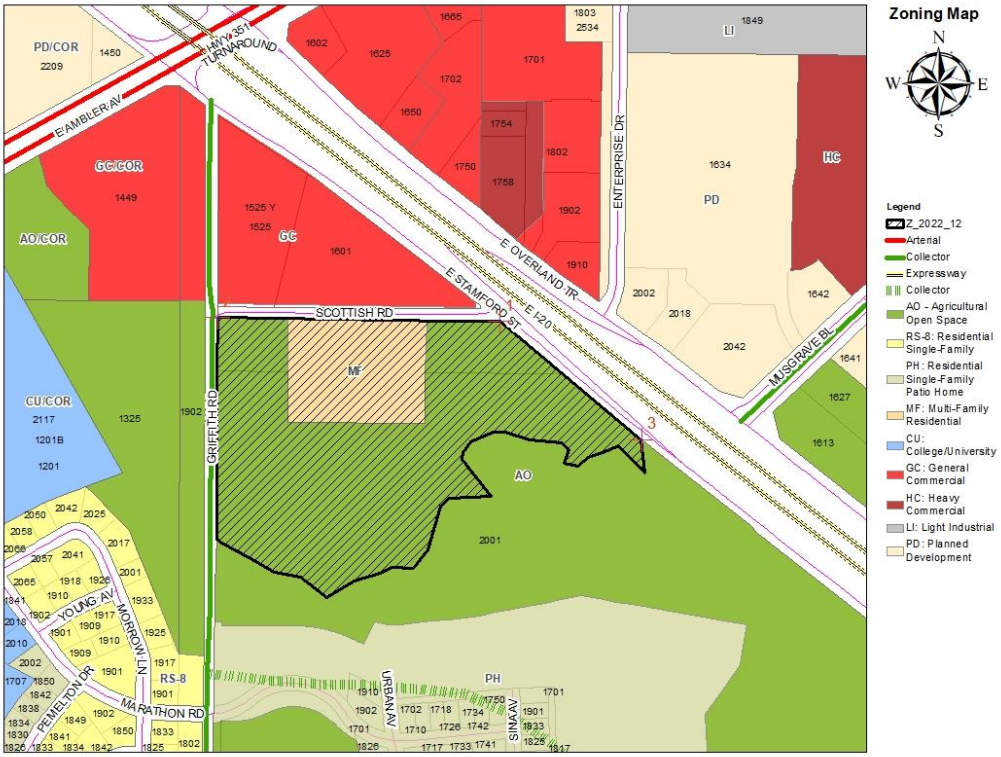
Application

PowerPoint Presentation

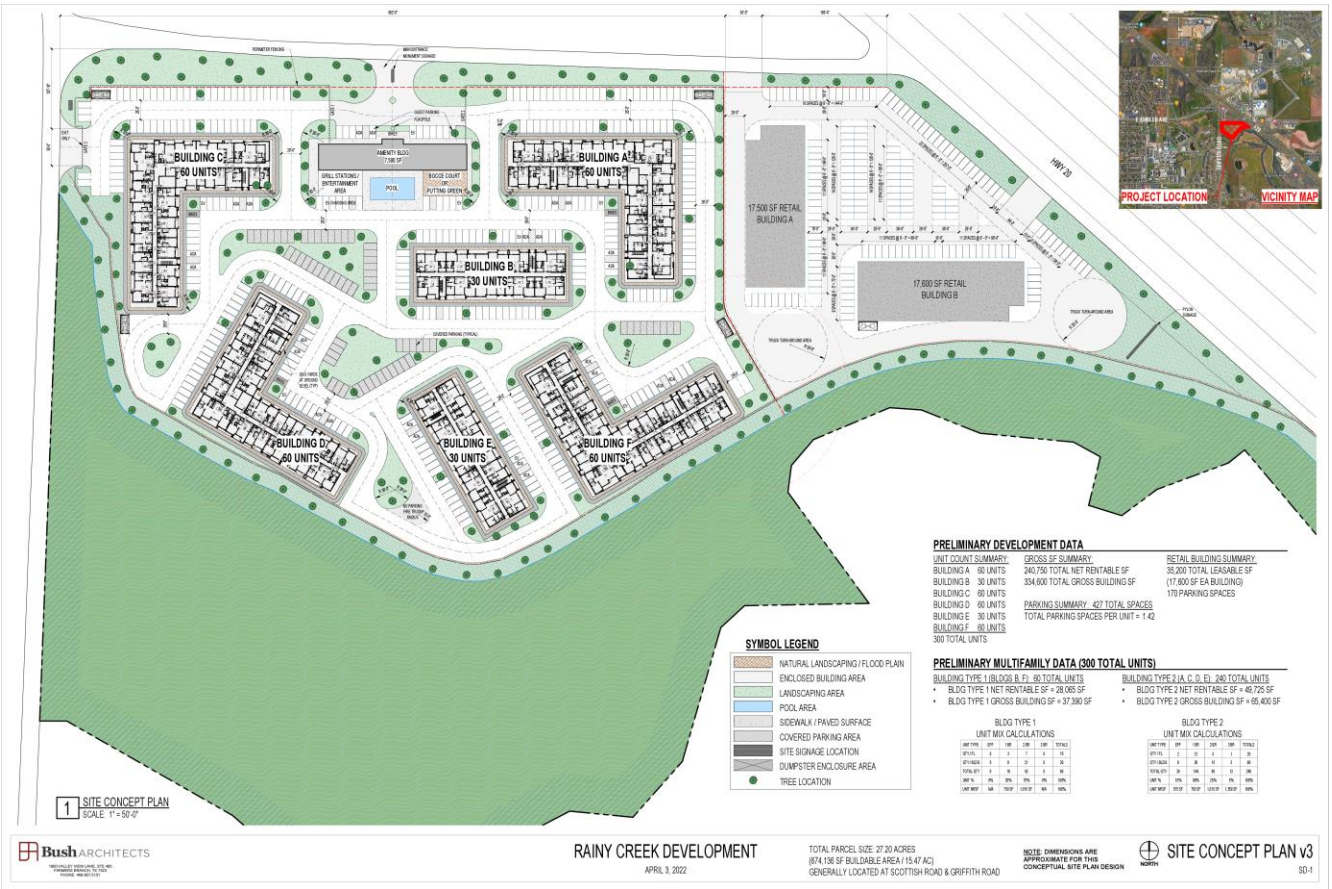
LOCATION MAP



ZONING MAP



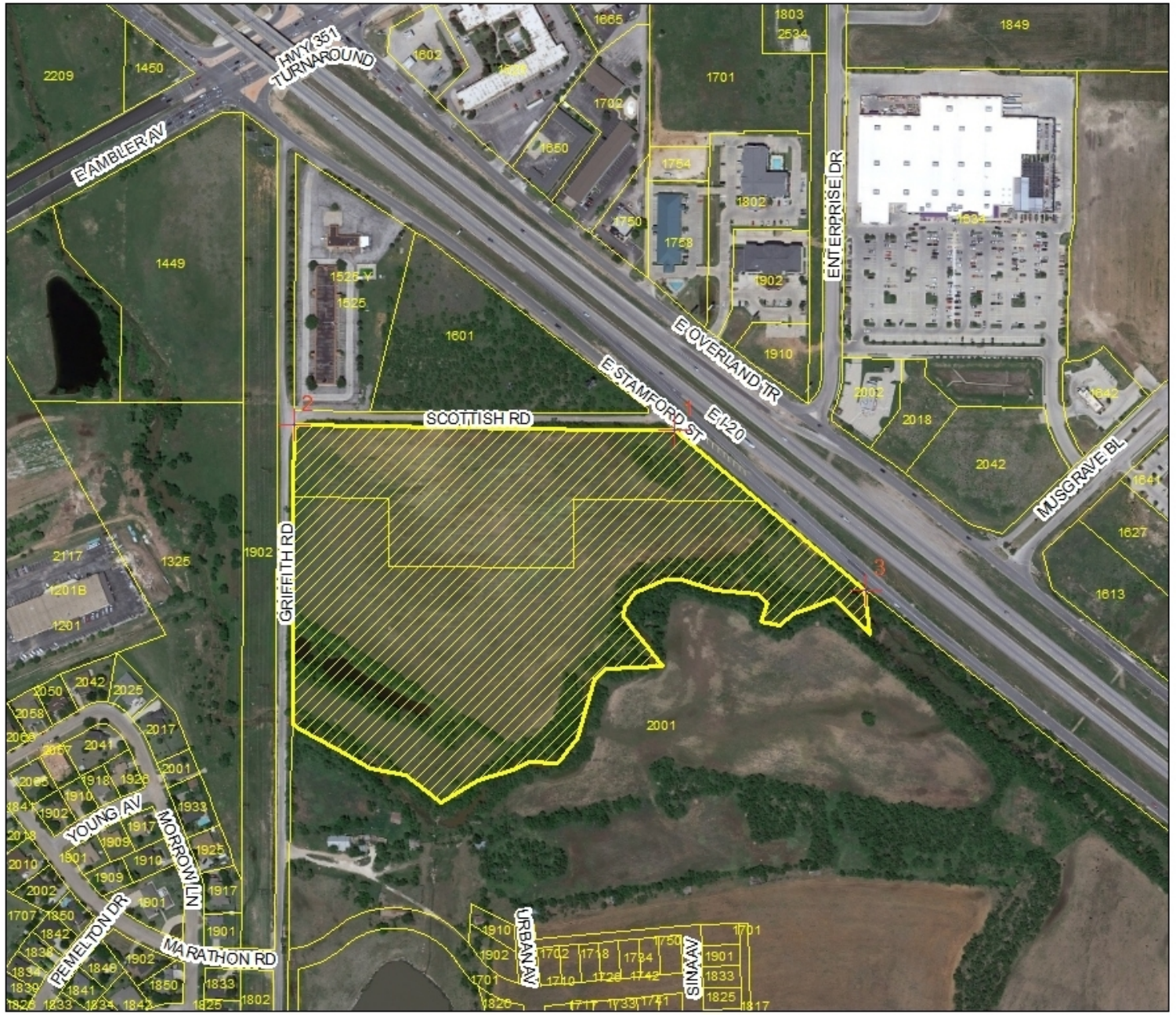
CONCEPT PLAN



ZONING REQUEST

Case:	**Z-2022-12**
Owner:	Griffith Lake Estates
Agent:	Jacob & Martin
Request:	Zoning request from "MF" Multi-Family and "AO" Agriculture Open to "MF" Multi-Family and "GR" General Retail
Location:	27.2 Acres of land of land south of Scottish Road between Griffith Road and East Stamford St. (East Interstate – 20 Service Road).
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	June 7, 2022
City Council Hearings:	1st: June 23rd, 2022 2nd: July 14th, 2022

Z-2022-12 LOCATION MAP



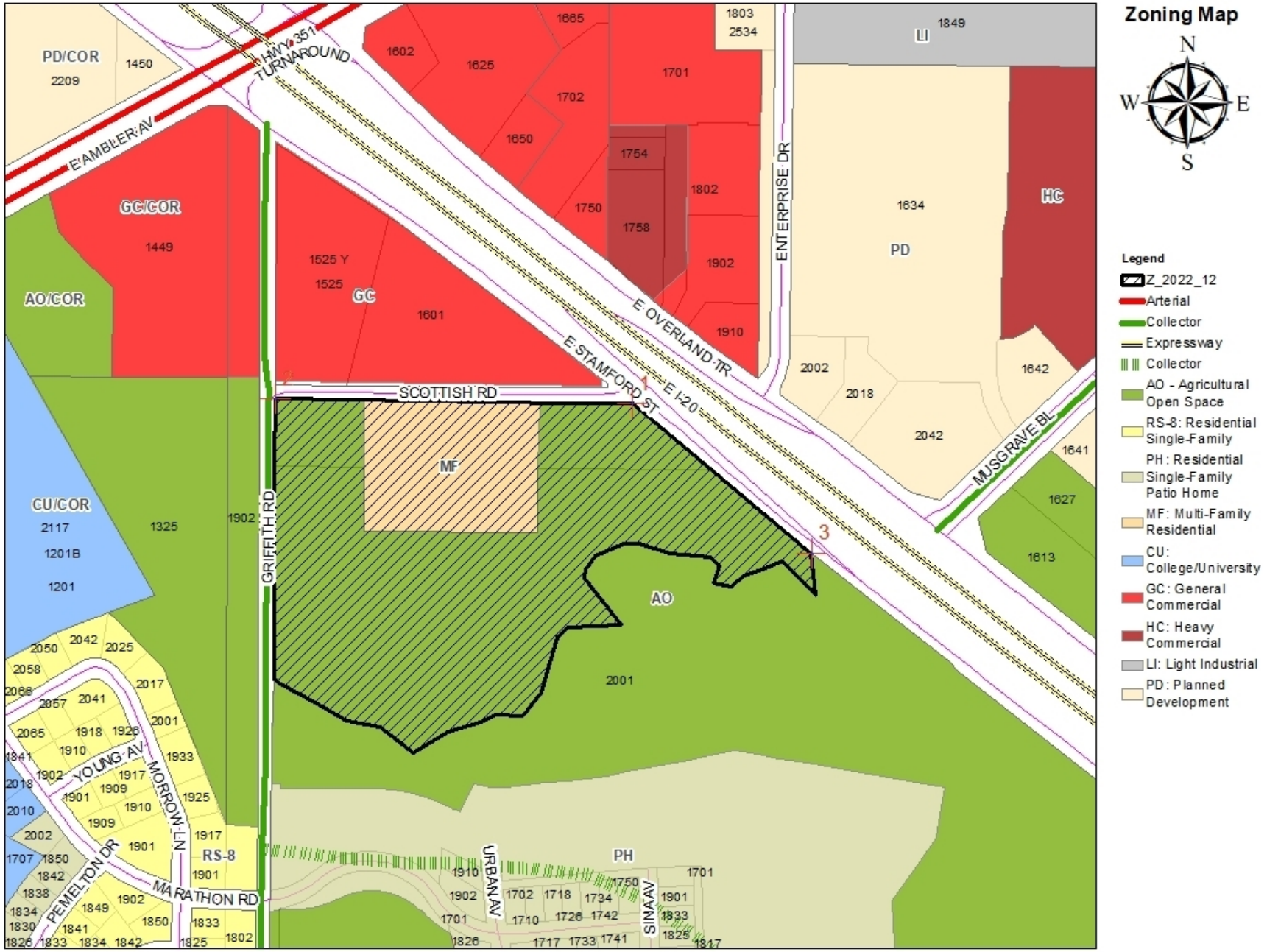
Location Map

Legend

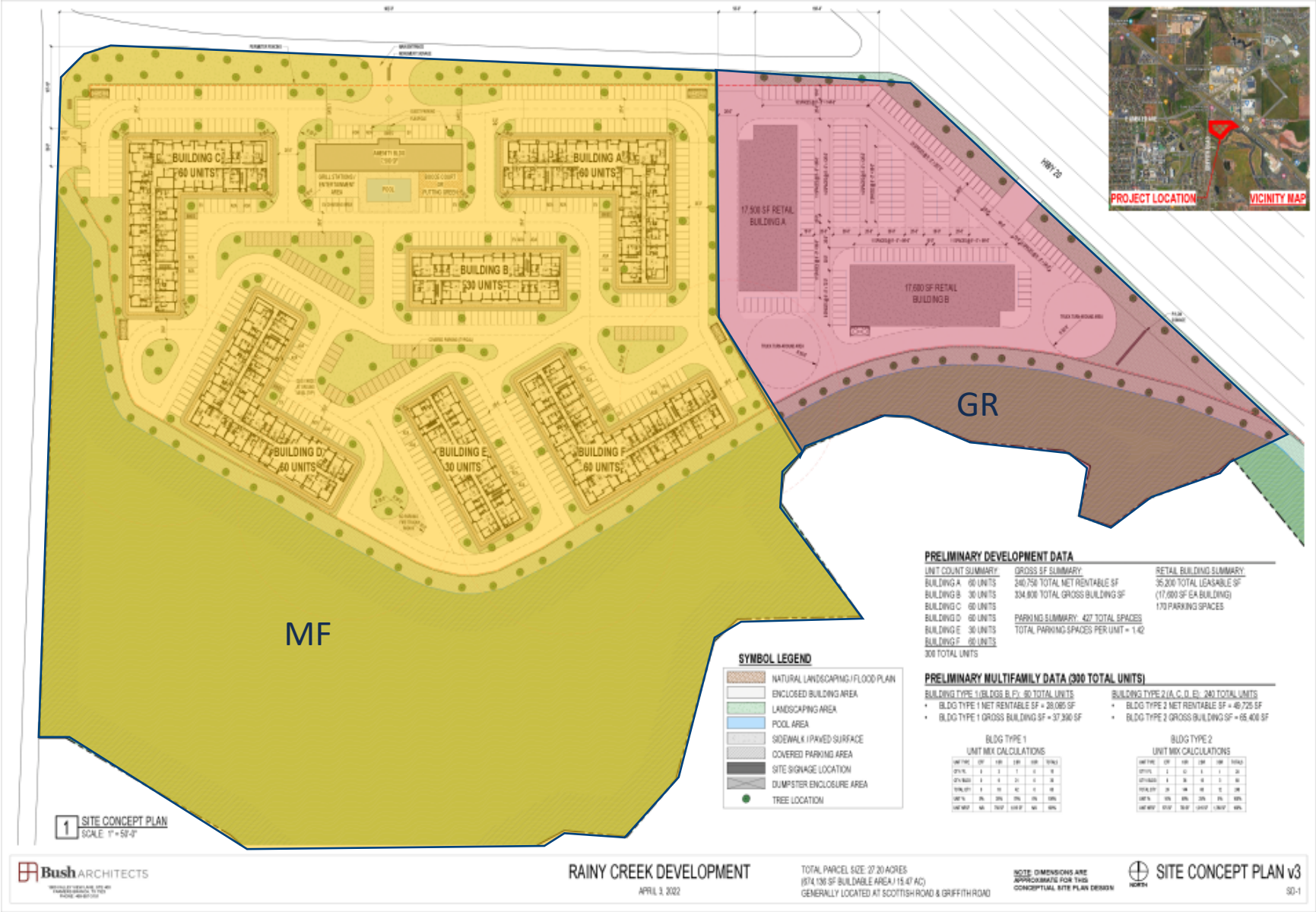
Z_2022_12

CourierParcels

Z-2022-12 ZONING MAP



Z-2022-12 CONCEPTUAL PLAN



CONCEPTUAL PLAN. MUST MEET ALL DEVELOPMENT STANDARDS

Permitted Uses in GR Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

P/C	Automobile Wash
C	Funeral Home/ Mortuary/Morgue
P	Kennel (Without Outdoor Pens)
P	Laundry/Dry Cleaning Services & Facilities
P	Office (general, professional, financial)
P	Personal Services
C	Printing, Copying, Reproduction, Publishing
P	Repair and Maintenance Services - Automobile/Small Truck (minor)
P	Repair and Maintenance Services (indoor)
C	Tattoo Parlor
P	Veterinary Service (small animals)

TRADE – RETAIL USES

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

C	Antenna Tower- Commercial
P	Automobile Parking Lot or Structure - Commercial
P	Broadcast Studio
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 MF Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

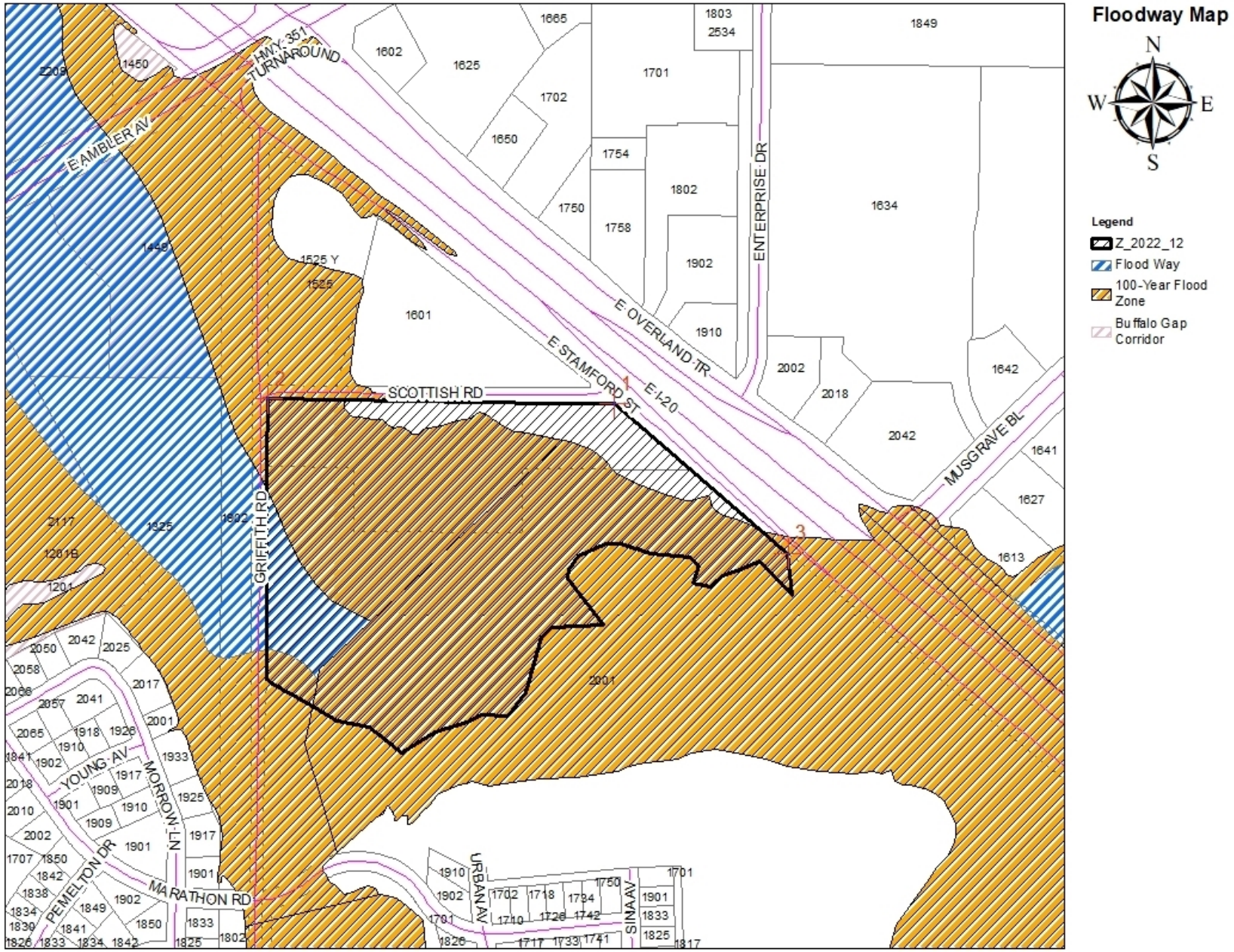
P	Petroleum or Gas Well
P	Urban Garden

LEGEND

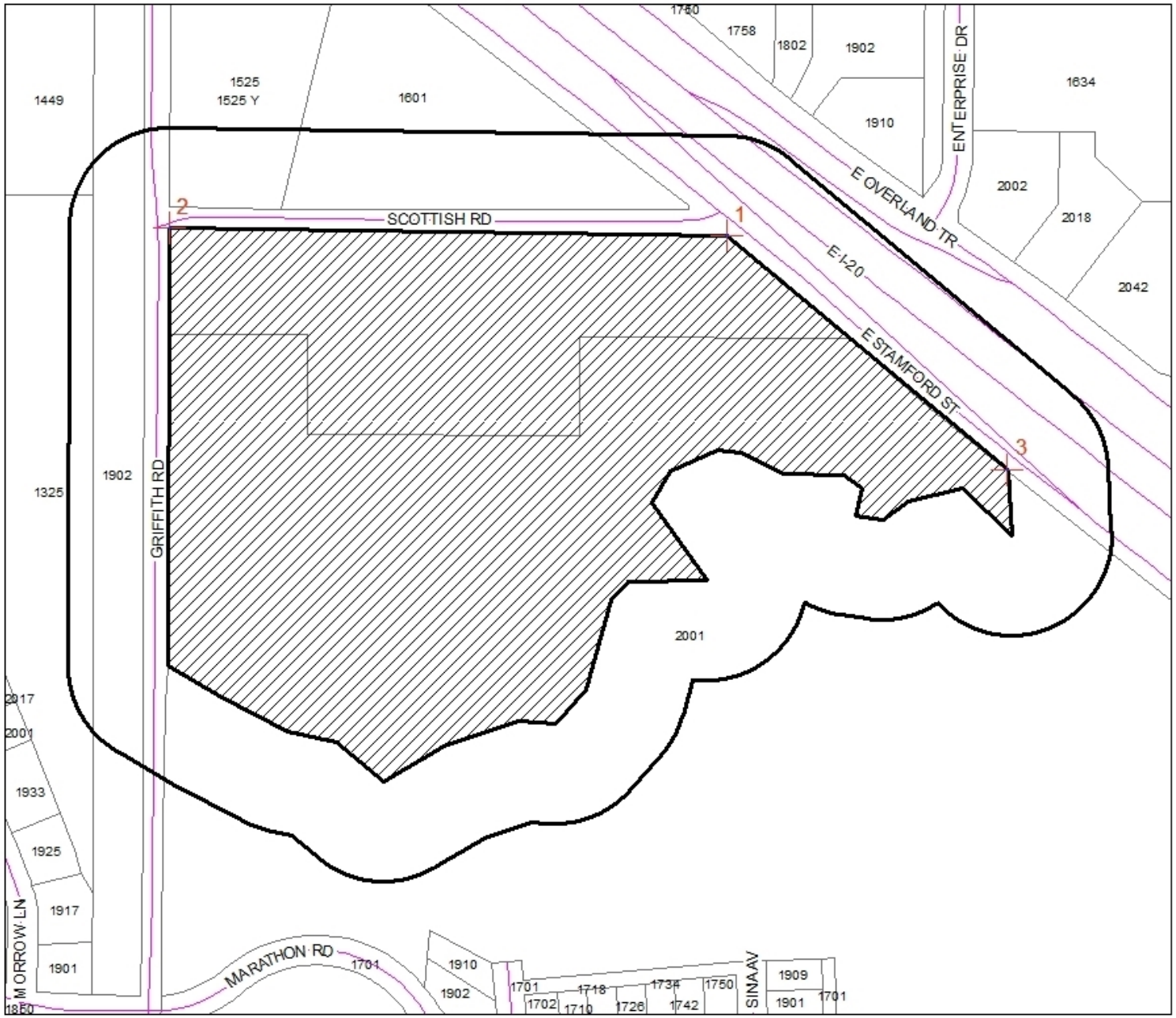
P	**Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)**
C	**Permitted as a Conditional Use Permit, Requiring Approval by City Council**
TP	**Permitted by Temporary Permit Only,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

Z-2022-12 VIEWS OF SUBJECT & ADJACENT PROPERTIES

Z-2022-12 FLOOD PLAIN



Z-2022-12 NOTIFICATION AREA MAP



Notification Map

Legend

- 200' Notification Buffer
- Z_2022_12

0 - In Favor-

0- Opposed-

0% in opposition

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)
- P&Z Recommends:
- Staff Recommendation: Staff recommends approval.

Questions?

ZONING CASE Z-2022-13
STAFF REPORT

Scheduled Hearings
Planning & Zoning Commission: June 7, 2022
City Council 1st Reading: June 23, 2022
City Council 2nd Reading: July 14, 2022

Applicant
Owner: PB 6950, LLC
Agent: Jacob & Martin

Request
Rezone from Residential Multi-Family (MF), Office (O), and Agricultural Open Space (AO) to General retail (GR), Residential Multi-Family (MF), and General Commercial (GC) Districts allowing uses commensurate with General Retail (GR), General Commercial (GC), and Residential Multi-Family (MF).

Location
7450 HWY 83-84, being 41.3417 acres of now-vacant land on the south side of McKinley Dr. and a tract of land either side of Horse Head Crossing between Memorial Drive and State Highway 83-84.

Background
This property was annexed to the City limits of Abilene during 1980. This property has remained vacant since being annexed into the City of Abilene. The subject property is bounded by Memorial Dr. on the west, McKinley Dr. on the north and HWY 83-84 on the east. An extension of Horsehead Crossing will bisect the subject property.

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, properties on the western portion of the property and on the north of McKinley Dr. are Residential Medium Density and Office with the eastern portion of the property Office and General retail. South and west of the subject property the zoning is Agricultural Open (AO) district. Between Denali and the subject property apartments are being constructed with a density of approximately 17 units to the acre. The request does surround a lone single-family house on three sides.

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

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

The Future Land Use and Development Plan Map displayed in Abilene's Comprehensive Plan identifies the subject property and its surroundings to be in a "Multi-Family Use" area with a Community Enhancement Corridor along the frontage of HWY 83-84 This proposed zoning request seems generally consistent with the land-use policies of Abilene's Comprehensive Plan.

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

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.

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

The subject property lies at the intersection of Hwy 83-84 with Denali Dr. with connection to Horse Head Crossing and McKinley Dr. to Memorial Dr. Furthermore, the subject property has direct access to 8" sanitary sewer mains and a 8" water main. The development of this site may require additional public improvements.

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

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

Staff Recommendation

City staff recommends **approving** this requested zone change to General retail (GR), Residential Multi-Family (MF), and General Commercial (GC) Districts allowing uses commensurate with General Retail (GR), General Commercial (GC), and Residential Multi-Family (MF).

Notification

Pursuant to Section 1.2.2.2 of Abilene's Land Development Code, City staff mailed personal notices on May 24th, of 2022, to the applicant and to other owners of property within a 200-foot radius of this subject property. These property owners and associated parcel identification numbers are identified in Table 1.

TABLE 1

Owner

Owner	Property ID	Situs	Response
	1079390	6817X HORSE HEAD CROSSING	
ER PROPCO WC LLC	968668	2617 ANTILLEY RD	
ER PROPCO WC LLC	968668	2617 A ANTILLEY RD	
ER PROPCO WC LLC	968668	2617 B ANTILLEY RD	
PARKER CYNTHIA	13583		
PB 6950 LLC	14249	7050 HWY 83-84	
PB 6950 LLC	37863		
PB 6950 LLC	37975		
PB 6950 LLC	13695	7450 HWY 83-84	
PB 6950 LLC	1083716		

Property ID

Owner	Property ID	Situs	Response
PARKER CYNTHIA	13583		
PB 6950 LLC	13695	7450 HWY 83-84	
PB 6950 LLC	14249	7050 HWY 83-84	
PB 6950 LLC	37863		
PB 6950 LLC	37975		
ER PROPCO WC LLC	968668	2617 ANTILLEY RD	
ER PROPCO WC LLC	968668	2617 A ANTILLEY RD	
ER PROPCO WC LLC	968668	2617 B ANTILLEY RD	
	1079390	6817X HORSE HEAD CROSSING	
PB 6950 LLC	1083716		

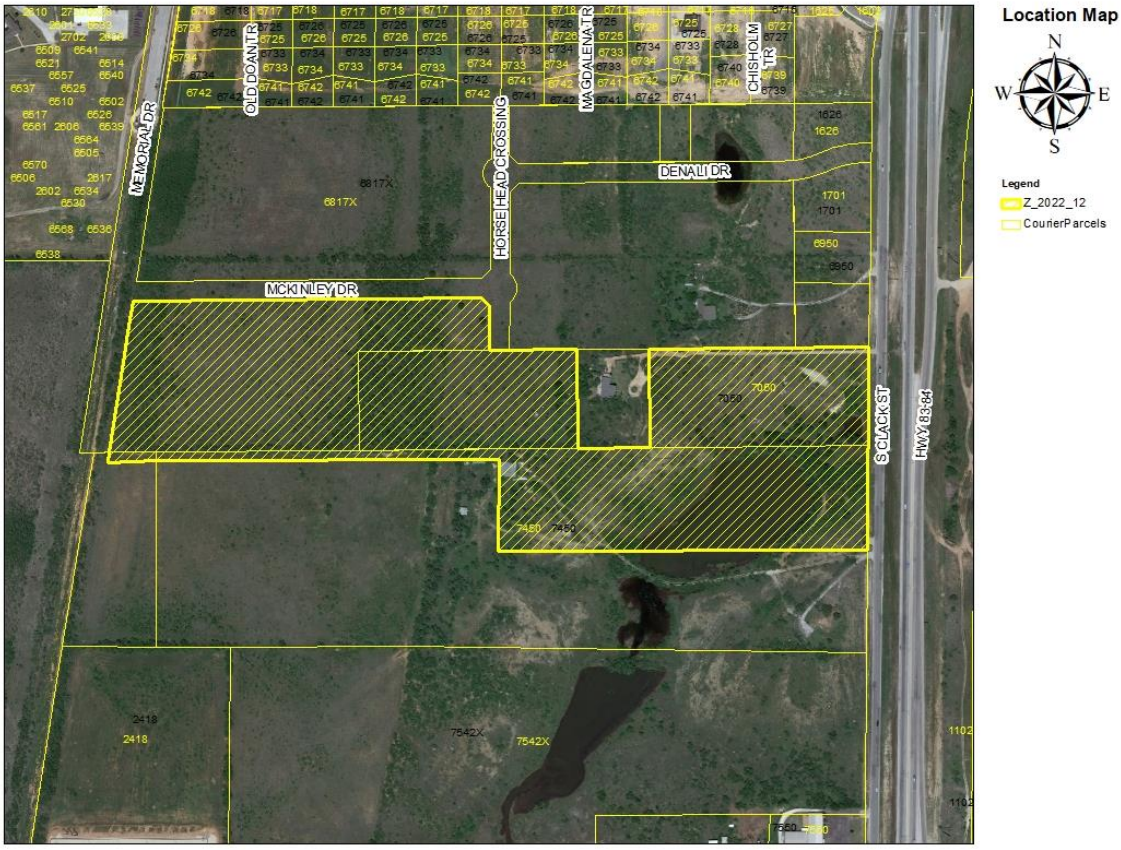
Attachments

Application

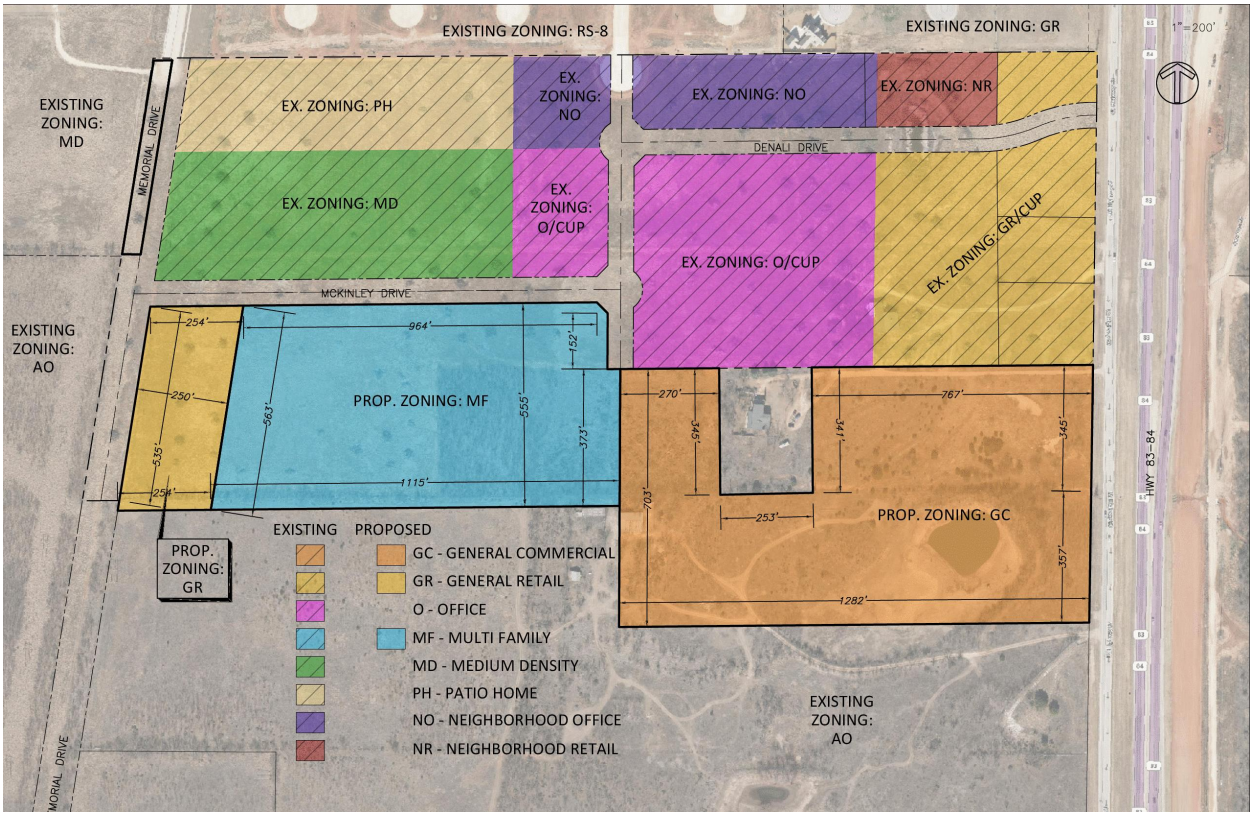
PowerPoint Presentation

Graphic Concept Plan

LOCATION MAP



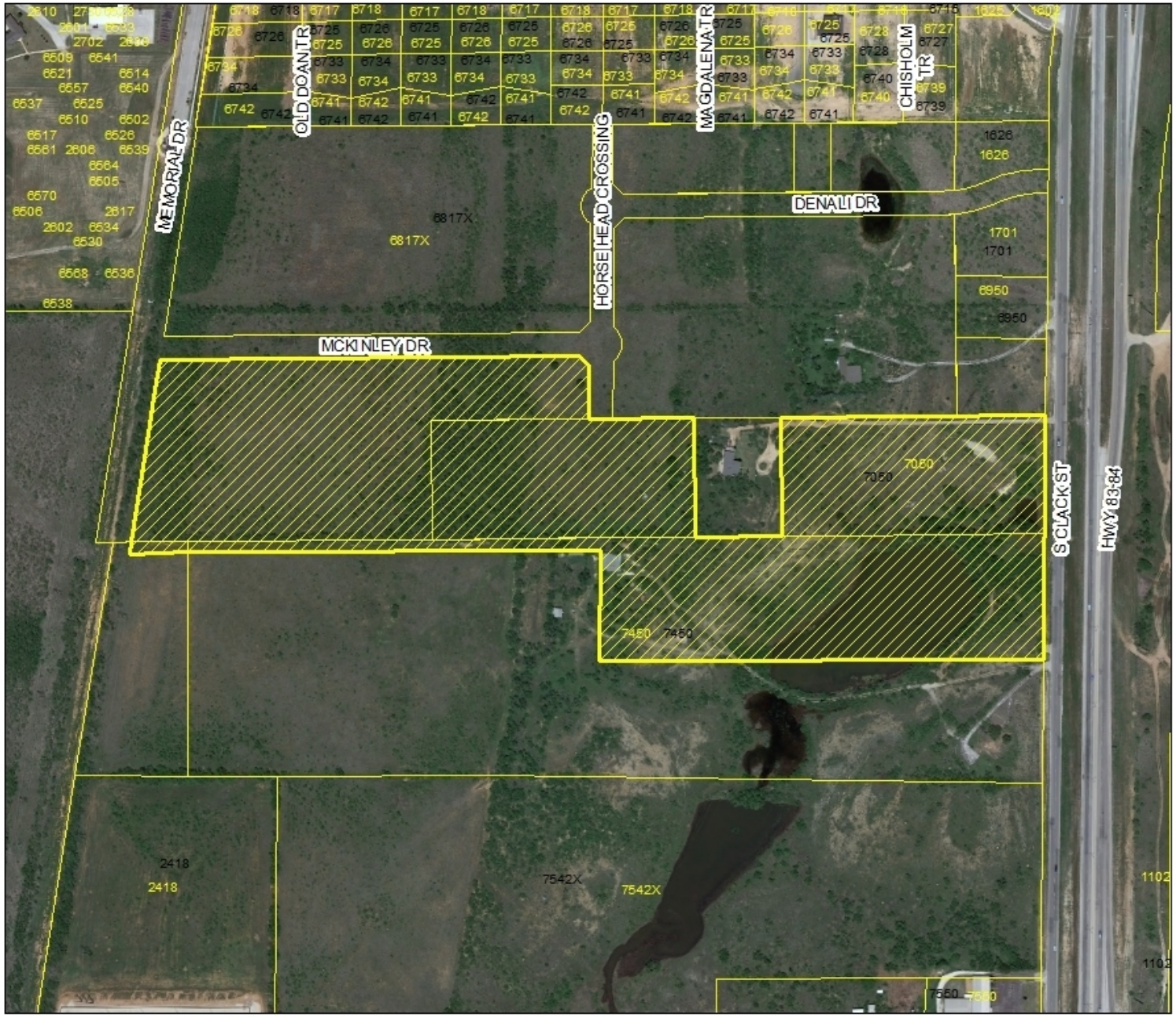
ZONING MAP



ZONING REQUEST

Case:	**Z-2022-13**
Owner:	PB 6950, LLC
Agent:	Jacob & Martin
Request:	Rezone from Residential Multi-Family (MF), Office (O), and Agricultural Open Space (AO) to General retail (GR), Residential Multi- Family (MF), and General Commercial (GC) Districts allowing uses commensurate with General Retail (GR), General Commercial (GC), and Residential Multi-Family (MF).
Location:	41.3417 Acres of land located at 7450 HWY 83-84,
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	June 7, 2022
City Council Hearings:	1st: June 23rd, 2022 2nd: July 14th, 2022

Z-2022-13 LOCATION MAP

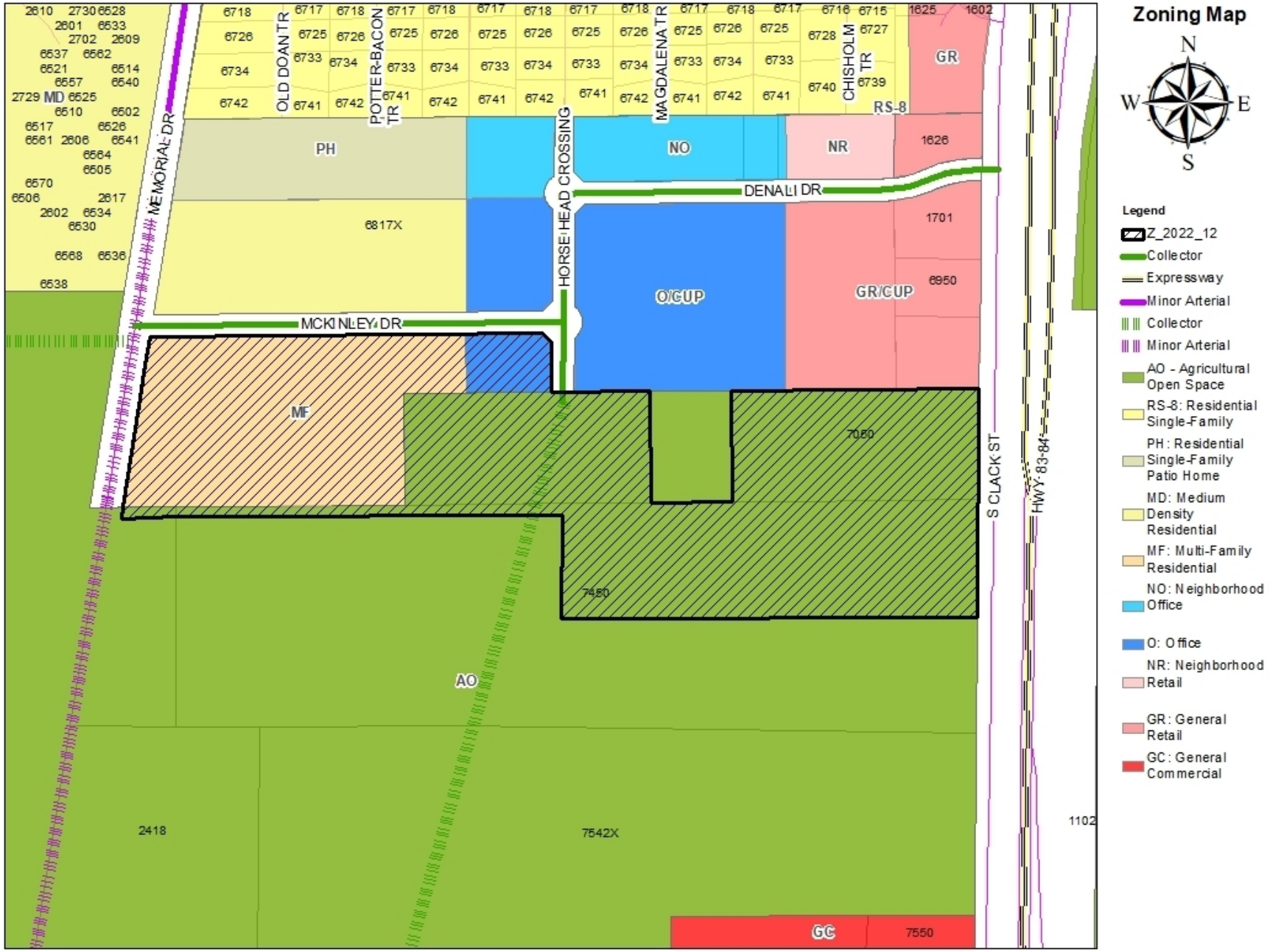


Location Map

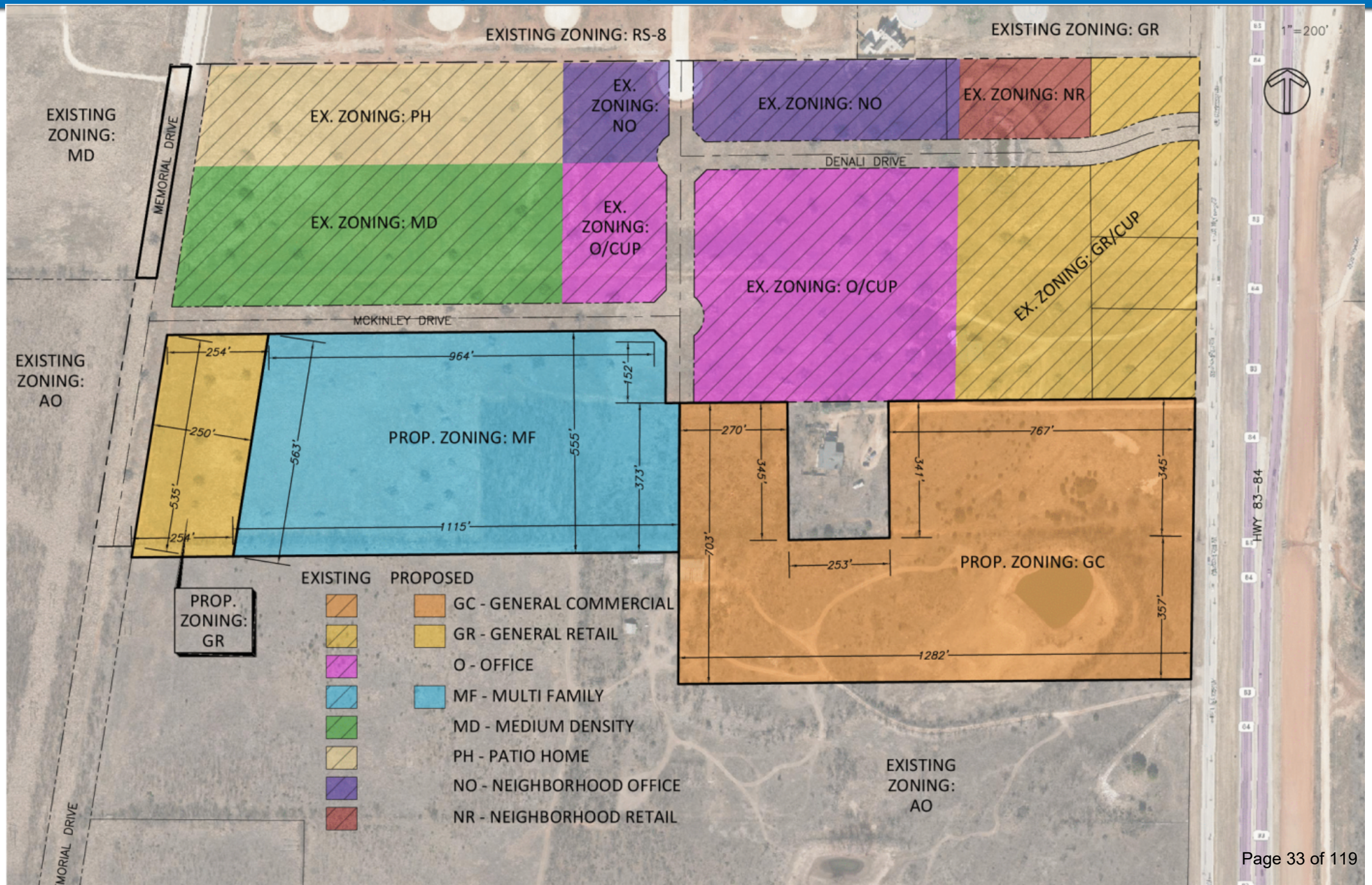
N
W E
S

Legend
Z_2022_12
CourierParcels

Z-2022-13 CURRENT ZONING MAP



Z-2022-13 DETAILED ZONING PLAN



Permitted Uses in GR Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

P/C	Automobile Wash
C	Funeral Home/ Mortuary/Morgue
P	Kennel (Without Outdoor Pens)
P	Laundry/Dry Cleaning Services & Facilities
P	Office (general, professional, financial)
P	Personal Services
C	Printing, Copying, Reproduction, Publishing
P	Repair and Maintenance Services - Automobile/Small Truck (minor)
P	Repair and Maintenance Services (indoor)
C	Tattoo Parlor
P	Veterinary Service (small animals)

TRADE – RETAIL USES

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

C	Antenna Tower- Commercial
P	Automobile Parking Lot or Structure - Commercial
P	Broadcast Studio
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 MF Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

LEGEND

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

Permitted Uses in GC Zoning

RESIDENTIAL USES:

P	Hotel/Motel
C	Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

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

TRADE – RETAIL USES

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

TRADE – WHOLESALE USES

C	Wholesaling and Storage (indoor)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

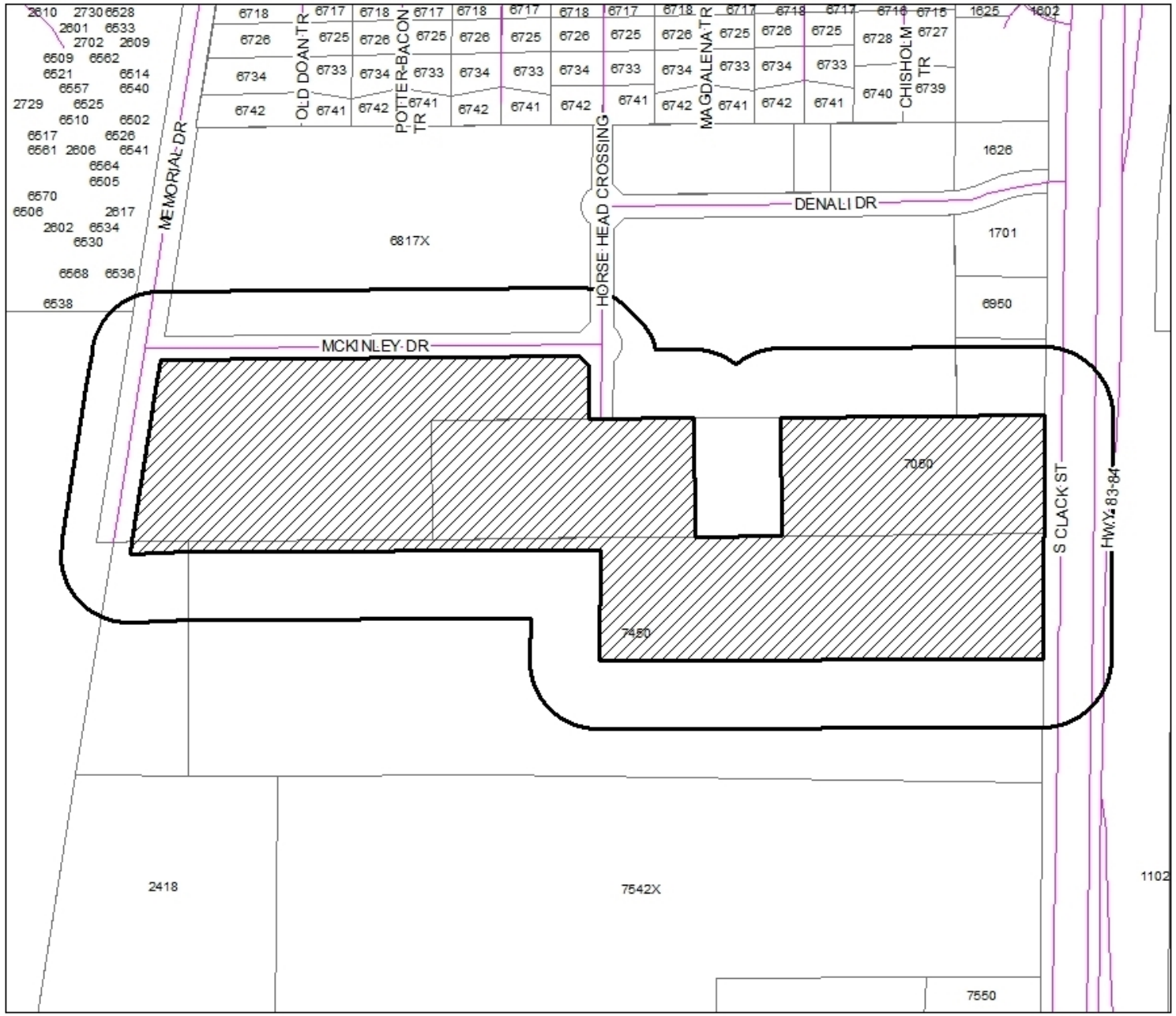
P	Petroleum or Gas Well
P	Urban Garden

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-2022-13 VIEWS OF SUBJECT & ADJACENT PROPERTIES

Z-2022-13 NOTIFICATION AREA MAP



Notification Map

Legend

- Z_2022_12_Buf...
- Z_2022_12

0 - In Favor-

0- Opposed-

0% in opposition

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)
- P&Z Recommends:
- Staff Recommendation: Staff recommends approval.

Questions?

ZONING CASE CUP-2022-04
STAFF REPORT

Scheduled Hearings
Planning & Zoning Commission: May 3, 2022
City Council 1st Reading: May 26, 2022
City Council 2nd Reading: June 9, 2022

Applicant
Owner: Windmill Circle Apartments, LLC
Agent: Enprotec Hibbs and Todd, LLC

Request
Add a Conditional Use Permit (CUP) to allow Multiple-Family (MF) dwellings on approximately 14.95 acres of property zoned General Retail (GR).

Location
5601 Memorial Drive (Lots 107,108,109, 304 & 305, Block B, Windmill Acres Subdivision)

Background
This zone change request incorporates five (5) total lots of the Windmill Acres Subdivision; originally platted in 1980 (3174-0). Lots 107, 108, and 109 were re-platted in 1981 (RP-4481). Lots 304 and 305 were re-platted in 2011(MRP-4611). These subject properties were rezoned from a Planned Development District (PD-34) to General Retail (GR) District in 2012 (Ordinance No. 61-2012).

According to information provided within the application, the owner intends to establish an apartment complex within the subject properties. Prior to 2017, Multiple-Family Dwellings were permitted in a GR district. In 2017, the Land Development Code (LDC) was altered to permit Multiple-Family dwellings with specific requirements in GR districts with the approval of a Conditional Use Permit (CUP) (Ordinance No. 35-2017). The language within the LDC regarding these specific requirements was altered again in 2020 (Ordinance No. 54-2020). The specific requirements are that *multiple-family dwellings shall be subject to limitations on overall residential density, and building setback, the same as if such dwellings were located in a Residential Multiple-Family (MF) District.*

Zoning and Existing Land Use
Current zoning and existing land use of properties adjacent to and in the subject property's immediate area are illustrated on the map included in this report. As indicated on the map, adjacent zoning consists of PD-33 District (Abilene Senior Living) to the north, a mixture of PD-34 and Light Industrial (LI) District to the east, PD-32 to the south, and Patio Home (PH) District to the West (Legacy Village Subdivision Section 1 & 2).

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 low-density residential. However, a special activities center is located in close proximity to the south which includes one (1) of two (2) Abilene Hospitals. The Comprehensive Plan suggests that higher density housing should support activity centers and transition the density to the surrounding residential area (Strategy 12; Page 20). The proposed Conditional Use Permit to permit multiple-family dwellings within this district could serve as an effective and appropriate use to supplement the economic development of the special activities center.

   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 as well as the Future Land Use and Development Plan Map.

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

   No, General Retail (GR) Districts are intended to accommodate a wide range of retail trade, services and activities that are needed to serve the community. However, the purpose of a Conditional Use Permit is to allow the establishment of uses of which may be suitable only in certain location in a zoning district or only when subject to standards and conditions that assure compatibility with adjoining uses.

   It is the opinion of staff that the inclusion of purpose and intent of the applicable zoning district regulations to permit multiple family dwellings within a GR 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 appropriate in the immediate area of the land to be reclassified as there are multiple-family dwellings immediately to the north and the proposed use can provide a suitable zoning district buffer from the more intensive districts to the east from the low intensity residential district to the west along Memorial Drive.

   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.**

   Yes, the proposed use will not generate pedestrian and vehicular traffic that will be hazardous or conflict with existing and anticipated traffic. Memorial Drive is a minor arterial that is designed to carry heavy 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. However, the proposed use will incorporate access restrictions (driveway spacing standards) to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets. 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.**

   A Land-use buffer is not required for this site; however, the proposed site plan illustrates a 14-foot landscape berm that extends along the western property line adjacent to memorial drive. It is the opinion of staff that this landscape berm will mitigate adverse effects of the development from the lower intensity residential-district to the west.

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.**

   Yes, the variations from the standards for the zoning district are necessary to render the use compatible with adjoint development and the neighborhood.

Staff Recommendation

- Approval with conditions:
    - The proposed Multiple- Family dwellings that are adjacent to Memorial Drive and the dwellings that are adjacent to the north property line shall have a height restriction of two (2) stories. Type A buffer installed along the northern property line. Furthermore the only allowed public entrance shall be on windmill circle. The entrance on Memorial Drive shall only be used for emergency access purposes.

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, staff mailed personal notices on August 27, 2021 (via certified mail) to the applicant and other property owners within a 200-foot radius of the subject property. These property owners and associated parcel identification numbers are identified in Table 1.

Owner	Property ID	Situs	Response
ABILENE CHARGER PROPERTIES LP	976381	2225 COVENANT DR	
ANDERSON JEFFREY & ANGIE	1010934	5901 LEGACY DR	O
BARNER MATTHEW C	1010935	5933 LEGACY DR	O
BEIRO HENRY & REBECCA	1010930	5825 LEGACY DR	
BIXBY BROOKE	1010924	5733 LEGACY DR	
BRINGHURST CAROL	1010926	5749 LEGACY DR	O
BROOKS KEVIN CONRAD &	1010929	5817 LEGACY DR	
CIC INVESTMENTS INC	57851	2342 ANTILLEY RD	
CITY OF ABILENE	91787		
CITY OF ABILENE	94106		
CITY OF ABILENE	969056		
DAVIS CHARLES M & COLLEEN M	982647	2309 IANS CT	
FOSTER TIMOTHY	1010927	5801 LEGACY DR	
HENDERSON CHERYL L	982646	2301 IANS CT	
HOMEOWNERS OF LEGACY VILLAGE	982637	5650 MEMORIAL DR	
HOMEOWNERS OF LEGACY VILLAGE	982650	5566 MEMORIAL DR	
HOMEWONERS OF LEGACY VILLAGE	1010936		
HOMEWONERS OF LEGACY VILLAGE	1010955	5966 LEGACY DR	
LATOUR VINCENT & DAWN	54388	13 HOSPITAL DR	
M2B ABILENE LLC	24890	18 WINDMILL CR	
NORTHCOTT JERRY L & JANET L	1010925	5741 LEGACY DR	O
PAIGE MARY ANN	982638	5609 LEGACY DR	
PARISH TARRANCE & KIMBERLY D	1010933	5849 LEGACY DR	
RAMSEY CYNTHIA	982651	5602 LEGACY DR	
RICH COLDEN S & DANLEE N	107321	2301 INNISBROOK DR	
ROBBINS WILLIAM LYNN &	1010928	5809 LEGACY DR	O
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	
SELBY VIRGINIA	25371	38 WINDMILL CR	
SELBY VIRGINIA	25372	40 WINDMILL CR	
SELBY VIRGINIA	25375	42 WINDMILL CR	
SHERROD PAUL BLAKE JR &	24891	24 WINDMILL CR	
SIZEMORE DUSTIN & APRIL	982645	2302 IANS CT	
SMITH KEVIN A & CONNIE F	24248	21 WINDMILL CR	
SMITH KEVIN A & CONNIE F	983065	23 WINDMILL CR	
SMITH NADENE	1010932	5841 LEGACY DR	
TSCHAAR MIKE HEATING &	24379	25 WINDMILL CR	O
VILLAGES OF ABILENE MEADOWS LP	107322	5550 MEMORIAL DR	
VILLAGES OF ABILENE MEADOWS LP	107353	5502 MEMORIAL DR	
WEBB CYNTHIA L	1010931	5833 LEGACY DR	O
WINDMILL CIRCLE APARTMENTS LLC	25015	5601 MEMORIAL DR	
WINDMILL CIRCLE APARTMENTS LLC	25016	28 WINDMILL CR	
WINDMILL CIRCLE APARTMENTS LLC	25137	32 WINDMILL CR	
WINDMILL CIRCLE APARTMENTS LLC	25253	34 WINDMILL CR	
WINDMILL CIRCLE APARTMENTS LLC	25254	36 WINDMILL CR	
WOLVERTON MICHAEL KENT & CHERYL L	1010923	5725 LEGACY DR	
Y2Z LLC	54513	14 HOSPITAL DR	
Y2Z LLC	54776	16 HOSPITAL DR	
Y2Z LLC	54910	17 HOSPITAL DR	
ZACHRY H C STUDIO/GALLERY INC	54122	11 HOSPITAL DR	
ZACHRY H C STUDIO/GALLERY INC	54122	12 HOSPITAL DR	
ZACHRY H C STUDIO/GALLERY INC	54122	6001 MEMORIAL DR	
ZEIGLER JAY ROBERT &	1010954	5950 LEGACY DR	

Prop ID			
Owner	Property ID	Situs	Response
SMITH KEVIN A & CONNIE F	24248	21 WINDMILL CR	
TSCHAAR MIKE HEATING &	24379	25 WINDMILL CR	O
M2B ABILENE LLC	24890	18 WINDMILL CR	
SHERROD PAUL BLAKE JR &	24891	24 WINDMILL CR	
WINDMILL CIRCLE APARTMENTS LLC	25015	5601 MEMORIAL DR	
WINDMILL CIRCLE APARTMENTS LLC	25016	28 WINDMILL CR	
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SELBY VIRGINIA	25375	42 WINDMILL CR	
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ZACHRY H C STUDIO/GALLERY INC	54122	12 HOSPITAL DR	
ZACHRY H C STUDIO/GALLERY INC	54122	6001 MEMORIAL DR	
LATOUR VINCENT & DAWN	54388	13 HOSPITAL DR	
Y2Z LLC	54513	14 HOSPITAL DR	
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CIC INVESTMENTS INC	57851	2342 ANTILLEY RD	
CITY OF ABILENE	91787		
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RICH COLDEN S & DANLEE N	107321	2301 INNISBROOK DR	
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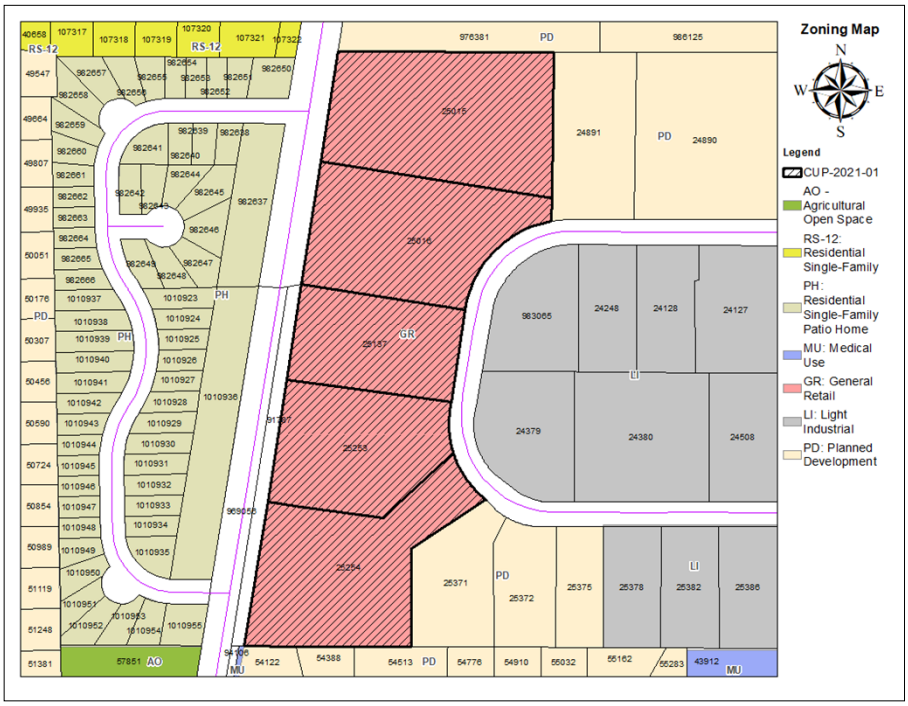
ZEIGLER JAY ROBERT &	1010954	5950 LEGACY DR	
HOMEWONERS OF LEGACY VILLAGE	1010955	5966 LEGACY DR	

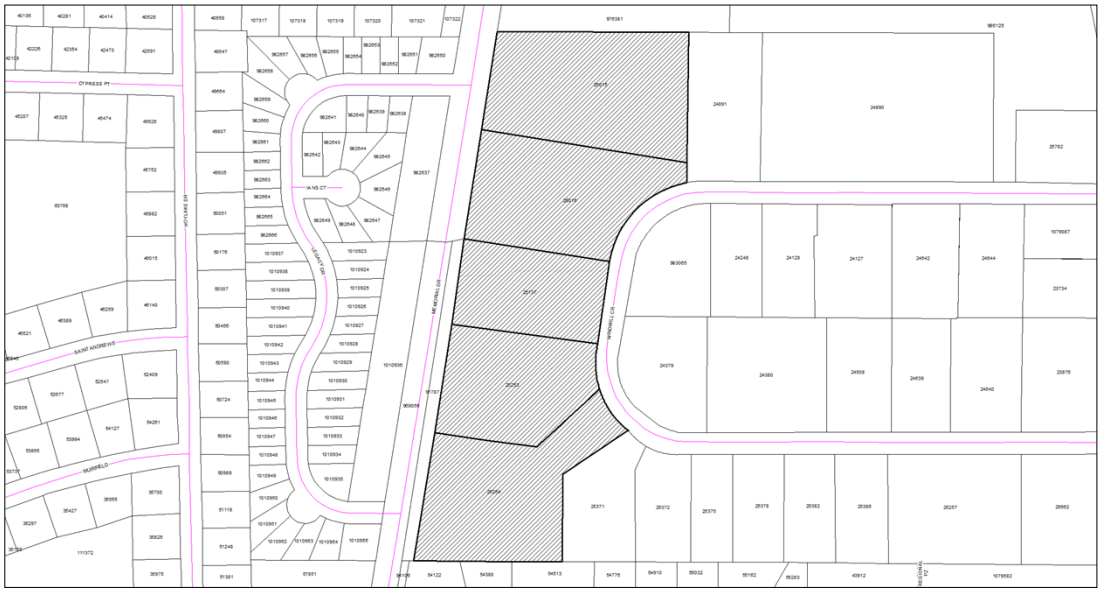
Attachments

Proposed Site Plan with Conditions Exhibit

ZONING MAP



LOCATION MAP

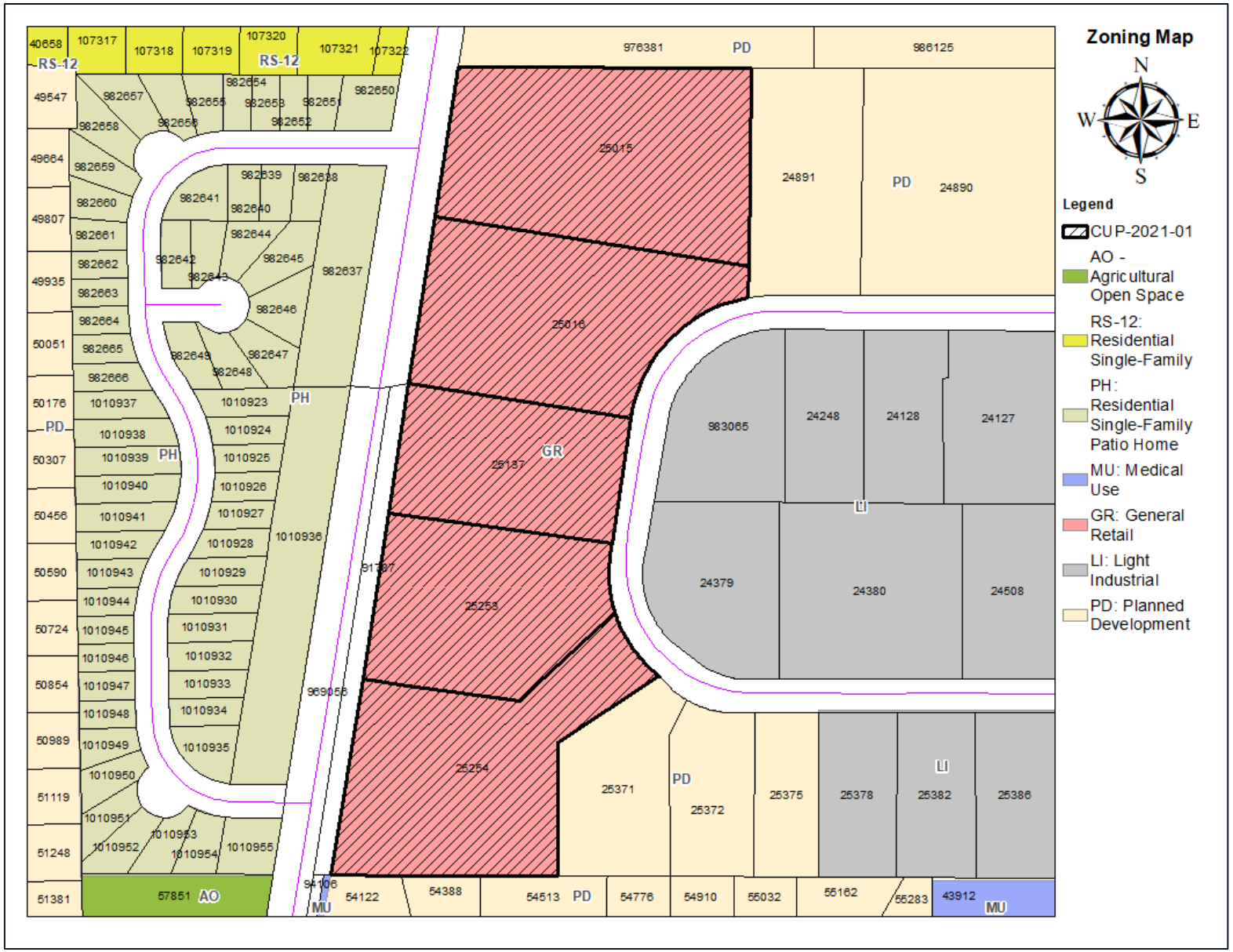


REZONE

Case:	CUP-2022-04
Owner:	Windmill Circle Apartments LLC
Agent:	Enprotec Hibbs and Todd, LLC
Request:	Add a Conditional Use Permit (CUP) to allow Multiple-Family (MF) dwellings on approximately 14.95 acres of vacant property zoned General Retail (GR).
Location:	5601 Memorial Drive
Notification:	0 in Favor, 1 Opposed
Planning & Zoning:	June 7, 2022
City Council Hearing:	June 23, 2022 July 14, 2022

CUP-2022-04 LOCATION MAP

CUP-2022-04 ZONING MAP



CUP-2022-04 PHOTOS

Permitted Uses in GR Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

P/C	Automobile Wash
C	Funeral Home/ Mortuary/Morgue
P	Kennel (Without Outdoor Pens)
P	Laundry/Dry Cleaning Services & Facilities
P	Office (general, professional, financial)
P	Personal Services
C	Printing, Copying, Reproduction, Publishing
P	Repair and Maintenance Services - Automobile/Small Truck (minor)
P	Repair and Maintenance Services (indoor)
C	Tattoo Parlor
P	Veterinary Service (small animals)

TRADE – RETAIL USES

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

C	Antenna Tower- Commercial
P	Automobile Parking Lot or Structure - Commercial
P	Broadcast Studio
P	Public Utility Facility

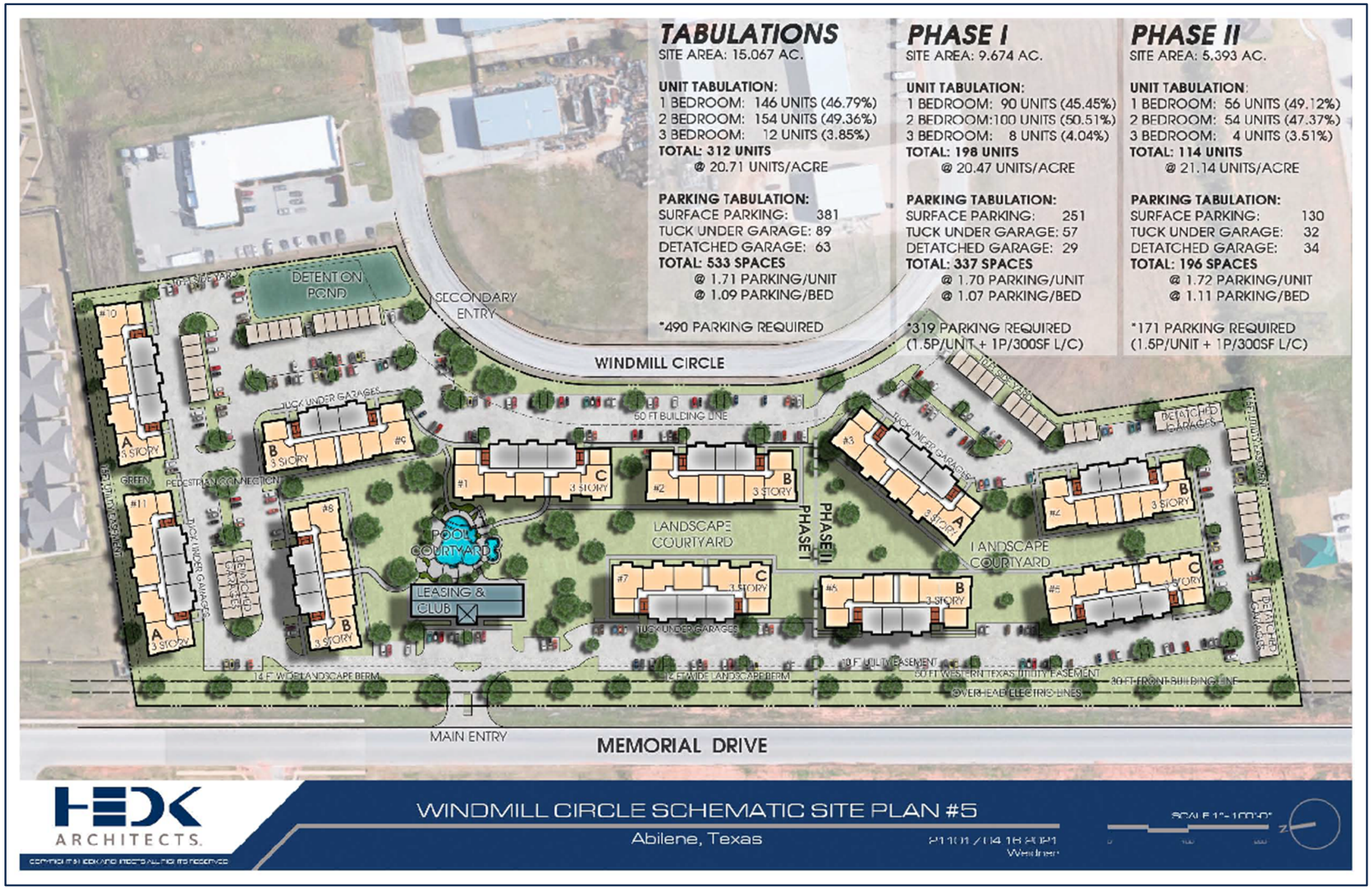
RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

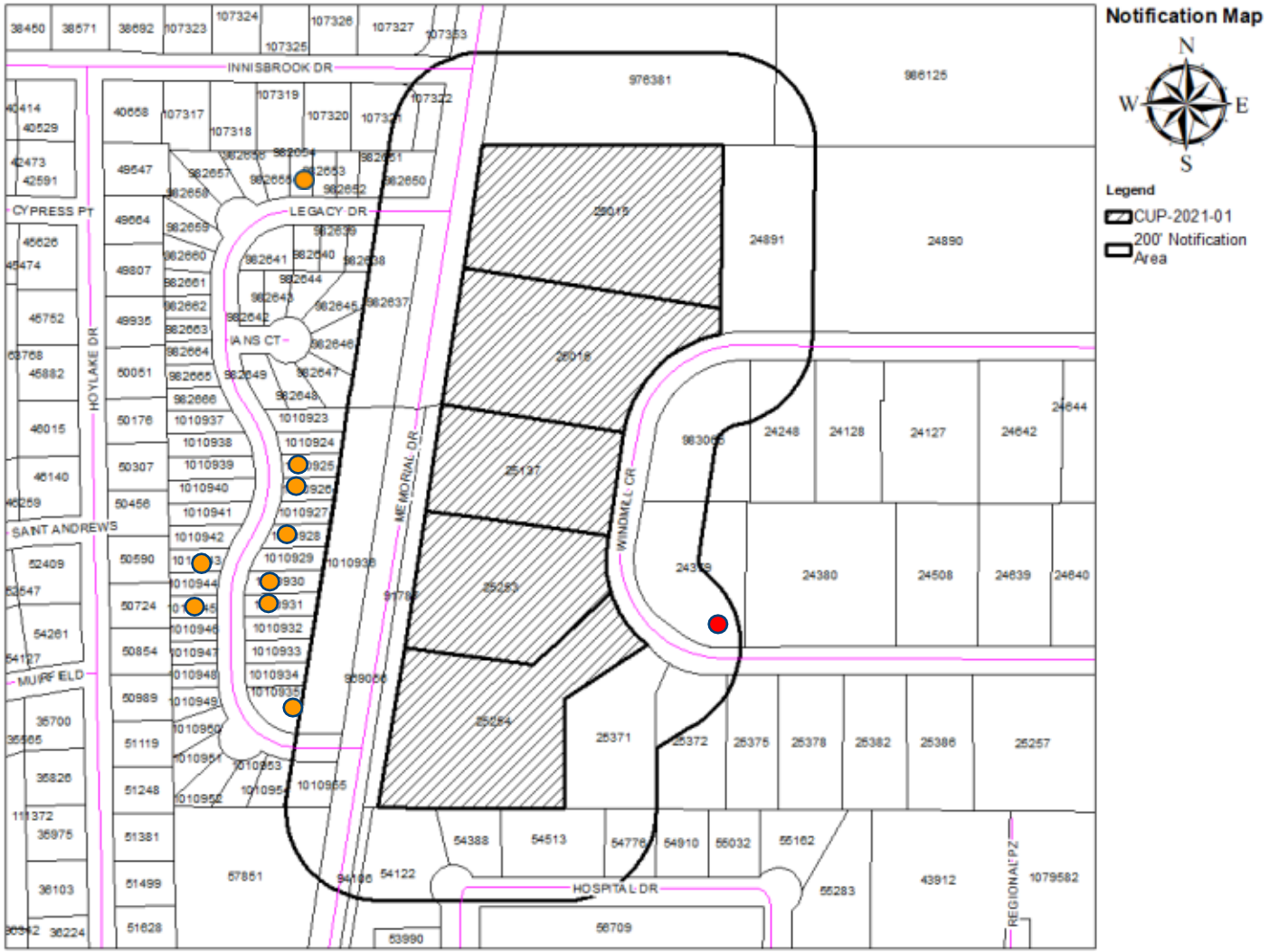
LEGEND

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**

CUP-2022-04 CONCEPT PLAN



CUP-2022-04 NOTIFICATION MAP



Notification Map

N
W E
S

Legend

CUP-2021-01

200' Notification Area

0- In Favor-

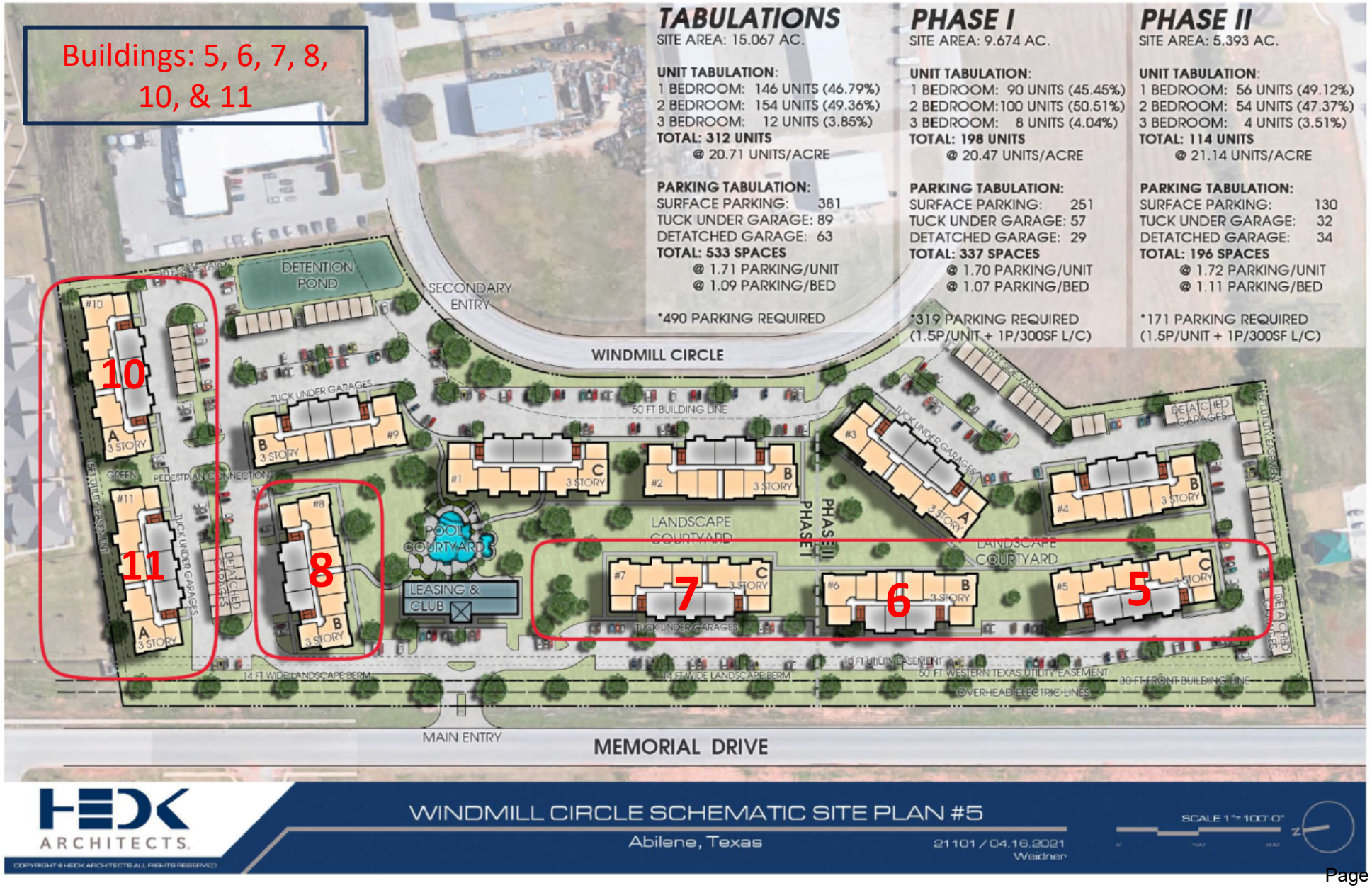
1- Opposed-

2.9% Opposition

21- Opposed outside of 200' buffer-

2- In favor outside of 200' buffer-

CUP-2022-04 CONCEPT PLAN (RECOMMENDATION)



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 with conditions:
  - The proposed Multiple- Family dwellings that are adjacent to Memorial Drive and the dwellings that are adjacent to the north property line shall have a height restriction of two (2) stories. Type A buffer installed along the northern property line. Furthermore the only allowed public entrance shall be on windmill circle. The entrance on Memorial Drive shall only be used for emergency access purposes.

Questions

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Apt complex on memorial drive

1 message

'Samm' via Planning Services <planning@abilenetx.gov> Mon, Apr 25, 2022 at 7:16 PM
Reply-To: Samm <sammclark515@yahoo.com>
To: planning@abilenetx.gov

To whom it may concern,
I heard about the apartment complex on my neighborhood app from others in our neighborhood near the potential development. Based on the comments I know there are going to be people there to strongly oppose it.
I just want to take a minute to tell you I am for it. These “not in my neighborhood” movements stifle progress and growth. Our city is growing and there needs to be more apartment options. The spot is ideal since the land is vacant, it’s close to Sam’s, the highway, medical services and restaurants.
It saddens me that some people will look down on a brand new apartment complex and judge this as not good enough for their neighborhood. People should have options in different school districts. Even people who aren’t in a position to buy a house. Especially in the current housing market.
I hope you move forward with the progress and growth that will come with this development.

Warmest Regards,
Samantha clark

Sent from my iPhone

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You received this message because you are subscribed to the Google Groups "Planning Services" group.
To unsubscribe from this group and stop receiving emails from it, send an email to planning+unsubscribe@abilenetx.gov.
To view this discussion on the web visit https://groups.google.com/a/abilenetx.gov/d/msgid/planning/087597A2-CCDB-41B7-BAB3-59976993C3E2%40yahoo.com.

CITY OF ABILENE

PLANNING & DEVELOPMENT SERVICES

CIC INVESTMENTS INC
1514 S TREADAWAY BLVD
ABILENE, TX 79602-4927

NOTICE OF PUBLIC HEARING

RE: Conditional Use Permit Application Number CUP-2022-04 **04/20/2022**

The Planning and Zoning Commission will hold a public hearing on **May 3, 2022** at **1:30 PM**, in an auditorium at the South Branch of the Abilene Public Library located in Suite 1246 at the Mall of Abilene, 4310 Buffalo Gap Road in Abilene, Texas, to recommend approval or denial to City Council on a request from Windmill Circle Apartments LLC (Represented by Enprotec/Hibbs & Todd, Engineering Consultants) for Approval of a Conditional Use Permit Allowing Multi-Family Residential Buildings on Approximately 15 Acres of Now-Vacant Land in a General Retail (GR) District at 28 thru 36 Windmill Circle and at 5601 Memorial Drive in South Abilene. Legal Description Being Lots 304, 305, 107, 108 and 109 in Block B of Windmill Acres, Abilene, Taylor County, Texas.

This hearing is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as indicated below. All written responses must be signed.

The attached map shows the area of this request. Only the area highlighted by striped lines shown on that map is being considered for a change of zoning. The solid boundary line surrounding this subject area is only a notification area. If approved by the Planning and Zoning Commission, or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for 2nd and Final Reading with a public hearing on **June 9, 2022 at 8:30 AM** in Council Chambers on the second floor of City Hall, 555 Walnut Street.

If you have any questions, please contact Adam Holland at telephone 325-676-6230 or by email address planning@abilenetx.gov

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

CASE #: CUP-2022-04
You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: CIC INVESTMENTS INC
Parcel I.D.: 57851
Address: 2342 ANTILLEY RD

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

Email: planning@abilenetx.gov

I am in favor ☑ I am opposed ☐

Additional Comments:

Signature: C. Lynn Ingram

MAY 4 AM 11:02

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Legacy Village - Rezoning Request across Memorial Rd

1 message

Ed Patton <ed@edpattonoil.com> Fri, Apr 29, 2022 at 2:19 PM
To: "anthony.williams@abilenetx.gov" <anthony.williams@abilenetx.gov>
Cc: "planning@abilenetx.gov" <planning@abilenetx.gov>

Mayor Anthony Williams

City of Abilene

Dear Mayor Williams:

RE: Zoning at 5601 Memorial Dr,
28 Windmill Cir, 32 Windmill Cir,
34 Windmill Cir, & 36 Windmill Cir

I live at 5718 Legacy Drive (access is via Memorial Drive). I am writing today to ask that on May 3 you vote to deny the zoning request that would allow apartments to be built on the properties listed above. With the proximity of Sam's, the off ramp of the Highway by Sam's, and Antilley Road (including the new traffic light at the intersection of 83/84 and Antilley Road) there can be a lot of congestion in the area including Memorial Drive. I also suspect that a traffic light will soon need to be added to the intersection of Memorial Drive and Antilley Road.

I will be unable to attend and speak the May 3 Council meeting. Thus, I have instead sent this email. Thank you for your consideration in reading my concern. And thank you for your work on the City Council to make Abilene a better place.

Very truly yours,

Ed Patton

5718 Legacy Drive

Abilene, TX 79606

ed@edpattonoil.com

Cell: 325/669-8515

--
You received this message because you are subscribed to the Google Groups "Planning Services" group.
To unsubscribe from this group and stop receiving emails from it, send an email to planning+unsubscribe@abilenetx.gov.
To view this discussion on the web visit https://groups.google.com/a/abilenetx.gov/d/msgid/planning/SN6PR02MB407797D6FA5AED440F5F55FDCFFC9%40SN6PR02MB4077.namprd02.prod.outlook.com.

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Fwd: Rezoning Case # CUP - 2022-04

1 message

'Carol' via Planning Services <planning@abilenetx.gov> Tue, Apr 26, 2022 at 10:18 AM
Reply-To: Carol <cbringhurst1971@yahoo.com>
To: travis.carver@abilenetx.gov
Cc: planning@abilenetx.gov

Sent from my iPhone

Begin forwarded message:

From: Carol <cbringhurst1971@yahoo.com>
Date: April 26, 2022 at 10:13:32 AM CDT
To: anthony.williams@abilenetx.gov
Cc: shane.price@abilenetx.gov
Subject: Rezoning Case # CUP - 2022-04

Dear Mayor, Councilmen, and Councilwomen,

Thank you for your leadership on housing affordability and many other issues of great importance to our community. I'm writing you today to express my concern and strong opposition to the zoning change for the following locations:

5601 Memorial
28 Windmill Cir
32 Windmill Cir
34 Windmill Cir
36 Windmill Cir

Housing affordability, supply, and security are among the nation's top concerns. However, these should not come at the expense of those residing around Memorial Dr. We bought in this area because of safety and security. Fortunately, the commercial buildings in this area create a "sleepy" feeling after a particular time of day because the streets only house those who live in the area. Yet, with this proposed change, our life will be altered drastically.

Concerns with multifamily development include school overcrowding, a surge in crime, increased traffic, and overall degradation of neighborhood appearance. There is also the uniformity of the surrounding areas to consider. Apartment complexes are usually multiple stories, which does not fit the other buildings in the area.

I ask that you deny this request.

Carol Bringhurst
5749 Legacy Dr
Abilene, TX 79606

--

You received this message because you are subscribed to the Google Groups "Planning Services" group.
To unsubscribe from this group and stop receiving emails from it, send an email to planning+unsubscribe@abilenetx.gov.
To view this discussion on the web visit https://groups.google.com/a/abilenetx.gov/d/msgid/planning/026360C7-036B-471F-B3CA-8596562E6BCB%40yahoo.com.

April 25, 2022

Dear Mayor, Councilmen and Councilwomen:

We are writing to express our concern and strong opposition to the zoning changes for the following locations:

5601 Memorial
28 Windmill Cir
32 Windmill Cir
34 Windmill Cir
36 Windmill Cir

Housing affordability, supply and security are among the nation's top concerns. However, these should not come at the expense of those residing around Memorial Drive. We bought and built in this area because of safety and security. Fortunately, the commercial buildings in this area create a "sleepy" feeling after a particular time of day because the streets only house those who live in the area. Yet, with this proposed change, our life will be altered drastically.

Concerns with multi-family development include school overcrowding, a surge in crime, increased traffic and overall degradation of our neighborhood appearance. There is also the uniformity of the surrounding areas to consider. Apartment complexes are usually multiple stories, which does not fit the other buildings in the area. Property values are likely to go down in this area if multi-family apartments are built.

We urge you to disapprove and deny the proposed rezoning. After recent meetings and discussions with my neighbors, I know our opinions are shared by many who live in this area of Abilene.

Thank you for your leadership and continued service and support of our communities.

Best regards,

William + Patricia Robbins

William and Patricia Robbins
5809 Legacy Drive
Abilene, TX 79606

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] CUP-2022-04

1 message

'terrye johnson' via Planning Services <planning@abilenetx.gov> Tue, Apr 26, 2022 at 12:00 PM
Reply-To: terrye johnson <tltjohnson3@yahoo.com>
To: "anthony.williams@abilenetx.gov" <anthony.williams@abilenetx.gov>, "shane.price@abilenetx.gov" <shane.price@abilenetx.gov>, "lynn.beard@abilenetx.gov" <lynn.beard@abilenetx.gov>, "donna.albus@abilenetx.gov" <donna.albus@abilenetx.gov>, "weldon.hurt@abilenetx.gov" <weldon.hurt@abilenetx.gov>, "kyle.mcalister@abilenetx.gov" <kyle.mcalister@abilenetx.gov>, "travis.craver@abilenetx.gov" <travis.craver@abilenetx.gov>, Planning Services <planning@abilenetx.gov>

Dear Mayor, City Council Members and Planning Staff,

I am writing to express my strong opposition to allowing a large multi-family residential building to be built at 5601 Memorial Drive.
Please do not allow a structure of this size to be built in this area. A multi-family residential structure is not consistent with the surrounding
houses. It is not a fit for this neighborhood.

I am concerned about the effects of the greatly increased amount of traffic on Memorial Drive (and other neighborhood streets), and
the safety of this area. In addition, my home is also an investment. Allowing this structure to be built will most likely decrease the value
of my property at 5818 Legacy Drive.

Many of my neighbors are retired and decided to live on Legacy Drive due to it's serene, quiet and beautiful qualities. Please do not take this away!

I vigorously urge you to deny this request for a Conditional Use Permit. Please allow this neighborhood to retain the tranquility and
safety it enjoys now.

Thank you for your service and support of the Abilene Community.

Sincerely,

Terrye Johnson
5818 Legacy Drive
325-428-9519

--
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CITY OF ABILENE TEXAS

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Zoning change on Memorial

2 messages

coweb1 via Planning Services <planning@abilenetx.gov> Mon, Apr 25, 2022 at 3:49 PM
Reply-To: coweb1@verizon.net
To: "anthony.williams@abilenetx.gov" <anthony.williams@abilenetx.gov>, "shane.price@abilenetx.gov" <shane.price@abilenetx.gov>, "lynn.beard@abilenetx.gov" <lynn.beard@abilenetx.gov>, "donna.albus@abilenetx.gov" <donna.albus@abilenetx.gov>, "weldon.hurt@abilenetx.gov" <weldon.hurt@abilenetx.gov>, "kyle.mcalister@abilenetx.gov" <kyle.mcalister@abilenetx.gov>, "travis.craver@abilenetx.gov" <travis.craver@abilenetx.gov>, "planning@abilenetx.gov" <planning@abilenetx.gov>

Dear Mayor, Councilmen and Councilwomen,

Thank you for your leadership on housing affordability and many other issues of great importance to our community. I'm writing you today to express my concern and strong opposition to the zoning change for the following locations:

5601 Memorial
28 Windmill Cir
32 Windmill Cir
34 Windmill Cir
36 Windmill Cir

Housing affordability, supply, and security are among the nation's top concerns. However, these should not come at the expense of those residing around Memorial Dr. We bought in this area because of safety and security. Fortunately, the commercial buildings in this area create a "sleepy" feeling after a particular time of day because the streets only house those who live in the area. Yet, with this proposed change, our life will be altered drastically.

Concerns with multifamily development include school overcrowding, a surge in crime, increased traffic, and overall degradation of neighborhood appearance. There is also the uniformity of the surrounding areas to consider. Apartment complexes are usually multiple stories, which does not fit the other buildings in the area.

I ask that you deny this request.

Thank you for your time,

Cynthia Webb
5833 Legacy Dr.

--
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To view this discussion on the web visit https://groups.google.com/a/abilenetx.gov/d/msgid/planning/1748549095.1223857.1650919795966%40mail.yahoo.com.

Farr, Melissa <melissa.farr@abilenetx.gov> Mon, Apr 25, 2022 at 3:55 PM
To: coweb1@verizon.net, Planning Services <planning@abilenetx.gov>

Thank you for your response. The letter has been received and noted for **CUP-2022-04.**

CITY OF ABILENE

PLANNING & DEVELOPMENT SERVICES

Melissa E. Farr, Executive Assistant

555 Walnut Street, Suite 110
Abilene, Texas 79601-5254

Post Office Box 60
Abilene, Texas 79604-0060

(325) 676-6237 (Office)

https://www.abilenetx.gov/424/Planning-Development-Services

[Quoted text hidden]

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Windmill Apartment rezoning request

1 message

'Carl Castleberry' via Planning Services <planning@abilenetx.gov> Mon, Apr 25, 2022 at 4:29 PM
Reply-To: Carl Castleberry <castlebubba@yahoo.com>
To: "planning@abilenetx.gov" <planning@abilenetx.gov>

I understand that there is a rezoning request for a 15 acre apartment complex on Memorial Dr directly across from my subdivision. As a homeowner in Legacy Village, I strongly oppose this rezoning request.

I grew up in Abilene and moved around the US during my career. After recently retiring from Phillips 66 in Oklahoma, we decided to move back home to Abilene. We took great care in finding a place to live. Our neighborhood butts up next to Fairway Oaks and is filled with many other retirees and also some working families. It is quiet, with most of those working doing so during the day, so people aren't coming and going and making noise all night. I knew that land across Memorial was commercial property, so it would be developed some day, but I was thinking offices or maybe even a restaurant or retail. If I knew apartments were going in across the street, we certainly would not have chosen to live here and to pay what we did based on the prime location.

The severity of my first major concern depends on what kind of apartments these are, and what is the density, etc.. Regardless, I can see the desirability of my neighborhood dropping like a rock. Even worse, the prospect of neighbors leaving en masse and property values dropping like a rock too.

Traffic is my other major concern. The increase in traffic from dense apartment housing sounds like a nightmare. Not only that, the nature of apartment living will change the traffic patterns as people will be coming and going all night.

My last concern is crime could increase. I know people have to have a place to live and most apartment dwellers are law abiding citizens, but I do worry about increased crime.

Please DO NOT approve this rezoning request. Thanks for all you do for our fine city. I plan to be at the meeting on May 4th.

Carl Castleberry
5834 Legacy Dr
806-310-7135

Sent from Yahoo Mail on Android

--
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CITY OF ABILENE TEXAS

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Zoning change opposition

1 message

Nadene Smith <jnsmith@suddenlink.net> Sat, Apr 30, 2022 at 8:50 AM
To: anthony.williams@abilenetx.gov, shane.price@abilenetx.gov, lynn.beard@abilenetx.gov, donna.albus@abilenetx.gov, weldon.hurt@abilenetx.gov, kyle.mcalister@abilenetx.gov, travis.craver@abilenetx.gov, planning@abilenetx.gov

Dear Mayor, Council members, and City staff:

I'm grateful to live in Abilene, TX. Thank you for your leadership in making our city one of the top in the nation.

Please accept my email, addressing the upcoming zoning change for the following locations:

5601 Memorial

28 Windmill Cir

32 Windmill Cir

34 Windmill Cir

36 Windmill Cir

It's my understanding these areas want to be rezoned for apartments that would be 3 stories high. There are three specific concerns at this early date that come to mind:

1. Increased traffic: Currently it is difficult to go in/out of Memorial Drive on Antilley safely and in a timely fashion. Traffic overcrowding is a huge safety issue!
2. The Legacy Drive neighborhood, directly across the street from the proposed apartment complex, is a $300,000 and up area. A 3-story apartment complex would decrease the value of this housing development significantly.
3. With apartment/rental living comes an un-invested, transient population. I specifically bought in this area for safety and security and feel that would be jeopardized.

I humbly ask that you consider denying this zoning request.

I'm prioritizing my work schedule to be present at the public hearing.

Sincerely,

Nadene Smith

325.864.1261

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

CASE #: CUP-2022-04

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: SMITH KEVIN A & CONNIE F
Parcel I.D.: 24248
Address: 21 WINDMILL CR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☒

Additional Comments:

Signature:

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

CASE #: CUP-2022-04

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: SMITH KEVIN A & CONNIE F
Parcel I.D.: 983065
Address: 23 WINDMILL CR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☒

Additional Comments:

Signature: _____

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

CASE #: CUP-2022-04

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: WOLVERTON MICHAEL KENT & CHERYL L
Parcel I.D.: 1010923
Address: 5725 LEGACY DR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☑

Additional Comments:

Signature: Mike Wolverton

MAY 2 AM 11:09

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

We work together to build and maintain a community of the highest quality for present and future generations.

CITY OF ABILENE

PLANNING & DEVELOPMENT SERVICES

BEIRO HENRY & REBECCA
5825 LEGACY DR
ABILENE, TX 79606-4393

NOTICE OF PUBLIC HEARING

RE: Conditional Use Permit Application Number CUP-2022-04 **04/20/2022**

The Planning and Zoning Commission will hold a public hearing on **May 3, 2022 at 1:30 PM**, in an auditorium at the South Branch of the Abilene Public Library located in Suite 1246 at the Mall of Abilene, 4310 Buffalo Gap Road in Abilene, Texas, to recommend approval or denial to City Council on a request from Windmill Circle Apartments LLC (Represented by Enprotec/Hibbs & Todd, Engineering Consultants) for Approval of a Conditional Use Permit Allowing Multi-Family Residential Buildings on Approximately 15 Acres of Now-Vacant Land in a General Retail (GR) District at 28 thru 36 Windmill Circle and at 5601 Memorial Drive in South Abilene. Legal Description Being Lots 304, 305, 107, 108 and 109 in Block B of Windmill Acres, Abilene, Taylor County, Texas.

This hearing is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as indicated below. All written responses must be signed.

The attached map shows the area of this request. Only the area highlighted by striped lines shown on that map is being considered for a change of zoning. The solid boundary line surrounding this subject area is only a notification area. If approved by the Planning and Zoning Commission, or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for 2nd and Final Reading with a public hearing on **June 9, 2022 at 8:30 AM** in Council Chambers on the second floor of City Hall, 555 Walnut Street.

If you have any questions, please contact Adam Holland at telephone 325-676-6230 or by email address planning@abilenetx.gov

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

CASE #: CUP-2022-04
You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: BEIRO HENRY & REBECCA
Parcel I.D.: 1010930
Address: 5825 LEGACY DR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☒

Additional Comments:

see attached email

Signature: Henry N. Beiro

MAY 2 AM11:09

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

CASE #: CUP-2022-04

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: PARISH TARRANCE & KIMBERLY D
Parcel I.D.: 1010933
Address: 5849 LEGACY DR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☑

Additional Comments:

Signature: _____

APR 29 AM 11:53

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

CASE #: CUP-2022-04
You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: ANDERSON JEFFREY & ANGIE
Parcel I.D.: 1010934
Address: 5901 LEGACY DR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☑

Additional Comments:

Signature: Angie Anderson

APR 28 AM 11:46

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

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CITY OF ABILENE TEXAS

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Request to Deny Conditional use Permit Application # 2022-04

1 message

Abby Speed <abbys@stovallrealtors.com> Sun, May 1, 2022 at 6:52 PM
Cc: Jay Eagle Zeigler <jay.zeigler.1@us.af.mil>, jay.r.zeigler@gmail.com, "Speed, Abby J." <abby.speed@gmail.com>, Ed Farnsworth <e.farnsworth68@gmail.com>, Henry Beiro <hhbeiro@gmail.com>, Mark Spurlock <bikeabilene@yahoo.com>, Stacee Yandell <yandellhome@att.net>
Bcc: planning@abilenetx.gov

Dear Councilmember,

I'm writing to you today to express my concern and strong opposition to the zoning change for the locations on Memorial Dr and Windmill Cir.

Since 2006 I've been a real estate agent and I know firsthand that allowing the build of apartment complexes will negatively impact housing sales and prices in Legacy Village and surrounding areas. For example, I currently have a listing in Wylie Legacies (across from Wylie High School). Unfortunately, this house backs up to the newly built apartments. As a result, I received a lot of negative feedback from potential buyers that they would not buy the house because of those apartments alone (this feedback is in writing, and I can provide it upon request).

Can you imagine in a time when we have an unprecedented housing shortage that these desperate buyers would decline a home because of this reason alone? Fortunately, the housing shortage will ease up; however, unfortunately, it will only make it harder to sell our houses if you approve the conditional use permit.

I ask that you deny this request.

Housing affordability, supply, and security are among the nation's top concerns. However, these should not come at the expense of those residing around Memorial Dr. We bought in this area because of safety and security. Fortunately, the commercial buildings in this area create a "sleepy" feeling after a particular time of day because the streets only house those who live in the area. Yet, with this proposed change, our life will be altered drastically.

Again, I ask that you deny this request.

Concerns with multifamily development include school overcrowding, a surge in crime, increased traffic, and overall degradation of neighborhood appearance. There is also the uniformity of the surrounding areas to consider. Apartment complexes are usually multiple stories, which does not fit the other buildings in the area.

Lastly, I ask that you deny this request.

V/r,

Abby Speed
--
Texas law requires all agents to provide Information about Brokerage Services (IABS) - Please Click Here

Thank you,

Abby

Abby Speed, REALTOR®, GRI

Cell: 325-261-0778
www.soldwithspeed.com

Berkshire Hathaway Home Services - Stovall, REALTORS®
3382 S 27th St.
Abilene, TX 79605
www.stovallrealtors.com

"Buy with Speed!"

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CITY OF ABILENE TEXAS

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Re: 15-acre “affordable housing” apartment complex on Memorial Drive at Windmill Acres

1 message

'Joe Alexander' via Planning Services <planning@abilenetx.gov> Tue, Apr 26, 2022 at 4:51 PM
Reply-To: Joe Alexander <joebalexander@icloud.com>
To: planning@abilenetx.gov
Cc: anthony.williams@abilenetx.gov, shane.price@abilenetx.gov, lynn.beard@abilenetx.gov, donna.albus@abilenetx.gov, weldon.hurt@abilenetx.gov, kyle.mcalister@abilenetx.gov, travis.craver@abilenetx.gov

Ladies & Gentlemen:

I wish I could attend this hearing in person, but my time does not permit attending during my patient hours.

I am a homeowner is Waterside at Wyndham. I am concerned about the potential development of the 15 acres on Windmill Circle for Affordable housing (or for that matter, any housing project.). The current zoning of this location does not permit any residential development for a good reason. It is commercial property and should stay that way. Current ingress and egress to Windmill Circle is via Clack St. The western side of the proposed development fronts Memorial Drive. If access to Memorial Drive is included in the project (which only makes sense), this will put the majority of the traffic taking a winding route through residential street that were not engineered for the amount of current traffic, much less any additional traffic. Currently, this route is used in excess of original planning due to the construction of Sam’s Club. Lynbrook Drive is the only street that allows connection to Buffalo Gap Road and points north. Foot traffic and bicycle traffic is already at danger with current traffic. The streets are too narrow to allow street parking (which is often present during the day) and for 2 cars to be able to pass.

I urge the Council to consider current residents safety before making any decisions on the development. At the very least, if approval is considered, divert all access onto Clack Street and not Memorial Drive.The land on Windmill Circle should, in my opinion, remain industrial/commercial and not be changed to any type of residential development.

Thank you for your consideration.

Joe Alexander, MD
5258 Wyndham Ct.
Abilene, TX 79606
joebalexander@icloud.com
325-668-7474

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CITY OF ABILENE TEXAS

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Fwd: Rezoning Case # CUP - 2022-04

1 message

'Carol' via Planning Services <planning@abilenetx.gov> Tue, Apr 26, 2022 at 10:18 AM
Reply-To: Carol <cbringhurst1971@yahoo.com>
To: travis.carver@abilenetx.gov
Cc: planning@abilenetx.gov

Sent from my iPhone

Begin forwarded message:

From: Carol <cbringhurst1971@yahoo.com>
Date: April 26, 2022 at 10:13:32 AM CDT
To: anthony.williams@abilenetx.gov
Cc: shane.price@abilenetx.gov
Subject: Rezoning Case # CUP - 2022-04

Dear Mayor, Councilmen, and Councilwomen,

Thank you for your leadership on housing affordability and many other issues of great importance to our community. I'm writing you today to express my concern and strong opposition to the zoning change for the following locations:

5601 Memorial
28 Windmill Cir
32 Windmill Cir
34 Windmill Cir
36 Windmill Cir

Housing affordability, supply, and security are among the nation's top concerns. However, these should not come at the expense of those residing around Memorial Dr. We bought in this area because of safety and security. Fortunately, the commercial buildings in this area create a "sleepy" feeling after a particular time of day because the streets only house those who live in the area. Yet, with this proposed change, our life will be altered drastically.

Concerns with multifamily development include school overcrowding, a surge in crime, increased traffic, and overall degradation of neighborhood appearance. There is also the uniformity of the surrounding areas to consider. Apartment complexes are usually multiple stories, which does not fit the other buildings in the area.

I ask that you deny this request.

Carol Bringhurst
5749 Legacy Dr
Abilene, TX 79606

--

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April 25, 2022

Dear Mayor, Councilmen and Councilwomen:

We are writing to express our concern and strong opposition to the zoning changes for the following locations:

5601 Memorial
28 Windmill Cir
32 Windmill Cir
34 Windmill Cir
36 Windmill Cir

Housing affordability, supply and security are among the nation's top concerns. However, these should not come at the expense of those residing around Memorial Drive. We bought and built in this area because of safety and security. Fortunately, the commercial buildings in this area create a "sleepy" feeling after a particular time of day because the streets only house those who live in the area. Yet, with this proposed change, our life will be altered drastically.

Concerns with multi-family development include school overcrowding, a surge in crime, increased traffic and overall degradation of our neighborhood appearance. There is also the uniformity of the surrounding areas to consider. Apartment complexes are usually multiple stories, which does not fit the other buildings in the area. Property values are likely to go down in this area if multi-family apartments are built.

We urge you to disapprove and deny the proposed rezoning. After recent meetings and discussions with my neighbors, I know our opinions are shared by many who live in this area of Abilene.

Thank you for your leadership and continued service and support of our communities.

Best regards,

William + Patricia Robbins

William and Patricia Robbins
5809 Legacy Drive
Abilene, TX 79606

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] CUP-2022-04

1 message

'terrye johnson' via Planning Services <planning@abilenetx.gov> Tue, Apr 26, 2022 at 12:00 PM
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To: "anthony.williams@abilenetx.gov" <anthony.williams@abilenetx.gov>, "shane.price@abilenetx.gov" <shane.price@abilenetx.gov>, "lynn.beard@abilenetx.gov" <lynn.beard@abilenetx.gov>, "donna.albus@abilenetx.gov" <donna.albus@abilenetx.gov>, "weldon.hurt@abilenetx.gov" <weldon.hurt@abilenetx.gov>, "kyle.mcalister@abilenetx.gov" <kyle.mcalister@abilenetx.gov>, "travis.craver@abilenetx.gov" <travis.craver@abilenetx.gov>, Planning Services <planning@abilenetx.gov>

Dear Mayor, City Council Members and Planning Staff,

I am writing to express my strong opposition to allowing a large multi-family residential building to be built at 5601 Memorial Drive.
Please do not allow a structure of this size to be built in this area. A multi-family residential structure is not consistent with the surrounding
houses. It is not a fit for this neighborhood.

I am concerned about the effects of the greatly increased amount of traffic on Memorial Drive (and other neighborhood streets), and
the safety of this area. In addition, my home is also an investment. Allowing this structure to be built will most likely decrease the value
of my property at 5818 Legacy Drive.

Many of my neighbors are retired and decided to live on Legacy Drive due to it's serene, quiet and beautiful qualities. Please do not take this away!

I vigorously urge you to deny this request for a Conditional Use Permit. Please allow this neighborhood to retain the tranquility and
safety it enjoys now.

Thank you for your service and support of the Abilene Community.

Sincerely,

Terrye Johnson
5818 Legacy Drive
325-428-9519

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Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Zoning change on Memorial

2 messages

coweb1 via Planning Services <planning@abilenetx.gov> Mon, Apr 25, 2022 at 3:49 PM
Reply-To: coweb1@verizon.net
To: "anthony.williams@abilenetx.gov" <anthony.williams@abilenetx.gov>, "shane.price@abilenetx.gov" <shane.price@abilenetx.gov>, "lynn.beard@abilenetx.gov" <lynn.beard@abilenetx.gov>, "donna.albus@abilenetx.gov" <donna.albus@abilenetx.gov>, "weldon.hurt@abilenetx.gov" <weldon.hurt@abilenetx.gov>, "kyle.mcalister@abilenetx.gov" <kyle.mcalister@abilenetx.gov>, "travis.craver@abilenetx.gov" <travis.craver@abilenetx.gov>, "planning@abilenetx.gov" <planning@abilenetx.gov>

Dear Mayor, Councilmen and Councilwomen,

Thank you for your leadership on housing affordability and many other issues of great importance to our community. I'm writing you today to express my concern and strong opposition to the zoning change for the following locations:

5601 Memorial
28 Windmill Cir
32 Windmill Cir
34 Windmill Cir
36 Windmill Cir

Housing affordability, supply, and security are among the nation's top concerns. However, these should not come at the expense of those residing around Memorial Dr. We bought in this area because of safety and security. Fortunately, the commercial buildings in this area create a "sleepy" feeling after a particular time of day because the streets only house those who live in the area. Yet, with this proposed change, our life will be altered drastically.

Concerns with multifamily development include school overcrowding, a surge in crime, increased traffic, and overall degradation of neighborhood appearance. There is also the uniformity of the surrounding areas to consider. Apartment complexes are usually multiple stories, which does not fit the other buildings in the area.

I ask that you deny this request.

Thank you for your time,

Cynthia Webb
5833 Legacy Dr.

--
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To view this discussion on the web visit https://groups.google.com/a/abilenetx.gov/d/msgid/planning/1748549095.1223857.1650919795966%40mail.yahoo.com.

Farr, Melissa <melissa.farr@abilenetx.gov> Mon, Apr 25, 2022 at 3:55 PM
To: coweb1@verizon.net, Planning Services <planning@abilenetx.gov>

Thank you for your response. The letter has been received and noted for **CUP-2022-04.**

CITY OF ABILENE

PLANNING & DEVELOPMENT SERVICES

Melissa E. Farr, Executive Assistant

555 Walnut Street, Suite 110
Abilene, Texas 79601-5254

Post Office Box 60
Abilene, Texas 79604-0060

(325) 676-6237 (Office)

https://www.abilenetx.gov/424/Planning-Development-Services

[Quoted text hidden]

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Windmill Apartment rezoning request

1 message

'Carl Castleberry' via Planning Services <planning@abilenetx.gov> Mon, Apr 25, 2022 at 4:29 PM
Reply-To: Carl Castleberry <castlebubba@yahoo.com>
To: "planning@abilenetx.gov" <planning@abilenetx.gov>

I understand that there is a rezoning request for a 15 acre apartment complex on Memorial Dr directly across from my subdivision. As a homeowner in Legacy Village, I strongly oppose this rezoning request.

I grew up in Abilene and moved around the US during my career. After recently retiring from Phillips 66 in Oklahoma, we decided to move back home to Abilene. We took great care in finding a place to live. Our neighborhood butts up next to Fairway Oaks and is filled with many other retirees and also some working families. It is quiet, with most of those working doing so during the day, so people aren't coming and going and making noise all night. I knew that land across Memorial was commercial property, so it would be developed some day, but I was thinking offices or maybe even a restaurant or retail. If I knew apartments were going in across the street, we certainly would not have chosen to live here and to pay what we did based on the prime location.

The severity of my first major concern depends on what kind of apartments these are, and what is the density, etc.. Regardless, I can see the desirability of my neighborhood dropping like a rock. Even worse, the prospect of neighbors leaving en masse and property values dropping like a rock too.

Traffic is my other major concern. The increase in traffic from dense apartment housing sounds like a nightmare. Not only that, the nature of apartment living will change the traffic patterns as people will be coming and going all night.

My last concern is crime could increase. I know people have to have a place to live and most apartment dwellers are law abiding citizens, but I do worry about increased crime.

Please DO NOT approve this rezoning request. Thanks for all you do for our fine city. I plan to be at the meeting on May 4th.

Carl Castleberry
5834 Legacy Dr
806-310-7135

Sent from Yahoo Mail on Android

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To view this discussion on the web visit https://groups.google.com/a/abilenetx.gov/d/msgid/planning/1636608107.697221.1650922150287%40mail.yahoo.com.

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

CASE #: CUP-2022-04

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: PARISH TARRANCE & KIMBERLY D
Parcel I.D.: 1010933
Address: 5849 LEGACY DR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☒

Additional Comments:

Signature: _____

APR 29 AM 11:53

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

CASE #: CUP-2022-04
You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: ANDERSON JEFFREY & ANGIE
Parcel I.D.: 1010934
Address: 5901 LEGACY DR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☑

Additional Comments:

Signature: Angie Anderson

APR 28 AM 11:46

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For the PLANNING & ZONING COMMISSION
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CASE #: CUP-2022-04
You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: BRINGHURST CAROL
Parcel I.D.: 1010926
Address: 5749 LEGACY DR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☒
Additional Comments:

Signature: Carol Bringhurst

APR 27 AM10:43

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Name: NORTHCOTT JERRY L & JANET L
Parcel I.D.: 1010925
Address: 5741 LEGACY DR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☑
Additional Comments:

Signature: Jerry Northcott

APR 27 AM10:43

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For the PLANNING & ZONING COMMISSION
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CASE #: CUP-2022-04
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Name: BARNER MATTHEW C
Parcel I.D.: 1010935
Address: 5933 LEGACY DR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☑
Additional Comments:

Signature: Matthew Barner

APR 27 AM 10:43

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For the PLANNING & ZONING COMMISSION
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Name: ROBBINS WILLIAM LYNN &
Parcel I.D.: 1010928
Address: 5809 LEGACY DR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☒
Additional Comments:

Signature: William Robbins
Patricia Ann Robbins

APR 27 AM 10:43

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For the PLANNING & ZONING COMMISSION
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Name: TSCHAAR MIKE HEATING &
Parcel I.D.: 24379
Address: 25 WINDMILL CR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☒
Additional Comments:

Signature:

APR 27 AM 10:43

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CITY OF ABILENE TEXAS

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Fw: Opposition to 15 acre Apartment Complex Across Memorial

3 messages

Jimmy boulware <jimmy_b84@hotmail.com> Sun, Apr 24, 2022 at 7:48 PM
To: "anthony.williams@abilenetx.gov" <anthony.williams@abilenetx.gov>, "shane.price@abilenetx.gov" <shane.price@abilenetx.gov>, "lynn.beard@abilenetx.gov" <lynn.beard@abilenetx.gov>, "donna.albus@abilenetx.gov" <donna.albus@abilenetx.gov>, "weldon.hurt@abilenetx.gov" <weldon.hurt@abilenetx.gov>, "kyle.mcalister@abilenetx.gov" <kyle.mcalister@abilenetx.gov>, "travis.craver@abilenetx.gov" <travis.craver@abilenetx.gov>, "planning@abilenetx.gov" <planning@abilenetx.gov>, Yurika Boulware <yurika_mcgill@yahoo.com>

Good Afternoon Abilene City Officials,

I recently moved to Abilene, Texas and purchased a house in Legacy Village.

After being stationed in Alaska for 6.5 years, we were moved to San Antonio. That was one of the worst places I have ever lived, and was even worse trying to raise a family in and provide a safe environment. Once promotion results were released, I was given the option of 4 bases, Dyess being one of them. My family and I immediately picked Dyess for our #1 because I have always heard how much of a hidden gem it is and how highly our friends spoke of it.

Upon arriving, we realized how right they were. We were happy to purchase a house to have our daughters in the famed Wylie School district, and become part of the community. Our family loves how safe and quiet it is, along with the lack of traffic, and actually feel safe going on walks and letting our kids play outside.

With an apartment complex going up behind our place, that would drastically change. I am more than likely on the final assignment of my career, and bought a house as an investment opportunity, the apartments would destroy that.

I am a Combat Wounded Active Duty Service member with a Purple Heart, and don't do the best with crowds, noise, traffic, and the thought of folks watching me…. Well, apartments behind my house would not help that.

We walk our kids to the bus stop each morning and enjoy the walk and how safe it is…. Apartment traffic will destroy that

Each morning I enjoy my drive to work with the lack of traffic, wave at the neighbors walking, and the small town feel… Once again, the apartments will destroy that

I humbly ask that you vote no on the rezoning of the empty lot on Memorial Drive. Please don't let Abilene turn into San Antonio/Austin.

I would hate for our little slice of Heaven be destroyed and ruin what Abilene has been hyped to be.

Thank you for your time and consideration.

Jimmy Boulware

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To view this discussion on the web visit https://groups.google.com/a/abilenetx.gov/d/msgid/planning/SN4PR04MB838292C633CE539500385D4A84F89%40SN4PR04MB8382.namprd04.prod.outlook.com.

Jimmy boulware <jimmy_b84@hotmail.com> Sun, Apr 24, 2022 at 8:39 PM
To: "anthony.williams@abilenetx.gov" <anthony.williams@abilenetx.gov>, "shane.price@abilenetx.gov" <shane.price@abilenetx.gov>, "lynn.beard@abilenetx.gov" <lynn.beard@abilenetx.gov>, "donna.albus@abilenetx.gov" <donna.albus@abilenetx.gov>, "weldon.hurt@abilenetx.gov" <weldon.hurt@abilenetx.gov>, "kyle.mcalister@abilenetx.gov" <kyle.mcalister@abilenetx.gov>, "travis.craver@abilenetx.gov" <travis.craver@abilenetx.gov>, "planning@abilenetx.gov" <planning@abilenetx.gov>, Yurika Boulware <yurika_mcgill@yahoo.com>

Unfortunately, I will not be able to attend due to being in Alabama for temporary duty. I ask that you put yourselves in our shoes…. Would you want that behind your house? After purchasing a nice house, would you want a multi-level apartment complex being built by your house in a nice area? Apartments would be an eyesore, nowhere near the same architectural design, and unfortunately brings in undesirable people and activities.

Thank you again for your time and consideration.

Get Outlook for iOS

From: Jimmy boulware <jimmy_b84@hotmail.com>
Sent: Sunday, April 24, 2022 7:48:34 PM
To: anthony.williams@abilenetx.gov <anthony.williams@abilenetx.gov>; shane.price@abilenetx.gov <shane.price@abilenetx.gov>; lynn.beard@abilenetx.gov <lynn.beard@abilenetx.gov>; donna.albus@abilenetx.gov <donna.albus@abilenetx.gov>; weldon.hurt@abilenetx.gov <weldon.hurt@abilenetx.gov>; kyle.mcalister@abilenetx.gov <kyle.mcalister@abilenetx.gov>; travis.craver@abilenetx.gov <travis.craver@abilenetx.gov>; planning@abilenetx.gov <planning@abilenetx.gov>; Yurika Boulware <yurika_mcgill@yahoo.com>
Subject: Fw: Opposition to 15 acre Apartment Complex Across Memorial

Good Afternoon Abilene City Officials,

I recently moved to Abilene, Texas and purchased a house in Legacy Village.

After being stationed in Alaska for 6.5 years, we were moved to San Antonio. That was one of the worst places I have ever lived, and was even worse trying to raise a family in and provide a safe environment. Once promotion results were released, I was given the option of 4 bases, Dyess being one of them. My family and I immediately picked Dyess for our #1 because I have always heard how much of a hidden gem it is and how highly our friends spoke of it.

Upon arriving, we realized how right they were. We were happy to purchase a house to have our daughters in the famed Wylie School district, and become part of the community. Our family loves how safe and quiet it is, along with the lack of traffic, and actually feel safe going on walks and letting our kids play outside.

With an apartment complex going up behind our place, that would drastically change. I am more than likely on the final assignment of my career, and bought a house as an investment opportunity, the apartments would destroy that.

I am a Combat Wounded Active Duty Service member with a Purple Heart, and don't do the best with crowds, noise, traffic, and the thought of folks watching me…. Well, apartments behind my house would not help that.

We walk our kids to the bus stop each morning and enjoy the walk and how safe it is…. Apartment traffic will destroy that

Each morning I enjoy my drive to work with the lack of traffic, wave at the neighbors walking, and the small town feel… Once again, the apartments will destroy that

I humbly ask that you vote no on the rezoning of the empty lot on Memorial Drive. Please don't let Abilene turn into San Antonio/Austin.

I would hate for our little slice of Heaven be destroyed and ruin what Abilene has been hyped to be.

Thank you for your time and consideration.

Jimmy Boulware

--
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Farr, Melissa <melissa.farr@abilenetx.gov> Mon, Apr 25, 2022 at 3:59 PM
To: Jimmy boulware <jimmy_b84@hotmail.com>, Planning Services <planning@abilenetx.gov>

Thank you for your response. The letter has been received and noted for **CUP-2022-04.**

CITY OF ABILENE

PLANNING & DEVELOPMENT SERVICES

Melissa E. Farr, Executive Assistant

555 Walnut Street, Suite 110
Abilene, Texas 79601-5254

Post Office Box 60
Abilene, Texas 79604-0060

(325) 676-6237 (Office)

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[Quoted text hidden]

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Fwd: P&Z Case#CUP-2022-04

1 message

Julianna Nickson <juliannanickson@gmail.com> Thu, Apr 28, 2022 at 2:29 PM
Bcc: planning@abilenetx.gov

Regarding Case#CUP-2022-04
Windmill Acres - Approval of a Conditional Use Permit Allowing Multi-Family Residential Buildings on Approximately 15 Acres of Now-Vacant Land in a General Retail (GR) District

I would like to express that I am adamantly against the development of Apartments on the lots on Windmill.

It should continue to stay General Retail. I am not against an office/medical office. As is it currently zoned is the appropriate use. General Retail is what surrounds the other lots in that area.

This change would only damage the neighborhood.
It would lower the current homeowners property values.
That not only affects the current homeowners, but the tax dollars that the city will receive.

Please vote NO to this proposal.

Thank you,

Julianna Nickson

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Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] a 15 acre apartment complex on Memorial Drive (5650-5660 Memorial Drive)

2 messages

Randy Wilson <rwilson@randywilsonlaw.com> Mon, Apr 25, 2022 at 8:34 AM
To: kyle.mcalister@abilenetx.gov, donna.albus@abilenetx.gov, anthony.williams@abilenetx.gov, shane.price@abilenetx.gov, lynn.beard@abilenetx.gov, weldon.hurt@abilenetx.gov, travis.craver@abilenetx.gov, planning@abilenetx.gov

As residents of Wyndham Court and Waterside @ Wyndham, we all oppose the project for apartments at the above location.
l
The traffic on Memorial, Lynbrook, is already too heavily traveled, even by vehicles which are supposed to be prohibited from traveling on Lynbrook, Innisbrook Covenant, and Peppermill streets. Memorial has become a "raceway" and backdoor to Sam's Club. This project will only add to the problems facing the residents who already live next to Memorial as well as the residents in the neighborhood who walk their dogs, walk, jog, walk the children in strollers, ride bicycles both adult and children along Memorial and adjacent streets.

With kindest regards, I remain
Very truly yours,
Randy Wilson

rwilson@randywilsonlaw.com

The information contained in this communication is a transmission from the Law Offices of Randy Wilson and Kristin Postell, PLLC and is information protected by the attorney/client and/or attorney/work product privilege. It, along with any attachments hereto, is also covered by the Electronic communications Privacy Act, 18 U.S.C. Sections 2510-2512. This e-mail is intended only for the personal and confidential use of the recipient(s) named in the communication, and the privileges are not waived by virtue of this having been sent by electronic mail. Recipient named herein has indicated consent to receive communications via electronic medium. Should the recipient change their mind, and want further communication to be sent in a different fashion, please contact my office immediately. If the person actually receiving this communication is not the named recipient, any use, dissemination, distribution or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone, (325)677-4678, and delete the original message from your system. Thank you

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Farr, Melissa <melissa.farr@abilenetx.gov> Mon, Apr 25, 2022 at 3:57 PM
To: Randy Wilson <rwilson@randywilsonlaw.com>, Planning Services <planning@abilenetx.gov>

Thank you for your response. The message has been received and noted for **CUP-2022-04.**

CITY OF ABILENE

PLANNING & DEVELOPMENT SERVICES

Melissa E. Farr, Executive Assistant

555 Walnut Street, Suite 110
Abilene, Texas 79601-5254

Post Office Box 60
Abilene, Texas 79604-0060

(325) 676-6237 (Office)

https://www.abilenetx.gov/424/Planning-Development-Services

[Quoted text hidden]

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

CASE #: CUP-2022-04
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Name: BRINGHURST CAROL
Parcel I.D.: 1010926
Address: 5749 LEGACY DR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☒
Additional Comments:

Signature: Carol Bringhurst

APR 27 AM10:43

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For the PLANNING & ZONING COMMISSION
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Name: NORTHCOTT JERRY L & JANET L
Parcel I.D.: 1010925
Address: 5741 LEGACY DR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☑
Additional Comments:

Signature: Jerry Northcott

APR 27 AM10:43

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For the PLANNING & ZONING COMMISSION
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Name: BARNER MATTHEW C
Parcel I.D.: 1010935
Address: 5933 LEGACY DR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☑
Additional Comments:

Signature: Matthew Barner

APR 27 AM 10:43

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You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: ROBBINS WILLIAM LYNN &
Parcel I.D.: 1010928
Address: 5809 LEGACY DR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☒
Additional Comments:

Signature: William Robbins
Patricia Ann Robbins

APR 27 AM 10:43

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You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: TSCHAAR MIKE HEATING &
Parcel I.D.: 24379
Address: 25 WINDMILL CR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☒
Additional Comments:

Signature:

APR 27 AM 10:43

555 WALNUT STREET • P.O. BOX 60 • ABILENE, TEXAS 79604-0060
We work together to build and maintain a community of the highest quality for present and future generations.

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] CUP-2022-04 opposition

1 message

Henry Beiro <hhbeiro@gmail.com> Wed, May 4, 2022 at 8:35 PM
To: planning@abilenetx.gov
Cc: Abby Speed <abby.speed@gmail.com>, Ed Farnsworth <e.farnsworth68@gmail.com>, Henry Beiro <hhbeiro@gmail.com>, Mark Spurlock <bikeabilene@yahoo.com>, Stacee Yandell <yandellhome@att.net>, "Charlie M. Davis" <cmdavis@senderotx.com>

Name: Homeowners at Legacy Village of 59 lots with voting residents, represented by the Board of Directors:

Legacy Village HOA Board of Directors		
Name	Email	Phone
Stacee Yandell	yandellhome@att.net	817-688-8412
Henry Beiro	hhbeiro@gmail.com	502-648-6384
Ed Farnsworth	e.farnsworth68@gmail.com	325-439-0245
Abby Speed	abby.speed@gmail.com	405-612-9124
Mark Spurlock	bikeabilene@yahoo.com	325-338-8507

Parcel ID: 1010965, 1010936, 962637, 962660 are **inside the 200 foot notification zone** for CUP-2022-04.

Herein we unanimously **OPPOSE** CUP-2022-04 as inconsistent with current zoning, detrimental to traffic, and the safety of the area.

When we bought into Legacy Village, we were proud of the value provided by the builders and the City of Abilene to protect our neighborhood. Currently zoned General Retail (GR) we expect the City leaders to be consistent to the plan. The consultant suggests that it is consistent with a change to multi-family using a variance called a Conditional Use Permit. We are concerned that this flexibility in the zoning process is **overcrowding the neighborhood**. We are concerned with the increase of traffic and the lack of changes required by the City to manage this traffic. We are concerned with the current fire department equipment to manage three stories at this end of town in a high density multi family apartment complex. We also believe as stated in Texas regulation delegating authority to local government:

LOCAL GOVERNMENT CODE

TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES

SUBTITLE A. MUNICIPAL REGULATORY AUTHORITY

CHAPTER 211. MUNICIPAL ZONING AUTHORITY

SUBCHAPTER A. GENERAL ZONING REGULATIONS

Added by Acts 1991, 72nd Leg., ch. 687, Sec. 18, eff. Sept. 1, 1991. Amended by Acts 1999, 76th Leg., ch. 62, Sec. 7.81, eff. Sept. 1, 1999.

Sec. 211.004. COMPLIANCE WITH COMPREHENSIVE PLAN.

(a) Zoning regulations **must be adopted in accordance with a comprehensive plan and must be designed to:**

(1) **lessen congestion** in the streets;

(2) **secure safety from fire, panic, and other dangers**;

(3) **promote health and the general welfare;**

(4) **provide adequate light and air;**

(5) **prevent the overcrowding of land**;

(6) **avoid undue concentration of population; o**r

(7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

Our Taylor County plan emulates these premises. **Please be consistent.**

When I look out my back door to the East, I see the sun come up over the horizon. All of us with property viewing the East do not wish to see a two and three story multifamily complex blocking air and light, producing sights and sounds not in harmony with our neighborhood.

As a Board member of the Legacy Village, I am.

--
Henry H. Beiro
5825 Legacy Dr
Abilene, TX 79606
Cell 502-648-6384

--
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CITY OF ABILENE TEXAS

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Fw: Opposition to 15 acre Apartment Complex Across Memorial

3 messages

Jimmy boulware <jimmy_b84@hotmail.com> Sun, Apr 24, 2022 at 7:48 PM
To: "anthony.williams@abilenetx.gov" <anthony.williams@abilenetx.gov>, "shane.price@abilenetx.gov" <shane.price@abilenetx.gov>, "lynn.beard@abilenetx.gov" <lynn.beard@abilenetx.gov>, "donna.albus@abilenetx.gov" <donna.albus@abilenetx.gov>, "weldon.hurt@abilenetx.gov" <weldon.hurt@abilenetx.gov>, "kyle.mcalister@abilenetx.gov" <kyle.mcalister@abilenetx.gov>, "travis.craver@abilenetx.gov" <travis.craver@abilenetx.gov>, "planning@abilenetx.gov" <planning@abilenetx.gov>, Yurika Boulware <yurika_mcgill@yahoo.com>

Good Afternoon Abilene City Officials,

I recently moved to Abilene, Texas and purchased a house in Legacy Village.

After being stationed in Alaska for 6.5 years, we were moved to San Antonio. That was one of the worst places I have ever lived, and was even worse trying to raise a family in and provide a safe environment. Once promotion results were released, I was given the option of 4 bases, Dyess being one of them. My family and I immediately picked Dyess for our #1 because I have always heard how much of a hidden gem it is and how highly our friends spoke of it.

Upon arriving, we realized how right they were. We were happy to purchase a house to have our daughters in the famed Wylie School district, and become part of the community. Our family loves how safe and quiet it is, along with the lack of traffic, and actually feel safe going on walks and letting our kids play outside.

With an apartment complex going up behind our place, that would drastically change. I am more than likely on the final assignment of my career, and bought a house as an investment opportunity, the apartments would destroy that.

I am a Combat Wounded Active Duty Service member with a Purple Heart, and don't do the best with crowds, noise, traffic, and the thought of folks watching me…. Well, apartments behind my house would not help that.

We walk our kids to the bus stop each morning and enjoy the walk and how safe it is…. Apartment traffic will destroy that

Each morning I enjoy my drive to work with the lack of traffic, wave at the neighbors walking, and the small town feel… Once again, the apartments will destroy that

I humbly ask that you vote no on the rezoning of the empty lot on Memorial Drive. Please don't let Abilene turn into San Antonio/Austin.

I would hate for our little slice of Heaven be destroyed and ruin what Abilene has been hyped to be.

Thank you for your time and consideration.

Jimmy Boulware

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Jimmy boulware <jimmy_b84@hotmail.com> Sun, Apr 24, 2022 at 8:39 PM
To: "anthony.williams@abilenetx.gov" <anthony.williams@abilenetx.gov>, "shane.price@abilenetx.gov" <shane.price@abilenetx.gov>, "lynn.beard@abilenetx.gov" <lynn.beard@abilenetx.gov>, "donna.albus@abilenetx.gov" <donna.albus@abilenetx.gov>, "weldon.hurt@abilenetx.gov" <weldon.hurt@abilenetx.gov>, "kyle.mcalister@abilenetx.gov" <kyle.mcalister@abilenetx.gov>, "travis.craver@abilenetx.gov" <travis.craver@abilenetx.gov>, "planning@abilenetx.gov" <planning@abilenetx.gov>, Yurika Boulware <yurika_mcgill@yahoo.com>

Unfortunately, I will not be able to attend due to being in Alabama for temporary duty. I ask that you put yourselves in our shoes…. Would you want that behind your house? After purchasing a nice house, would you want a multi-level apartment complex being built by your house in a nice area? Apartments would be an eyesore, nowhere near the same architectural design, and unfortunately brings in undesirable people and activities.

Thank you again for your time and consideration.

Get Outlook for iOS

From: Jimmy boulware <jimmy_b84@hotmail.com>
Sent: Sunday, April 24, 2022 7:48:34 PM
To: anthony.williams@abilenetx.gov <anthony.williams@abilenetx.gov>; shane.price@abilenetx.gov <shane.price@abilenetx.gov>; lynn.beard@abilenetx.gov <lynn.beard@abilenetx.gov>; donna.albus@abilenetx.gov <donna.albus@abilenetx.gov>; weldon.hurt@abilenetx.gov <weldon.hurt@abilenetx.gov>; kyle.mcalister@abilenetx.gov <kyle.mcalister@abilenetx.gov>; travis.craver@abilenetx.gov <travis.craver@abilenetx.gov>; planning@abilenetx.gov <planning@abilenetx.gov>; Yurika Boulware <yurika_mcgill@yahoo.com>
Subject: Fw: Opposition to 15 acre Apartment Complex Across Memorial

Good Afternoon Abilene City Officials,

I recently moved to Abilene, Texas and purchased a house in Legacy Village.

After being stationed in Alaska for 6.5 years, we were moved to San Antonio. That was one of the worst places I have ever lived, and was even worse trying to raise a family in and provide a safe environment. Once promotion results were released, I was given the option of 4 bases, Dyess being one of them. My family and I immediately picked Dyess for our #1 because I have always heard how much of a hidden gem it is and how highly our friends spoke of it.

Upon arriving, we realized how right they were. We were happy to purchase a house to have our daughters in the famed Wylie School district, and become part of the community. Our family loves how safe and quiet it is, along with the lack of traffic, and actually feel safe going on walks and letting our kids play outside.

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I would hate for our little slice of Heaven be destroyed and ruin what Abilene has been hyped to be.

Thank you for your time and consideration.

Jimmy Boulware

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Farr, Melissa <melissa.farr@abilenetx.gov> Mon, Apr 25, 2022 at 3:59 PM
To: Jimmy boulware <jimmy_b84@hotmail.com>, Planning Services <planning@abilenetx.gov>

Thank you for your response. The letter has been received and noted for **CUP-2022-04.**

CITY OF ABILENE

PLANNING & DEVELOPMENT SERVICES

Melissa E. Farr, Executive Assistant

555 Walnut Street, Suite 110
Abilene, Texas 79601-5254

Post Office Box 60
Abilene, Texas 79604-0060

(325) 676-6237 (Office)

https://www.abilenetx.gov/424/Planning-Development-Services

[Quoted text hidden]

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Fwd: Zoning for Proposed Windmill Circle Apartments

1 message

Dixie Yurczyk <fleahop101@comcast.net> Sun, May 1, 2022 at 6:06 PM
To: "planning@abilenetx.gov" <planning@abilenetx.gov>

We are very strongly opposed to the zoning change for the Proposed Windmill Circle Apartments.

Streets and traffic flow will not support all the additional traffic.

Thank you

Dixie Yurczyk
2309 Preston Trail
Abilene, TX

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CITY OF ABILENE TEXAS

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Request to Deny Conditional use Permit Application # 2022-04

1 message

yandell <yandellhome@att.net> Tue, May 3, 2022 at 6:35 AM
To: "anthony.williams@abilenetx.gov" <anthony.williams@abilenetx.gov>, "shane.price@abilenetx.gov" <shane.price@abilenetx.gov>, "lynn.beard@abilenetx.gov" <lynn.beard@abilenetx.gov>, "donna.albus@abilenetx.gov" <donna.albus@abilenetx.gov>, "weldon.hurt@abilenetx.gov" <weldon.hurt@abilenetx.gov>, "kyle.mcalister@abilenetx.gov" <kyle.mcalister@abilenetx.gov>, "travis.craver@abilenetx.gov" <travis.craver@abilenetx.gov>, "planning@abilenetx.gov" <planning@abilenetx.gov>

Thank you for your leadership on housing affordability and many other issues of great importance to our community. I'm writing to express my concern and strong opposition to the zoning change under Conditional use Permit Application # 2022-04.

Housing affordability, supply, and security are among the nation's top concerns. However, these should not come at the expense of those residing around Memorial Drive. We bought in this area because of safety and security. Fortunately, the commercial buildings in this area create a "sleepy" feeling after a particular time of day because the streets only house those who live in the area. Yet, with this proposed change, our life will be altered drastically.

Again, I ask that you deny this request.

Concerns with multifamily development include school overcrowding, a surge in crime, increased traffic, and overall degradation of neighborhood appearance. There is also the uniformity of the surrounding areas to consider. Apartment complexes are usually multiple stories, which does not fit the other buildings in the area. Light pollution from the complex will directly affect our privacy. We bought our home and planned to live here through our retirement, the apartments would destroy that.

Again, I ask that you deny this request.

The current General Retail (GR) district offers minimal impact and compatibility with the comprehensive plan. A conditional use permit is considered a characteristic of the land. This land under Section 1.4.3.5 "Criteria for Approval" has items of concern:
#3 does not preserve the character of adjacent developments,
#4 generates hazards for pedestrian and vehicular traffic
#5 proposal fails to provide mitigation for roadway adjustments, traffic control devices
#6 proposal fails to provide for visual impacts mitigation. e.g. signage, garbage, light pollution at night

Lastly, I ask that you deny this request.

Thank you for your time and consideration.

Gary & Stacee Yandell
2317 Ians Court
Abilene, TX 79606
(817) 368-1040
(817) 688-8412

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CITY OF ABILENE TEXAS

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Fwd: P&Z Case#CUP-2022-04

1 message

Julianna Nickson <juliannanickson@gmail.com> Thu, Apr 28, 2022 at 2:29 PM
Bcc: planning@abilenetx.gov

Regarding Case#CUP-2022-04
Windmill Acres - Approval of a Conditional Use Permit Allowing Multi-Family Residential Buildings on Approximately 15 Acres of Now-Vacant Land in a General Retail (GR) District

I would like to express that I am adamantly against the development of Apartments on the lots on Windmill.

It should continue to stay General Retail. I am not against an office/medical office. As is it currently zoned is the appropriate use. General Retail is what surrounds the other lots in that area.

This change would only damage the neighborhood.
It would lower the current homeowners property values.
That not only affects the current homeowners, but the tax dollars that the city will receive.

Please vote NO to this proposal.

Thank you,

Julianna Nickson

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CITY OF ABILENE TEXAS

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Follow-Up: Zoning Meeting for Proposed Windmill Circle Apartments

1 message

David Upshaw <Davidalanupshaw@msn.com> Wed, May 4, 2022 at 10:47 AM
To: "anthony.williams@abilenetx.gov" <anthony.williams@abilenetx.gov>, "shane.price@abilenetx.gov" <shane.price@abilenetx.gov>, "lynn.beard@abilenetx.gov" <lynn.beard@abilenetx.gov>, "donna.albus@abilenetx.gov" <donna.albus@abilenetx.gov>, "weldon.hurt@abilenetx.gov" <weldon.hurt@abilenetx.gov>, "kyle.mcalister@abilenetx.gov" <kyle.mcalister@abilenetx.gov>, "travis.craver@abilenetx.gov" <travis.craver@abilenetx.gov>, "planning@abilenetx.gov" <planning@abilenetx.gov>
Cc: David Upshaw <Davidalanupshaw@msn.com>

Hello,

As a homeowner residing at 2325 Biltmore Ct., I'm writing to express my opposition to the proposed location for the Windmill Circle Apartment complex; the currently proposed location is between Memorial Drive and Windmill Circle. Beautiful homes currently line Memorial Drive. Placing a 15-acre apartment complex directly across from these million-dollar homes is an incompatible and unacceptable mix that detracts from the peaceful, isolated neighborhood atmosphere in which we reside. This is one of the primary reasons we chose to live here. This project is threatening to disrupt the neighborhood that we and all of the other homeowners here have created and invested in.

Thank you for listening to our concerns.

Respectfully,

David A. Upshaw

2325 Biltmore Ct.

Abilene, TX 79606

325-200-9700

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Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Memorial Drive Apartment Comples

1 message

Paul Freiheit <thebookies81@gmail.com> Sun, May 1, 2022 at 10:50 AM
To: anthony.williams@abilenetx.gov, donna.albus@abilenetx.gov, weldon.hurt@abilenetx.gov, kyle.mcalister@abilenetex.gov, travis.craver@abilenetx.gov, planning@abilenetx.gov, Candy Freiheit <thebookies@aol.com>
Cc: shane.price@abilenetx.gov, lynn.beard@abilenetx.gov

Hi. My name is Paul Freiheit and I live at 2333 Lynbrook drive, a couple blocks from the proposed apartment development. My wife Candice and I are strongly opposed to an apartment complex this close to our house mostly due to excessive traffic concerns. We moved here before Sam's club was here and that quadrupled the traffic in and of itself.

Our two votes are no

Thank you

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Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Plannin & Zoning Meeting - Windmill Circle Apartments

1 message

john reed <johnreedtx@hotmail.com> Sat, Apr 30, 2022 at 10:39 AM
To: "anthony.williams@abilenetx.gov" <anthony.williams@abilenetx.gov>, "shane.price@abilenetx.gov" <shane.price@abilenetx.gov>, "lynn.beard@abilenetx.gov" <lynn.beard@abilenetx.gov>, "donna.albus@abilenetx.gov" <donna.albus@abilenetx.gov>, "weldon.hurt@abilenetx.gov" <weldon.hurt@abilenetx.gov>, "kyle.mcalister@abilenetx.gov" <kyle.mcalister@abilenetx.gov>, "travis.carver@abilenetx.gov" <travis.carver@abilenetx.gov>
Cc: "planning@abilenetx.gov" <planning@abilenetx.gov>

Mr. Mayor, City Council Members & Planning Committee:

I am writing to register my opposition to a zoning change to permit a 15 acre apartment complex between Memorial Drive & Windmill Circle.

I live at 2334 Preston Trail 79606.

Such a complex will substantially increase traffic into & through residential neighborhoods west of Memorial Drive where many children play and will present a danger to them.

Unfortunately, I am unable to attend the hearing on May 3rd but wanted to register my complete opposition to such a zoning change.

Thanks for your consideration.

Respectively,

John Reed

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Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Memorial Drive Zoning Request

1 message

'Amber Ponder' via Planning Services <planning@abilenetx.gov> Mon, May 2, 2022 at 8:19 AM
Reply-To: Amber Ponder <adponder21@yahoo.com>
To: anthony.williams@abilenetx.gov, planning@abilenetx.gov

Dear Mayor Williams,

I am strongly opposed to rezoning the area on Memorial Drive to allow for high-density, low income housing. Not only am I a resident of Wyndham, I provide anesthesia services for Abilene Eye Institute Cataract and Refractive Surgery Center which stands almost directly adjacent to the area to be considered for rezoning. I live and work in the epicenter of the proposed area and this decision will impact me directly.

As city council, you have an obligation to protect the financial interests of your residents and allow them to maintain the character of the neighborhoods they've chosen to for their most important investment, their homes. Stanford business professor, Rebecca Diamond (Who Wants Affordable Housing in their Backyard? An Equilibrium Analysis of Low Income Property Development), has demonstrated that low-income housing developments in wealthier neighborhoods drives down prices and decreases racial diversity. A typical low-income development results in a $17 million loss. This is compounded by the reality of Hendrick's acquisition of Abilene Regional Medical Center that extended a non-profit umbrella costing the Wylie Independent School District significant tax revenue generation.

It makes no sense to re-zone an area that's experiencing financial investment and growing. In the last four years, an endoscopy center, a surgery center, several doctor's offices, a strip mall, dentistry centers, an assisted living community, and several restaurants have been established, not to mention the multiple single-home developments. This is the kind of growth that Abilene needs and I think it is foolish to sabotage that with a low-income project that the community doesn't want.

Lastly, I support low-income housing projects when they are intelligently implemented and the impacted community has a say in the process. I think this proposal is the antithesis of intelligent implementation and community involvement. The reality is that the social benefit low-income residents receive comes at a cost to the community, especially if the proposed project is a high-density, multi-story apartment complex.

Thank you!

Dr. Amber Ponder DNAP, CRNA

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CITY OF ABILENE TEXAS

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Proposed rezoning on Memorial Drive

1 message

'Jonathon Ponder' via Planning Services <planning@abilenetx.gov> Mon, May 2, 2022 at 9:55 AM
Reply-To: Jonathon Ponder <jtponder@yahoo.com>
To: "anthony.williams@abilenetx.gov" <anthony.williams@abilenetx.gov>, "shane.price@abilenetx.gov" <shane.price@abilenetx.gov>, "lynn.beard@abilenetx.gov" <lynn.beard@abilenetx.gov>, "donna.albus@abilenetx.gov" <donna.albus@abilenetx.gov>, "weldon.hurt@abilenetx.gov" <weldon.hurt@abilenetx.gov>, "kyle.mcalister@abilenetx.gov" <kyle.mcalister@abilenetx.gov>, "travis.craver@abilenetx.gov" <travis.craver@abilenetx.gov>, "planning@abilenetx.gov" <planning@abilenetx.gov>

Dear Councilmen and Councilwomen,

I strongly oppose the rezoning proposal on Memorial Drive to allow for low-income housing. At the outset, I want it known that I'm an advocate of affordable housing projects provided they are intelligently and considerately implemented. I recognize the social, academic, and professional benefits that low-income residents realize through affordable housing initiatives. That benefit does not, however, exist in a vacuum and poor implementation can be exploitive to the community.

This rezoning proposal directly aligns with HUD's Affirmative Furthering Fair Housing regulation, which is a clear mandate to back-door annex suburbs and nullify wealthier neighborhood boundaries. Affordable housing also seeks property tax concessions from local governments. In effect, these high density developments force quiet communities to import population from elsewhere, at their own expense, where the neighborhood must live with the consequences.

Stanford professors, Rebecca Diamond and Tim McQuade, conducted a study (*Who wants affordable housing in their backyard? An equilibrium analysis of low income property development*) that is often used to tout the outcome improvements that occur moving children from poorer neighborhoods to higher-income ones while conveniently leaving out the negatives. Specifically, they demonstrated that affordable housing only revitalizes low-income areas where investment is sparse or absent. In addition, this strategy better achieves diversity goals. In higher income areas, affordable housing is not viewed as an amenity and results in strong housing price drops locally that radiates outward over time. In a low-income region, a low-income project is worth about $116 million to the immediate surrounding neighborhood. Conversely, in higher income areas, these projects create a $17 million loss.

As city council members, you have a duty to protect financial interests of your citizens and allow them to preserve the elements of their neighborhoods that attracted them in the first place. This requires long-term vision. I would be a proponent of a project involving single family homes or 2-3 unit condo-style builds, but a high-density, low-income apartment complex will always be a high-density, low-income apartment complex. Considering the very real outward sprawl towards Tuscola and the Jim Ned school district, it makes no sense to discourage investment in our neighborhood with a low-income apartment complex. Furthermore, this kind of decision-making also removes the opportunity for 15 acres of commercial expansion that would generate real economic growth.

All I'm asking is that you let logic prevail. Implement these projects in areas that lack investment so Abilene can reap the full benefit. This area is experiencing increasing home values and financial investment. For example, in the last 4 years, I've seen development in the form of 2 surgery centers, 2 investment management businesses, a large dental practice, offices for an oral surgeon and an allergist/immunologist, new strip malls, a physician primary care practice, a car wash, an assisted living community, and numerous

restaurants in addition to multiple single-family home developments in the area. In addition, many families are renovating homes in this area. This growth should be nurtured, and the zoning restrictions should be respected.

In the early 2000's, Trenton, New Jersey had developed over 6000 low-income units when its surrounding neighbors had around 200 each. While the rest of the state was realizing increasing median household incomes around 6%, Trenton was realizing a 6% decrease in median income, decreasing home values, and diminishing school performance. This should be a cautionary tale for Abilene. It is unjust to wholesale our neighborhood so a developer can make a tax-subsidized profit selling what is not his: the value we have created in our neighborhoods. It certainly makes no sense to stifle private investment in our community when there are so many areas in our city that desperately needs investment and rehabilitation.

Please maintain the current zoning. Help Abilene grow in a measured, rational fashion that grows the economy, produces opportunity, and protects what our residents have created. Changing zoning rules on a whim is not a healthy habit for a city intent on growth. This is especially true when it comes to placing low-income housing. It violates the trust of the citizens you have a duty to protect and diminishes value.

Thank you,
Jonathon Ponder, Wyndam Place homeowner and anesthesia provider for the community.

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CITY OF ABILENE TEXAS

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Re: 15-acre “affordable housing” apartment complex on Memorial Drive at Windmill Acres

1 message

'Joe Alexander' via Planning Services <planning@abilenetx.gov> Tue, Apr 26, 2022 at 4:51 PM
Reply-To: Joe Alexander <joebalexander@icloud.com>
To: planning@abilenetx.gov
Cc: anthony.williams@abilenetx.gov, shane.price@abilenetx.gov, lynn.beard@abilenetx.gov, donna.albus@abilenetx.gov, weldon.hurt@abilenetx.gov, kyle.mcalister@abilenetx.gov, travis.craver@abilenetx.gov

Ladies & Gentlemen:

I wish I could attend this hearing in person, but my time does not permit attending during my patient hours.

I am a homeowner is Waterside at Wyndham. I am concerned about the potential development of the 15 acres on Windmill Circle for Affordable housing (or for that matter, any housing project.). The current zoning of this location does not permit any residential development for a good reason. It is commercial property and should stay that way. Current ingress and egress to Windmill Circle is via Clack St. The western side of the proposed development fronts Memorial Drive. If access to Memorial Drive is included in the project (which only makes sense), this will put the majority of the traffic taking a winding route through residential street that were not engineered for the amount of current traffic, much less any additional traffic. Currently, this route is used in excess of original planning due to the construction of Sam’s Club. Lynbrook Drive is the only street that allows connection to Buffalo Gap Road and points north. Foot traffic and bicycle traffic is already at danger with current traffic. The streets are too narrow to allow street parking (which is often present during the day) and for 2 cars to be able to pass.

I urge the Council to consider current residents safety before making any decisions on the development. At the very least, if approval is considered, divert all access onto Clack Street and not Memorial Drive.The land on Windmill Circle should, in my opinion, remain industrial/commercial and not be changed to any type of residential development.

Thank you for your consideration.

Joe Alexander, MD
5258 Wyndham Ct.
Abilene, TX 79606
joebalexander@icloud.com
325-668-7474

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Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] a 15 acre apartment complex on Memorial Drive (5650-5660 Memorial Drive)

2 messages

Randy Wilson <rwilson@randywilsonlaw.com> Mon, Apr 25, 2022 at 8:34 AM
To: kyle.mcalister@abilenetx.gov, donna.albus@abilenetx.gov, anthony.williams@abilenetx.gov, shane.price@abilenetx.gov, lynn.beard@abilenetx.gov, weldon.hurt@abilenetx.gov, travis.craver@abilenetx.gov, planning@abilenetx.gov

As residents of Wyndham Court and Waterside @ Wyndham, we all oppose the project for apartments at the above location.
l
The traffic on Memorial, Lynbrook, is already too heavily traveled, even by vehicles which are supposed to be prohibited from traveling on Lynbrook, Innisbrook Covenant, and Peppermill streets. Memorial has become a "raceway" and backdoor to Sam's Club. This project will only add to the problems facing the residents who already live next to Memorial as well as the residents in the neighborhood who walk their dogs, walk, jog, walk the children in strollers, ride bicycles both adult and children along Memorial and adjacent streets.

With kindest regards, I remain
Very truly yours,
Randy Wilson

rwilson@randywilsonlaw.com

The information contained in this communication is a transmission from the Law Offices of Randy Wilson and Kristin Postell, PLLC and is information protected by the attorney/client and/or attorney/work product privilege. It, along with any attachments hereto, is also covered by the Electronic communications Privacy Act, 18 U.S.C. Sections 2510-2512. This e-mail is intended only for the personal and confidential use of the recipient(s) named in the communication, and the privileges are not waived by virtue of this having been sent by electronic mail. Recipient named herein has indicated consent to receive communications via electronic medium. Should the recipient change their mind, and want further communication to be sent in a different fashion, please contact my office immediately. If the person actually receiving this communication is not the named recipient, any use, dissemination, distribution or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone, (325)677-4678, and delete the original message from your system. Thank you

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Farr, Melissa <melissa.farr@abilenetx.gov> Mon, Apr 25, 2022 at 3:57 PM
To: Randy Wilson <rwilson@randywilsonlaw.com>, Planning Services <planning@abilenetx.gov>

Thank you for your response. The message has been received and noted for **CUP-2022-04.**

CITY OF ABILENE

PLANNING & DEVELOPMENT SERVICES

Melissa E. Farr, Executive Assistant

555 Walnut Street, Suite 110
Abilene, Texas 79601-5254

Post Office Box 60
Abilene, Texas 79604-0060

(325) 676-6237 (Office)

https://www.abilenetx.gov/424/Planning-Development-Services

[Quoted text hidden]

planning@abilenetx.gov

For the PLANNING & ZONING COMMISSION

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

CASE #: CUP-2022-04

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: RAMSEY CYNTHIA

Parcel I.D.: 982651

Address: 5602 LEGACY DR

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

Email: planning@abilenetx.gov

I am in favor ☐ I am opposed ☒

Additional Comments:

Signature: Cindy Ramsey

I am not opposed to progress, however, apartments don't fit into the already well-established, Hot Neighborhood. Please refer to letter I sent on 4/28/22.

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

We work together to build and maintain a community of the highest quality for present and future generations.

CITY OF ABILENE TEXAS

Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Legacy Village - Rezoning Request Across Memorial

1 message

James Parker <jparkerins@sbcglobal.net> Sat, Apr 30, 2022 at 9:25 AM
To: anthony.williams@abilenetx.gov
Cc: Shane.price@abilenetx.gov, Lynn.beard@abilenetx.gov, Donna.albus@abilenetx.gov, Weldon.hurt@abilenetx.gov, kyle.mcalister@abilenetx.gov, Travis.craver@abilenetx.gov, planning@abilenetx.gov

To: The Mayor, City Councilmen, and City Councilwomen,

Our purpose for writing to each of you is to express concern about the proposed zoning change at the following locations:

5601 Memorial
28 Windmill Circle
32 Windmill Circle
34 Windmill Circle
36 Windmill Circle

All of the above properties are across Memorial from our sub-division of Legacy Village.

It is our desire to inform the City Council and the Planning and Zoning Commission of our opposition to the re-zoning of those locations from General Commercial to zoning that would allow a large apartment complex to be built.

If this re-zoning is granted, it will directly affect the volume of traffic on Memorial, which has already become quite busy during the day. Adding the greatly increased volume of traffic from an apartment complex, it will become even more congested, not only during the daytime, but during the nighttime as well. The noise factor would be much greater than it is now, both day and night.

We are retired and we purchased our property in 2019 because of the quiet neighborhood and the proximity to close medical facilities. We have wonderful neighbors of similar age who have become our new friends. Each has expressed great satisfaction with our neighborhood and the ability to lookout for the wellbeing of each other. It is a great place to enjoy a quite and peaceful retirement, along with our new neighbors.

Not only is our neighborhood made up of retirees, but the greater neighborhood has young couples with children. We believe an apartment complex would create a safety hazard for these as they are walking, biking, and doing the things young children do. As citizens of Abilene, all of us are concerned about child safety.

For all these reasons, and more, we are opposed to the the zoning change and sincerely request that the change not be granted.

Respectively,

James & Carole Parker
5618 Legacy Drive

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Farr, Melissa <melissa.farr@abilenetx.gov>

[Planning] Rezoning Request Legacy Village

1 message

Marjorie Abendschan <jandmabendschan@gmail.com> Fri, Apr 29, 2022 at 12:42 PM
To: anthony.williams@abilenetx.gov
Cc: shane.price@abilenetx.gov, lynn.beard@abilenetx.gov, donna.albus@abilenetx.gov, weldon.hurt@abilenetx.gov, kyle.mcalister@abilenetx.gov, travis.craver@abilenetx.gov, planning@abilenetx.gov, Charles Davis <cmdavis@senderotx.com>

Do you realize when you are 82 years old, raised five children, worked hard professionally and saved for years and then you build that quiet place to spend your latter years...what a disappointment it would be for apartments across the street to go in. There would be noise, traffic and all that comes with apartment communities. Also, my profession was 30 years as a realtor, so right up at the top of all the years of saving for my latter years, my property value will drop. Please bring this before your meeting and consider this is mostly others that are retired and settled in.

Thank you for your consideration and anything you can do to help us keep our neighborhood safe.

Marjorie Abendschan
5626 Legacy Dr.
Abilene, TX. 79606

Sent from my iPad

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