



City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the Planning & Zoning Commission of City of Abilene to be held on July 5, 2022 at 1:30 PM at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Meeting Held on June 7, 2022.

PLATS

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

2. **FRP-4721:** "Severo Garcia Addition"

ZONING

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

3. **Z-2022-14:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Weatherbee Construction Represented By Jacob & Martin To Amend The Terms And Conditions Of Planned Development District Number 104 Specifically To Add 50 Feet Of Residential Zoning As A Use To All Tracts. Located On 14.34 Acres In The Northeast Quarter Of Survey 62 Blind Asylum Lands City Of Abilene, Taylor County, Texas. (**Adam Holland**)
4. **Z-2022-15:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Cimarron Meadows Development Corp. Represented By Jacob & Martin To Amend The Terms And Conditions Of Planned Development District Number 170 Specifically To Add Approximately 23 Acres Of Existing Residential Medium Density (Md) And Approximately 15 Acres Of Agricultural Open Space (Ao) Zoning And Amending Them To Allow For 5,000 Square Foot Lots With 5 Foot Side Setbacks And 50 X 100 Foot Lot Dimensions. Located On The South Half Of Tract 10, Lakeland Farm, Abilene, Texas (**Adam Holland**)
5. **Z-2022-16:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Arete Interests, LLC Represented By Jacob & Martin To Amend The Terms And Conditions Of Planned Development District Number 159a Specifically To Amend The Concept

Plan To Allow For More Residential Uses. Legal Description Being Lots 101-109, Block A, Parramore's Subdivision, Abilene In Taylor County, Texas. (Adam Holland)

6. **Z-2022-17:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Grace Tabernacle Church Represented By Nancy Brown And Gene Dezell To Change Zoning From Residential Single Family (Rs-6) To Neighborhood Retail (Nr), On Approximately .62 Acres In South Abilene. Legal Description Being Lots 5-8, Block 15, Campus Addition, Abilene, Taylor County, Texas. (Clarissa Ivey)
7. **Z-2022-18:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Sugar Agua #1 Ltd Represented By Matthew Muzechenko To Change Zoning On Approximately 7.15 Acres In Southwest Abilene From Agricultural Open (Ao) To General Commercial (Gc). Legal Description Being 7.15 Acres Out Of Joseph Beck Survey 42, Abilene, Taylor County, Texas. (Clarissa Ivey)
8. **CUP-2022-06:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Patrick Batten Represented By Rylie Batten For Approval Of A Conditional Use Permit Allowing A Group Home (A.K.A. Halfway House) On Approximately .16 Acres Of Residential Medium Density (Md) District At 1242 Orange St In North Abilene. Legal Description Being Lot 12 In Block F Of Steffens & Lowden, Abilene, Taylor County, Texas. (Adam Holland)

EXECUTIVE SESSION

9. **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 1st day of July, 2022, at 4:55 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*