



## 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 October 4, 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 September 6, 2022.

#### PLATS

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

2. **PP-9021:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Preliminary Plat for Cimarron Meadows Section 2
3. **FP-7522:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Final Plat for Holloway Farms
4. **FRP-7422:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Final Plat for Rainy Creek Addition, Section 3
5. **PP-8022:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a preliminary preliminary plat of Lots 4 and 5 Steffens Subdivision of Merchant's Pasture.

#### ZONING

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

6. **Z-2022-22:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from AEI Properties LLC, represented by Corder Norris, to change the zoning of approximately 3.57 acres from Medical Use (MU) to General Commercial (GC). Legal description being Lot 101, Block A, Cameron Addition, Abilene in Taylor County, Texas.  
**(Clarissa Ivey)**
7. **Z-2022-23:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from Fuad Hamed to change the zoning of approximately .843 acres from Agricultural Open (AO) and Multi-Family (MF) to Multi-Family (MF). Legal description being approximately .843 acres of J.R. Shipman Survey no. 85, City of Abilene, Taylor County, Texas.

(Adam Holland)

**ADJOURNMENT**

***Notice***

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

**CERTIFICATION**

*I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 30th day of September, 2022, at 1:15 p.m.*

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*Shawna Atkinson, TRMC, MC*  
City Secretary



# Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on September 6, 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

Mr. Brad Benham, Chairman Pro Tem

Mr. Bill Noonan, Secretary

Mr. Mitch Barnett

## **Commissioners Absent:**

Ms. Alex Russell, Sergeant-at-Arms

Rev. Iziar Lankford

## **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. Melissa Farr, Executive Assistant

## **Others Present:**

Mr. B.J. Prichard

Mr. Morad Elwir

Mr. Clayton Farrow

Ms. Sara Adcock

Mr. Tal Fillingim

## **CALL TO ORDER**

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

## **INVOCATION**

Mr. Benham delivered the invocation.

## **APPROVAL OF MINUTES FOR THE PREVIOUS MEETING**

Mr. Rosenbaum opened the public hearing. Seeing no one present and desiring to be heard, the public hearing was closed. Mr. Benham moved to approve the minutes from the previous

meeting, which was held on August 2, 2022. Mr. Noonan seconded the motion. The motion to **approve** prevailed by the following vote:

**AYES: Barnett, Benham, Noonan, Rosenbaum**

**NAYS: None**

### **PLATS**

**FP-2421:** Elm Creek at Wylie Section 4

Staff recommends approval with conditions.

**FP-2521:** Elm Creek at Wylie Section 5

Staff recommends approval with conditions.

**FP-5822:** Venugopala Addition

This plat was removed from the agenda.

**FP-6722:** Woodland Acres

Staff recommends approval with conditions.

Mr. Rosenbaum opened the public hearing.

Mr. Benham made the motion to approve the plats as presented with conditions. Mr. Noonan seconded the motion. The motion to **approve** prevailed by the following vote:

**AYES: Barnett, Benham, Noonan, Rosenbaum**

**NAYS: None**

### **ZONING**

**TC-2022-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Hardin Simmons University, Represented by Enprotech Hibbs & Todd, to Abandon Simmons Avenue Between Ambler Avenue and University Boulevard; Hickory Street Between North 26<sup>th</sup> Street and Vogel Avenue; Cedar Street Between North 26<sup>th</sup> Street; and Vogel Avenue Between Hickory Street and Pine Street Located in the City of Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. HSU proposes to abandon the rights-of-way on the Hardin Simmons University campus. They will leave each of these roadways in place, but convert each segment into a private street that can be gated restrict motorized traffic from cutting through the campus.



Mr. Rosenbaum opened the public hearing. Mr. B.J. Prichard spoke in favor of this request and stated this is part of a new dormitory project. He reminded that the intention is not to remove streets.

Ms. Sara Adcock shared her concern of the changed within the neighborhood and her potential driving route being altered.

Property owners within a 200-foot radius were notified of this request. Two (2) responses were received in favor with one (1) in opposition.

**STAFF RECOMMENDATION:** Approval subject to conditions.

Discussion among the Commission included the fact that Hardin Simmons does not currently own both sides of Simmons.

Ms. Fleming made the motion to approve the thoroughfare closures of Cedar, Hickory, and Vogel with conditions as presented, but deny the closure of Simmons until more information is provided. Mr. Barnett seconded the motion. The motion to **approve** prevailed by the following vote:

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

**NAYS: None**

**Z-2022-20:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Choi Fser Ventures, LLC to Change the Zoning of Approximately 3.37 Acres from Agricultural Open (AO) to General Commercial (GC). Legal Description Being Approximately 3.37 Acres out of The North Half of Survey 61 Blind Asylum Lands, City of Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The request is to rezone approximately 3.37 acres located at the 3400 block of Oldham Lane from Agricultural Open (AO) to General Commercial (GC) for the purpose of building a convenience store after the site is platted. This property was annexed in 1968 and has remained vacant. The property is currently not platted and zoned Agricultural Open (AO).

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

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

**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, Rosenbaum**

**NAYS: None**

**Z-2022-21:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Pak Harris Enterprises Ltd, Represented by Harris Acoustics Ltd, to Change the Zoning of Approximately 4.76 Acres from Heavy Commercial (HC) to General Commercial (GC). Legal Description Being Lot 401, Block A, Industrial Trade Center, Abilene in Taylor County, Texas.

Mr. Adam Holland presented this request. The request is to rezone approximately 4.76 acres located in the 1900 block of Industrial Boulevard from Heavy Commercial (HC) to General Commercial (GC). The applicant prefers the diversity of uses allowed in the GC district. This property was annexed in 1957 and has been commercially developed.

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

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

**STAFF RECOMMENDATION:** Approval

Mr. Barnett 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, Rosenbaum**

**NAYS: None**

**Discussion:** Receive a Report and Hold a Discussion and Public Hearing on Residential Single-Family-5 (RS-5) Zoning Designation (Minimum 5,000-Square Foot Lots)

A discussion was held to determine the advantages, if any, of RS-5 district zoning. The questions related to the improvement of planned development districts, the creation of RS-5 zoning, or something in-between. City Staff has been directed to research the RS-5 designation, and the development community is interested in the idea.

Mr. Rice announced that one councilmember has expressed interest in this new designation. The City Manager has directed Staff to engage in this conversation. They are planning to meet with the development community to learn pros and cons of this zoning.

Chairman Rosenbaum expressed his concern of how to address patio homes and planned development districts, which may be discussed in the future. He then opened the public hearing.

Mr. Tal Fillingim spoke to express support. He reminded that patio homes are usually not developed according to the way the ordinance is written. Mr. Fillingim stated the difference between RS-6 and RS-5 zoning is the lot width and side setback.

Mr. Clayton Farrow added that there are many people who inquire about this type of use. The addition of RS-5 zoning would be helpful.

Mr. BJ Prichard added that the desire for compressed lots allowing for more development space has increased. He shared that dense subdivisions may create more parking in streets, and this may be something to be considered.

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

### **Adjournment**

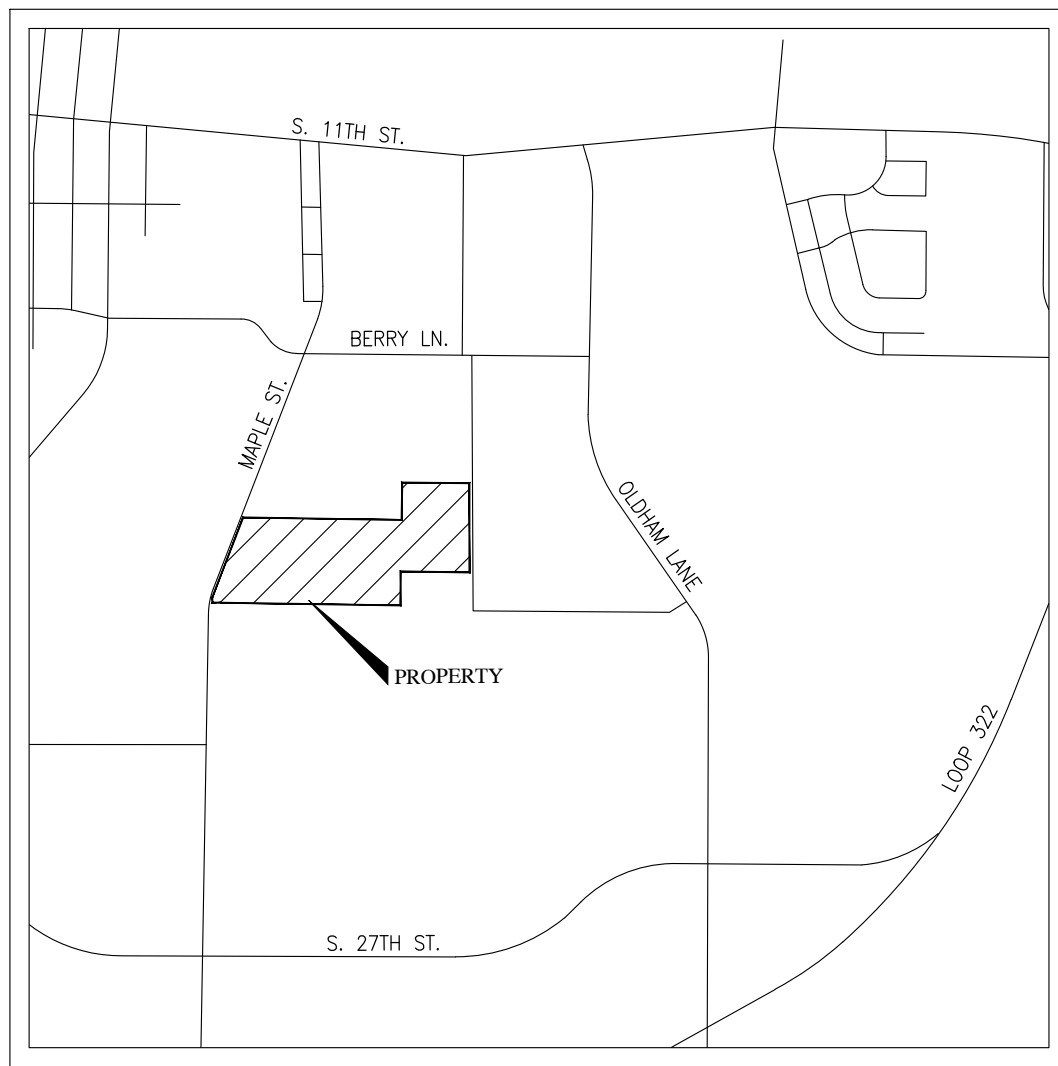
There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:44 p.m.

**APPROVED**

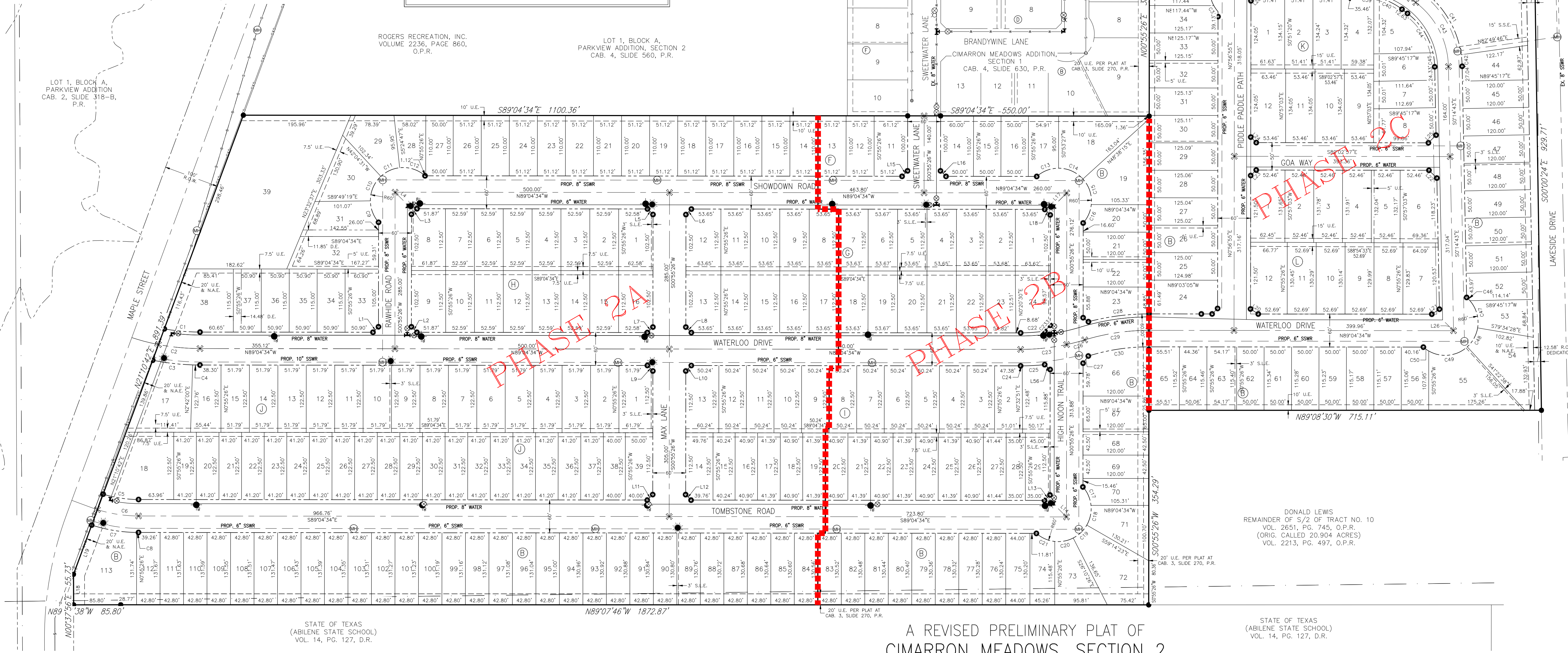
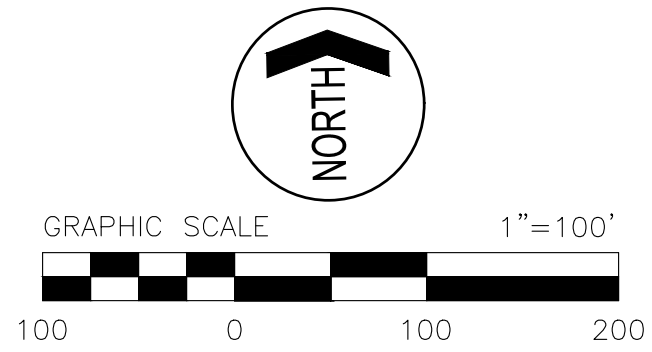
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Mr. Clint Rosenbaum, Chairman





| LEGEND |                                                                        |
|--------|------------------------------------------------------------------------|
|        | SUBDIVISION BOUNDARY                                                   |
|        | ADJACENT PROPERTY                                                      |
|        | PROPOSED LOT LINES                                                     |
|        | PROPOSED STREET R.O.W.                                                 |
|        | PROPOSED STREET C.L.                                                   |
|        | PROP. UTILITY EASEMENTS                                                |
|        | PROP. DRAINAGE EASEMENTS                                               |
|        | EXIST. UTILITY EASEMENTS                                               |
|        | EXIST. STREET R.O.W.                                                   |
|        | SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"         |
|        | SET MAG NAIL WITH METAL WASHER                                         |
|        | FOUND 3/8 INCH (RF38) REBAR ROD WITH PLASTIC CAP STAMPED "GEOTEX 4885" |
|        | FOUND WOOD POST FENCE CORNER                                           |
|        | D.E. = DRAINAGE EASEMENTS                                              |
|        | U.E. = UTILITY EASEMENTS                                               |
|        | N.A.E. = NON-ACCESS EASEMENTS                                          |
|        | S.L.E. = STREET LIGHT EASEMENTS                                        |
|        | T.L.E. = TRANSMISSION LINE EASEMENT                                    |
|        | D.R. = DEED RECORDS, TAYLOR CO., TEXAS                                 |
|        | P.R. = PLAT RECORDS, TAYLOR CO., TEXAS                                 |
|        | O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS                    |
|        | W.L.E. = WATER LINE EASEMENT                                           |



**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 1.000142485.

**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.

**ANTICIPATED PHASING SCHEDULE:**

- PHASE 2A - JANUARY, 2023
- PHASE 2B - 6 MONTHS FOLLOWING COMPLETION OF PHASE 2A
- PHASE 2C - 6 MONTHS FOLLOWING COMPLETION OF PHASE 2A

**PLAT NOTES:**

1. AREA OF SUBDIVISION = 52.171 ACRES.
2. AREA OF ALL PUBLIC R.O.W. DEDICATIONS = 12.180 ACRES.
3. TOTAL LOT COUNT = 240
4. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
5. 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.
6. A VERY SMALL PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NOS. 48441-C-0355-F EFFECTIVE JANUARY 6, 2012.
7. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OPEN SPACE OR FLOODWAY.
8. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF ABILENE, TEXAS.
9. ZONING-PLANNED DEVELOPMENT (PD-170), PER ORDINANCE 17-2021

A REVISED PRELIMINARY PLAT OF  
CIMARRON MEADOWS, SECTION 2  
BEING 52.171 ACRES OUT OF THE  
NW/4 OF SECTION NO. 51,  
BLIND ASYLUM LANDS, ABSTRACT NO. 630,  
BEING A REPLAT OF LOT 102, BLOCK A,  
PARKVIEW ADDITION, SECTION 2, & BEING OUT OF  
TRACT NO. 10, LAKE LAND FARMS,  
CITY OF ABILENE,  
TAYLOR COUNTY, TEXAS

STATE OF TEXAS  
(ABILENE STATE SCHOOL)  
VOL. 14, PG. 127, D.R.

DATE OF PREPARATION:  
09/30/2022

DEVELOPER/SUBDIVIDER:  
CIMARRON MEADOWS  
DEVELOPMENT CORPORATION  
13209 VILLA MONTANA WAY  
AUSTIN, TX 78732

PRELIMINARY  
This document shall not be  
recorded for any purpose.

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

1508 SANTA FE DR, STE 203  
WYCHITSA, OKLAHOMA 73186  
817-594-9880

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

**JACOB  
MARTIN**

TBPELS FIRM # 10194493

ABILENE, TX

CIMARRON MEADOWS, SECTION 2

CONSTRUCTION DRAWINGS

PRELIMINARY PLAT

| NO. | REVISION | DATE | SCALE | 1" = 100' | PROJECT # 21174 | DESIGNED S.M. | DRAWN W.H. | CHECKED C.F. |
|-----|----------|------|-------|-----------|-----------------|---------------|------------|--------------|
|     |          |      |       |           |                 |               |            |              |

SHEET 1

SEQ. 1 OF 2

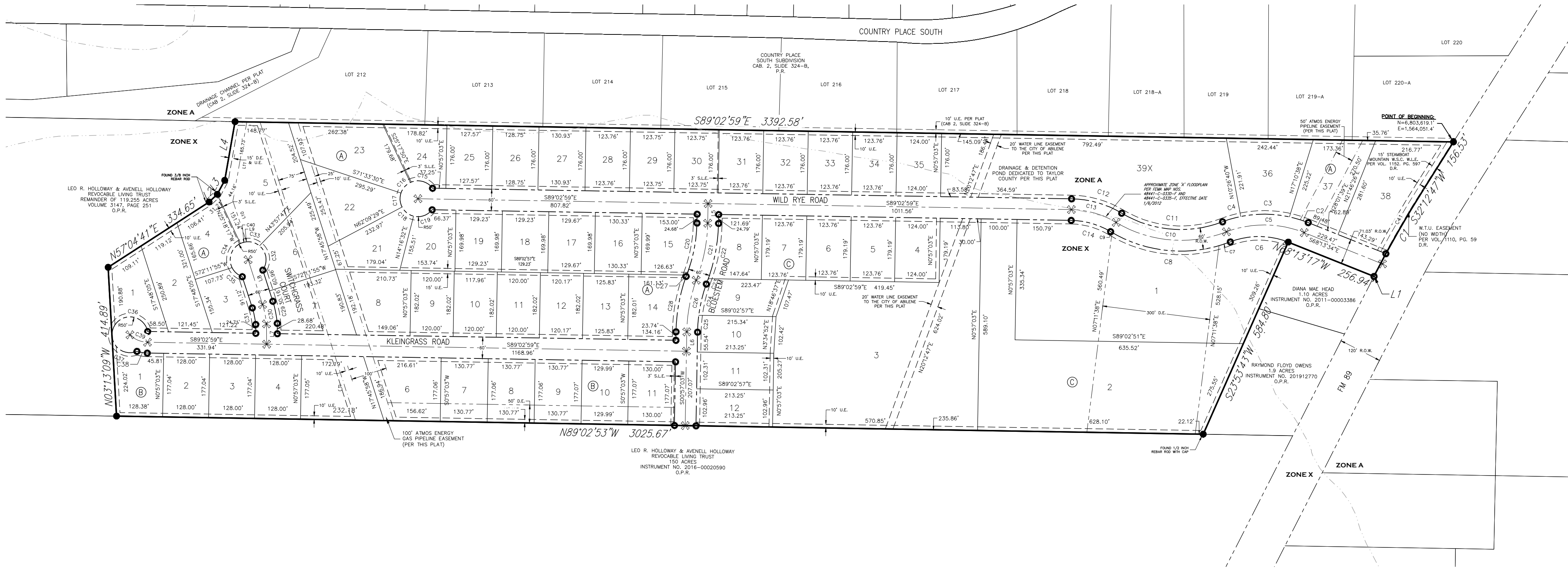
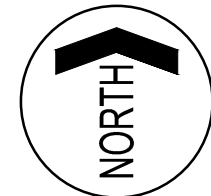
BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING.  
CHECK SCALE & ADJUST ACCORDINGLY.

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METES & BOUNDS DESCRIPTION:

**BEING a 61.103 acre** tract of land out of the John Walker Survey No. 57, Abstract No. 419, Taylor County, Texas. Said 61.103 acre tract of land being all of that certain called 61.10 acre tract of land described in a Warranty Deed to Holloway Farms Investments, LLC recorded in Instrument No. 2021-05499, Official Public Records, Taylor County, Texas. Said **61.103 acre** tract being more particularly described as follows:

**BEGINNING** at a 3/8 inch rebar rod with plastic cap stamped "JLW 4885" found for the northeast corner of this described tract and said 61.10 acre tract, same being the southeast corner of Lot 220-A out of the Country Place South Subdivision, as shown per corrected replat recorded in Cabinet 2, Side 324-B, Plat Records, Taylor County, Texas, said point being in the northwest right-of-way line of FM 89;

**THENCE** S32°12'47"W, 156.53 feet along the most northerly southeast line of this described tract and said 61.10 acre tract, and also along the northwest right-of-way line of said FM 89 to a concrete TxDOT monument found for an angle corner of this described tract, said 61.10 acre tract, and said FM 89, being the beginning of a tangent curve to the left, having a radius of 2,924.93 feet and a delta angle of 05°23'29", with a chord bearing S29°42'22"W 275.26 feet;

**THENCE** southwesterly along said curve and along the northerly southeast line of this described tract and said 61.10 acre tract, and also along the northwest right-of-way line of said FM 89 an arc length of 275.37 feet to a concrete TxDOT monument found for an angle corner of this described tract, said 61.10 acre tract and said FM 89;

**THENCE** S27°03'55"W, 3.14 feet along the most northerly southeast line of this described tract and said 61.10 acre tract, and also along the northwest right-of-way line of said FM 89 to a 1/2 inch rebar rod set with plastic cap stamped "J&M BOUNDARY" for the most easterly southeast corner of this described tract and said 61.10 acre tract, same being the east corner of a called 1.10 acre tract of land described in a Warranty Deed with Vendor's Lien to Diana Mae Head recorded in Instrument No. 2011-00003386, of said Official Public Records;

**THENCE** N68°13'17"W, 256.94 feet along the most easterly southwest line of this described tract and said 61.10 acre tract and the northeast line of said Head tract to a 3/8 inch rebar rod with plastic cap stamped "JLW 4885" found for an interior corner of this described tract and said 61.10 acre tract, and north corner of this described tract;

**THENCE** S23°53'43"W, 584.80 feet along the most southerly southeast line of this described tract and said 61.10 acre tract, and the northwest corner of said Head tract and a called 1.9 acre tract of land described in a Special Warranty Deed to Raymond Floyd Owens recorded in Instrument No. 201912770, of said Official Public Records, to a 1/2 inch rebar rod with plastic cap found for the most southerly southeast corner of this described tract and said 61.10 acre tract, same being the southwest corner of said Owens tract, said point being in the north line of a called 150 acre tract of land described in a Warranty Deed to Leo R. Holloway & Avenell Holloway Revocable Living Trust recorded in Instrument No. 2016-00020590, of said Official Public Records;

**THENCE** N89°02'53"W, 3,025.67 feet along the south line of this described tract and said 61.10 acre tract, also along the north line of said 150 acre tract to a 3/8 inch rebar rod with plastic cap stamped "JLW 4885" found for the southwest corner of this described tract and said 61.10 acre tract, same being the southeast corner of the remainder of a called 119.255 acre tract of land described in a Warranty Deed to Leo R. Holloway & Avenell Holloway Revocable Living Trust recorded in Volume 3147, Page 251, of said Official Public Records;

**THENCE** along the west line of this described tract and said 61.10 acre tract, and also the east line of the remainder of said 119.255 acre tract the following bearings and distances:

- N03°13'09"W, 414.89 feet to a 3/8 inch rebar rod with plastic cap stamped "JLW 4885" found for corner;
- N57°04'41"E, 334.65 feet to a 3/8 inch rebar rod found for corner;
- N46°46'19"E, 31.21 feet to a 3/8 inch rebar rod found for corner;
- N28°04'09"E, 44.16 feet to a 3/8 inch rebar rod with plastic cap stamped "JLW 4885" found for corner;
- N09°59'54"E, 165.73 feet to a 3/8 inch rebar rod with plastic cap stamped "JLW 4885" found for the northwest corner of this described tract and said 61.10 acre tract, same being the northeast corner of the remainder of said 119.255 acre tract, said point being in the south line of Lot 212 of the Country Place South Subdivision;

**THENCE** S89°02'59"E, 3,392.58 feet along the north line of this described tract and said 61.10 acre tract, and also along the south line of said Country Place South Subdivision to a point to the **POINT OF BEGINNING** and containing **61.103 acres** of land, more or less.

A FINAL PLAT OF  
HOLLOWAY FARMS  
BEING 61.103 ACRES  
OUT OF THE  
JOHN WALKER SURVEY NO. 57,  
ABSTRACT NO. 419,  
TAYLOR COUNTY, TEXAS

BLOCK A

| LOT AREA TABLE |               |              |            |
|----------------|---------------|--------------|------------|
| LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | PERI-METER |
| 1              | 24,282        | 0.557        | 760.05'    |
| 2              | 32,884        | 0.755        | 812.46'    |
| 3              | 21,780        | 0.500        | 586.42'    |
| 4              | 24,734        | 0.568        | 641.57'    |
| 5              | 61,612        | 1.414        | 976.81'    |
| 6              | 32,565        | 0.748        | 760.71'    |
| 7              | 31,040        | 0.713        | 726.41'    |
| 8              | 32,745        | 0.752        | 734.00'    |
| 9              | 21,842        | 0.501        | 604.04'    |
| 10             | 21,842        | 0.501        | 604.04'    |
| 11             | 21,842        | 0.501        | 604.03'    |
| 12             | 21,873        | 0.502        | 604.37'    |
| 13             | 22,903        | 0.526        | 615.69'    |
| 14             | 25,820        | 0.593        | 662.38'    |
| 15             | 24,734        | 0.568        | 622.74'    |
| 16             | 22,153        | 0.509        | 600.62'    |
| 17             | 22,043        | 0.506        | 599.32'    |
| 18             | 21,966        | 0.504        | 598.42'    |
| 19             | 21,966        | 0.504        | 598.42'    |
| 20             | 21,967        | 0.504        | 603.60'    |

BLOCK B

| LOT AREA TABLE |               |              |            |
|----------------|---------------|--------------|------------|
| LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | PERI-METER |
| 21             | 26,222        | 0.602        | 676.56'    |
| 22             | 34,299        | 0.787        | 822.12'    |
| 23             | 41,050        | 0.942        | 885.65'    |
| 24             | 22,926        | 0.526        | 641.02'    |
| 25             | 22,452        | 0.515        | 607.14'    |
| 26             | 22,661        | 0.520        | 609.51'    |
| 27             | 23,043        | 0.529        | 613.86'    |
| 28             | 21,781        | 0.500        | 599.51'    |
| 29             | 21,780        | 0.500        | 599.50'    |
| 30             | 21,780        | 0.501        | 599.51'    |
| 31             | 21,781        | 0.500        | 599.51'    |
| 32             | 21,781        | 0.500        | 599.52'    |
| 33             | 21,781        | 0.500        | 599.51'    |
| 34             | 21,781        | 0.500        | 599.51'    |
| 35             | 21,824        | 0.501        | 600.00'    |
| 36             | 40,360        | 0.927        | 826.22'    |
| 37             | 38,775        | 0.890        | 824.42'    |
| 38             | 53,450        | 1.227        | 1005.27'   |
| 39X            | 166,080       | 3.813        | 2046.41'   |

BLOCK C

| LOT AREA TABLE |               |              |            |
|----------------|---------------|--------------|------------|
| LOT NO.        | AREA (SQ.FT.) | AREA (ACRES) | PERI-METER |
| 1              | 206,234       | 4.734        | 2057.96'   |
| 2              | 206,545       | 4.742        | 2563.61'   |
| 3              | 251,981       | 5.785        | 2287.54'   |
| 4              | 22,219        | 0.510        | 606.37'    |
| 5              | 22,175        | 0.509        | 605.88'    |
| 6              | 22,175        | 0.509        | 605.88'    |
| 7              | 22,175        | 0.509        | 605.89'    |
| 8              | 23,140        | 0.531        | 630.57'    |
| 9              | 22,680        | 0.521        | 651.62'    |
| 10             | 22,017        | 0.505        | 633.41'    |
| 11             | 21,818        | 0.501        | 631.12'    |
| 12             | 21,956        | 0.504        | 632.41'    |

| CURVE TABLE |            |          |           |         |               |
|-------------|------------|----------|-----------|---------|---------------|
| CURVE NO.   | ARC LENGTH | RADIUS   | ANGLE     | TANGENT | CHORD BEARING |
| C1          | 275.37'    | 2924.93' | 5°23'39"  | 137.78' | S29°42'22"W   |
| C2          | 54.76'     | 330.00'  | 9°30'28"  | 27.44'  | N72°58'39"W   |
| C3          | 136.64'    | 330.00'  | 23°43'29" | 69.32'  | N89°35'38"W   |
| C4          | 52.77'     | 330.00'  | 9°09'43"  | 26.44'  | S73°57'47"W   |
| C5          | 221.65'    | 300.00'  | 42°19'56" | 116.16' | S89°23'20"E   |
| C6          | 165.16'    | 220.00'  | 43°00'48" | 86.69'  | S89°43'51"E   |
| C7          | 33.33'     | 380.00'  | 5°01'29"  | 16.67'  | N71°16'09"E   |
| C8          | 346.50'    | 380.00'  | 52°14'38" | 186.34' | S85°07'17"E   |
| C9          | 4.77'      | 380.00'  | 0°43'12"  | 2.39'   | S59°21'33"E   |
| C10         | 319.14'    | 350.00'  | 52°14'38" | 171.63' | S85°07'17"E   |
| C11         | 291.79'    | 320.00'  | 52°14'38" | 156.92' | N85°07'17"W   |
| C12         | 146.85'    | 280.00'  | 30°03'00" | 75.16'  | N74°01'27"W   |
| C13         | 131.12'    | 250.00'  | 30°03'00" | 67.10'  | S74°01'27"E   |
| C14         | 115.38'    | 220.00'  | 30°03'00" | 59.05'  | S74°01'27"E   |
| C15         | 69.27'     | 50.00'   | 79°22'39" | 41.49'  | N75°36'30"W   |
| C16         | 40.37'     | 50.00'   | 46°15'41" | 21.36'  | S41°34'20"W   |
| C17         | 40.39'     | 50.00'   | 46°16'55" | 21.37'  | S44°1'58"E    |
| C18         | 41.79'     | 50.00'   | 47°53'02" | 22.20'  | S51°46'56"E   |
| C19         | 57.99'     | 50.00'   | 66°27'20" | 32.75'  | N71°02'53"E   |
| C20         | 148.44'    | 422.17'  | 20°08'47" | 75.00'  | S11°14'09"W   |
| C21         | 162.74'    | 452.17'  | 20°37'16" | 82.26'  | S11°27'58"W   |

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE NO.   | LENGTH  | DIRECTION   |
| L1         | 3.14'   | S27°03'55"W |
| L2         | 31.21'  | N46°46'19"E |
| L3         | 44.16'  | N28°04'09"E |
| L4         | 165.73' | N09°59'54"E |
| L5         | 54.73'  | S00°57'03"W |
| L6         | 53.74'  | S00°57'03"W |
| L7         | 56.74'  | S00°29'38"E |
| L8         | 131.12' | S17°48'05"E |
| L9         | 3.99'   | S25°17'35"E |
| L10        | 115.75' | S18°22'31"E |
| L11        | 223.68' | S09°59'54"W |

DEVELOPER/SUBDIVIDER:  
COUNTRYSIDE HOMES, LLC.  
2617 S. HWY 83-84  
TUSCOLA, TX 79562  
325-665-6339

| LEGEND |                                                                               |
|--------|-------------------------------------------------------------------------------|
| —      | SUBDIVISION BOUNDARY                                                          |
| —      | ADJACENT PROPERTY                                                             |
| —      | PROPOSED LOT LINES                                                            |
| ---    | PROP. UTILITY EASEMENTS                                                       |
| ---    | EXIST. UTILITY EASEMENTS                                                      |
| ---    | PROP. STREET R.O.W.                                                           |
| ---    | EXIST. STREET R.O.W.                                                          |
| ---    | ATMOS ENERGY PIPELINE EASEMENT                                                |
| ---    | FLOOD ZONE BOUNDARY                                                           |
| ○      | SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"                |
| ⊗      | SET MAGNAIL WITH METAL WASHER                                                 |
| ●      | FOUND 3/8 INCH REBAR ROD WITH CAP STAMPED "JLW 4885" (UNLESS OTHERWISE NOTED) |
| ■      | FOUND CONCRETE TxDOT MONUMENT                                                 |

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PLANNING COMMISSION<br>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 TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, SUBCHAPTER A, AS AMENDED.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | PLANNING DIRECTOR<br>FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.                                                                                                                                                                                                                                          |
| DATE _____<br>CHAIRMAN _____<br>ATTEST _____<br>SECRETARY _____<br>DATE _____<br>PLANNING DIRECTOR _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | DATE _____<br>FILE NUMBER _____<br>PLANNING DIRECTOR _____<br>FEES _____                                                                                                                                                                                                                                            |
| COUNTY CLERK<br>I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON _____<br>DATE _____<br>FILE NUMBER _____<br>COUNTY CLERK _____<br>COUNTY TEXAS _____<br>DEPUTY _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | DIRECTOR OF PUBLIC WORKS<br>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.<br>DATE _____<br>DIRECTOR OF PUBLIC WORKS _____ |
| OWNER'S CERTIFICATE AND DEDICATION<br>THE UNDERSIGNED MANAGER OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF<br>A FINAL PLAT OF<br>HOLLOWAY FARMS<br>BEING 61.103 ACRES<br>OUT OF THE<br>JOHN WALKER SURVEY NO. 57,<br>ABSTRACT NO. 419,<br>TAYLOR COUNTY, TEXAS<br>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:<br><br>SEE ATTACHED METES & BOUNDS DESCRIPTION<br><br>EXECUTED THIS _____ DAY OF _____ SEPTEMBER _____ A.D. 2022<br><br>FRANK LANGLEY<br>OWNER<br>HOLLOWAY FARMS INVESTMENTS, LLC                                 |                                                                                                                                                                                                                                                                                                                     |
| ACKNOWLEDGEMENT<br>THE STATE OF TEXAS:<br>COUNTY OF TAYLOR:<br><br>BEFORE ME, _____ THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED<br><br>FRANK LANGLEY<br>OWNER<br>HOLLOWAY FARMS INVESTMENTS, LLC<br><br>A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.<br><br>GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ SEPTEMBER _____ A.D. 2022<br>TAYLOR COUNTY TEXAS<br>NOTARY PUBLIC _____                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                     |
| GENERAL NOTES<br>ACREAGE: 61.103 ACRES<br>SCALE: 1"=150' SMALLEST LOT: 0.500 ACRES LARGEST LOT: 5.785 ACRES<br>LOT WIDTH: MIN. 102.31' MAX. 101.68' LOT DEPTH: MIN. 120' MAX. 126.36'<br>CONCRETE MONUMENT FOUND (SYMBOL) CENTERLINE MARKER SET (SYMBOL)<br>SURVEYOR CERTIFICATE AND PLAT DESCRIPTION<br>CERTIFICATION<br>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.<br>PLAT DESCRIPTION:<br>A FINAL PLAT OF<br>HOLLOWAY FARMS<br>BEING 61.103 ACRES<br>OUT OF THE<br>JOHN WALKER SURVEY NO. 57,<br>ABSTRACT NO. 419,<br>TAYLOR COUNTY, TEXAS<br>SIGNATURE<br>LEE W. ROSENBAUM (PRINT)<br>REGISTERED PROFESSIONAL LAND SURVEYOR<br>DATE _____ |                                                                                                                                                                                                                                                                                                                     |

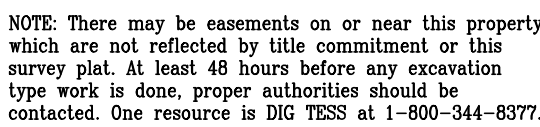
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| ACKNOWLEDGEMENT<br>THE STATE OF TEXAS:<br>COUNTY OF TAYLOR:<br><br>BEFORE ME, _____ THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED<br><br>FRANK LANGLEY<br>OWNER<br>HOLLOWAY FARMS INVESTMENTS, LLC<br><br>A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.<br><br>GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ SEPTEMBER _____ A.D. 2022<br>TAYLOR COUNTY TEXAS<br>NOTARY PUBLIC _____ |  | GENERAL NOTES<br>ACREAGE: 61.103 ACRES<br>SCALE: 1"=150' SMALLEST LOT: 0.500 ACRES LARGEST LOT: 5.785 ACRES<br>LOT WIDTH: MIN. 102.31' MAX. 101.68' LOT DEPTH: MIN. 120' MAX. 126.36'<br>CONCRETE MONUMENT FOUND (SYMBOL) CENTERLINE MARKER SET (SYMBOL)<br>SURVEYOR CERTIFICATE AND PLAT DESCRIPTION<br>CERTIFICATION<br>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.<br>PLAT DESCRIPTION:<br>A FINAL PLAT OF<br>HOLLOWAY FARMS<br>BEING 61.103 ACRES<br>OUT OF THE<br>JOHN WALKER SURVEY NO. 57,<br>ABSTRACT NO. 419,<br>TAYLOR COUNTY, TEXAS<br>SIGNATURE<br>LEE W. ROSENBAUM (PRINT)<br>REGISTERED PROFESSIONAL LAND SURVEYOR<br>DATE _____ |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

JACOB MARTIN  
TBPELS FIRM # 10194493  
3465 CURRY LANE  
ABILENE, TX 79606  
325-695-1070  
1508 SANTA FE DR, STE 203  
WEATHERFORD, TX 76086  
817-594-9880  
4920 S. LOOP 289, STE 104  
LUBBOCK, TX 79414  
806-368-6375









- = Set 3/8" rebar
- ⊗ = Existing 6" Pipe
- Fence Corner Post
- = Found 3/8" rebar
- ↗ = Found 1/2" rebar
- ⊙ = Found 3/4" Iron Rod
- E.B.L. = East Boundary Line
- W.B.L. = West Boundary Line
- U.E. = Utility Easement
- Ch. = Chord
- R. = Radius
- L. = Length
- O.P.R. = Official Public Records
- D.R. = Deed Records
- Ac. = Acres
- ( ) = Record
- P.O.B. = Place of Beginning
- = Subj. Tract (107.66 Ac.)
- = Boundary
- = Power Pole
- = Overhead Power Line
- = Down Guy and Anchor
- ± = More or Less

NOTE: There may be easements on or near this property which are not reflected by title commitment or this survey plat. At least 48 hours before any excavation type work is done, proper authorities should be contacted. One resource is DIG TESS at 1-800-344-8377.

OWNER'S CERTIFICATE AND DEDICATION

|             |                         |                        |                            |                                    |                    |                    |                  |                 |               |
|-------------|-------------------------|------------------------|----------------------------|------------------------------------|--------------------|--------------------|------------------|-----------------|---------------|
| THE<br>SUCH | UNDERSIGNED<br>PROPERTY | OWNER(S)<br>AND ALLEYS | TO BE<br>SURVEYED<br>UNDER | THE<br>HERIN<br>AND PLATTED<br>THE | DESCRIBED<br>TO BE | REAL<br>SUBDIVIDED | PROPERTY<br>INTO | HAVE<br>BLOCKS, | CAUSE<br>LOTS |
|             |                         |                        |                            | NAME OF                            |                    |                    |                  |                 |               |

A PRELIMINARY PLAT  
of  
107.66 acres, more or less, out of Lots 4 and 5, Steffens  
Subdivision of Merchant Pasture out of the J. R. Shipman  
Survey No. 85, City of Abilene, Taylor County, Texas.

|                    |                         |                                   |                             |                          |                     |                |                            |                      |                   |                     |                |
|--------------------|-------------------------|-----------------------------------|-----------------------------|--------------------------|---------------------|----------------|----------------------------|----------------------|-------------------|---------------------|----------------|
| AS<br>ALL<br>LANDS | SHOWN<br>ON THE<br>PLAT | HEREBY<br>THAT I, THE<br>OWNER(S) | ATTACHED<br>HEREON<br>THESE | PLAT<br>AND<br>THE LANDS | AND ALL<br>INCLUDED | WITHIN<br>SUCH | LANDS,<br>CERAMENTS,<br>OR | TO BE<br>SUBDIVISION | AND THE<br>PUBLIC | HEREIN<br>DESCRIBED | FOREVER<br>FOR |
|--------------------|-------------------------|-----------------------------------|-----------------------------|--------------------------|---------------------|----------------|----------------------------|----------------------|-------------------|---------------------|----------------|

ACKNOWLEDGMENT

THE STATE OF TEXAS :  
COUNTY OF \_\_\_\_\_

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE \_\_\_\_\_ THIS THE \_\_\_\_\_  
DAY OF \_\_\_\_\_ A.D. 20, \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ COUNTY TEXAS

THE STATE OF TEXAS :  
COUNTY OF \_\_\_\_\_  
DAY \_\_\_\_\_ PERSONALLY ME, \_\_\_\_\_ THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS  
KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING  
INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID \_\_\_\_\_  
A CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE  
PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED \_\_\_\_\_  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_  
DAY OF \_\_\_\_\_ A D 20\_\_\_\_\_  
  
\_\_\_\_\_  
NOTARY PUBLIC COUNTY TEXAS

GENERAL NOTES

SHEET 1 OF 1 SHEETS \_\_\_\_\_ ACREAGE 107.66 acres

SCALE 1" = 200'      SMALLEST LOT N/A      LARGEST LOT N/A

**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 DISCUSSION :**

A PRELIMINARY PLAT  
of  
107.66 acres, more or less, out of Lots 4 and 5, Steffens  
Subdivision of Merchant Pasture out of the J. R. Shipman  
Survey No. 85, City of Abilene, Taylor County, Texas.



46-24-21 Z:\auto cad\A-SUBDIVISIONS\Venugopala\PDF

NOTE: This Property is partly within Flood Plain according to FEMA Flood Map 48441C0207F, having an effective date of 01/06/2012

A PRELIMINARY PLAT  
of  
107.66 acres, more or less, out of Lots 4 and 5, Steffens  
Subdivision of Merchant Pasture out of the J. R. Shipman  
Survey No. 85, City of Abilene, Taylor County, Texas.

NOT A BOUNDARY SURVEY  
for General Planning Purposes Only



# ZONING CASE Z-2022-22

## STAFF REPORT

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### Scheduled Hearings

Planning & Zoning Commission: October 4, 2022

City Council 1<sup>st</sup> Reading: October 27, 2022

City Council 2<sup>nd</sup> Reading: November 3, 2022

### Applicant

Owner: AEI Properties, LLC

### Request

Rezone approximately 3.57 acres from Medical Use (MU) to General Commercial (GC). The applicant prefers the diversity of uses allowed in the GC district.

### Location

Lot 101, Block A, Cameron Addition in the 6100 Block of Memorial Drive.

### Background

This property was annexed in 1978 and has been commercially developed with medical offices. The property is zoned Medical Use (MU).

### Zoning, Existing and Proposed Land Use

A General Retail (GR) district is located north and south of the subject property. A Planned Development District (PDD-32) which allows for Office, General Retail (a.k.a. SC), and Neighborhood Retail (a.k.a. LC) is located to the west. Properties to east across Memorial Drive are zoned AO. Currently the subject property is used for a variety of retail and services, which the applicant would like to expand.

### 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 "Mixed Use Gateway" and a "Special Activity Center" is designated for medical campuses and supporting commercial uses.

- (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

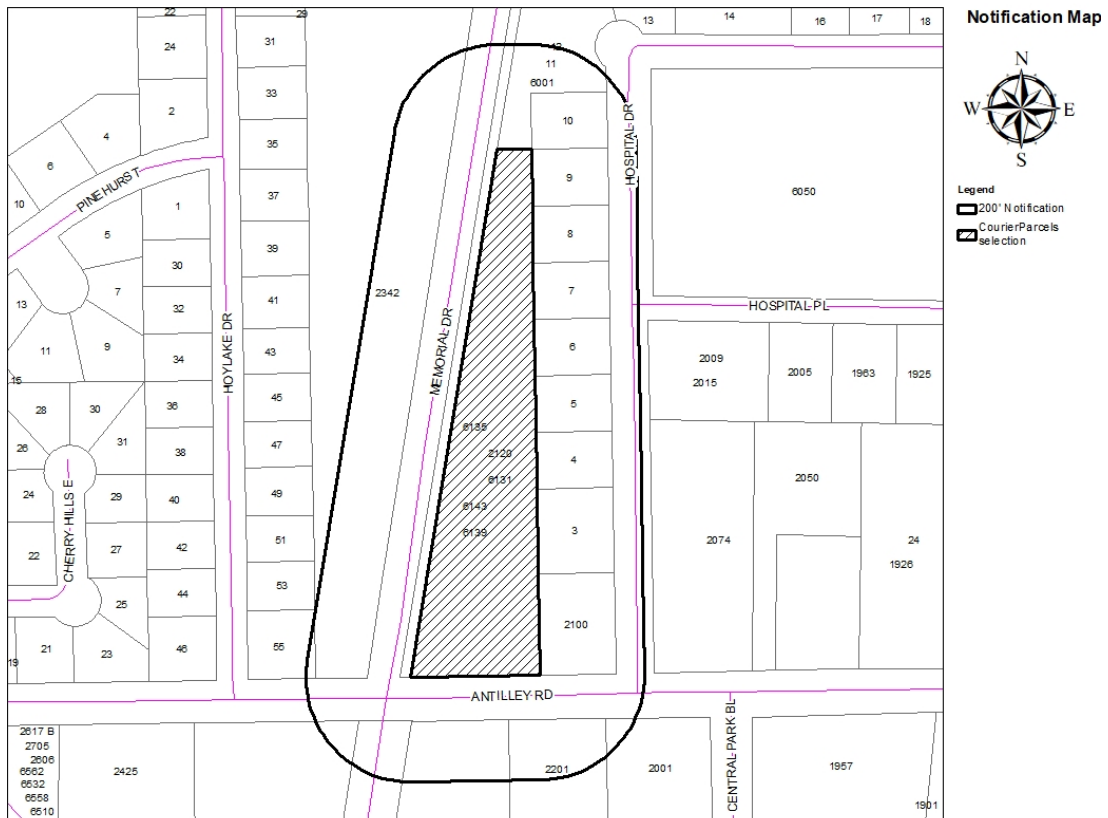
| Owner                         | Property ID | Situs            | Response |
|-------------------------------|-------------|------------------|----------|
| 46RIVES LLC                   | 53862       | 9 HOSPITAL DR    |          |
| AEI PROPERTIES LLC            | 44196       | 2120 ANTILLEY RD |          |
| AEI PROPERTIES LLC            | 44196       | 6131 MEMORIAL DR |          |
| AEI PROPERTIES LLC            | 44196       | 6139 MEMORIAL DR |          |
| AEI PROPERTIES LLC            | 44196       | 6135 MEMORIAL DR |          |
| AEI PROPERTIES LLC            | 44196       | 6143 MEMORIAL DR |          |
| BAGLEY TROYCE &               | 53322       | 5 HOSPITAL DR    |          |
| BONNER OMS REAL ESTATE LLC    | 53193       | 4 HOSPITAL DR    |          |
| CENTRAL PARK 91 LTD           | 1013016     | 2201 ANTILLEY RD |          |
| CIC INVESTMENTS INC           | 57851       | 2342 ANTILLEY RD |          |
| COLLINS LERONIOUS &           | 11654       | 55 HOYLAKES DR   |          |
| DEVON ENTERPRISES LLC         | 1010830     |                  |          |
| GOODNIGHT HALL LLC            | 52942       | 3 HOSPITAL DR    |          |
| MANGREM JOSEPH T & KELSIE D   | 53597       | 7 HOSPITAL DR    |          |
| MANGREM JOSEPH T & KELSIE D   | 53463       | 6 HOSPITAL DR    |          |
| OSBORNE REAL ESTATE LLC       | 53990       | 10 HOSPITAL DR   |          |
| PROSPERITY BANK               | 42142       | 2001 ANTILLEY RD |          |
| SHRINGERI AKKAMAHADEVI P      | 52803       | 2100 ANTILLEY RD |          |
| WILLIS THOMAS LEE             | 53735       | 8 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 |          |

**Property ID**

| <b>Owner</b>                                              | <b>Property ID</b> | <b>Situs</b>            | <b>Response</b> |
|-----------------------------------------------------------|--------------------|-------------------------|-----------------|
| <b>COLLINS LERONIOUS &amp; PROSPERITY BANK</b>            | <b>11654</b>       | <b>55 HOYLAKE DR</b>    |                 |
| <b>AEI PROPERTIES LLC</b>                                 | <b>42142</b>       | <b>2001 ANTILLEY RD</b> |                 |
| <b>AEI PROPERTIES LLC</b>                                 | <b>44196</b>       | <b>2120 ANTILLEY RD</b> |                 |
| <b>AEI PROPERTIES LLC</b>                                 | <b>44196</b>       | <b>6131 MEMORIAL DR</b> |                 |
| <b>AEI PROPERTIES LLC</b>                                 | <b>44196</b>       | <b>6139 MEMORIAL DR</b> |                 |
| <b>AEI PROPERTIES LLC</b>                                 | <b>44196</b>       | <b>6135 MEMORIAL DR</b> |                 |
| <b>AEI PROPERTIES LLC</b>                                 | <b>44196</b>       | <b>6143 MEMORIAL DR</b> |                 |
| <b>SHRINGERI AKKAMAHADEVIP</b>                            | <b>52803</b>       | <b>2100 ANTILLEY RD</b> |                 |
| <b>GOODNIGHT HALL LLC</b>                                 | <b>52942</b>       | <b>3 HOSPITAL DR</b>    |                 |
| <b>BONNER OMS REAL ESTATE LLC</b>                         | <b>53193</b>       | <b>4 HOSPITAL DR</b>    |                 |
| <b>BAGLEY TROYCE &amp; MANGREM JOSEPH T &amp; KELSI D</b> | <b>53322</b>       | <b>5 HOSPITAL DR</b>    |                 |
| <b>MANGREM JOSEPH T &amp; KELSI D</b>                     | <b>53463</b>       | <b>6 HOSPITAL DR</b>    |                 |
| <b>MANGREM JOSEPH T &amp; KELSI D</b>                     | <b>53597</b>       | <b>7 HOSPITAL DR</b>    |                 |
| <b>WILLIS THOMAS LEE</b>                                  | <b>53735</b>       | <b>8 HOSPITAL DR</b>    |                 |
| <b>46RIVES LLC</b>                                        | <b>53862</b>       | <b>9 HOSPITAL DR</b>    |                 |
| <b>OSBORNE REAL ESTATE LLC</b>                            | <b>53990</b>       | <b>10 HOSPITAL DR</b>   |                 |
| <b>ZACHRY H C STUDIO/GALLERY INC</b>                      | <b>54122</b>       | <b>11 HOSPITAL DR</b>   |                 |
| <b>ZACHRY H C STUDIO/GALLERY INC</b>                      | <b>54122</b>       | <b>12 HOSPITAL DR</b>   |                 |
| <b>ZACHRY H C STUDIO/GALLERY INC</b>                      | <b>54122</b>       | <b>6001 MEMORIAL DR</b> |                 |
| <b>CIC INVESTMENTS INC</b>                                | <b>57851</b>       | <b>2342 ANTILLEY RD</b> |                 |
| <b>DEVON ENTERPRISES LLC</b>                              | <b>1010830</b>     |                         |                 |
| <b>CENTRAL PARK 91 LTD</b>                                | <b>1013016</b>     | <b>2201 ANTILLEY RD</b> |                 |



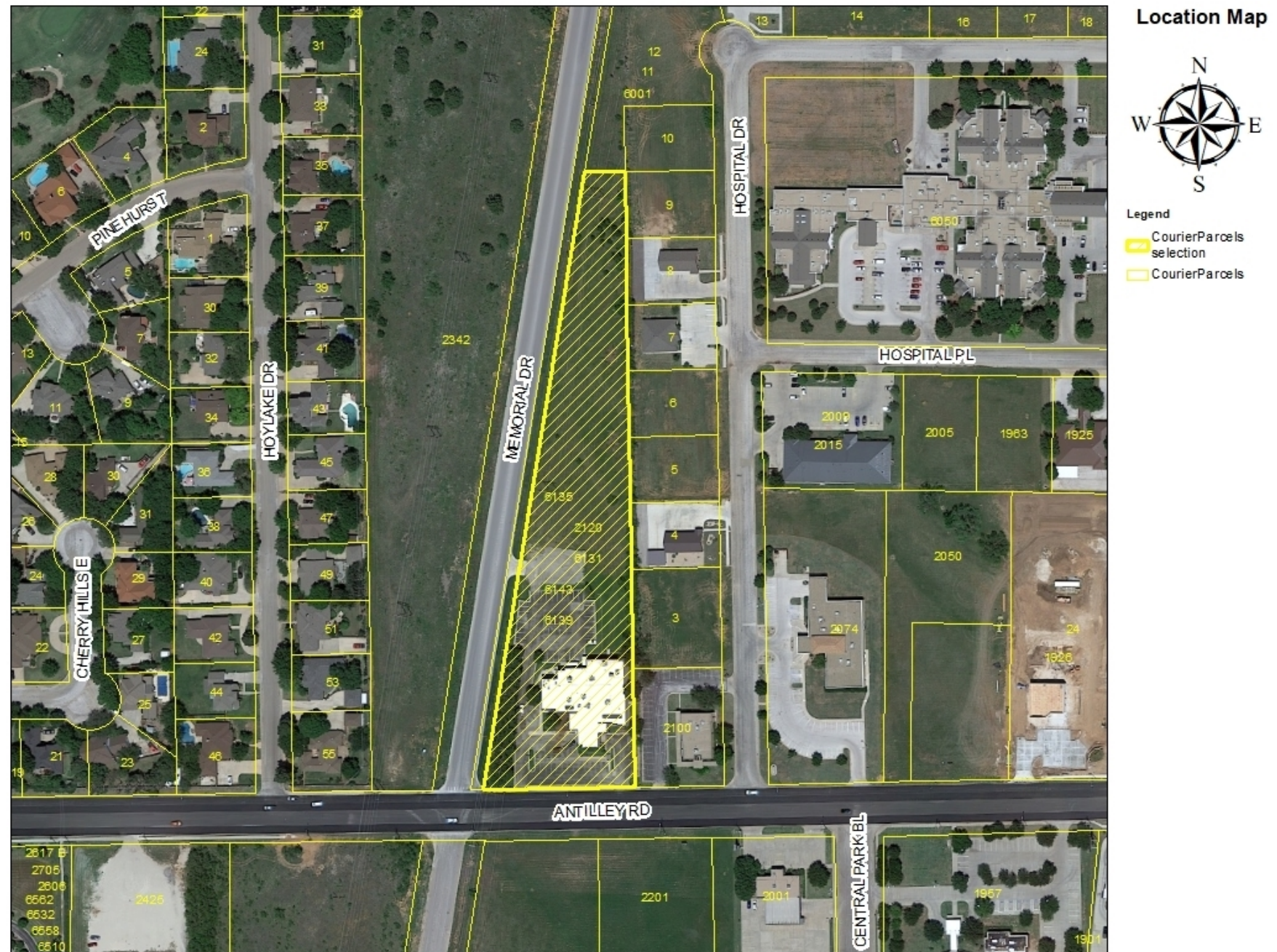
# LOCATION MAP



ZONING MAP



|                               |                                      |
|-------------------------------|--------------------------------------|
| <b>Case:</b>                  | Z-2022-22                            |
| <b>Owner:</b>                 | AEI Properties, LLC                  |
| <b>Agent:</b>                 | Corder Norris                        |
| <b>Request:</b>               | Rezone from MU to GC                 |
| <b>Location:</b>              | Lot 101, Block A, Cameron Addition   |
| <b>Notification:</b>          | 0 in Favor, 0 Opposed                |
| <b>Planning &amp; Zoning:</b> | October 4, 2022                      |
| <b>City Council Hearing:</b>  | October 27, 2022<br>November 3, 2022 |





# Z-2022-22 ZONING MAP





# Permitted Uses in MU Zoning

## **RESIDENTIAL USES:**

- 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
- TP Field Office or Construction Office (temporary)
- P Garage Sale
- P Home Occupation
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment Mobile (storage and parking)
- P Subdivision Sales Office (temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- P 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 Recreation – Outdoors (passive)
- C Recreation – Outdoors (active)

## **GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:**

- P Ambulance Service
- P Fire/Police Station
- P Hospital
- P Medical/Dental Laboratory
- P Post Office
- P Rehabilitation Facility
- P Social Service Facility

## **EDUCATIONAL AND RELIGIOUS USES:**

- 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
- C University/College

## **SERVICE**

- P Funeral Home/Mortuary/Morgue
- P Office (general, professional, financial)
- P Personal Services

## **TRADE – RETAIL USES**

- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Restaurant, Fast Food
- P/C Restaurant, Standard

## **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  
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 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





East neighboring property



North Subject property



West neighboring property



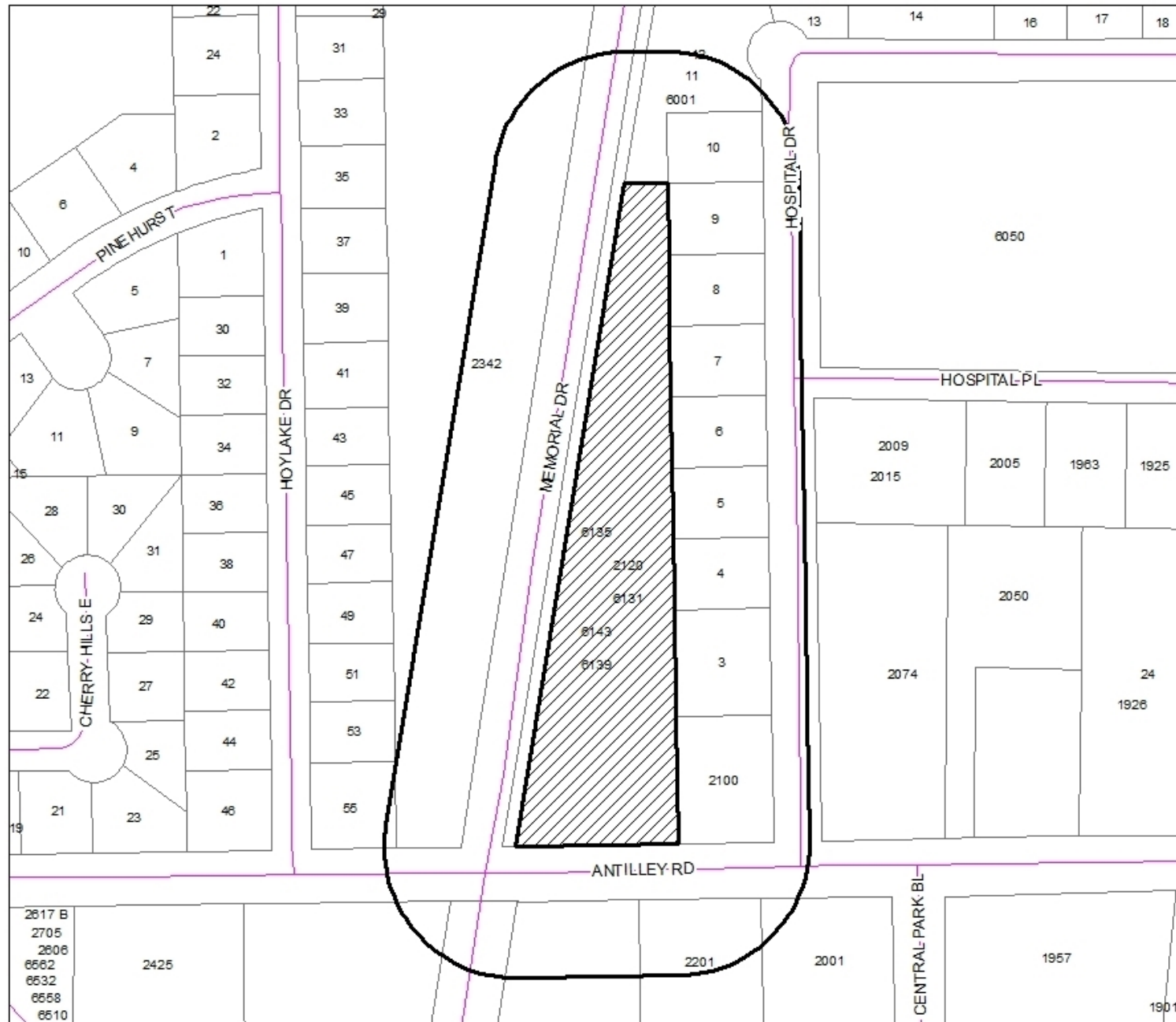
South Subject property



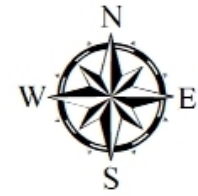
Neighboring property to the north



# Z-2022-22 NOTIFICATION AREA MAP



Notification Map



Legend  
 [Thick black line] 200' Notification  
 [Hatched box] Courier Parcels selection

0- In Favor- [Green circle]  
 0- Opposed- [Red circle]  
 0% Opposed

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?

# ZONING CASE Z-2022-23

## STAFF REPORT

---

### Scheduled Hearings

Planning & Zoning Commission: October 4, 2022

City Council 1<sup>st</sup> Reading: October 27, 2022

City Council 2<sup>nd</sup> Reading: November 3, 2022

### Applicant

Owner: Fuad Hamed

### Request

Rezone approximately 0.84 acres from Agricultural Open (AO) and Multi-Family (MF) to Multi-Family (MF).

### Location

Approximately 0.84 Acres of vacant land in the 2900 Block of Old Anson Road

### Background

This property was annexed in 1957 and has remained vacant since annexation.

### Zoning, Existing and Proposed Land Use

A Multi-Family (MF) district is located north of the subject property. Residences in the Agricultural Open (AO) district are east and south of the subject property. The property to the south is also located in historic overlay district. A single-family (RS-6) development is located to the west, across Old Anson Road.

### 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 "Multi-Family" land use. The proposed zoning request is consistent with that recommendation.

- (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 surrounding zoning patterns in this area.

- (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**.

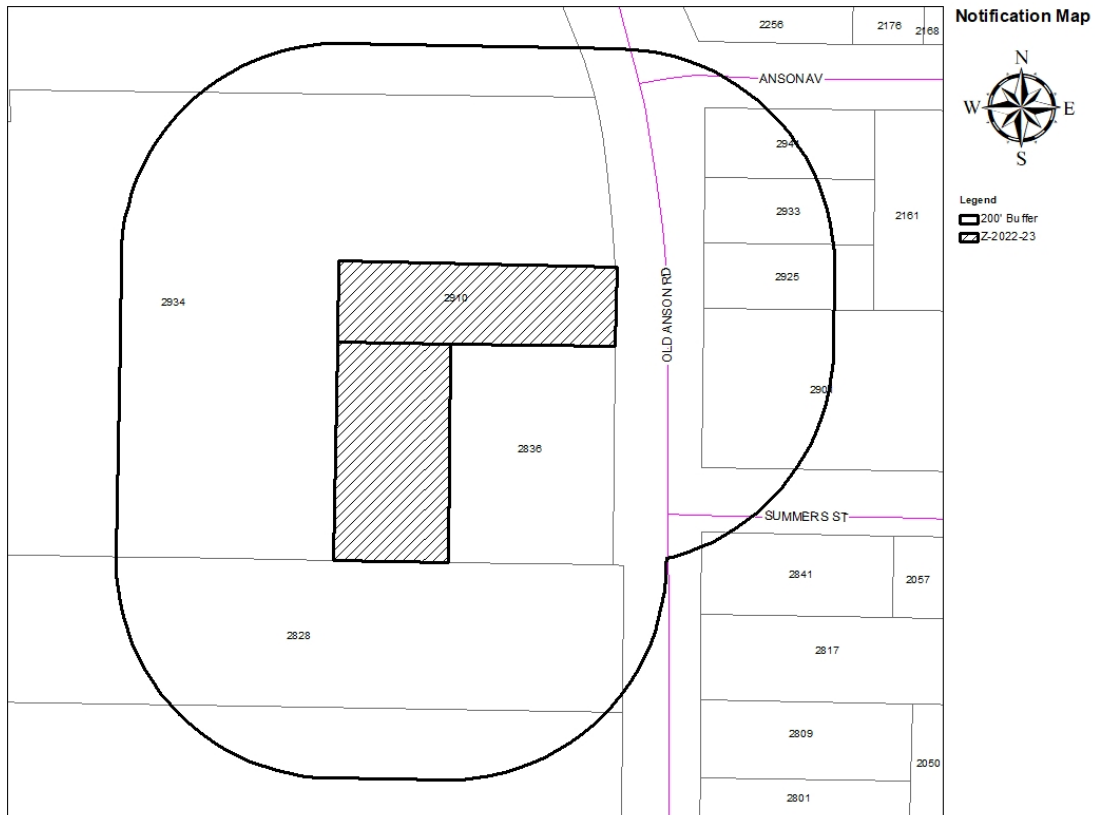
#### Notification

**TABLE 1**

| Owner                      | Property ID | Situs             | Response |
|----------------------------|-------------|-------------------|----------|
| CORNELIUS JULIA &          | 91073       | 2841 OLD ANSON RD |          |
| DULANEY DALLAS DAVID &     | 47114       | 2901 OLD ANSON RD |          |
| HOWISON DAVID & DENISE     | 117139      | 2836 OLD ANSON RD | O        |
| JIMENEZ LUIS &             | 46499       | 2941 OLD ANSON RD |          |
| JWDW PROPERTIES II LLC     | 1084626     | 2934 OLD ANSON RD |          |
| MEADOR MARGIE JACKSON      | 46630       | 2925 OLD ANSON RD |          |
| VENUGOPALA SOWMYA          | 969335      | 2910 OLD ANSON RD |          |
| VILLA RAYMOND MARTINEZ     | 46746       | 2933 OLD ANSON RD |          |
| WESTBROOK GARY W & DEBRA K | 40266       | 2828 OLD ANSON RD | O        |

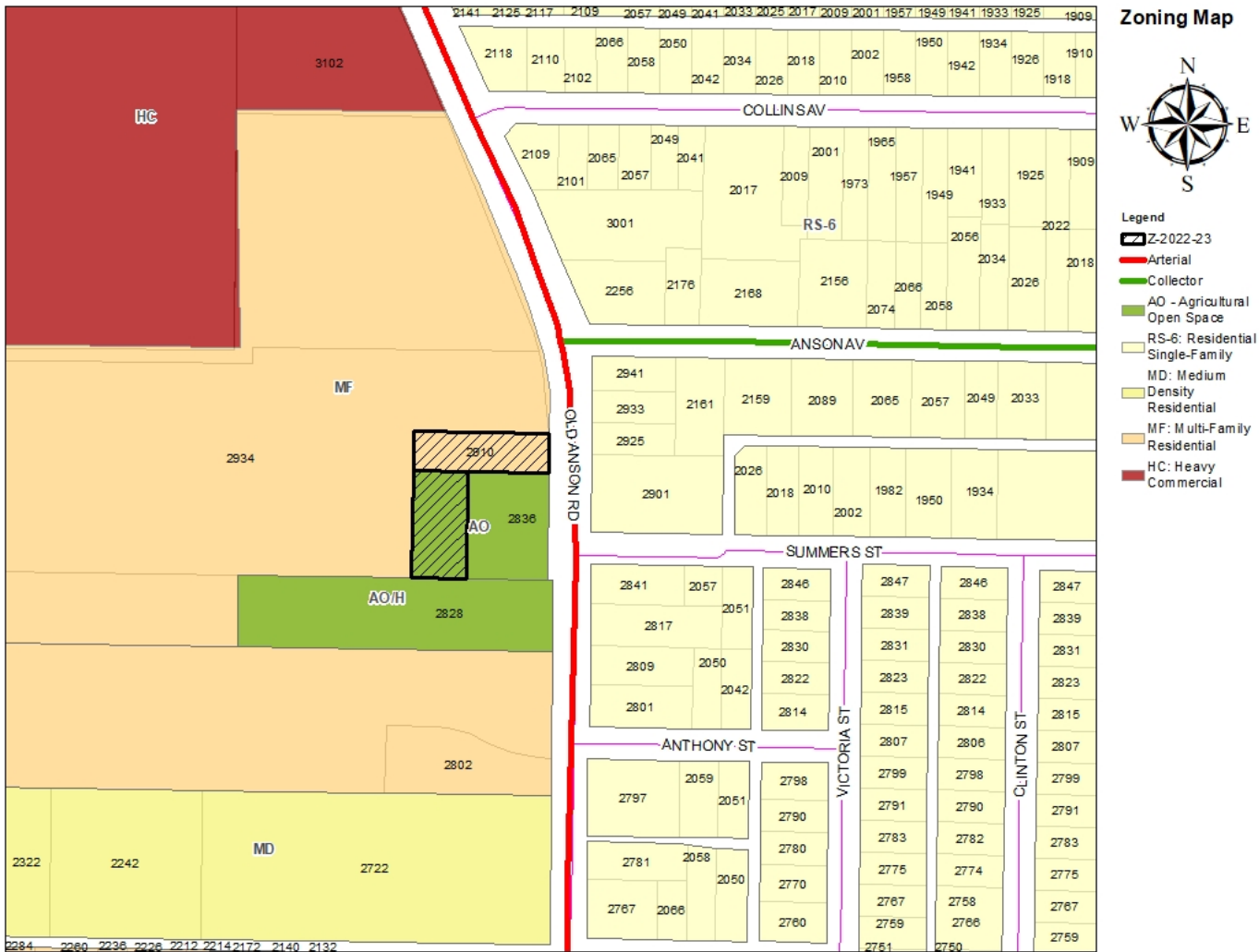
| Owner                      | Property ID | Situs             | Response |
|----------------------------|-------------|-------------------|----------|
| WESTBROOK GARY W & DEBRA K | 40266       | 2828 OLD ANSON RD | O        |
| JIMENEZ LUIS &             | 46499       | 2941 OLD ANSON RD |          |
| MEADOR MARGIE JACKSON      | 46630       | 2925 OLD ANSON RD |          |
| VILLA RAYMOND MARTINEZ     | 46746       | 2933 OLD ANSON RD |          |
| DULANEY DALLAS DAVID &     | 47114       | 2901 OLD ANSON RD |          |
| CORNELIUS JULIA &          | 91073       | 2841 OLD ANSON RD |          |
| HOWISON DAVID & DENISE     | 117139      | 2836 OLD ANSON RD | O        |
| VENUGOPALA SOWMYA          | 969335      | 2910 OLD ANSON RD |          |
| JWDW PROPERTIES II LLC     | 1084626     | 2934 OLD ANSON RD |          |

## LOCATION MAP





ZONING MAP

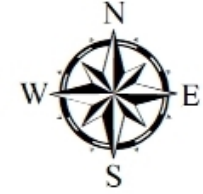


|                               |                                      |
|-------------------------------|--------------------------------------|
| <b>Case:</b>                  | Z-2022-23                            |
| <b>Owner:</b>                 | Fuad Hamed                           |
| <b>Request:</b>               | Rezone from MF and AO to MF          |
| <b>Location:</b>              | 2900 Block of Old Anson Road         |
| <b>Notification:</b>          | 0 in Favor, 2 Opposed                |
| <b>Planning &amp; Zoning:</b> | October 4, 2022                      |
| <b>City Council Hearing:</b>  | October 27, 2022<br>November 3, 2022 |

# Z-2022-23 LOCATION MAP



Location map

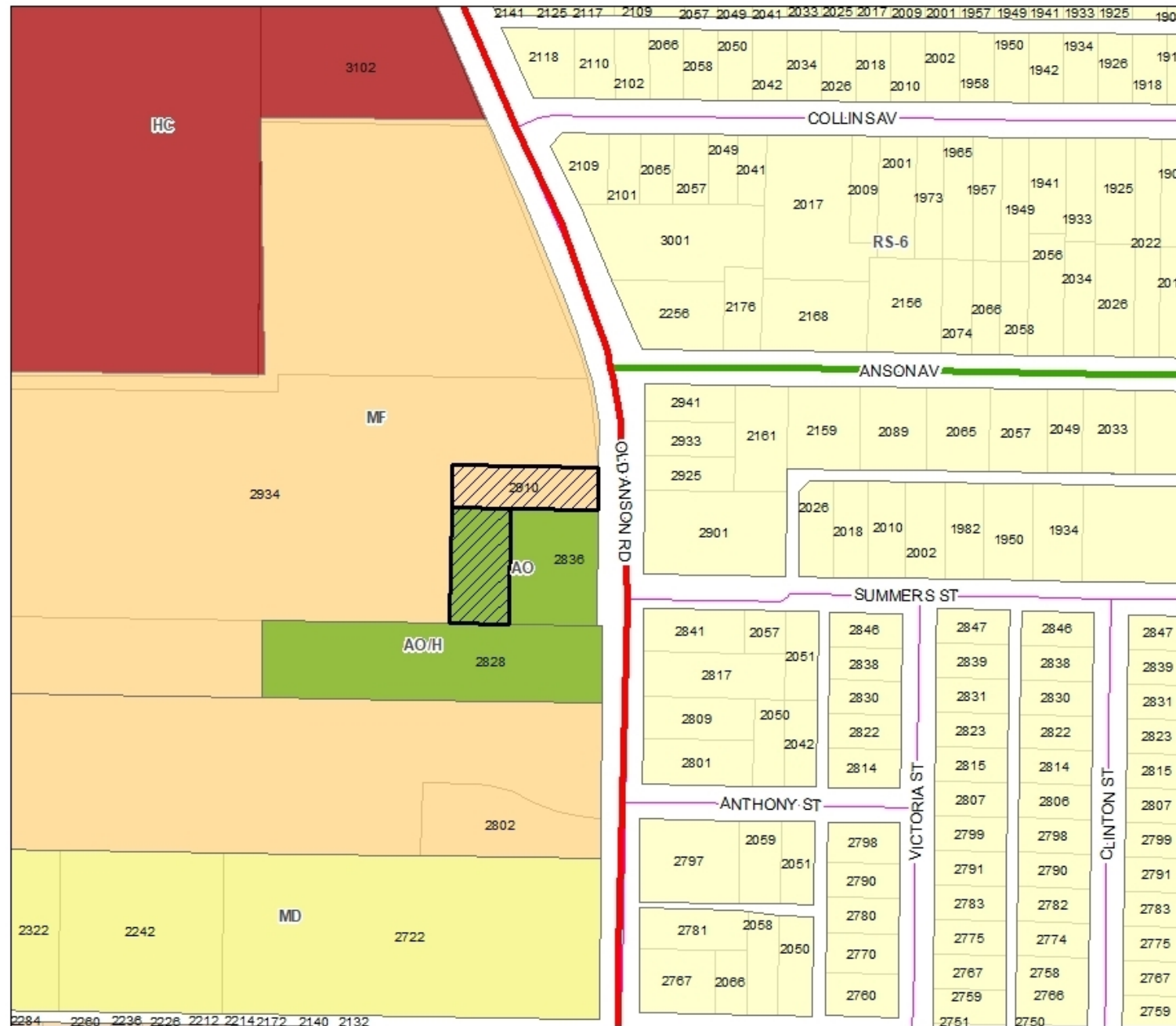


Legend

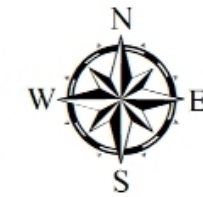
-  Z-2022-23
-  CourierParcels



# Z-2022-23 ZONING MAP



Zoning Map



Legend

- Z-2022-23
- Arterial
- Collector
- AO - Agricultural Open Space
- RS-6: Residential Single-Family
- MD: Medium Density Residential
- MF: Multi-Family Residential
- HC: Heavy Commercial

# Permitted Uses in AO Zoning

## **RESIDENTIAL USES:**

- C Bed & Breakfast
- P Dwelling– Industrialized Housing Unit
- P Dwelling – Single-Family Detached
- 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 Animal Lot
- P/C Day Care Operation – Home-Based\*
- P Dwelling – Accessory\*
- TP Field Office or Construction Office (temporary)\*
- P Freight Container\*
- P Garage Sale
- P Home Occupation
- C Mobile Home (permanent security residence)
- C Mobile Home (temporary security residence)
- 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:**

- p Civic, Social, and Fraternal Organization
- P Fairgrounds/Rodeo
- C Motorized Racing
- C Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)
- P Zoo

## **GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:**

- P Community Home
- C Correction, Detention, or Penal Facilities
- P Fire/Police Station
- C Military and Armed Forces Reserve Center
- C Sanitary Landfill

## **EDUCATIONAL AND RELIGIOUS USES:**

- C Cemetery, Crematorium, and Mausoleum
- P Church or Place of Worship
- P School: Public/Private

## **SERVICE**

- C Kennel (with outdoor pens)
- P Kennel (without outdoor pens)
- P Veterinary Service (all size animals)

## **TRADE – RETAIL USES**

- C Liquor Store (on premises consumption) (Defined under Liquor Store)

## **TRANSPORTATION, COMMUNICATION AND UTILITIES:**

- C Airport, Heliport and Flying Field Terminals – Commercial
- C Antenna Tower – Commercial
- P Public Utility Facility
- C Utility Generation, Production, Treatment

## **RESOURCE PRODUCTION AND EXTRACTION USES:**

- P Farming, Ranching & Livestock, Hatchery
- C Mining
- C 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





East neighboring property



Subject property



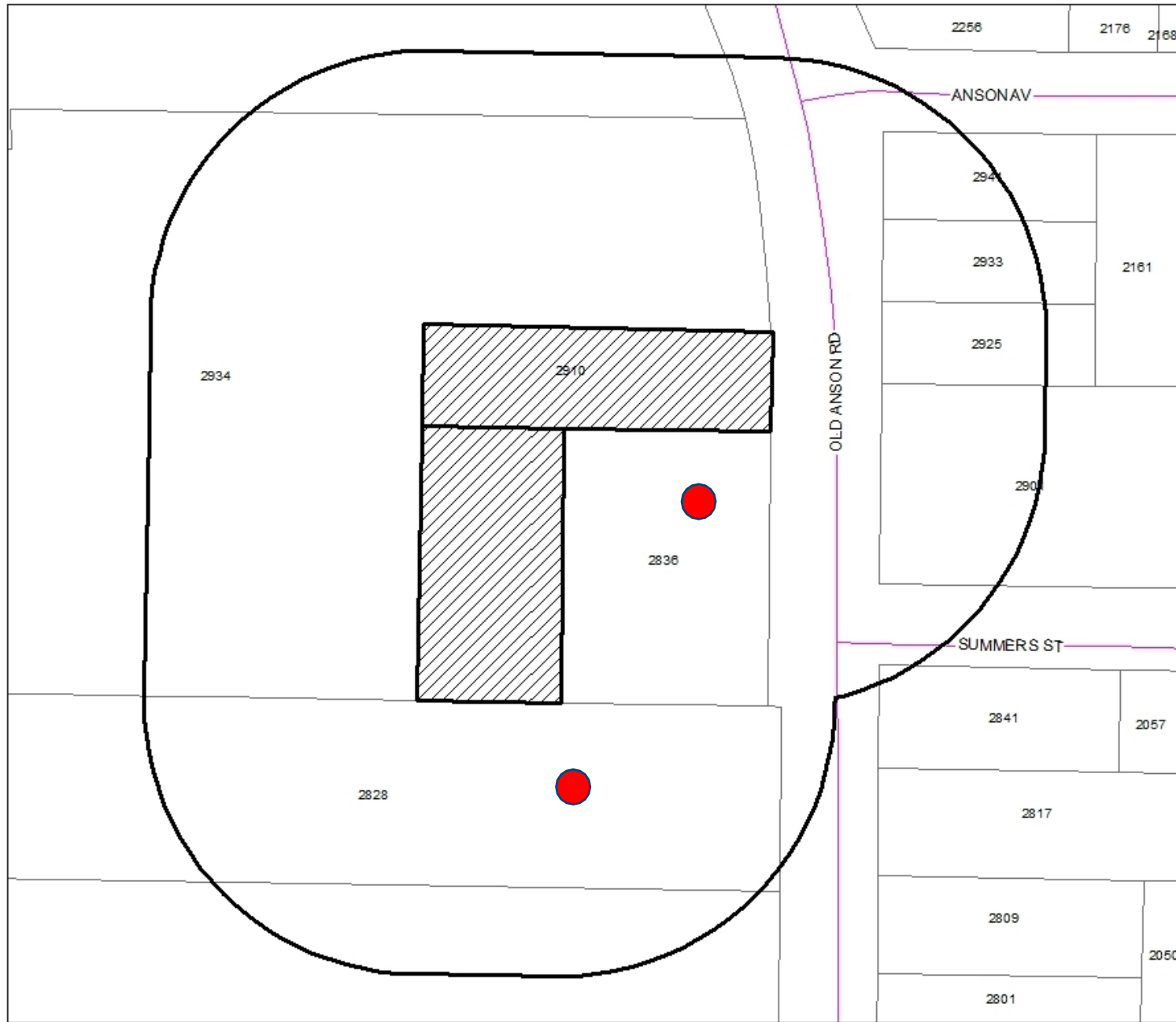
North neighboring property



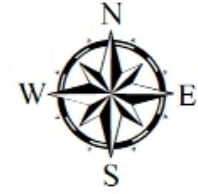
South neighboring property



# Z-2022-23 NOTIFICATION AREA MAP



Notification Map



Legend

- 200' Buffer
- Z-2022-23

0- In Favor- ●  
2- Opposed- ●  
27.64% Opposed

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?



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

**CASE #: Z-2022-23**

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: HOWISON DAVID & DENISE

Parcel I.D.: 117139

Address: 2836 OLD ANSON RD

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

Email: [planning@abilenetx.gov](mailto:planning@abilenetx.gov)

I am in favor ☐

I am opposed ☒

Additional Comments:

*See attached letter*

Signature:

*David R. Howison*  
*Denise Howison*

September 27, 2022

To: Planning and Zoning Commission

Re: Zone Change Application #Z-2022-23

Dear Commission:

We received the recent letter about the proposed zoning change to the parcel that recently sold at 2910 Old Anson Road. We live right next to this L-shaped land (our address is 2836 Old Anson Road), and we want to let you know that we oppose changing the zoning of the portion that is currently Agricultural Open Space (AO), because it is directly behind our house and property; in fact, if apartments are built in that narrow strip of land which covers less than ½ acre, the housing units will be about 40 feet from our house.

There is already a large apartment complex on the other side of this parcel (Anson Park Community), and it's well known that high-occupancy areas cause significantly more crime, traffic, and noise to a neighborhood. On a daily basis, we pick up trash that people drop in our yard, and hear loud music and squealing tires from the nearby apartment dwellers.

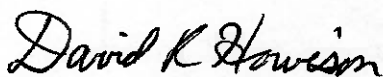
Also, we wonder if the new owner of the above land parcel realizes there is a private water line underneath the entire back of the property he bought, which we were told about several years ago by City Hall. The exact location and depth is unknown by the City, so if excavating is done, that water line could rupture. You can check your records on this; the private water line probably goes to the Anson Park Community because their owner used to own that land.

Another concern is that about 40 years ago or so, the city put the gas meter to our home in front of the above property at Old Anson Road, and it would be detrimental if that gas meter gets damaged by the new property owner when he decides to clear off or build on the land. Would the city or someone else pay to move the gas meter where it should be, to our yard? We bought our home almost six years ago, so we were not the owners long ago.

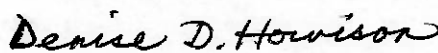
As you can see, if the city changes the zoning of the AO section of the above parcel at 2901 Old Anson Road, it will cause several major issues. Please do not change the zoning of the current Agricultural Open Space-zoned property. We can't make the meeting (on one weeks' notice) on October 4 because of a planned trip out of town to visit relatives, prior to Denise's upcoming surgery. Otherwise we would be there.

Thank you for your time.

Sincerely,



David R. Howison



Denise D. Howison

2836 Old Anson Rd., Abilene, TX 79603; Phone: Cell: 325-338-5572; Home: 325-232-7614



Holland, Adam &lt;adam.holland@abilenetx.gov&gt;

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**[Planning] Fwd: Ref: Zone Change Application # Z-2022-23**

---

**Gary Westbrook** <gwwestbro@gmail.com>  
To: planning@abilenetx.gov

Wed, Sep 28, 2022 at 4:32 PM

From:  
Westbrook Gary W & Debra K  
Parcel I.D.: 40266  
[2828 Old Anson Rd, Abilene, Tx 79603](#)

I am NOT in favor of this zoning change to purely Multi-family (MF) Housing on the .843 acre property of J.R. Shipman Survey No., 85, City of Abilene, Taylor Co., Texas

As you can see on the map you provided, the back corner of my house and my entire fenced back yard will border any multifamily (most likely multistory) dwelling that will be built on that site. Buildings of existing Anson Park Apartment buildings bordering my north and west fenceline along with this new development, take up the entirety of the north and west border of my property. My neighbors backyard will be bordered by the entire west side of the developing property and any future buildings that will be built will be looking directly down into his backyard. They and I will have absolutely no privacy should a multilevel building be built, which is extremely likely. Please see amended map.

Because of current residents of the Anson Park Apartments I pick up at least one or two trash bags full of bottles, fast food trash and diapers along the border of my property with the Anson Park Apartments once a month. I've complained to the property managers several times to no avail.

I have already had fence boards broken out and trespassers doing drug deals on the west end of my property. See photos. I anticipate this will only increase, but won't just be at the back of my place but in my backyard proper.

We already feel like we're in a fishbowl and because of the lights from the existing properties it feels like daylight all night long. If multistory buildings are built on the .843 acre property just at the corner of my home and the back of my neighbors home, that will only get worse as well, plus we cannot expect to enjoy future family backyard cookouts as we can expect people on their balconies peering down into our backyard.

Please consider how you would feel in this situation and vote your conscience based on this information.

Thank you,  
Gary W and Debra K Westbrook

--

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](mailto:planning+unsubscribe@abilenetx.gov).

To view this discussion on the web visit [https://groups.google.com/a/abilenetx.gov/d/msgid/planning/CAC-\\_xzL869SLp%2BwDE5Mmr69-b77na3515aPMu1RFD4YQLO3OmA%40mail.gmail.com](https://groups.google.com/a/abilenetx.gov/d/msgid/planning/CAC-_xzL869SLp%2BwDE5Mmr69-b77na3515aPMu1RFD4YQLO3OmA%40mail.gmail.com).

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**3 attachments**



**6222E101-F739-4FEF-A3DD-B1C90B5190AF.heic**  
2116K



**38775B82-292B-4CC3-9E5E-4D725B64674C.heic**  
1280K



**DF2EAF5D-5878-42FE-8D26-1A0E94EC3806.heic**  
1321K





# Development Application

## Zoning Application Page 1 of 3

### Planning

- |                                                                    |                                             |                                                         |                                           |
|--------------------------------------------------------------------|---------------------------------------------|---------------------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Conditional Use                           | <input type="checkbox"/> Special Exceptions | <input checked="" type="checkbox"/> Rezoning            | <input type="checkbox"/> Variance         |
| <input type="checkbox"/> PDD Amendment                             | <input type="checkbox"/> Street Name Change | <input type="checkbox"/> Thoroughfare Abandonment       | <input type="checkbox"/> Easement Release |
| <input type="checkbox"/> Historic Certification of Appropriateness |                                             | <input type="checkbox"/> Historic Project Tax Reduction |                                           |

### Relief Procedures

- |                                              |                                                 |                                                 |                                 |
|----------------------------------------------|-------------------------------------------------|-------------------------------------------------|---------------------------------|
| <input type="checkbox"/> Petition for Relief | <input type="checkbox"/> Proportionality Appeal | <input type="checkbox"/> Vested Rights Petition | <input type="checkbox"/> Appeal |
|----------------------------------------------|-------------------------------------------------|-------------------------------------------------|---------------------------------|
- Other: \_\_\_\_\_

Project Name: Anson Apartment Building

Address: 2910 old Anson Rd No. of lots: \_\_\_\_\_ Acreage: 0.843

Legal Description: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Current Zoning: partially Mult-Family and partially Proposed Zoning (if applicable): Mult-Family  
Agricultural open

### OWNER AND AUTHORIZATION

Owner Name: Fuad Hamed

Address: 1328 Guardian joy TRL

City, State, Zip: wylie, TX, 75098 Fax: \_\_\_\_\_

Phone: (469) 939-1242 Email: FuadHamed89@gmail.com

Agent Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Signature Owner: [Signature] Date: 08/17/2022

### FOR OFFICE USE ONLY

Received: \_\_\_\_\_ Fee: \$ \_\_\_\_\_ Receipt No.: \_\_\_\_\_

Case No.: \_\_\_\_\_ Reviewed By: \_\_\_\_\_



# 2022 Development Application

## Zoning Application-Page 2 of 3

### Existing Zoning

- |                                        |                                         |                             |                              |
|----------------------------------------|-----------------------------------------|-----------------------------|------------------------------|
| <input checked="" type="checkbox"/> AO | Agricultural Open Space                 | <input type="checkbox"/> GR | General Retail               |
| <input type="checkbox"/> RR            | Rural Residential RR-5 & RR1            | <input type="checkbox"/> MU | Medical Use                  |
| <input type="checkbox"/> RS-12         | Residential Single-Family - 12,000 lots | <input type="checkbox"/> CB | Central Business             |
| <input type="checkbox"/> RS-8          | Residential Single-Family - 8,000 lots  | <input type="checkbox"/> MX | Mixed Use                    |
| <input type="checkbox"/> RS-6          | Residential Single-Family - 6,000 lots  | <input type="checkbox"/> GC | General Commercial           |
| <input type="checkbox"/> PH            | Single-Family Residential Patio Home    | <input type="checkbox"/> HC | Heavy Commercial             |
| <input type="checkbox"/> TH            | Residential Townhouse                   | <input type="checkbox"/> LI | Light Industrial             |
| <input type="checkbox"/> MD            | Residential Medium Density              | <input type="checkbox"/> HI | Heavy Industrial             |
| <input type="checkbox"/> MH            | Manufactured/Mobile Home                |                             |                              |
| <input type="checkbox"/> CU            | College & University                    | <input type="checkbox"/> PD | Planned Development District |
| <input type="checkbox"/> NO            | Neighborhood Office                     |                             |                              |
| <input type="checkbox"/> O             | Office                                  | <input type="checkbox"/>    | Empowerment Overlay          |
| <input type="checkbox"/> NR            | Neighborhood Retail                     |                             |                              |

### Reason for Zoning Change

To match both partiallies under Mult-Family to be able to build  
an apartment complex or Condo Homes, I'm attaching the site plans and the  
survey.

### Fees

FOR DEVELOPMENT FEES CTRL & CLICK LINK BELOW AND CHOOSE "Z"

<https://abilenetx.gov/563/Fee-Schedule>  
Fees can be paid online with credit card.



# 2022 Development Application

## Zoning Application-Page 3 of 3

### ZONING IMPACT ANALYSIS

Please answer these questions in order to assist Staff with the processing of your Zoning request.

1. Is 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?

yes.

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

yes, it will be appropriate in the immediate area of the land.

3. Is 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?

No, it will work very well with the surrounding area. Part of the land is already multifamily. The land is on a main street and all the water supply, utilities are already next to it.

4. Are there other factors which will substantially affect the public health, safety, morals, or general welfare? No.

Other Required Forms – Disclosure of Interest (See Attached)



**Exhibit A**

**BEING** 0.843 acres out of the J.R. Shipman Survey No. 85, Taylor County, Texas and also being out of Lot 3, Steffens Subdivision of Merchants Pasture, Taylor County, Texas, said 0.843 acres being all of that same 0.843 acre tract described in Instrument No. 2017-17476, Official Public Records, Taylor County, Texas and being more particularly described as follows:

**BEGINNING** at a 3/8" rebar found on the west side of Old Anson Road (right-of-way varies) at the northeast corner of a 0.672 acre tract recorded in Instrument No. 2016-20816, Official Public Records, Taylor County, Texas for the most easterly southeast corner of this tract, whence the northeast corner of said Survey No. 85 is recorded to bear North 221.7 feet and N89°53'E 2061.11 feet;

**THENCE** N89°34'18"W 150.86 feet to a 60-d nail found at the northwest corner of said 0.672 acre tract for an interior corner of this tract;

**THENCE** S1°05'33"W 192.82 feet to a 1/2" rebar found at the southwest corner of said 0.672 acre tract for the most southerly southeast corner of this tract;

**THENCE** N89°09'06"W 89.98 feet to a 1/2" rebar found for the southwest corner of this tract;

**THENCE** N1°01'41"E 274.80 feet to a 1/2" rebar found for the northwest corner of this tract;

**THENCE** S89°09'30"E 232.71 feet to a 1/2" rebar found on the west side of Old Anson Road for the northeast corner of this tract;

**THENCE** S4°51'22"E 81.31 feet along the west side of Old Anson Road to the place of beginning and containing 0.843 acres of land.