



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 August 2, 2022, at 1:30 p.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Meeting Held on July 5, 2022.

PLATS

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

2. **FP-2321:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Elm Creek at Wylie, Section 3
3. **FP-8121:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Headwaters Estates, Section 1
4. **FP-6821:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Sandy Creek Village, Section 2
5. **PP-5422:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Sendero Ranch

ZONING

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

6. **TC-2022-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Griffith Lake Estates, LLC Represented by Jacob & Martin to Abandon the Entirety of the Existing Scottish Road in Abilene, Taylor County, Texas. (**Adam Holland**)
7. **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 30.7 Acres from Agricultural Open (AO) and Residential Multi-Family (MF) to

Residential Multi-Family (MF) and General Commercial (GC), Legal Description Being Approximately 27.2 Acres out of the Northeast Quarter Of Survey 33 Blind Asylum Lands and the East Part of Lot 1, Block E Scottish Inns Addition, City of Abilene, Taylor County, Texas. (Adam Holland)

8. **Z-2022-19:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Rondo Properties PTSH, Represented by Anderson Engineering Inc. to Change Zoning of Approximately .8249 Acres from Residential Single-Family (RS-6) to General Commercial (GC). Legal Description Being a Remainder of East Part of Lot 4, Block 1, Over Place Subdivision, Abilene in Taylor County, Texas. (Clarissa Ivey)

DIRECTORS REPORT

9. Director of Planning and Development Services, Mr. Tim Littlejohn, will introduce the new Assistant Director, Mr. Randal Anderson.

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 29th day of July, 2022, at 2:05 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 July 5, 2022 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas

Commissioners Present:

Mr. Clint Rosenbaum, Chairman
Ms. Shawnte' Fleming
Rev. Izar Lankford

Mr. Bill Noonan, Secretary
Mr. Mitch Barnett

Commissioners Absent:

Mr. Brad Benham, Chairman Pro Tem 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:

Ms. Delores Moore	Dr. Torres
Mr. Glenn Gottschall	Ms. Karen Gottschall
Mr. Ron Rainwater	Ms. Sandi Rainwater
Mr. Jerry Hance	Ms. LaDonna Hance
Mr. Robert Martinez	Mr. Scott McLean
Mr. Matthew Muzechenko	Mr. Rodney Goodman
Ms. Laura Goodman	Mr. Derek Peterson
Ms. Julie Ferguson	

CALL TO ORDER

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

INVOCATION

Reverend Lankford delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Mr. Rosenbaum opened the public hearing. Seeing no one present and desiring to be heard, the public hearing was closed. Reverend Lankford moved to approve the minutes from the previous meeting, which was held on June 7, 2022. Mr. Barnett seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Barnett, Noonan, Fleming, Lankford, Rosenbaum

NAYS: None

PLATS

FRP-4721: Severo Garcia Addition

Mr. Adam Holland presented the proposed plat to the Commission. Planning Staff recommends approval with the following conditions:

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

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

Mr. Barnett moved to approve the proposed plat with conditions. Reverend Lankford seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Noonan, Fleming, Lankford, Rosenbaum

NAYS: None

ZONING

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.

Mr. Adam Holland presented this request. This request is to amend the existing PD 104 to add approximately 14.34 acres (currently a farming operation) into the PD and modify all the land in the PD by adding the potential of 50 feet wide single-family units to the development mix. The adding of the 50 feet wide lots will be throughout the development. The new 14.34 acres will have a base zoning of RS-6 Residential Single-Family. Both East S 27th Street and Oldham Lane are within Community Enhancement Corridors.

Mr. Rosenbaum opened the public hearing. Mr. Clayton Farrow clarified that the project has been master planned. He shared the increased desire to see smaller lots around Abilene, as in what some know as RS-5 zoning. The intent was to add that zoning district to the master plan. Seeing no one else present and desiring to be heard, the public hearing was closed.

After discussion was had by the Commission about patio homes and discomfort in modifying RS-6 zoned property, Mr. Rosenbaum reopened the public hearing. Mr. Farrow informed that some developers are not interested in doing a zero-lot line development. Mr. Rosenbaum closed the public hearing.

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

AYES: Barnett, Noonan, Lankford, Rosenbaum

NAYS: Fleming

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

Mr. Adam Holland presented this request. The applicant proposes the addition of 50-foot wide residential lots as a permitted use to the existing PD. All tracts are going to be RS-6 zoning, but with a 50-foot lot width.

This request is to amend the existing PD 170 to add approximately 23 acres of existing Residential Medium Density (MD) and approximately 15 acres of Agricultural Open Space (AO) zoning as shown in attached graphic. This planned development zoning district as proposed is a copy of the standard RS-6 zoning district with a few modifications detailed here: 50'x100' minimum lot dimensions, 5000 sq. ft. lot area, 5' side setbacks with the same allowable land uses as RS-6 zoning district.

Mr. Rosenbaum opened the public hearing. Mr. Clayton Farrow reminded that Lakeside Drive is a future collector, so the developer will be responsible for upgrading and meeting City standards along his frontage. Details on the design are not set, as the developer is still focused on land use.

Those who expressed concerns and spoke in opposition were:

Ms. Delores Moore, Mr. Rodney Goodman, Mr. Scott Mc Lean, Mr. Jerry Hance, Ms. Karen Gottschall, Ms. Kaye Schwertner, Mr. Ron Rainwater, Dr. Torres, Ms. LaDonna Hance

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

Mr. Rosenbaum reopened the public hearing. Mr. Farrow addressed a question, saying there are approximately 35 units on the east side, which would decrease by half. This would make it around 15 units. Mr. Rosenbaum closed the public hearing.

Property owners within a 200-foot radius were notified of this request. There were no responses received in favor, with one in opposition.

STAFF RECOMMENDATION: Approval

Mr. Noonan made the motion to approve this request. Mr. Barnett seconded the motion. The motion was **denied** by the following vote:

AYES: Barnett, Noonan, Rosenbaum

NAYS: Lankford, Fleming

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.

Ms. Clarissa Ivey presented this request. This request is to amend the existing PD 159A make the entire limits of the property available for patio homes and semi-detached dwellings instead of limiting portions of the property to just townhomes and common open space.

Mr. Rosenbaum opened the public hearing. Mr. Clayton Farrow announced the property is currently in the process of being sold from one property owner to another. The new owner wishes to develop on deeper lots. 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, with one in opposition.

STAFF RECOMMENDATION: Approval

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

AYES: Barnett, Noonan, Lankford, Fleming, Rosenbaum

NAYS: None

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.

Ms. Clarissa Ivey presented this request. This property was annexed to the City limits of Abilene in 1946. The northern property has remained vacant since being annexed into the City of Abilene and the South subject property was built as a church in 1981. The subject property is bounded by Marshall St. on the East and S 15th St. on the South. The owner of the property is rezoning to allow for a daycare-center based operation.

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

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

STAFF RECOMMENDATION: Approval

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

AYES: Barnett, Noonan, Lankford, Fleming, Rosenbaum

NAYS: None

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.

Mr. Adam Holland presented this request. The property lies between two areas that are currently zoning as “GC” General Commercial. The property is vacant and heavily vegetated. A significant portion of the property is within the floodway and flood plain. Both the frontage (west end) and eastern portion are within the floodways of Little Elm Creek and Elm Creek respectively. Frenchman’s Creek Self Storage exists north of the subject property while south of the subject property is vacant and the OST Business Office.

Mr. Rosenbaum opened the public hearing. Mr. Matthew Muzechenko was available for questions.

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

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

AYES: Barnett, Noonan, Lankford, Fleming, Rosenbaum

NAYS: None

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.

Mr. Adam Holland presented this request. This zone change request incorporates one lot of the Steffens & Lowden subdivision originally annexed in 1895. This lot is in the Neighborhood Empowerment Zone.

According to information provided within the application, the owner intends to establish a halfway house. A halfway house/group home facility is allowed in the Residential Medium Density (MD) District with a Conditional Use Permit (CUP).

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

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

STAFF RECOMMENDATION: Approval

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

AYES: Barnett, Noonan, Lankford, Fleming, Rosenbaum

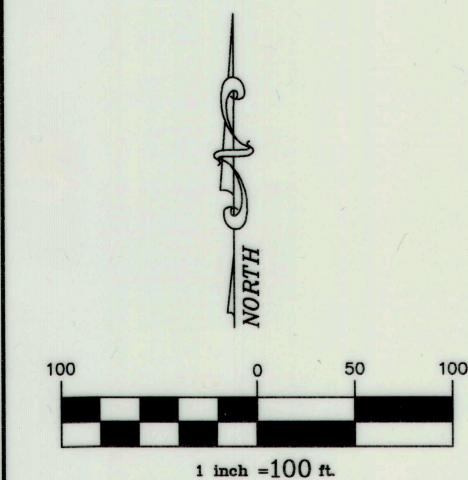
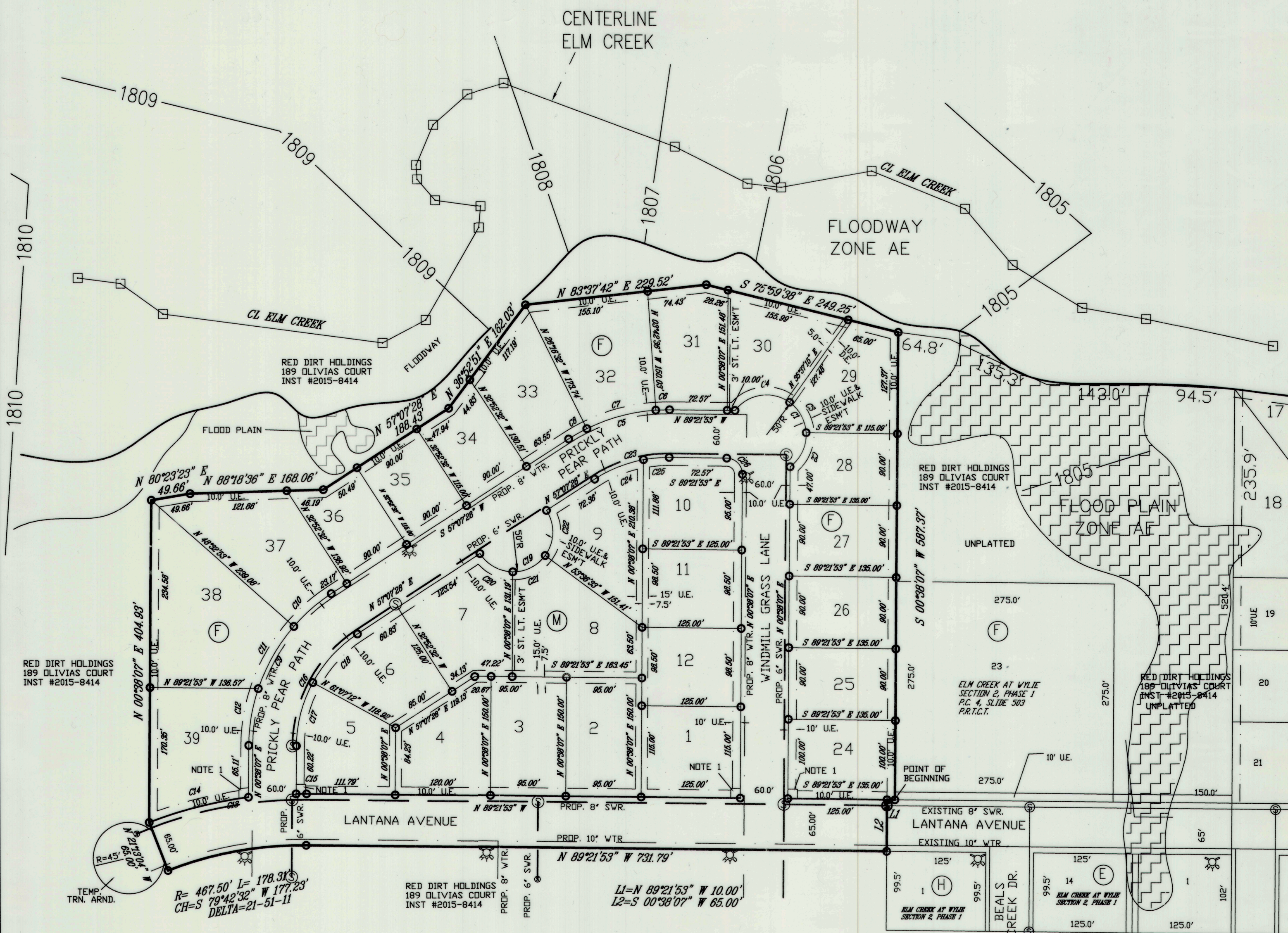
NAYS: None

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 3:15 p.m.

APPROVED

Mr. Clint Rosenbaum, Chairman



- LEGEND
- SET 1/2" METAL REBAR
 - ◆ FOUND 1/2" METAL REBAR IN CONCRETE (STANDARD CITY MONUMENT)
 - SET 1/2" METAL REBAR (UNLESS OTHERWISE NOTED)
 - SET PK NAIL IN CENTERLINE R.O.W.

NOTE 1: NOTE 1= 12' BY 12' UTILITY, CURB RAMP AND SIDEWALK EASEMENT FOR PEDESTRIANS.

THIS PROPERTY DOES NOT LIE IN THE FLOOD PLAIN AS SHOWN BY FEMA MAP NUMBER 48441C0331F THAT HAS AN EFFECTIVE DATE OF JANUARY 6TH, 2012.

THIS PROPERTY IS NOT IN THE EXTRA TERRITORIAL JURISDICTION

ELM CREEK AT WYLIE SECTION 3
AN ADDITION TO THE CITY OF ABILENE,
TAYLOR COUNTY, TEXAS.

OWNER - AGENT

ECW DEVELOPMENT, LLC AND
RED DIRT HOLDINGS, LLC

189 OLIVAS COURT
TUSCOLA, TEXAS 79562
325-669-9130

AS
ADAMS ENGINEERING AND SURVEYING INC.
4333 SAYLES BOULEVARD
ABILENE, TEXAS 79605
OFF- (325) 695-2285
FAX- (325) 695-4183
FIRM NO. F-598
SURVEY REGISTRATION # 10008300

PLANNING COMMISSION		PLANNING DIRECTOR	
THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B PENAL CODE OF TEXAS, AS AMENDED.			
DATE	CHAIRMAN	DATE	FILE NUMBER
ATTEST	SECRETARY	PLANNING DIRECTOR	
DATE	PLANNING DIRECTOR	FEE	
DIRECTOR OF PUBLIC WORKS		COUNTY CLERK	
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	DATE	FILE NUMBER
		COUNTY CLERK COUNTY TEXAS	
		DEPUTY	

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF **ELM CREEK AT WYLIE SECTION 3**

AN ADDITION TO THE 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, LINES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Being 12.82 acres of land out of a 217.08 acre tract (recorded in Instrument No. 2015-8414 Official Public Records of Taylor County, Texas) out of th W.E. Vaughn Survey No. 101, Taylor County, Texas, and said 12.82 acre tract being more particularly described as follows:

Beginning at a found 1/2" Metal Rebar in concrete at the Southwest corner of Lot 23, Block F, Elm Creek at Wylie, Section 2, Phase 1 recorded in Plat Cabinet 4, Slide 503, Plat Records of Taylor County, Texas and said 1/2" Metal Rebar also being on the North line of Lantana Avenue;

THENCE N89°21'53"W 10.00' to a found 1/2" Metal Rebar on the North Line of Lantana Avenue (65.00' R.O.W.);

THENCE S00°38'07"W 65.00' to a found 1/2" Metal Rebar at the Northwest corner of Lot 1, Block H, Elm Creek at Wylie Section 2, Phase 1 on the South line of Lantana Avenue;

THENCE N89°21'53"W 731.79' to a set 1/2" Metal Rebar at the beginning of a curve to the left;

THENCE with the arc of a curve to the left, having a radius of 467.50' and a chord bearing S79°42'32"W 177.23', a distance of 178.31' to a set 1/2" Metal Rebar;

THENCE N21°30'4"W 65.00' to a set 1/2" Metal Rebar;

THENCE N00°38'07"E 404.93' to a set 1/2" Metal Rebar;

THENCE N80°23'23"E 49.66' to a set 1/2" Metal Rebar;

THENCE N88°18'36"E 168.06' to a set 1/2" Metal Rebar;

THENCE N57°07'28"E 188.43' to a set 1/2" Metal Rebar;

THENCE N36°52'51"E 162.03' to a set 1/2" Metal Rebar;

THENCE N83°37'42"E 229.52' to a set 1/2" Metal Rebar;

THENCE S79°59'38"E 249.25' to a set 1/2" Metal Rebar;

THENCE S00°38'07"W 587.37' to the point of beginning and containing 12.82 acres of land;

Referenced bearing: City Monument 352 and City Monument 319 (S 18°23'45" W)

EXECUTED THIS 20th DAY OF July

ECW DEVELOPMENT, LLC AND
RED DIRT HOLDINGS, LLC
OWNER

LYNN BEAL - PRESIDENT

THE STATE OF TEXAS: ACKNOWLEDGMENT

COUNTY OF TAYLOR

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

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

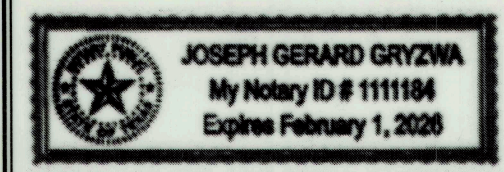
ECW DEVELOPMENT, LLC AND RED DIRT HOLDINGS, LLC

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20th DAY OF July A D 2022

TAYLOR
COUNTY TEXAS

NOTARY PUBLIC



GENERAL NOTES

SHEET 1 OF 1 SHEETS ACREAGE 12.82

SCALE 1" = 100' SMALLEST LOT 10,350 SQ. FT. LARGEST LOT 26,302 SQ. FT.

LOT WIDTH MIN 90.0 MAX 124.0 LOT DEPTH MIN 115 MAX 150

CONCRETE MONUMENTS SEE LEGEND POLES N/A DOWN GUYS N/A

(SYMBOL) (SYMBOL) (SYMBOL)

CERTIFICATION: SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND ON 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

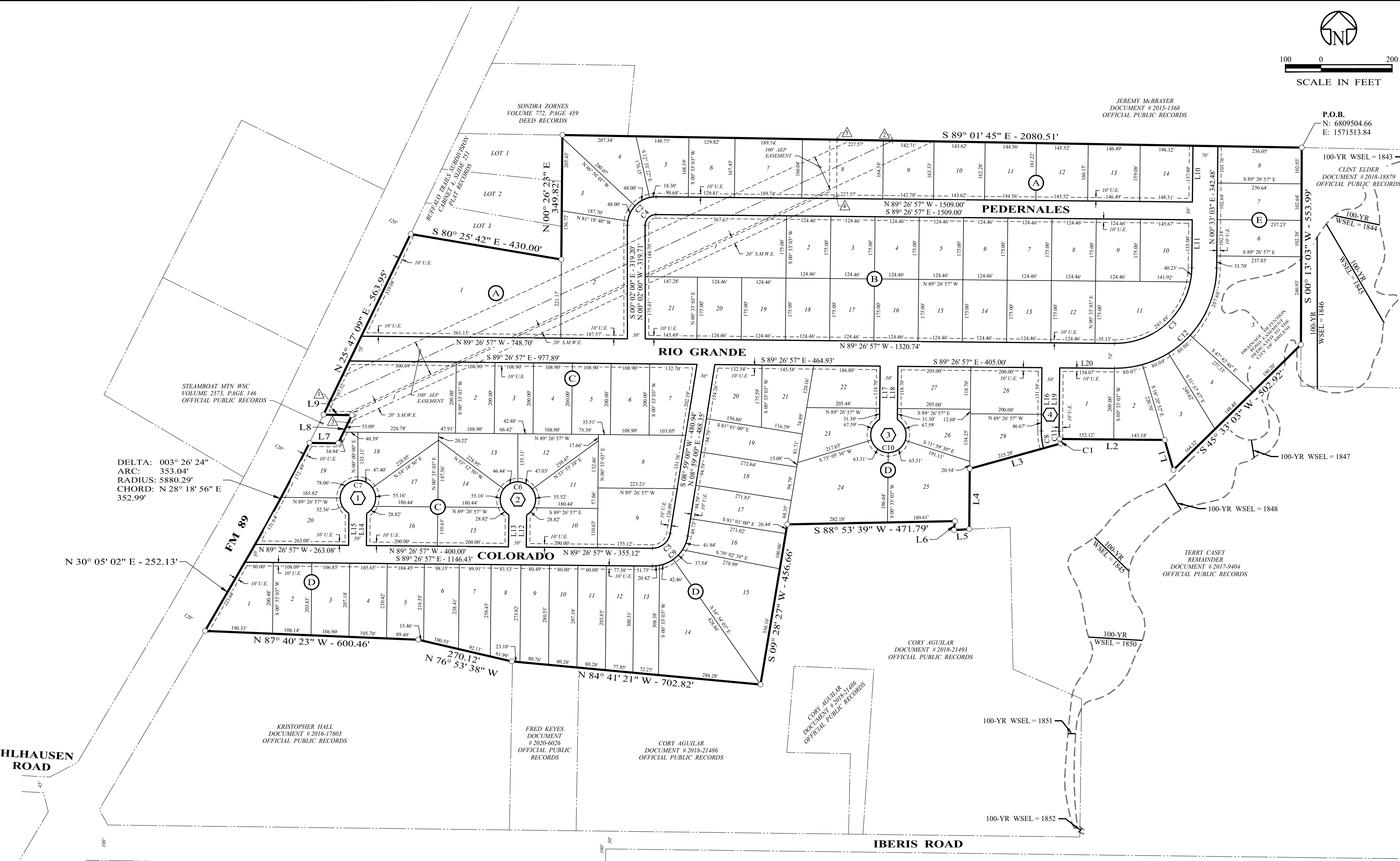
PLAT DESCRIPTION: **ELM CREEK AT WYLIE SECTION 3**
AN ADDITION TO THE CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

JULY 12, 2022 DATE

FIRM NO. F-598
SURVEY REGISTRATION # 10008300

REGISTERED PROFESSIONAL LAND SURVEYOR
P.E. NO. 49263,
R.P.L.S. NO. 4130

ALVIN JOE ADAMS
(PRINT)



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	13.03'	125.00'	5°58'18"	S12° 32' 50"E - 13.02'
C2	126.48'	80.00'	90°35'03"	S45° 15' 32"W - 113.71'
C3	337.72'	215.00'	90°00'00"	S45° 33' 03"W - 304.06'
C4	47.43'	30.00'	90°35'03"	N45° 15' 32"E - 42.64'
C5	71.18'	50.00'	81°34'03"	S49° 46' 02"W - 65.32'
C6	261.80'	50.00'	300°00'00"	N89° 26' 57"W - 50.00'
C7	261.80'	50.00'	300°00'00"	N89° 26' 57"W - 50.00'
C8	49.13'	175.00'	16°05'02"	S7° 29' 28"E - 48.96'
C9	142.36'	100.00'	81°34'03"	N49° 46' 02"E - 130.64'
C10	261.80'	50.00'	300°00'00"	S89° 26' 57"E - 50.00'
C11	22.66'	125.00'	10°06'44"	N4° 30' 19"W - 22.03'
C12	447.68'	285.00'	90°00'00"	N45° 33' 03"E - 403.05'

EASEMENT POINT		
POINT #	NORTHING	EASTING
1	6808790.39	1568779.28
2	6809524.16	1570362.83
3	6808731.12	1568831.00
4	6809368.00	1570205.45
5	6809526.81	1570206.25

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	87.63'	N16° 20' 52"W
L2	295.30'	N89° 26' 57"W
L3	265.28'	S74° 28' 01"W
L4	170.15'	S0° 33' 03"W
L5	42.89'	S87° 03' 58"W
L6	25.19'	N5° 52' 59"E
L7	80.64'	S89° 14' 27"E
L8	88.04'	N25° 59' 26"E
L9	79.84'	N89° 04' 43"W
L10	157.99'	S0° 33' 03"W
L11	135.00'	S0° 33' 03"W
L12	90.00'	N0° 33' 03"E
L13	90.00'	S0° 33' 03"W
L14	90.00'	N0° 33' 03"E
L15	90.00'	S0° 33' 03"W
L16	178.05'	S0° 33' 03"W
L17	150.00'	S0° 33' 03"W
L18	150.00'	N0° 33' 03"E
L19	178.05'	N0° 33' 03"E
L20	154.07'	S89° 26' 57"E

NOTES

- AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485450, MAP NUMBER 48441C0335F MAP REVISED JANUARY 6, 2012; A PORTION OF THIS PROPERTY IS LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.
- BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
- LOT 8, BLOCK A IS A NON-BUILDABLE LOT AND IS DEDICATED TO THE HOME OWNERS ASSOCIATION BY THIS PLAT.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SUBDIVISION STREETS, ALLEYS, AND BURIED UTILITIES, THE FINAL SUBDIVISION MONUMENTATION WILL BE SET AS FOLLOWS: 1/2" IRON RODS WITH PLASTIC CAPS, STAMPED "H&T", WILL BE SET AT ALL OF THE LOT CORNERS, AND STANDARD MONUMENTS WITH 2" ALUMINUM CAPS STAMPED "HIBBS & TODD" WILL BE SET AT ALL OF THE BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- THIS ADDITION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.

STREET LEGEND

- ① SABINE
- ② NUECES
- ③ GUADALUPE
- ④ RED RIVER

LEGEND

- MONUMENT AS DESCRIBED IN FIELD NOTES
- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINES
- ADJACENT BOUNDARY LINES
- EASEMENT LINES
- - - - - 100 YEAR FLOOD PLAIN
- U.E. UTILITY EASEMENT
- S.M.W.E. STEAMBOAT MOUNTAIN WSC EASEMENT
- △ EASEMENT POINT

FIELD NOTES

BEING Section 1, Headwaters Estates, same being a 70.0 acre tract out of the J.M. Jett Survey No. 105, Taylor County, Texas, same being out of a 145.83 acre tract, consisting of a 61.32 acre referred to as Tract One, a 44.51 acre tract referred to as Tract Two, and a 40.0 acre tract referred to as Tract Three, recorded in Document No. 2017-9404, 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 3/8 inch iron rod in concrete for the northeast corner of this tract, same being the northwest corner of a 5 acre tract, recorded in Volume 2686, Page 835, Official Public Records, Taylor County, Texas;

THENCE South 00 degrees 13 minutes 03 seconds West, along the East boundary line of said 5 acre tract, a distance of 553.99 feet to a set 3/4 inch aluminum rod with 2 inch aluminum cap marked "Hibbs & Todd" for a corner of this tract;

THENCE South 45 degrees 33 minutes 03 seconds West a distance of 502.92 feet to a set 3/4 inch aluminum rod with 2 inch aluminum cap marked "Hibbs & Todd" for a corner of this tract;

THENCE North 16 degrees 20 minutes 52 seconds West a distance of 87.63 feet to a set 3/4 inch aluminum rod with 2 inch aluminum cap marked "Hibbs & Todd" for a corner of this tract;

THENCE North 89 degrees 26 minutes 57 seconds West a distance of 295.30 feet to a set 3/4 inch aluminum rod with 2 inch aluminum cap marked "Hibbs & Todd" for a corner of this tract;

THENCE with a curve turning to the left having a delta angle of 05 degrees 58 minutes 18 seconds, a radius of 125.00 feet, an arc length of 13.03 feet, and a chord bearing South 12 degrees 32 minutes 50 seconds East a distance of 13.02' to a set 3/4 inch aluminum rod with 2 inch aluminum cap marked "Hibbs & Todd" for a corner of this tract;

THENCE South 74 degrees 28 minutes 01 seconds West a distance of 265.28 feet to a set 3/4 inch aluminum rod with 2 inch aluminum cap marked "Hibbs & Todd" for a corner of this tract;

THENCE South 00 degrees 33 minutes 03 seconds West a distance of 170.15 feet to a set 3/4 inch aluminum rod with 2 inch aluminum cap marked "Hibbs & Todd" on the south line of said Tract One for a corner of this tract;

THENCE South 87 degrees 03 minutes 58 seconds West a distance of 42.89 feet to a found 3/8 inch iron rod at a corner of a corner of said Tract One, and being a corner of this tract;

THENCE North 05 degrees 52 minutes 59 seconds East a distance of 25.19 feet to a found 1/2 inch iron rod at a corner of common corner of said Tract One and Tract Three, same being a corner of this tract;

THENCE South 88 degrees 53 minutes 39 seconds West, along the east line of said Tract Three, a distance of 471.79 feet to a found 1 inch iron rod at a corner of said Tract Three, and being a corner of this tract;

THENCE South 09 degrees 28 minutes 27 seconds West, along the east line of said Tract Three, a distance of 456.66 feet to a 3 inch Pipe fence corner post at the southeast corner of said Tract Three, and being the southeast corner of this tract;

THENCE North 84 degrees 41 minutes 21 seconds West, along the south line of said Tract Three, a distance of 702.82 feet to a 3/4 inch iron rod at a corner of said Tract Three, and being a corner of this tract;

THENCE North 76 degrees 53 minutes 38 seconds West, along the south line of said Tract Three, a distance of 270.12 feet to a found 1/2 inch iron rod with plastic cam marked "ESTES 5003" at a corner of said Tract Three, and being a corner of this tract;

THENCE North 87 degrees 40 minutes 23 seconds West a distance of 600.46 feet to a found 1/2 inch iron rod on the east right of way of Buffalo Gap Road, a.k.a FM Highway 89, at the southwest corner of said Tract Three and this tract;

THENCE North 30 degrees 05 minutes 02 seconds East, along the east right of way of Buffalo Gap Road, a distance of 252.13 feet to a set 3/4 inch aluminum rod with 2 inch aluminum cap marked "Hibbs & Todd" for a corner of said tract Three, and being a corner of this tract;

THENCE, along the east right of way of Buffalo Gap Road, with a curve turning to the left having a delta angle of 03 degrees 26 minutes 24 seconds, a radius of 5880.29 feet, an arc length of 353.04 feet, and a chord bearing North 28 degrees 18 minutes 56 seconds East a distance of 352.99' to a found 1/2 inch iron rod with plastic cap marked "J&M 4247" at the southwest corner of a 0.147 acre tract recorded in Volume 2573, Page 146, Official Public Records, Taylor County, Texas, and being a corner of this tract;

THENCE South 89 degrees 14 minutes 27 seconds East a distance of 80.64 feet to found 1/2 inch iron at the southeast corner of said .0147 acre tract, and being a corner of this tract;

THENCE North 25 degrees 59 minutes 26 seconds East a distance of 88.04 feet to a found bent 1/2 inch iron for at the northeast corner of said .0147 acre tract, and being a corner of this tract;

THENCE North 89 degrees 04 minutes 43 seconds West a distance of 79.84 feet to a found 1/2 inch iron with plastic cap marked "J&M 4247" on the east right of way of Buffalo Gap Road at the northwest corner of said .0147 acre tract, and being a corner of this tract;

THENCE North 25 degrees 47 minutes 09 seconds East, along the east right of way of Buffalo Gap Road, at 332.05' passing a found 1/2 inch iron rod for the northwest corner of said Tract Three, same being the southwest corner of said Tract Two, continuing a total distance of 563.95 feet to a found 1/2 inch iron rod with plastic cap at the southwest corner of Buffalo Trails Subdivision, recorded in Cabinet 4, Slide 251, Plat Records, Taylor County, Texas, and being the western northwest corner of said Tract Two and this tract;

THENCE South 80 degrees 25 minutes 42 seconds East a distance of 430.00 feet to a found 1/2 inch iron rod with plastic cap marked "ESTES 5003" at the southeast corner of said Buffalo Trails Subdivision, same being a corner of said Tract Two and this tract;

THENCE North 00 degrees 26 minutes 23 seconds East a distance of 349.82 feet to a found 1/2 inch iron rod with plastic cap marked "ESTES 5003" at the northeast corner of said Buffalo Trails Subdivision, and being the northern northwest corner of said Tract Two and this tract;

THENCE South 89 degrees 01 minutes 45 seconds East, along the north boundary line of said Tract Two, a distance of 2080.51 feet to the Point of Beginning containing an area of 70.0 acres. Surveyed on July 8, 2021.

PLANNING COMMISSION		PLANNING DIRECTOR	
THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B PENAL CODE OF TEXAS, AS AMENDED.		FILED WITH PLANNING DIRECTOR. CITY OF ABILENE, TEXAS	
DATE	CHAIRMAN	DATE	FILE NUMBER
ATTEST	SECRETARY	PLANNING DIRECTOR	
DATE	PLANNING DIRECTOR	FEES	
DIRECTOR OF PUBLIC WORKS		COUNTY CLERK	
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.		I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON	
DATE	DIRECTOR OF PUBLIC WORKS	DATE	FILE NUMBER
COUNTY CLERK		COUNTY, TEXAS	DEPUTY

OWNER'S CERTIFICATE AND DEDICATION	
THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS, ALLEYS, UNDER THE NAME OF	
SECTION 1 HEADWATERS ESTATES TAYLOR COUNTY, TEXAS	
AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:	
"FIELD NOTES HEREON"	
OWNER'S CERTIFICATE AND DEDICATION	
EXECUTED THIS _____ DAY OF _____, 20____	
OWNER	OWNER

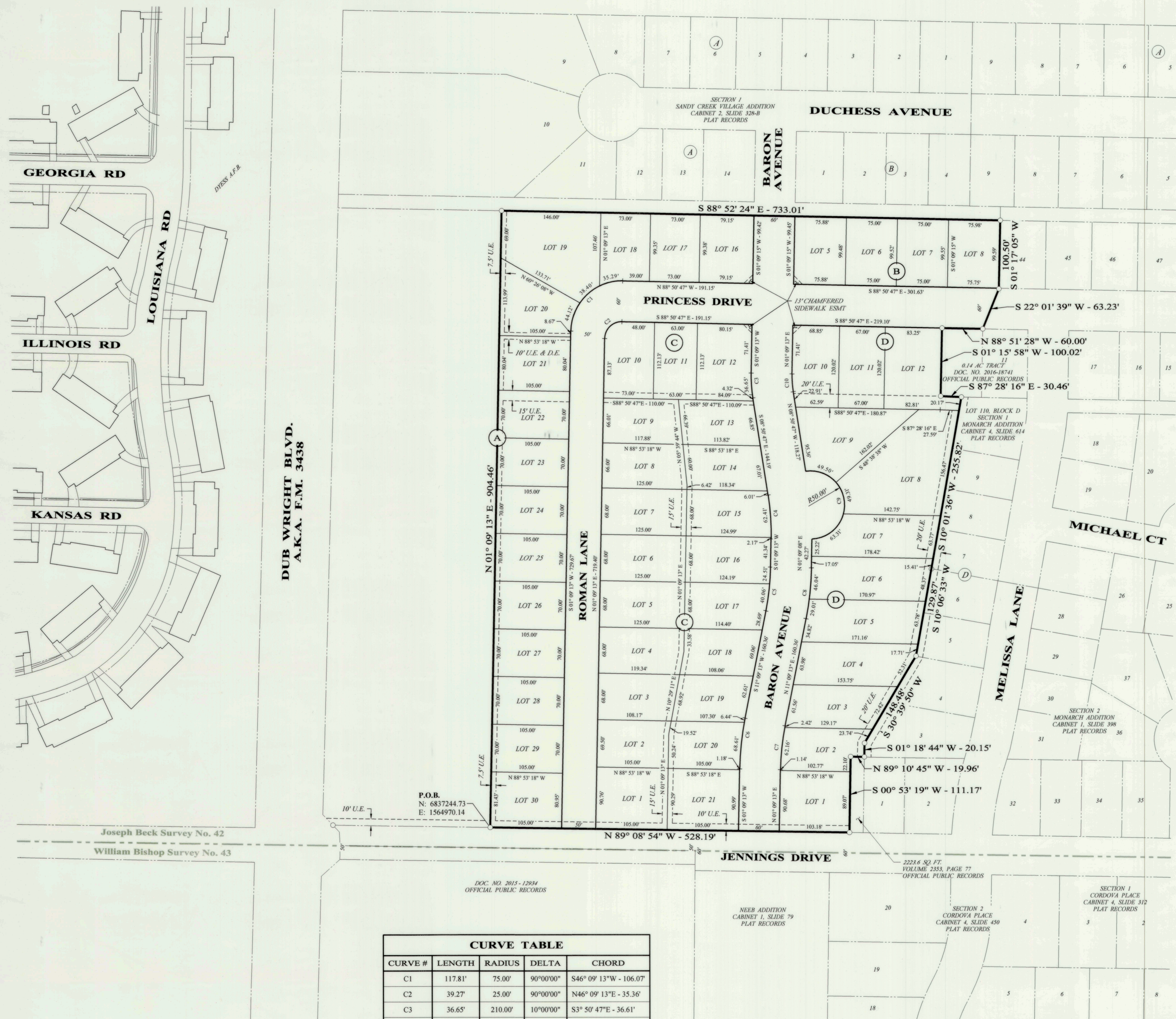
ACKNOWLEDGMENT	
THE STATE OF TEXAS: COUNTY OF _____	
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED	
KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME ACT OF THE SAID	
A CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED	
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A D 20____	
JUDY DRINNON Notary Public, State of Texas NOTARY ID # 12571697-4 My Commission Exp 06-09-22	
NOTARY PUBLIC	COUNTY TEXAS

GENERAL NOTES		
SHEET 1 OF 1	SHEETS _____	ACREAGE 70.0
SCALE 1" = 200'	SMALLEST LOT 21,780 SQ FT	LARGEST LOT 127,191 SQ FT

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION	
CERTIFICATION:	
I HEREBY CERTIFY THAT THE PLAT SUBMITTED HEREWITH REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE	
PLAT DESCRIPTION:	
SECTION 1 HEADWATERS ESTATES TAYLOR COUNTY, TEXAS	
SIGNATURE	
12/02/2021 DATE	RILEY ELMER GRIFFITH REGISTERED PROFESSIONAL LAND SURVEYOR



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



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	117.81'	75.00'	90°00'00"	S46° 09' 13" W - 106.07'
C2	39.27'	25.00'	90°00'00"	N46° 09' 13" E - 35.36'
C3	36.65'	210.00'	10°00'00"	S3° 50' 47" E - 36.61'
C4	64.58'	370.00'	10°00'00"	S3° 50' 47" E - 64.50'
C5	64.58'	370.00'	10°00'00"	S6° 09' 13" W - 64.50'
C6	75.05'	430.00'	10°00'00"	S6° 09' 13" W - 74.95'
C7	64.58'	370.00'	10°00'00"	N6° 09' 13" E - 64.50'
C8	75.05'	430.00'	10°00'00"	N6° 09' 13" E - 74.95'
C9	162.11'	50.00'	185°46'12"	N5° 11' 18" W - 99.87'
C10	26.18'	150.00'	10°00'00"	N3° 50' 47" W - 26.15'

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 97A-A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B PENAL CODE OF TEXAS, AS AMENDED.		PLANNING DIRECTOR FILED WITH PLANNING DIRECTOR. CITY OF ABILENE, TEXAS	
DATE	CHAIRMAN	DATE	FILE NUMBER
ATTEST	SECRETARY	PLANNING DIRECTOR	
DATE	PLANNING DIRECTOR	FEES	
DIRECTOR OF PUBLIC WORKS		COUNTY CLERK	
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.		I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON DATE FILE NUMBER COUNTY CLERK COUNTY, TEXAS DEPUTY	
OWNER'S CERTIFICATE AND DEDICATION			
THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS, ALLEYS, UNDER THE NAME OF SECTION 2 SANDY CREEK VILLAGE ADDITION ABILENE, TAYLOR COUNTY, TEXAS AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS: "FIELD NOTES HEREON" OWNER'S CERTIFICATE AND DEDICATION EXECUTED THIS <u>13th</u> DAY OF <u>July</u> , 20 <u>22</u> SIGNATURE <u>Preston M. Despenas</u> PRESTON M. DESPENAS MANAGING MEMBER			
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 PRESTON M. DESPENAS , MANAGING MEMBER KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME ACT OF THE SAID SANDY CREEK TOWNHOMES LLC A CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE <u>13th</u> DAY OF <u>July</u> A D 20 <u>22</u>			
ELIZABETH YOUNG Notary ID #131732339 My Commission Expires September 21, 2022 <u>Elizabeth Young</u> NOTARY PUBLIC			
GENERAL NOTES			
SHEET <u>1</u> OF <u>1</u>	SHEETS	ACREAGE	<u>13.21</u>
SCALE <u>1" = 100'</u>	SMALLEST LOT <u>7,064</u> SQ FT	LARGEST LOT	<u>18,859</u> SQ FT
SURVEYOR CERTIFICATE AND PLAT DESCRIPTION			
CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE PLAT DESCRIPTION: SECTION 2 SANDY CREEK VILLAGE ADDITION ABILENE, TAYLOR COUNTY, TEXAS			
07/13/2022 DATE		SIGNATURE <u>Riley Elmer Griffith</u> RILEY ELMER GRIFFITH REGISTERED PROFESSIONAL LAND SURVEYOR	

BEING 75.96 acres out of the West 1/2 of the Southwest 1/4 of Section 18, Lunatic Asylum Lands, Taylor County, Texas, and 75.96 acres being the same property described in Volume 1338, Page 700, Official Public Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at a point in Pollard Road at the southwest corner of said Section 18 for the southwest corner of this tract;

THENCE S89°58'48"E at 32.04 feet pass a 1/2" rebar found on the north side of Pollard Road and continue along for a total distance of 2682.0 feet to a 1/2" rebar found for the northwest corner of this tract;

THENCE S89°24'27"E 1314.97' feet to an existing 6" pipe post for the northeast corner of this tract;

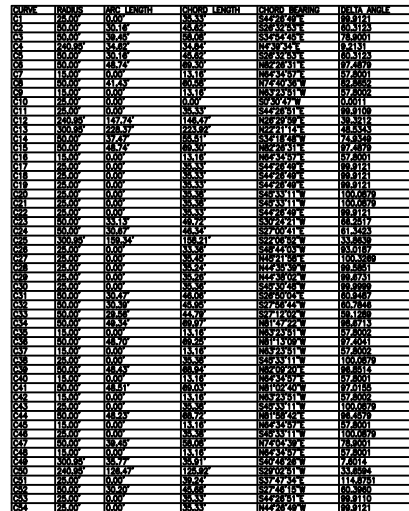
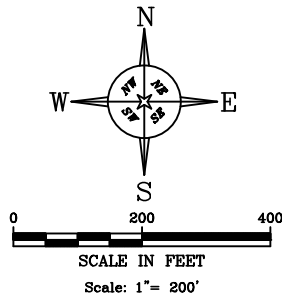
THENCE S91°12'30"W 1919.34 feet to a 1/2" rebar found at the northeast corner of a 3.051 acre tract described in Instrument No. 2021-9882, Official Public Records, Taylor County, Texas;

THENCE S89°49'07"W 260.17 feet along the SBL of said 3.051 acre tract to a 1/2" rebar found at the northwest corner of said 3.051 acre tract for an interior corner of this tract;

THENCE S91°12'30"W at 726.16 feet pass a 1/2" rebar found on the north side of Pollard Road and continue along for a total distance of said found in County Road 179 at an interior corner of feet to a point on the SBL of said Section 18 at the southwest corner of 742.22 feet to a point on the SBL of said Section 18 at the southwest corner of said 3.051 acre tract for the southeast corner of this tract;

THENCE S89°40'36"W 1028.88 feet along the SBL of said Section 18 to the place of beginning and containing 75.96 acres of land.

Whitney Victoria R. Petree
Instrument No.
2008-17506 O.P.R.



MADERA HILLS
PART OF LOT 2
Justin W. & Sunnie J. Thiberville
Instrument No.
2018-4571 O.P.R.

MADERA HILLS
PART OF LOT 3
Justin W. & Sunnie J. Thiberville
Instrument No.
2017-10000 O.P.R.

MADERA HILLS
PART OF LOT 3
Jeffery Clinton & Misty
June Harrison
Instrument No.
2020-23428 O.P.R.

MADERA HILLS
PART OF LOT 3
Jeffery Clinton & Misty
June Harrison
Instrument No.
2020-23428 O.P.R.

Indian Camp Land Co.
Instrument No.
2017-19482 O.P.R.

Joseph Josh Allen
Instrument No.
2021-9882 O.P.R. &
2798/140 O.P.R.

SENDERO RANCH,
a Subdivision of 75.96 acres out of the West 1/2 of
the Southwest 1/4 of Section 18, Lunatic Asylum
Lands, Taylor County, Texas.

Owner: Heath Polasek

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

98-43-22 Z:\auto cad\A-SUBDIVISIONS\polaseknomiller\preliminary2

PLANNING COMMISSION		PLANNING DIRECTOR	
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 967B PENAL CODE OF TEXAS, AS AMENDED.			
DATE	CHAIRMAN	DATE	FILE NUMBER
ATTEST	SECRETARY	PLANNING DIRECTOR	
DATE	PLANNING DIRECTOR	FEES	
DIRECTOR OF PUBLIC WORKS		COUNTY CLERK	
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	DATE	FILE NUMBER
		COUNTY CLERK	COUNTY TEXAS
		DEPUTY	

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER(S) OF THE HERINAFTER 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

SENDERO RANCH,
a Subdivision of 75.96 acres out of the West 1/2 of
the Southwest 1/4 of Section 18, Lunatic Asylum
Lands, Taylor County, Texas.

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LAKES, 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

NOTARY PUBLIC _____ COUNTY TEXAS

GENERAL NOTES

ACREAGE 75.96 acres

SCALE 1" = 200' SMALLEST LOT .05 acres LARGEST LOT .05 acres

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

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

PLAT DESCRIPTION :

SENDERO RANCH,
a Subdivision of 75.96 acres out of the West 1/2 of
the Southwest 1/4 of Section 18, Lunatic Asylum
Lands, Taylor County, Texas.

July 28, 2022
DATE

PRELIMINARY PURPOSES ONLY
SIGNATURE

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

PLAT PREPARATION DATE: July 28, 2022

TC-2022-01

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: August 2, 2022

City Council 1st Reading: August 25, 2022

City Council 2nd Reading: September 8, 2022

Applicant

Owner (of adjacent property): Griffith Lake Estates

Agent: Jacob & Martin, LLC

Request

Abandon the entirety (1,080-feet) of the existing unimproved right-of-way of Scottish Road between Griffith Road and East Stamford Street.

Location

Between the rights-of-way of East Stamford Street and Griffith Road.

Background

The owner of the acreage north and south of the subject road proposes to replat this property and to rezone the property (Z-2022-12) to allow general retail and multi-family residential uses. . The subject road is unimproved with a caliche surface that is used for illegal dumping. . The proposed development will not require any access from Scottish Road.

Assessment

The Development Review Committee reviewed this request and found that:

1. A 15-inch vitrified clay sewer line runs adjacent to Scottish Road; and
2. Vexus Fiber will require a utility easement if the road is abandoned.

The applicant is aware of these issues and has indicated that the affected utilities would either be relocated or covered by a utility easement.

Staff Recommendation

Staff recommends approval of the request subject to the following conditions:

1. The subject, and adjoining, properties shall be platted within one year of the effective date of the abandonment ordinance;
2. If a replat is not approved and recorded within one year, the granting of the abandonment shall be void.
3. The existing utilities within the right-of-way shall be covered by a utility easement or rerouted.

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on November 22 of 2021 (via certified mail) to the applicant and to other owners of property within a 200-foot radius of the subject street right-of-way. These property owners and associated parcel identification numbers are identified below:

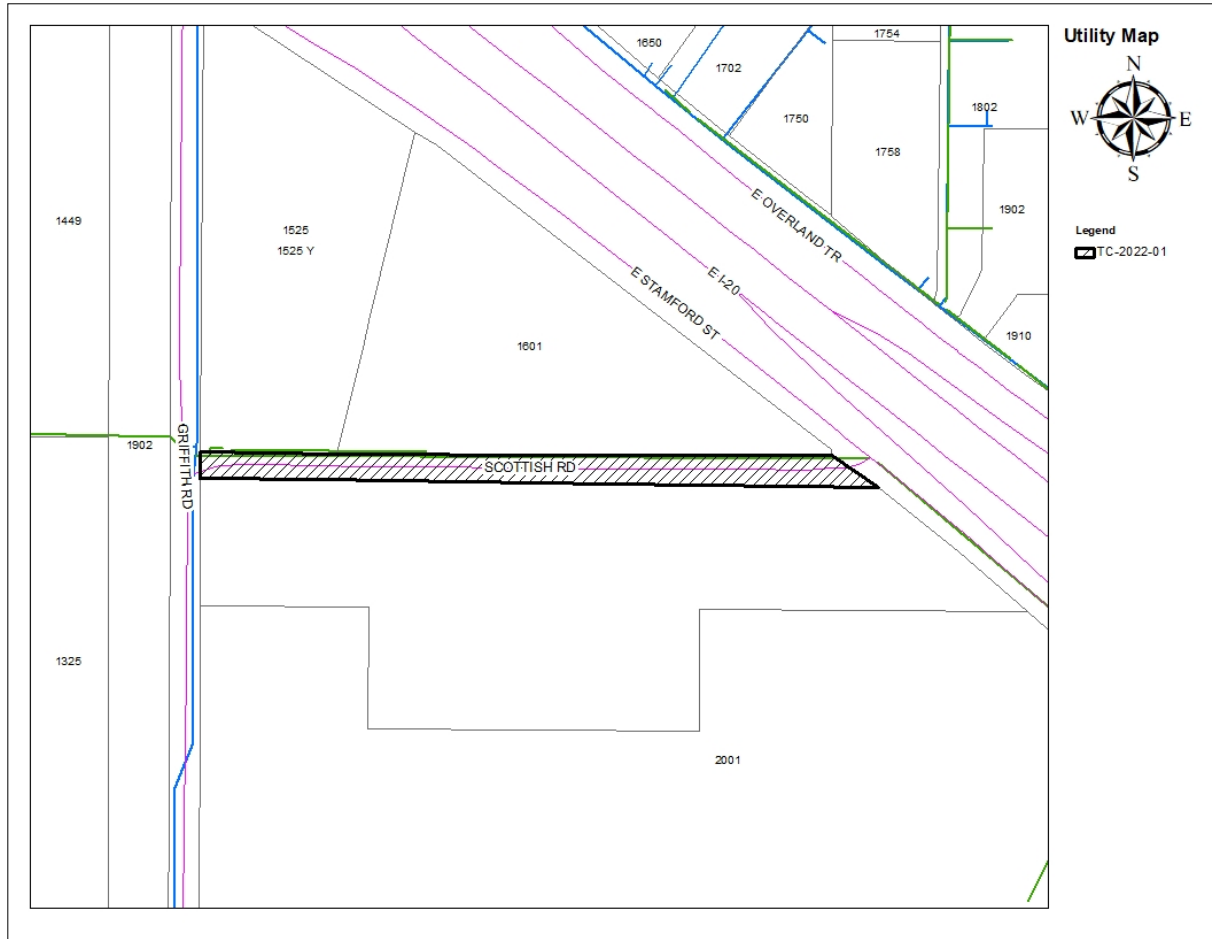
Owner	Property ID	Situs	Response
ABILENE CHRISTIAN UNIVERSIT	1006308	1325 E AMBLER AV	
ABILENE CHRISTIAN UNIVERSIT	68723	1449 E AMBLER AV	
ABILENE INVESTMENTS LLC	31969	1525 Y E STAMFORD ST	
ABILENE INVESTMENTS LLC	31969	1525 E STAMFORD ST	
GRIFFITH LAKE ESTATES LLC	980630		
RIK INVESTMENTS LLC NO 1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

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	
WEST TEXAS UTILITIES CO	68246	1902 GRIFFITH RD	
ABILENE CHRISTIAN UNIVERSIT	68723	1449 E AMBLER AV	
GRIFFITH LAKE ESTATES LLC	980630		
ABILENE CHRISTIAN UNIVERSIT	1006308	1325 E AMBLER AV	

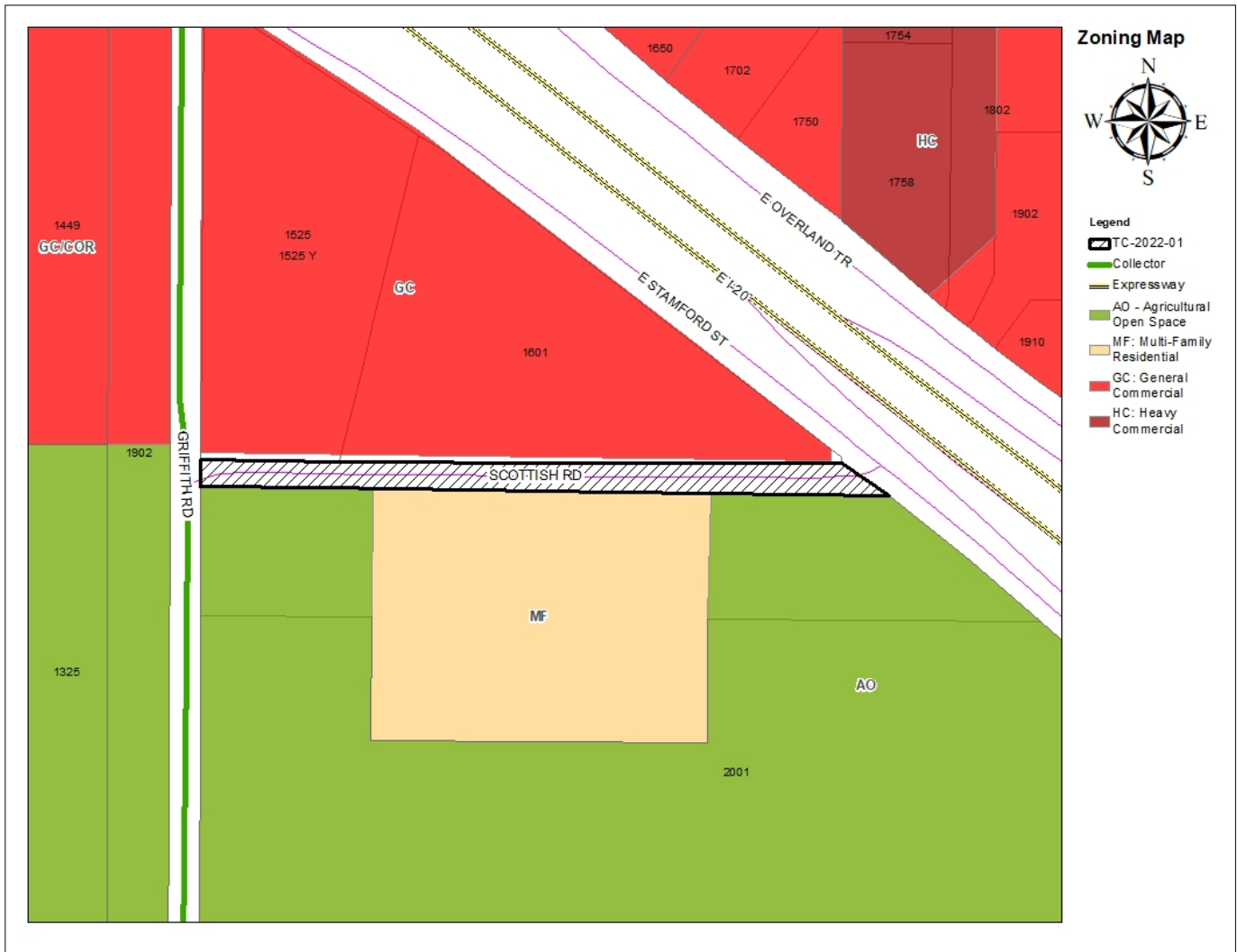
Attachments

- Application
- PowerPoint

LOCATION MAP

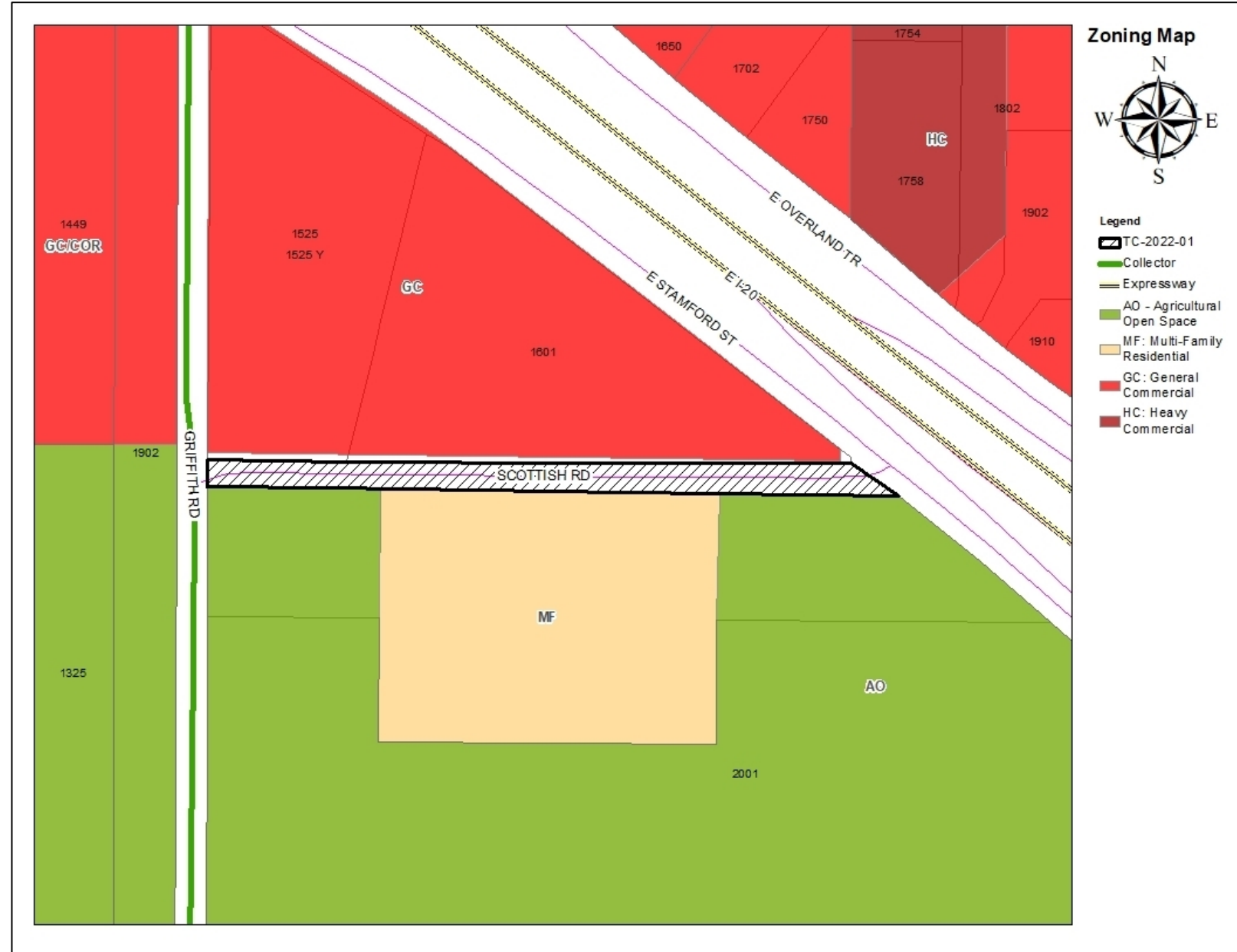


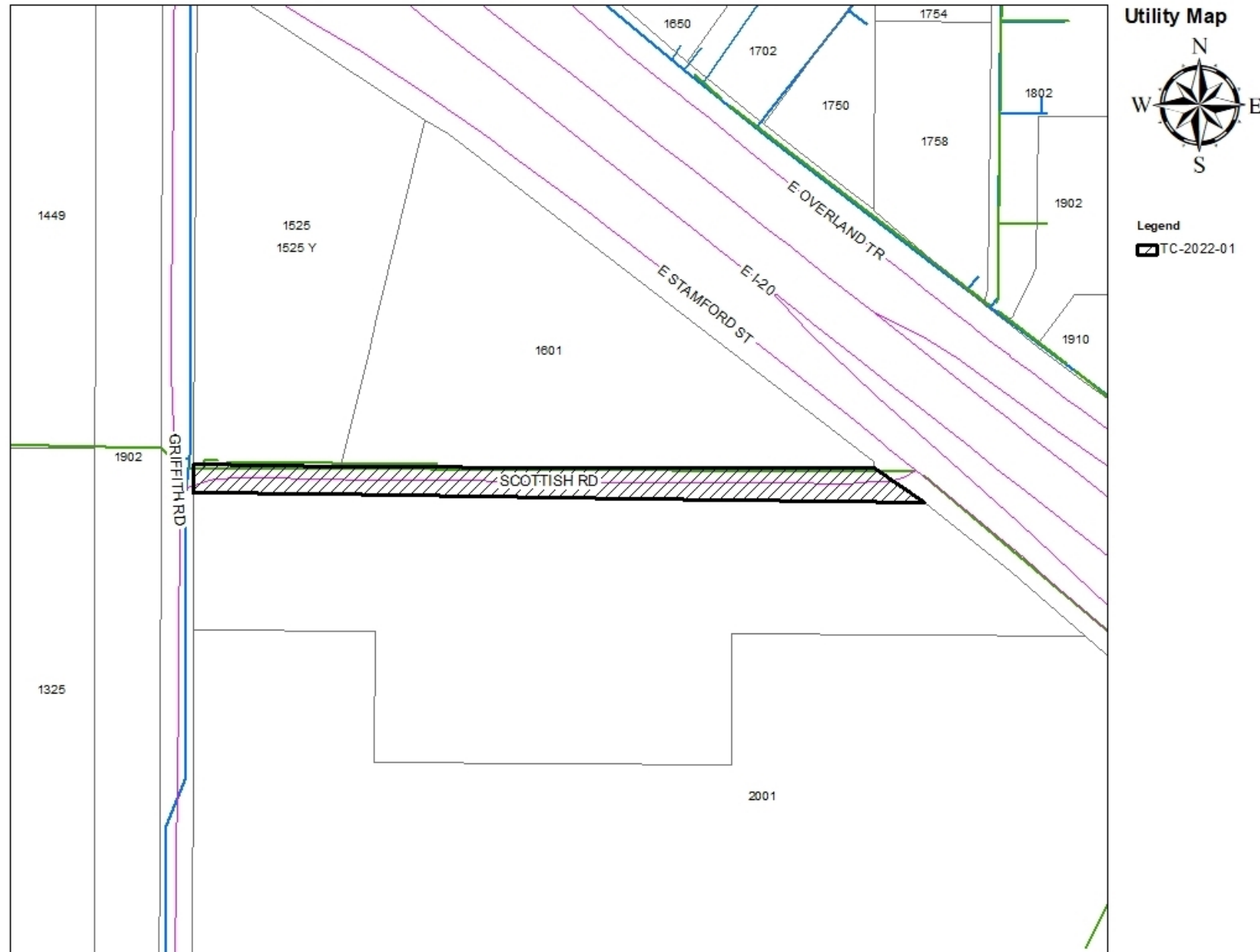
ZONING MAP

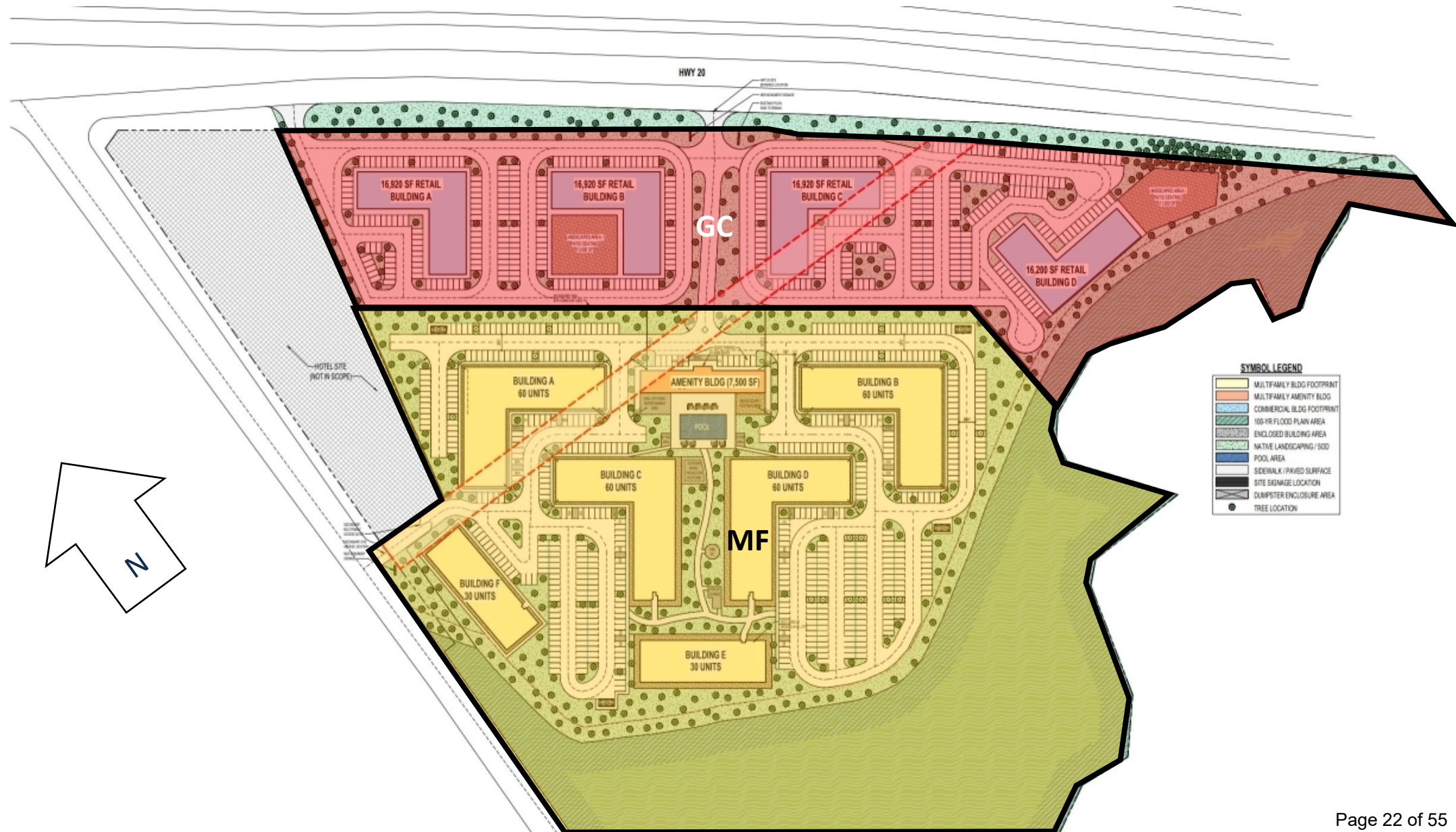


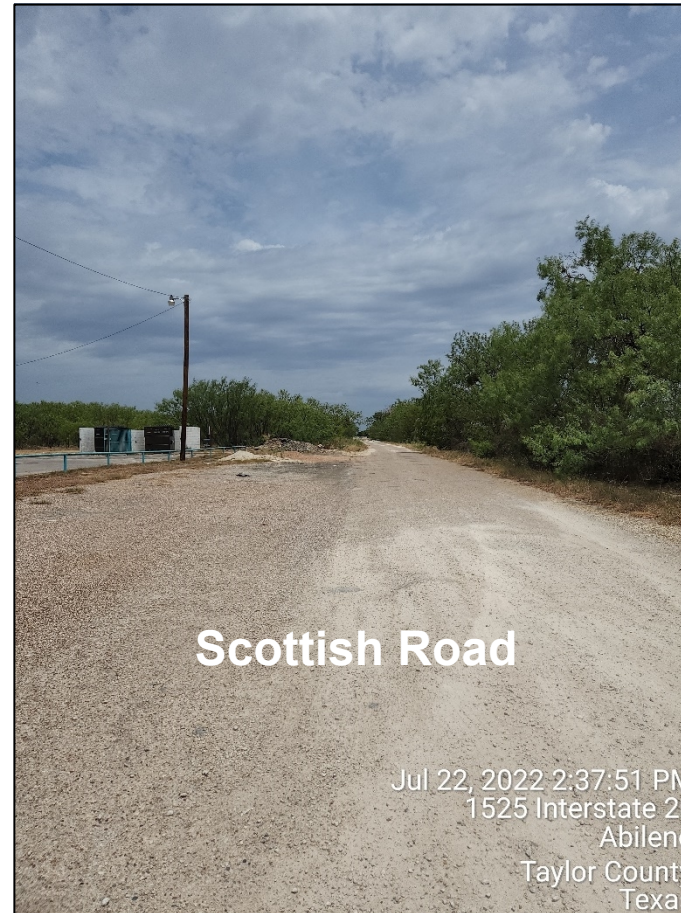
Case:	TC-2022-01
Applicant:	Griffith Lake Estates LLC
Agent:	Jacob Martin, LLC.
Request:	Abandon Scottish Road between Griffith Road and East Stamford Street.
Location:	Between Griffith Road and East Stamford Street
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	August 2, 2022
City Council Hearings:	1 st August 25, 2022 2 nd : September 8, 2022

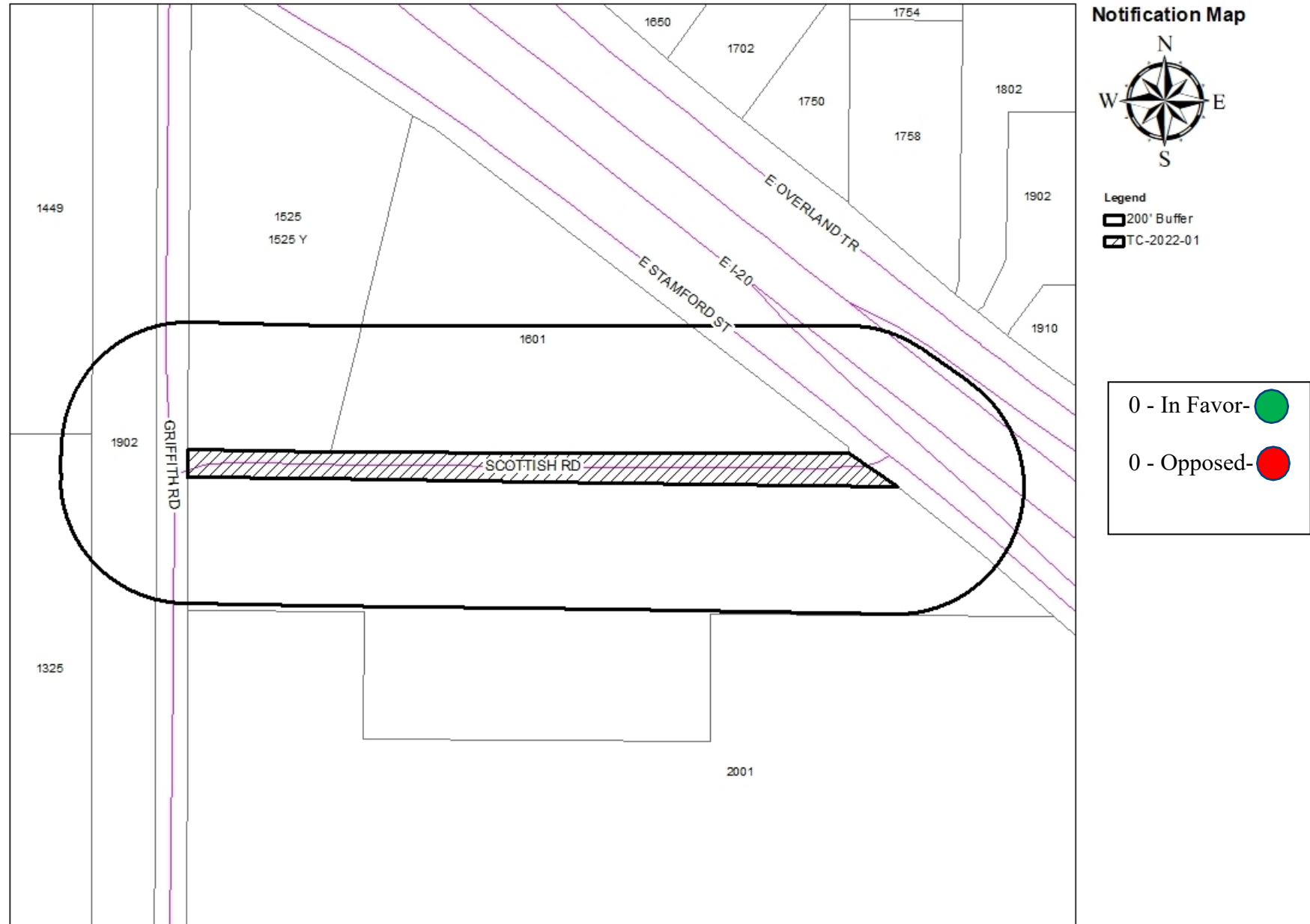












- Consistent with the *Comprehensive Plan* and *Future Land Use and Development Plan Map*
- Reviewed Pursuant to Section 1.4.1.4 of Land Development Code (Criteria for Approval)
- Staff Recommendation: Approval with conditions:
 - That existing utilities shall be rerouted within ONE (1) year or a utility easement will be reserved within the otherwise abandoned right-of-way.
 - That a suitable graphic resubdivision (replat) is prepared by a registered surveyor, approved by the City of Abilene and, then, recorded with the Taylor County Clerk. Such replat must illustrate how the affected right-of-way (authorized to be abandoned) will be integrated with adjoining property.
 - That the previously mentioned replat take place within ONE (1) year of the effective date of the approved ordinance.

Questions?

ZONING CASE Z-2022-12

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: August 2, 2022

City Council 1st Reading: August 25, 2022

City Council 2nd Reading: September 8, 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 Street.

Background

This property was annexed in 1964 and has been vacant since annexation and is zoned Agricultural Open, Residential Multi-family and General Commercial. This tract was previously part of a Planned Development District (PDD-65) that allowed a mixture of uses including single-family residential, general retail, and light commercial. Griffith Road is a collector street. East Stamford is the I-20 frontage road. A 10-inch water line currently exists in Griffith Road, with a 15-inch wastewater line 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 and General Commercial (GC) to the north. The proposal is to add additional Multi-Family west and south of the existing multi-family zoning and to change the eastern portion of the property to retail. The submitted concept plan proposes a total of 300 units of multi-family development in 6 buildings including an amenity center with pool and approximately 67,000 square feet of leasable retail space in four buildings.

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 Map shows the subject property 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 proposed uses are consistent with the current zoning patterns and ~~and that~~ those proposed uses will be adequately buffered from lower intensity uses by the flood plain. An existing ~~a~~ 100-foot wide West Texas Utilities Company tract exists on the west side of Griffith Road to provide a buffer between the subject site and Abilene Christian University.

- (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.**

Existing utilities will need to be extended by the applicant to serve the proposed development.

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

None.

Staff Recommendation

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

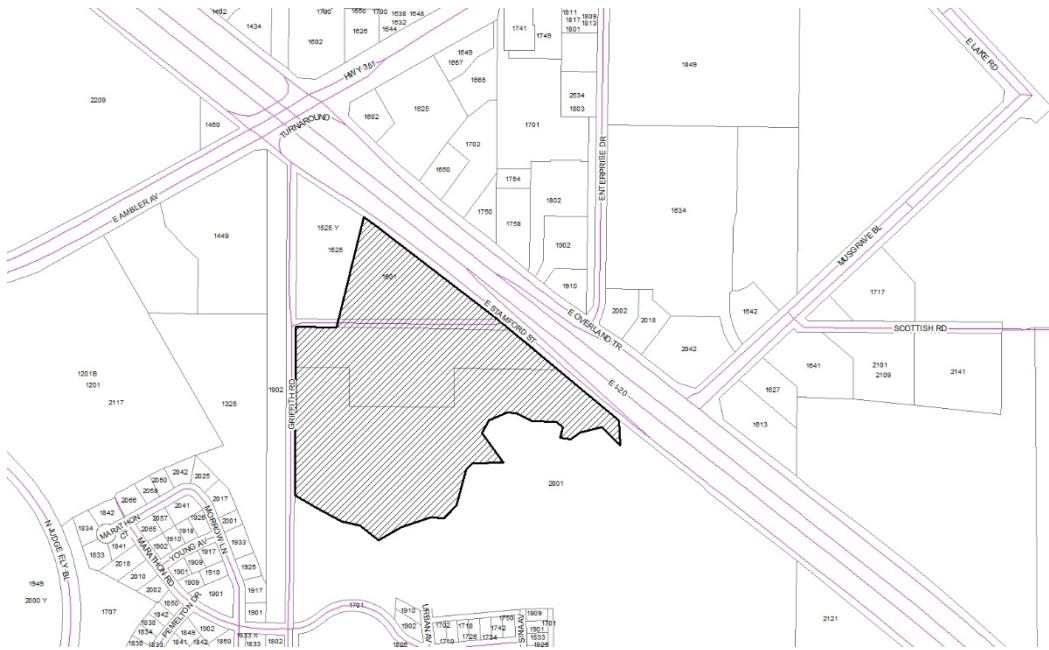
Owner	Property ID	Situs	Response
RIK INVESTMENTS LLC NO 1	31841	1601 E STAMFORD ST	
ABILENE INVESTMENTS LLC	31969	1525 Y E STAMFORD ST	
ABILENE INVESTMENTS LLC	31969	1525 E STAMFORD ST	
GRIFFITH LAKE ESTATES LLC	35099	2001 GRIFFITH RD	
WEST TEXAS UTILITIES CO	68246	1902 GRIFFITH RD	
ABILENE CHRISTIAN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

Attachments

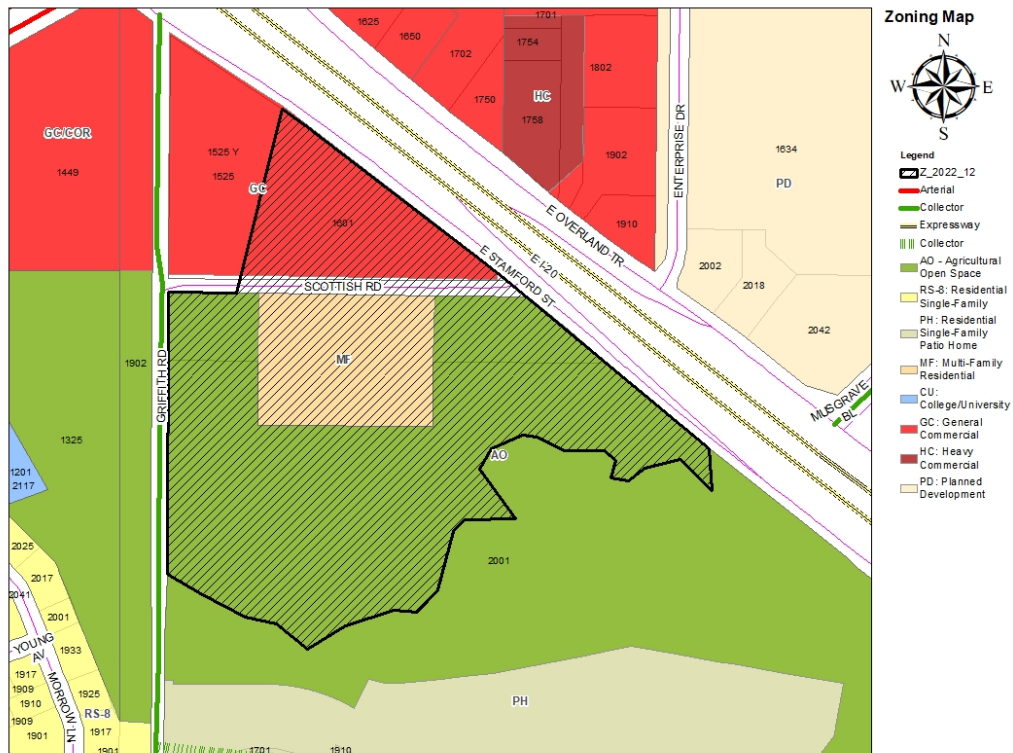
Application

PowerPoint Presentation

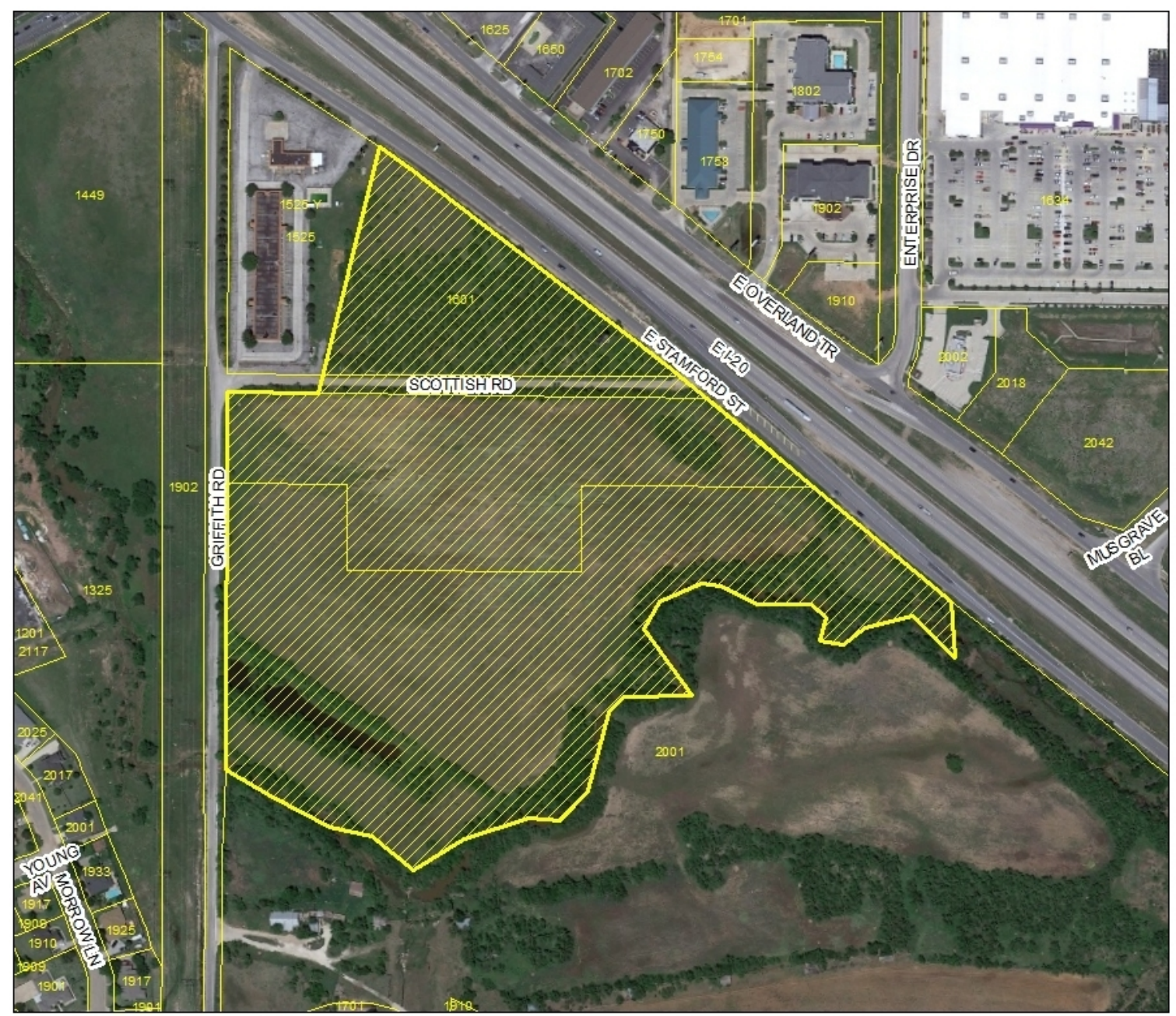
LOCATION MAP



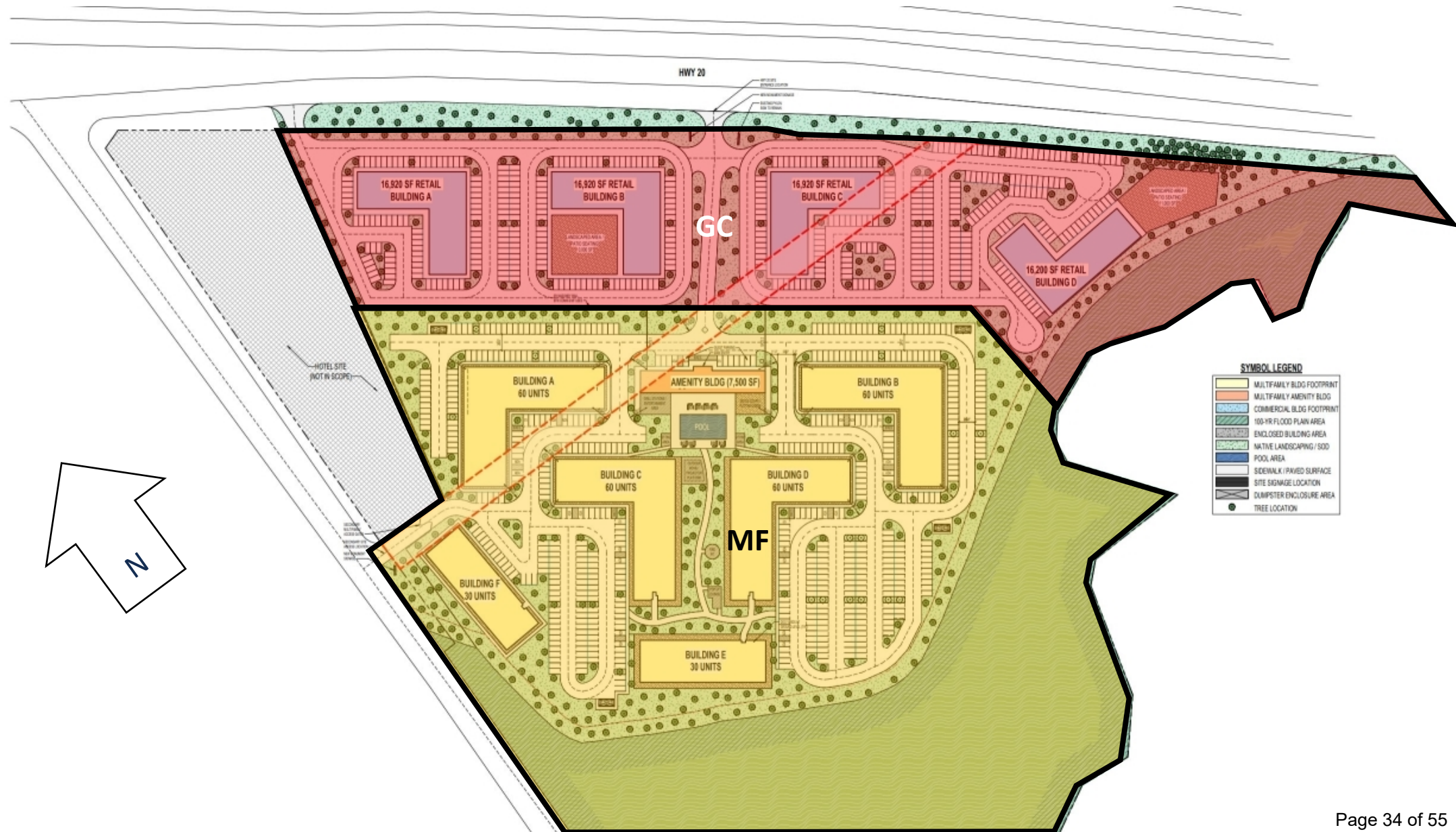
ZONING MAP



Case:	Z-2022-12
Owner:	Griffith Lake Estates
Agent:	Jacob & Martin
Request:	Rezoning from MF and AO to MF and GC
Location:	South of Scottish Road between Griffith Road and East Stamford Street
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	August 2, 2022
City Council Hearings:	1 st : August 25 th , 2022 2 nd : September 8 th , 2022







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
- C
- TP

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)

Permitted as a Conditional Use Permit, Requiring Approval by City Council

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
C
TP

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)
Permitted as a Conditional Use Permit, Requiring Approval by City Council
Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment

Z-2022-12 VIEWS OF SUBJECT & ADJACENT PROPERTIES

East View



North View



West View

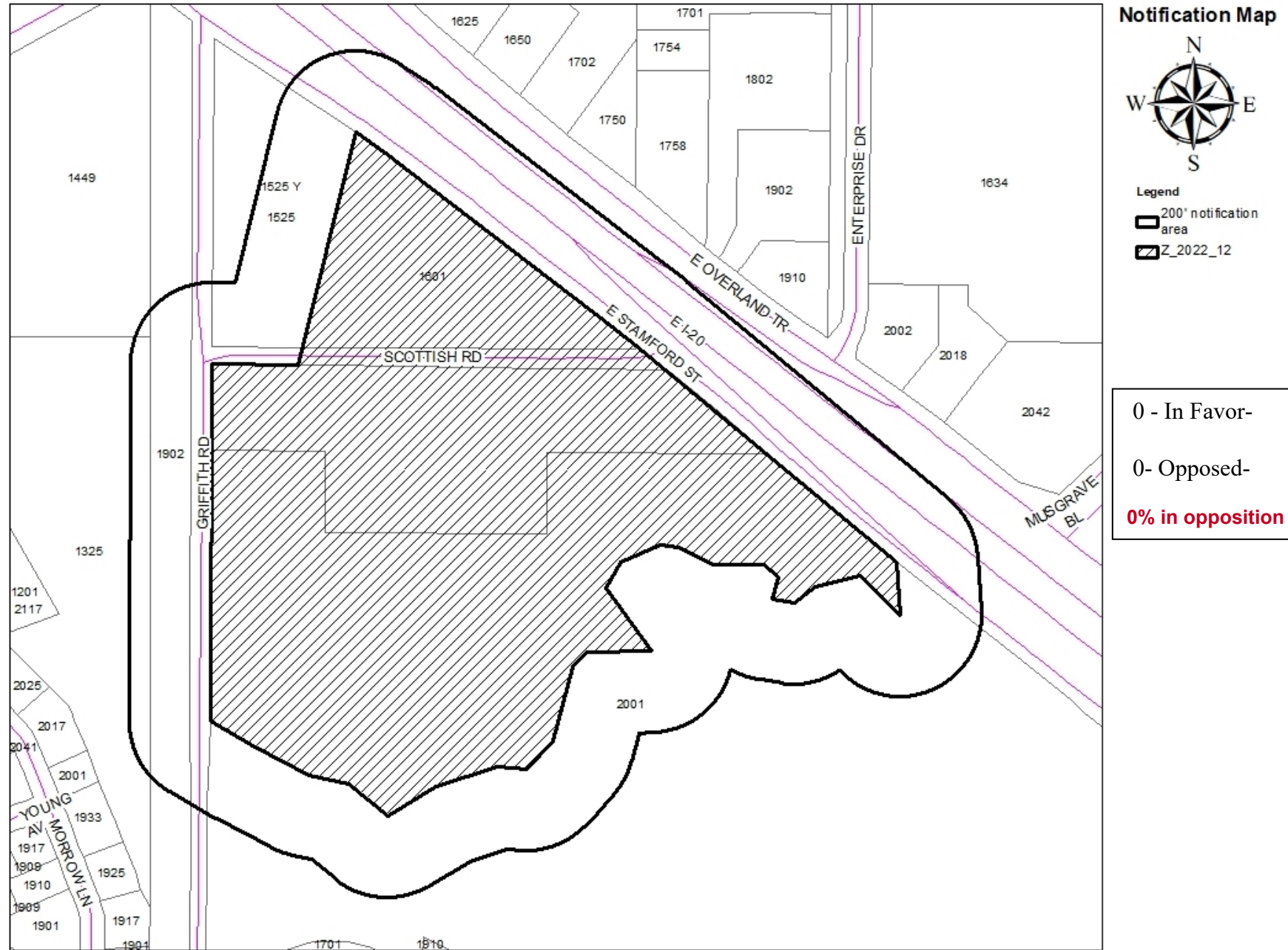


Neighboring Property (West)



Neighboring Property (North)





The request is consistent with:

- The *Comprehensive Plan*;
 - Existing and proposed land uses and zoning;
 - Generally accepted planning principals; and
 - The Criteria for Approval set out in the Land Development Code.
- Staff Recommendation: Approval.

Questions?

ZONING CASE Z-2022-19

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: August 2, 2022

City Council 1st Reading: August 25, 2022

City Council 2nd Reading: September 8, 2022

Applicant

Owner: Rondo Properties PTSH

Agent: Anderson Engineering Inc.

Request

Rezone approximately 0.82 acres from Residential Single-family (RS-6) to General Commercial (GC).

Location

Vacant land in the 2400 block of South 27th Street between Ross Avenue and Buffalo Gap Road.

Background

This property was annexed in 1951 and has remained vacant. Currently, this property is zoned Residential Single-Family (RS-6).

Zoning, Existing and Proposed Land Use

Current zoning on the tract is split between Residential Single-family (RS-6) and General Commercial (GC). A Neighborhood Retail (NR) is west of the subject property, General Commercial (GC) is to the East. General Retail and RS-6 zoned properties are located to the north. Properties to south across South 27th Street is zoned RS-6. The applicant has filed a Minor Plat to add the subject to property on which an auto part store is located.

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 Map shows the subject site in a "Community Enhancement Corridor" and is designated for commercial use.

- (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 proposed use is consistent with the current zoning patterns is appropriate at this located.

- (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.**

Adequate utilities are available to serve this site.

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

None.

Staff Recommendation

Staff recommends **approval**.

Notification

TABLE 1

Owner

Owner	Property ID	Situs	Response
ADKISSON RICHARD L & MARSHA A	34471	2525 ROSS AV	
ADKISSON RICHARD L & MARSHA A	34327	2541 ROSS AV	
BROADVIEW BAPTIST CHURCH	11973	2542 ROSS AV	
BROADVIEW BAPTIST CHURCH	51376	2500 S 27TH ST	
BROADVIEW BAPTIST CHURCH	11704	2526 ROSS AV	
BROADVIEW BAPTIST CHURCH	34598	2414 S 27TH ST	
BROADVIEW BAPTIST CHURCH	31292	2602 ROSS AV	
BROADVIEW BAPTIST CHURCH	44639	2618 ROSS AV	
BROWN BOBBY	35557	2601 ROSS AV	
BROWN BOBBY	35691	2549 ROSS AV	
BRYAN BENNY DEAN JR	18241	2409 S 27TH ST	
CANTALINE NOAH EVAN	18354	2349 S 27TH ST	
CLARK MICHAEL ANDREW	18125	2333 S 27TH ST	
HONG ANG	44951	2441 S 27TH ST	
INGRAM CARL LYNN & LINDA L	91798	2666 BUFFALO GAP RD	Favor
M7 REAL ESTATE INVESTMENTS LLC	18471	2341 S 27TH ST	
O REILLY AUTO ENTERPRISES LLC	102361	2366 S 27TH ST	
ORTIZ ADAM DARREN	11851	2534 ROSS AV	
RONDO PROPERTIES PTSH	35003		
SPIRIT MASTER FUNDING LLC	94071	2674 BUFFALO GAP RD	
SPIRIT MASTER FUNDING LLC	94071	2350 S 27TH ST	
TORRES BEATRIZ	44817	2449 S 27TH ST	
WESTERN BANK	1061834		
WESTERN BANK	1061835	2501 ROSS AV	
WESTERN BANK	1061835	2441 S 25TH ST	
WESTERN BANK	1061835	2401 S 25TH ST	
WESTERN BANK	105644	2550 BUFFALO GAP RD	

Property ID

Owner	Property ID	Situs	Response
BROADVIEW BAPTIST CHURCH	11704	2526 ROSS AV	
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WESTERN BANK	1061835	2501 ROSS AV	
WESTERN BANK	1061835	2441 S 25TH ST	
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LOCATION MAP

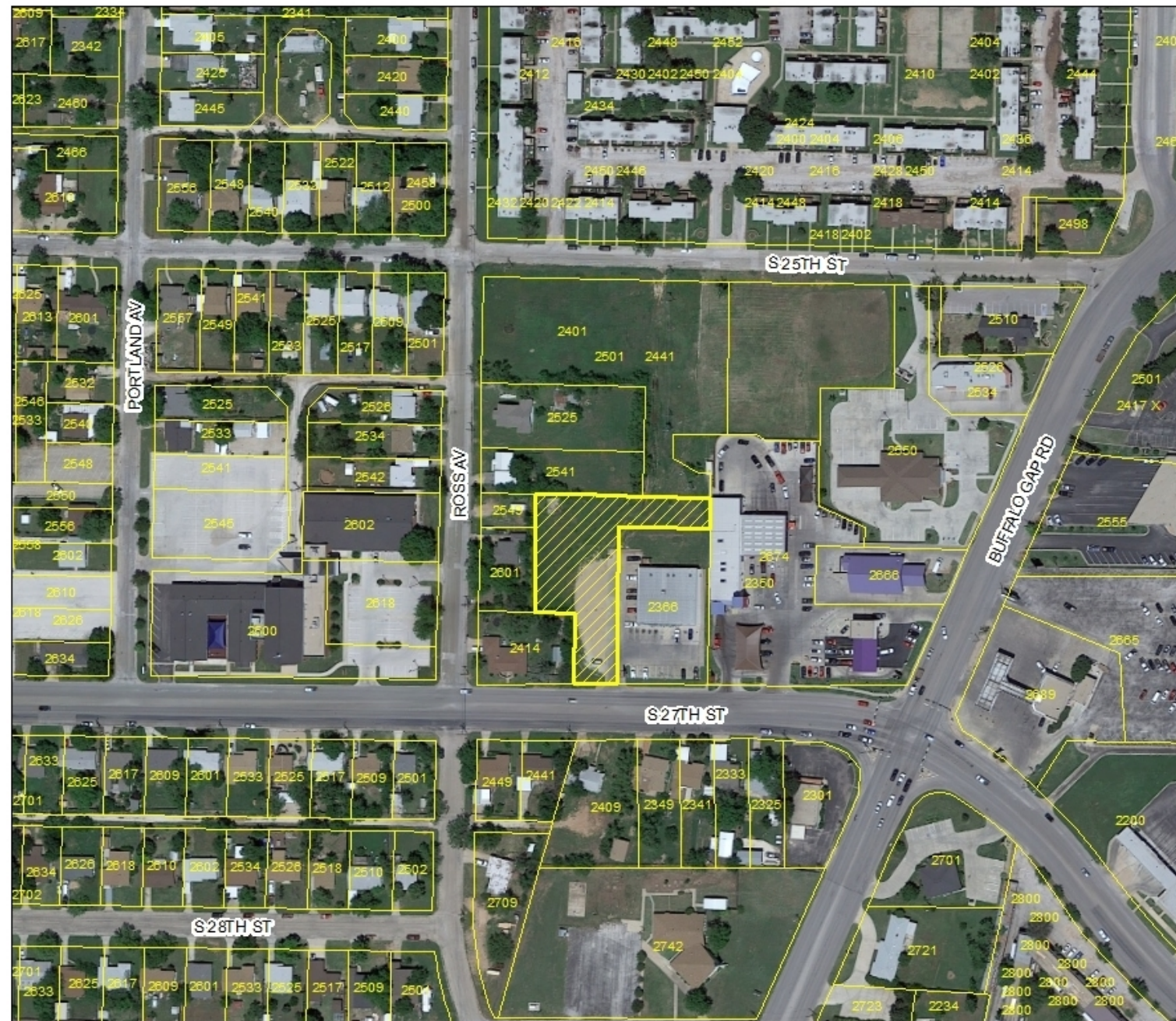


ZONING MAP



Case:	Z-2022-19
Owner:	Rondo Properties PTSH
Agent:	Anderson Engineering Inc.
Request:	Rezone from RS-6 to GC
Location:	South 27 th Street between Ross Avenue and Buffalo Gap Road
Notification:	1 in Favor, 0 Opposed
Planning & Zoning:	August 2, 2022
City Council Hearing:	August 25, 2022 September 8, 2022

Z-2022-19 LOCATION MAP



Location Map



Legend

Z-2022-19

CourierParcels

Z-2022-19 ZONING MAP



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
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- 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

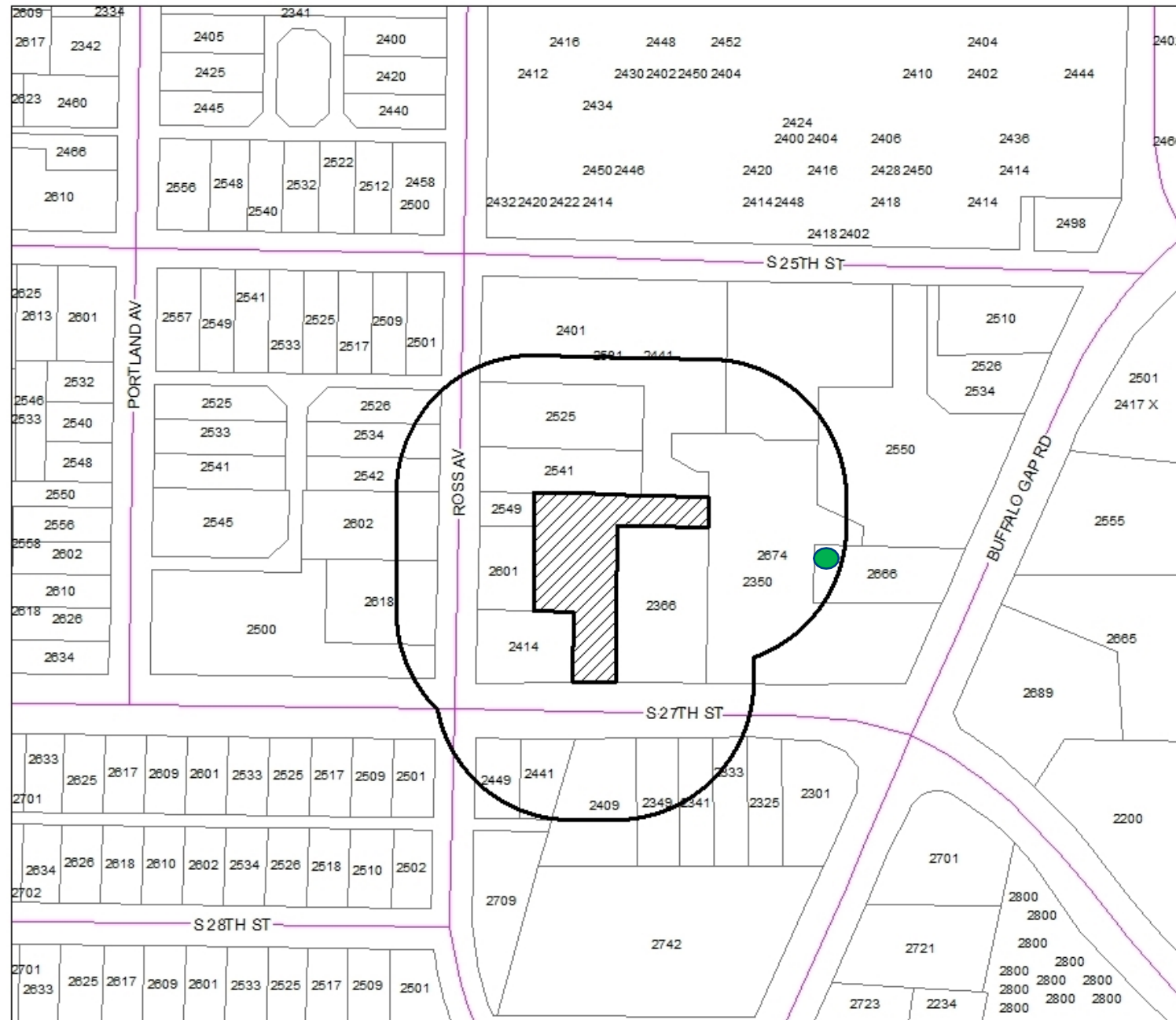
P
C
TP

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)
Permitted as a Conditional Use Permit, Requiring Approval by City Council
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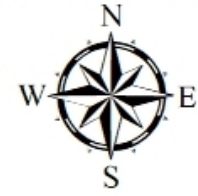
Z-2022-19 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES



Z-2022-19 NOTIFICATION AREA MAP



Notification Map

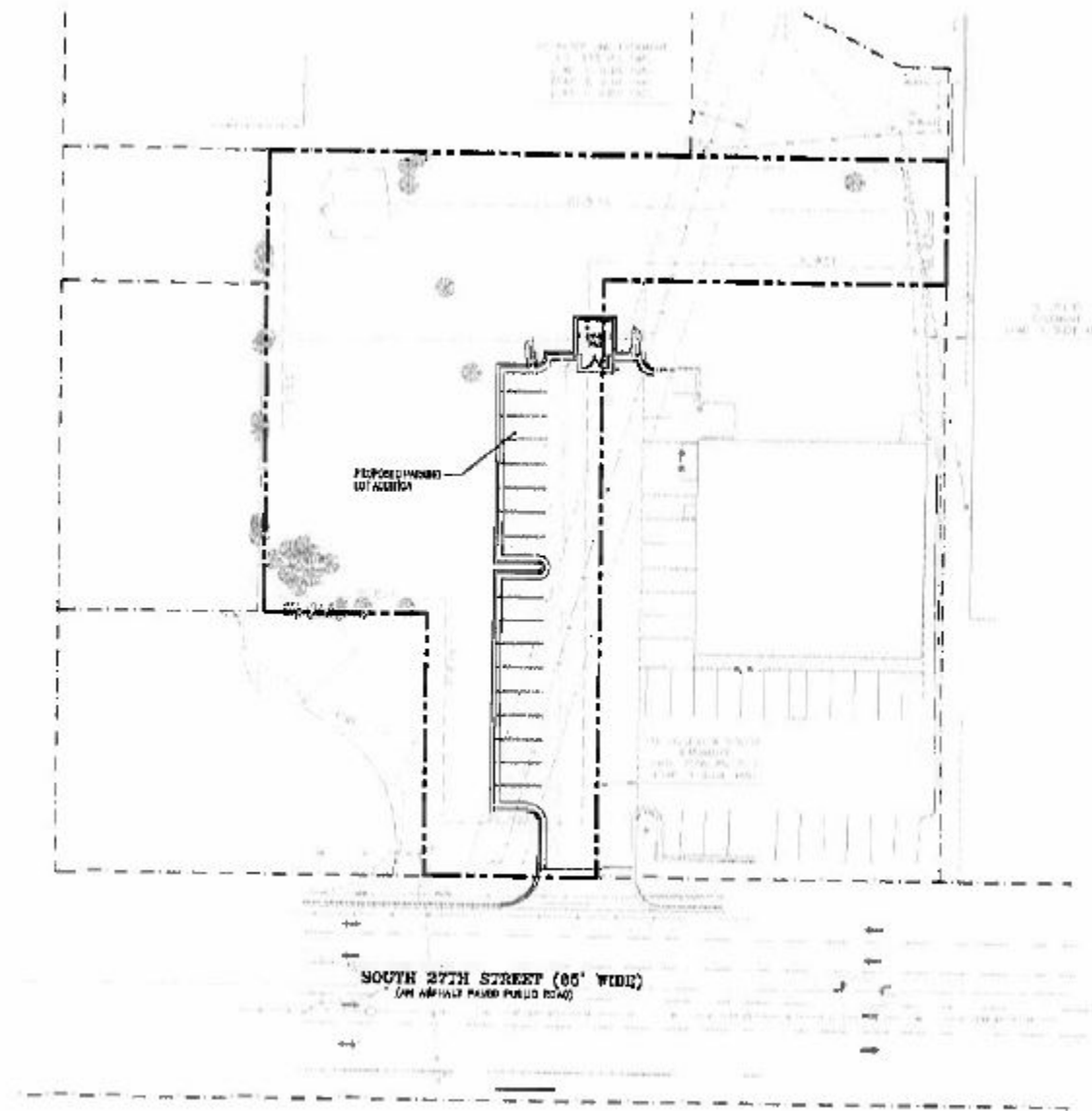


Legend

- 200' Buffer
- Z-2022-19

- 1- In Favor-
- 0- Opposed-
- 0% Opposed

Z-2022-19 Concept Plan



The proposed request is consistent with:

- The *Comprehensive Plan*;
 - The surrounding uses and zoning;
 - Generally accepted planning principals; and
 - The Criteria for Approval in the LDC.
-
- Staff Recommendation: Approval

Questions?