



City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the Planning & Zoning Commission of the City of Abilene to be held on Tuesday, February 7, 2023 at 1:30 PM at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Meeting Held on January 3, 2023

PLATS

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

2. **0423-PP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Preliminary Plat for Water Crest Ranch
3. **0523-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Final Plat for Water Crest Ranch Phase 1

ZONING

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

4. **HOZ-2022-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Martha Mckinzie Shipp Graves, To Apply Historic Overlay Zoning To Approximately 0.32 Acres Zoned Multi-Family Residential (MF). Located At 689 EN 18th St. Legal Description Being Lot 137, Block 25, Abilene Heights, City Of Abilene, Taylor County, Texas. **(Mason Teegardin)**
5. **SNC-2023-03:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The City Of Abilene To Permanently Change The Name Of Blackhawk Road To Blackhawk Lane Between Wildflower Way And Maple Street. **(Adam Holland)**
6. **Z-2023-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Chaile Allen, Represented By Borden Bluff, To Change The Zoning Of Approximately 0.32 Acres From Multi-Family Residential (MF) To Office (O). Located At 508 Mulberry St. Legal Description Being Lots 5-6, Block 150, Original Town Of Abilene, City Of Abilene, Taylor County, Texas. **(Clarissa Ivey)**

7. **Z-2023-03:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Clayton Coffey, To Change The Zoning Of Approximately 40 Acres From Agricultural Open (AO) To Planned Development District 179 (PDD-179) To Allow One Manufactured Home, Uses Permitted In The Agricultural Open (AO) District, And Agriculture Related Commercial Uses. This land is currently addressed as 6441-B East Lake Road; Legal Description Being 40 Acres Of Block 14, Survey 14, T&P Railway Co., City Of Abilene, Jones 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 3rd day of February, 2023, at 4:00 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on January 3, 2023 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas

Commissioners Present:

Mr. Clint Rosenbaum, Chairman

Mr. Mitch Barnett

Ms. Alex Russell, Sergeant-at-Arms

Rev. Iziar Lankford

Mr. Brad Benham, Chairman Pro Tem

Ms. Shawnte' Fleming

Commissioners Absent:

Mr. Bill Noonan, Secretary

Staff Present:

Mr. Michael Rice, Assistant City Manager

Mr. Tim Littlejohn, Director of Planning and Development Services

Mr. Stanley Smith, City Attorney

Mr. Adam Holland, Planner I

Ms. Clarissa Ivey, Planner I

Ms. Melissa Farr, Executive Assistant

Others Present:

Dr. A.C. Jackson

Mr. Andrew Penns

Mr. Michael Ash

Rev. Demotis Sherman

Mr. Ryan Garcia

Mr. Simeon Beam

CALL TO ORDER

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

INVOCATION

Reverend Lankford delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Mr. Rosenbaum opened the public hearing. Seeing no one present and desiring to be heard, the public hearing was closed. Reverend Lankford moved to approve the minutes from the previous meeting, which was held on December 6, 2022. Ms. Fleming seconded the motion.

The motion to **approve** prevailed by the following vote:

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

NAYS: None

PLATS

FRP-8122: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a final replat for the Gulf Oil Company Subdivision No. 1.

Staff recommended approval with the following conditions:

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

MP-10522: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a minor plat for the Beauchamp Addition

Staff recommends denial due to inconsistency with Chapter 3, Article 2 of Land Development Code (Subdivision Standards). Mr. Holland presented the plats to the commission with the findings and recommendations as stated above.

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 FRP-8122 with the conditions as stated in the presentation. Ms. Russell seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

Mr. Benham moved to deny MP-10522. Mr. Barnett seconded the motion. The motion to **deny** prevailed by the following vote:

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

NAYS: None

ZONING

Z-2023-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From New Dairy Texas, LLC, Represented by Borden Bluff, to Change the Zoning of Approximately 2.4 Acres Located at 309 South Pioneer Drive from Light Industrial (LI) to Planned Development District 178 (PDD-178) to Allow Multi-Family Residential Uses and Uses Permitted in the General Retail (GR) District, While Retaining the Right for Light Industrial (LI) Uses. Legal Description Being Lot 2, Elmwood West, Section N, City Of Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The applicant proposes to retain the existing creamery building and to adapt the interior of the building for senior living. The exterior of building is not proposed to be materially altered in order pursue State and Federal grants for historic development. All of the other buildings around the main building would be removed in order to provide area for a smaller 1-story apartment building that would complement the design of the existing building. The applicant provided a proposed Plan of Operation, which is attached with this report.

Mr. Rosenbaum opened the public hearing. Mr. Mike Ash spoke in favor of this request, saying the intent is to redevelop the historic structure and serve the senior population.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor, with six (6) received in opposition.

STAFF RECOMMENDATION: Approval subject to the proposed Concept Plan and the “Proposed Base Zoning District, Land Uses, and Development Standards.”

After staff clarified that a CUP would not be required to allow the proposed multi-family development as is currently proposed, Mr. Benham made the motion to approve this request with the conditions recommended by staff and a height limit of one-story for the proposed new apartment building shaded blue on the Concept Plan. Mr. Barnett seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

SNC-2023-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Let Us Breathe Abilene, Represented by Dr. A. C. Jackson, to Permanently Change the Name of North 9th Street To Allie Ward Drive Between Ash Street And Plum Street.

Mr. Adam Holland presented this request. This street was platted, named and constructed as part of the Original Town of Abilene Subdivision in 1881. There is one address on this street. Allie Ward was an important figure in Abilene's past and was a pioneer in Abilene education.

Mr. Rosenbaum opened the public hearing. Speaking in opposition were Rev. Demotis Sherman and Mr. Andrew Penns. Dr. Jackson spoke in favor of this request.

Reverend Lankford asked for clarification of which street was being addressed. Mr. Rosenbaum opened the public hearing again. Seeing no one desiring to be heard, he closed the public hearing.

Reverend Lankford requested to speak before the motion. He stated he would vote in opposition to this request as the pastor on Plum Street.

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

Discussion among the Commission included the process of their recommendation, and the desire to make the method of changing a street name a more specific and challenging task.

STAFF RECOMMENDATION: Staff recommends the applicant shall be responsible for all costs associated with the name change, including the costs of producing and installing the new street signs and the street address change.

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

AYES: Barnett, Benham, Russell, Lankford, Rosenbaum

NAYS: Fleming

SNC-2023-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Let Us Breathe Abilene, Represented by Dr. A. C. Jackson, to Permanently Change the Name of Ash Street to Raymond Hayden Drive Between North 9th Street to North 8th Street.

Mr. Rosenbaum acknowledged the discussion was already had. This street was platted, named and constructed as part of the Letcher D. King Subdivision of Out lot 3, Block 177, Abilene in

1927. There are eight addresses on this street. Raymond Hayden was the first black police officer of the City of Abilene.

Mr. Rosenbaum opened the public hearing to allow further discussion. Seeing no one who desired to make additional comments, 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: Staff recommends the applicant shall be responsible for all costs associated with the name change, including the costs of producing and installing the new street signs and the street address change.

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

AYES: Barnett, Benham, Russell, Lankford, Rosenbaum

NAYS: Fleming

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:35 p.m.

APPROVED

Mr. Clint Rosenbaum, Chairman

METES & BOUNDS

PLAT LIMITS DESCRIPTION FOR WATER CREST RANCH, LOTS 1 THROUGH 712 AND TRACTS "A" THROUGH "G", AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, LOCATED IN THE JOHN JARMON SURVEY NO. 82, CERTIFICATE NO. 1802/1903, ABSTRACT NO. 187, AND THE LEONARD BOWERMAN SURVEY NO. 83, CERTIFICATE NO. 1713, ABSTRACT NO. 12, TAYLOR COUNTY, TEXAS, AND STARTED WITH A PORTION OF THAT THOSE CERTAIN 110.913 AND 76.298 ACRES TRACTS OF LAND CONVEYED TO WEST TEXAS LAND GUYS ABILENE, LLC, A TEXAS LIMITED LIABILITY COMPANY, DESCRIBED AS TRACT 1, THE NORTH TRACT AND TRACT 2, THE SOUTH TRACT, IN A WARRANTY DEED WITH VENDORS LIEN RECORDED IN COUNTY CLERKS FILE NUMBER 2022-1436 OF THE OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS, SAID PLAT LIMITS BEING COMPRISED OF TWO PARCELS OF LAND CONTAINING 74.354 ACRES OF LAND IN THE NORTH PARCEL AND 76.298 ACRES OF LAND IN THE SOUTH PARCEL, FOR A TOTAL OF 150.652 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

***** PLAT LIMITS FOR THE NORTH PARCEL, LOTS 1 THROUGH 373 AND TRACTS "A" THROUGH "F", 74.354 ACRES *****

BEGINNING AT A 1/2" IRON ROD WITH A CAP MARKED "COJER" FOUND IN THE SOUTH LINE OF THE REPLAT OF PLEASANT HILLS ESTATES, BLOCK 9, SECTION 2, AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED RECORDED IN PLAT CABINET 2, SLIDE 244-D OF THE PLAT RECORDS OF TAYLOR COUNTY, TEXAS, AT THE NORTHWEST CORNER OF LOT 127, BLOCK 4 OF PLEASANT HILLS ESTATES, LOTS 127-141, A REPLAT OF THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, SECTION 4, AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED RECORDED IN PLAT CABINET 1, SLIDE 472 OF THE PLAT RECORDS OF TAYLOR COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID TRACT 1, AND THIS TRACT, HAVING COORDINATES OF NORTHING: 1,594,544.04 OF THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE, WHENCE THE NORTHEAST CORNER OF SAID JOHN JARMON SURVEY BEARS S. 88° 50' 55" E. A DISTANCE OF 144.37 FEET AND N. 00° 40' 00" E. A DISTANCE OF 287.39 FEET, ACCORDING TO SAID PLATS OF PLEASANT HILLS ESTATES, AND HAVING (CALCULATED) COORDINATES OF NORTHING: 6,870,101.28 AND EASTING: 1,594,684.03 OF THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE;

THENCE S. 00° 42' 04" W., ALONG THE WEST LINE OF SAID PLEASANT HILLS ESTATES, LOTS 127-141, BLOCK 4, SECTION 4, A DISTANCE OF 748.88 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID REPLAT AND IN THE NORTH RIGHT-OF-WAY LINE OF IVE STREET, HEREIN DEDICATED, AND AN ELL CORNER OF THIS NORTH PARCEL;

THENCE S. 89° 11' 02" E., ALONG THE SOUTH LINE OF SAID PLEASANT HILLS ESTATES, LOTS 127-141, BLOCK 4, SECTION 4 AND THE NORTH RIGHT-OF-WAY LINE OF SAID IVE STREET, A DISTANCE OF 145.12 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "COJER" FOUND IN THE WEST LINE OF CALDWELL ROAD (DEDICATION UNKNOWN) AT THE SOUTHEAST CORNER OF SAID PLEASANT HILLS ESTATES, LOTS 127-141, BLOCK 4, SECTION 4, AND A CORNER OF THIS NORTH PARCEL;

THENCE S. 00° 49' 38" W., A DISTANCE OF 58.98 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "AND ENGINEERING" SET FOR THE NORTHEAST CORNER OF PLEASANT HILLS ESTATES, LOT 1, BLOCK 4, CONTINUATION OF SECTION 4, AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED RECORDED IN PLAT CABINET 3, SLIDE 500 OF THE PLAT RECORDS OF TAYLOR COUNTY, TEXAS, AND THE NORTH RIGHT-OF-WAY LINE OF SAID IVE STREET, FOR A CORNER OF THIS NORTH PARCEL;

THENCE N. 88° 12' 58" W., ALONG THE NORTH LINE OF SAID PLEASANT HILLS ESTATES, LOT 1, BLOCK 4, CONTINUATION OF SECTION 4 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID IVE STREET, AT A DISTANCE OF 0.22 FEET PASS A 3/8" IRON ROD FOUND, CONTINUING FOR A TOTAL DISTANCE OF 399.86 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 4, AND AN ELL CORNER OF THIS NORTH PARCEL;

THENCE S. 00° 48' 10" W., A DISTANCE OF 100.02 FEET TO A 3/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID PLEASANT HILLS ESTATES, LOT 1, BLOCK 4, CONTINUATION OF SECTION 4, AND THE WEST RIGHT-OF-WAY LINE OF WINGATE ROAD, HEREIN DEDICATED, FOR AN ELL CORNER OF THIS NORTH PARCEL;

THENCE S. 89° 11' 19" E., ALONG THE SOUTH LINE OF SAID PLEASANT HILLS ESTATES, LOT 1, BLOCK 4, CONTINUATION OF SECTION 4, A DISTANCE OF 239.92 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "COJER" FOUND AT THE NORTHWEST CORNER OF LOT 20, BLOCK 8 OF PLEASANT HILLS ESTATES, SECTION 4, PART OF BLOCKS 8 AND 9, AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED RECORDED IN PLAT CABINET 1, SLIDE 407 OF THE PLAT RECORDS OF TAYLOR COUNTY, TEXAS, FOR A CORNER OF THIS NORTH PARCEL;

THENCE S. 00° 45' 35" W., ALONG THE WEST LINE OF LOTS 8 THROUGH 20 OF SAID PLEASANT HILLS ESTATES, SECTION 4, PART OF BLOCKS A AND B, A DISTANCE OF 630.26 FEET TO A 1/2" IRON ROD FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF PLEASANT HILLS ESTATES, LOT 20 AND LOTS 102 THROUGH 105, A REPLAT OF LOT 101 AND LOTS 2 THROUGH 4, BLOCK 9, SECTION 4, AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED RECORDED IN PLAT CABINET 1, SLIDE 407, OF THE PLAT RECORDS OF TAYLOR COUNTY, TEXAS, FOR A CORNER OF THIS NORTH PARCEL;

THENCE N. 89° 12' 10" W., A DISTANCE OF 180.05 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "COJER" FOUND AT THE NORTHWEST CORNER OF SAID LOT 201, PLEASANT HILLS ESTATES, LOT 201 AND IN THE EAST RIGHT-OF-WAY LINE OF SAID WINGATE ROAD, FOR AN ELL CORNER OF THIS NORTH PARCEL;

THENCE S. 89° 33' 37" W., ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WINGATE ROAD, A DISTANCE OF 169.97 FEET TO A 1/2" IRON ROD IN CONCRETE FOUND AT THE SOUTHWEST CORNER OF SAID LOT 201, PLEASANT HILLS ESTATES, LOT 201, AND LOTS 102 THROUGH 105, AND IN THE NORTH RIGHT-OF-WAY LINE OF CALDWELL ROAD (DEDICATION UNKNOWN), FOR A CORNER OF THIS NORTH PARCEL;

THENCE N. 89° 14' 09" W., ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CALDWELL ROAD, A DISTANCE OF 81.00 FEET TO A 3/8" IRON ROD FOUND AT SOUTHEAST CORNER OF THAT CERTAIN 1.84 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN COUNTY CLERKS FILE NUMBER 2021-26813 OF THE OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS, AND THE WEST RIGHT-OF-WAY LINE OF SAID WINGATE ROAD, FOR A CORNER OF THIS NORTH PARCEL;

THENCE N. 00° 49' 14" E. ALONG THE EAST LINE OF SAID 1.84 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID WINGATE ROAD, A DISTANCE OF 399.86 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 1.84 ACRE TRACT FOR AN ELL CORNER OF THIS NORTH PARCEL;

THENCE N. 89° 13' 27" W., A DISTANCE OF 199.83 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.84 ACRE TRACT FOR AN ELL CORNER OF THIS NORTH PARCEL;

THENCE S. 00° 50' 34" W., A DISTANCE OF 400.00 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "COJER" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID CALDWELL ROAD AT THE SOUTHWEST CORNER OF SAID 1.84 ACRE TRACT FOR A CORNER OF THIS NORTH PARCEL;

THENCE N. 89° 14' 09" W., A DISTANCE OF 83.80 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "COJER" FOUND AT THE POINT OF INTERSECTION OF THE NORTH AND WEST LINE OF SAID CALDWELL ROAD AND AN ELL CORNER OF THIS NORTH PARCEL;

THENCE S. 00° 50' 56" W., ALONG THE WEST LINE OF SAID CALDWELL ROAD, A DISTANCE OF 205.20 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "COJER" FOUND IN THE NORTH TRACT OF THAT CERTAIN 1.84 ACRE TRACT OF LAND CONVEYED TO WEST TEXAS UTILITIES COMPANY, DESCRIBED AS A 5.86 ACRE TRACT OF LAND AND RECORDED IN VOLUME 216, PAGE 69 OF THE DEED RECORDS OF TAYLOR COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS NORTH PARCEL, WHENCE THE NORTHEAST CORNER OF SAID SOUTH PARCEL BEARS S. 01° 02' 37" W., A DISTANCE OF 100.00 FEET;

THENCE N. 88° 57' 37" W., ALONG THE NORTH LINE OF SAID WEST TEXAS UTILITIES COMPANY TRACT, A DISTANCE OF 3090.84 FEET TO A 3/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THAT CERTAIN 1.377 ACRE TRACT OF LAND CONVEYED TO J.D. BARRETT DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 1790, PAGE 931 OF THE OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS, HAVING COORDINATES OF NORTHING: 6,867,853.38 AND EASTING: 1,592,744.04 OF THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS NORTH PARCEL;

THENCE N. 00° 53' 02" E. A DISTANCE OF 150.09 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "COJER" FOUND AT THE NORTHEAST CORNER OF SAID J.D. BARRETT TRACT AND A CORNER OF THIS NORTH PARCEL;

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	40.00'	21.68'	31°02'55"	21.41'	N.16°20'42"E.
C2	40.00'	5.51'	7°53'38"	5.51'	N.35°48'58"E.
C3	50.00'	24.95'	28°35'07"	24.69'	N.25°28'13"E.
C4	50.00'	32.37'	37°05'24"	31.81'	N.07°22'02"W.
C5	50.00'	32.37'	37°05'24"	31.81'	N.44°27'27"W.
C6	50.00'	27.78'	31°49'44"	27.42'	N.78°55'01"W.
C7	50.00'	28.86'	33°04'17"	28.46'	S.68°37'58"W.
C8	40.00'	0.88'	1°15'19"	0.88'	S.52°43'29"W.
C9	40.00'	26.31'	37°41'14"	25.84'	S.72°11'46"W.
C10	50.00'	15.64'	17°55'25"	15.58'	S.82°04'42"W.
C11	50.00'	63.01'	72°12'19"	58.92'	S.37°00'50"W.
C12	50.00'	127.52'	146°07'21"	95.66'	S.72°09'00"E.
C13	40.00'	39.27'	56°15'04"	37.71'	N.62°54'51"E.
C14	1420.00'	120.18'	4°50'57"	120.14'	N.86°10'15"W.
C15	330.00'	18.65'	3°14'18"	18.65'	N.02°39'32"E.
C16	330.00'	48.01'	8°20'06"	47.96'	N.08°26'44"E.
C17	1420.00'	130.33'	5°14'47"	129.98'	S.81°07'23"W.
C18	1420.00'	148.18'	5°59'45"	148.12'	N.73°05'11"W.
C19	720.00'	84.84'	11°34'24"	84.45'	S.06°49'35"W.
C20	280.00'	51.34'	10°30'21"	51.27'	N.06°17'33"E.
C21	280.00'	51.34'	10°30'21"	51.27'	N.16°47'54"E.
C22	1420.00'	116.62'	4°42'20"	116.59'	N.67°44'48"W.
C23	1580.00'	126.29'	4°34'47"	126.26'	N.67°26'28"W.
C24	220.00'	77.27'	20°07'25"	76.87'	S.11°06'05"W.
C25	330.00'	30.91'	5°22'01"	30.90'	N.03°43'23"E.
C26	330.00'	47.30'	8°12'46"	47.26'	N.10°30'47"E.
C27	1580.00'	125.79'	4°33'42"	125.76'	N.72°00'43"W.
C28	1580.00'	111.10'	4°01'44"	111.08'	N.78°28'59"W.
C29	270.00'	52.09'	11°03'16"	52.01'	S.09°05'32"W.
C30	270.00'	118.00'	2°31'31"	117.99'	S.80°11'37"W.
C31	400.00'	121.41'	17°23'25"	120.94'	S.86°03'00"E.
C32	400.00'	110.66'	15°51'04"	110.31'	N.63°27'07"E.
C33	50.00'	47.55'	54°28'58"	45.77'	N.28°17'06"E.
C34	1580.00'	119.49'	4°19'59"	119.46'	N.82°39'50"W.
C35	1500.00'	31.98'	1°13'18"	31.98'	S.88°20'58"E.
C36	1500.00'	125.29'	4°47'08"	125.25'	S.85°20'45"E.
C37	1500.00'	126.40'	4°49'41"	126.36'	S.80°32'21"E.
C38	1500.00'	128.48'	4°54'27"	128.44'	S.75°40'16"E.
C39	1500.00'	131.68'	5°01'47"	131.64'	S.70°42'09"E.
C40	1500.00'	78.89'	3°00'48"	78.88'	S.66°40'51"E.
C41	560.00'	170.63'	17°27'28"	169.97'	S.17°03'49"W.
C42	285.00'	0.63'	0°07'36"	0.63'	N.80°11'37"W.
C43	285.00'	12.24'	1°27'18"	12.24'	S.86°03'00"E.
C44	285.00'	42.41'	8°31'34"	42.37'	N.84°31'12"W.
C45	285.00'	35.80'	7°11'52"	35.78'	S.83°43'45"E.
C46	560.00'	71.30'	7°17'42"	71.25'	S.04°41'14"W.
C47	500.00'	216.01'	24°45'11"	214.33'	N.13°24'58"E.
C48	1500.00'	14.90'	0°34'09"	14.90'	S.65°38'17"E.
C49	1500.00'	133.49'	5°05'56"	133.44'	S.68°28'19"E.
C50	1500.00'	129.73'	4°57'20"	129.69'	S.73°29'56"E.
C51	1500.00'	127.19'	4°51'30"	127.15'	S.78°24'21"E.
C52	1500.00'	125.66'	4°48'00"	125.63'	S.83°14'06"E.
C53	1500.00'	94.25'	3°36'00"	94.23'	S.87°26'06"E.

LINE	BEARING	DISTANCE
L1	N.12°36'47"E.	9.91'
L2	S.12°36'47"W.	9.81'
L3	N.14°46'41"E.	45.84'
L4	N.14°37'10"E.	8.34'
L5	S.14°37'10"W.	8.34'
L6	S.80°07'49"E.	16.93'
L7	S.25°47'33"W.	20.85'
L8	S.25°47'33"W.	21.36'

THENCE S. 88° 46' 59" E., ALONG THE SOUTH LINE OF THAT CERTAIN 1.92 ACRE TRACT OF LAND CONVEYED TO ZEKE RODRIGUEZ DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 1733, PAGE 513 OF THE OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS, A DISTANCE OF 436.08 FEET TO A POINT OF INTERSECTION FOR THE SOUTHEAST CORNER OF SAID ZEKE RODRIGUEZ TRACT AND AN ELL CORNER OF THIS NORTH PARCEL;

THENCE N. 00° 08' 00" W., A DISTANCE OF 99.99 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID ZEKE RODRIGUEZ TRACT AND AN ELL CORNER OF THIS NORTH PARCEL;

THENCE N. 88° 48' 24" W., A DISTANCE OF 834.95 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "COJER" FOUND IN THE EAST RIGHT-OF-WAY LINE OF F.M. HWY. 600 AT THE NORTHWEST CORNER OF SAID ZEKE RODRIGUEZ TRACT AND THE MOST WESTERLY SOUTHWEST CORNER OF THIS NORTH PARCEL;

THENCE N. 00° 49' 22" E., ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HWY. 600 AND THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 250.00 FEET TO A POINT OF INTERSECTION IN THE NORTH RIGHT-OF-WAY LINE OF WATER CREST ROAD, HEREIN DEDICATED, FOR A CORNER OF THIS NORTH PARCEL;

THENCE S. 88° 57' 37" E., ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WATER CREST RANCH, A DISTANCE OF 843.30 FEET TO A POINT OF CURVATURE FOR A CORNER OF THIS NORTH PARCEL;

THENCE SOUTHEASTERLY, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WATER CREST ROAD AND A CURVE TO THE RIGHT, AN ARC DISTANCE OF 33.80 FEET, SAID CURVE HAVING A RADIUS OF 1580.00 FEET, A DELTA ANGLE OF 1° 57' 03", A CHORD LENGTH OF 53.79 FEET AND A CHORD BEARING OF S. 87° 59' 06" E., TO A POINT OF INTERSECTION IN THE WEST RIGHT-OF-WAY LINE OF HAMBY LANE, HEREIN DEDICATED, FOR AN ELL CORNER OF THIS NORTH PARCEL;

THENCE N. 01° 02' 37" E., ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HAMBY LANE, A DISTANCE OF 249.55 FEET TO A POINT OF CURVATURE FOR A CORNER OF THIS NORTH PARCEL;

THENCE NORTHEASTERLY, CONTINUING ALONG THE NORTHWESTERN RIGHT-OF-WAY LINE OF SAID HAMBY LANE AND A CURVE TO THE RIGHT, AN ARC DISTANCE OF 104.60 FEET, SAID CURVE HAVING A RADIUS OF 110.00 FEET, A DELTA ANGLE OF 54° 28' 59", A CHORD DISTANCE OF 100.70 FEET AND A CHORD BEARING OF N. 28° 17' 06" E., TO A POINT OF COMPOUND CURVATURE IN THE NORTH RIGHT-OF-WAY LINE OF CLEAR FORK STREET, HEREIN DEDICATED, AND A CORNER OF THIS NORTH PARCEL;

THENCE NORTHEASTERLY, CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF SAID CLEAR FORK STREET AND A CURVE TO THE RIGHT, AN ARC DISTANCE OF 286.21 FEET, SAID CURVE HAVING A RADIUS OF 460.00 FEET, A DELTA ANGLE OF 35° 35' 36", A CHORD DISTANCE OF 281.81 FEET AND A CHORD BEARING OF N. 73° 21' 03" E., TO A POINT OF TANGENCY IN THE SOUTH LINE OF LOT 2 OF SHERILL ADDITION, LOTS 1 AND 2, BLOCK A, AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, ACCORDING TO THE ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED RECORDED IN PLAT CABINET 4, SLIDE 372, OF THE PLAT RECORDS OF TAYLOR COUNTY, TEXAS, FOR A CORNER OF THIS NORTH PARCEL;

THENCE S. 88° 49' 29" E., ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID CLEAR FORK STREET, A DISTANCE OF 582.99 FEET TO A 3/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2 AND THE WEST RIGHT-OF-WAY LINE OF MARYNEAL LANE, HEREIN DEDICATED, FOR AN ELL CORNER OF THIS NORTH PARCEL;

THENCE N. 00° 54' 40" E., ALONG THE EAST LINE OF SAID SHERILL ADDITION AND THE WEST RIGHT-OF-WAY LINE OF SAID MARYNEAL LANE, FOR A DISTANCE OF 855.06 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "COJER" FOUND AT THE SOUTHWEST CORNER OF SAID REPLAT OF PLEASANT HILLS ESTATES, BLOCK 9, SECTION 2 AND THE MOST NORTHERN NORTHWEST CORNER OF THIS NORTH PARCEL;

THENCE S. 88° 50' 55" E., ALONG THE SOUTH LINE OF A UTILITY EASEMENT, 20 FEET IN WIDTH, AND SAID REPLAT OF PLEASANT HILLS ESTATES, BLOCK 9, SECTION 2, A DISTANCE OF 720.02 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "COJER" FOUND AT AN ELL CORNER OF THIS NORTH PARCEL;

THENCE N. 00° 53' 00" E. A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "PATRIOT SURVEYING" FOUND AT THE SOUTHWEST CORNER OF LOT 15 OF SAID REPLAT OF PLEASANT HILLS ESTATES, BLOCK 9, SECTION 2, AND A CORNER OF THIS NORTH PARCEL;

THENCE S. 88° 55' 55" E. A DISTANCE OF 60.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 15 AND A CORNER OF THIS NORTH PARCEL;

THENCE S. 00° 53' 00" W. A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION IN THE SOUTH LINE OF SAID UTILITY EASEMENT, 20 FEET IN WIDTH, AND SAID REPLAT OF PLEASANT HILLS ESTATES, BLOCK 9, SECTION 2, FOR AN ELL CORNER OF THIS NORTH PARCEL;

THENCE S. 88° 55' 55" E. A DISTANCE OF 450.67 FEET TO THE POINT OF BEGINNING. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE, AS DETERMINED BY A POINT OF ORIGIN LOCATED AT NORTHING: 6,868,808.515 AND EASTING: 1,592,535.678. THE CONVERGENCE ANGLE TO TRUE NORTH IS 01° 03' 39.44" E. AND THE COMBINED SCALE FACTOR IS 0.99984254. DISTANCES ARE AT SURFACE. IN U.S. SURVEY FEET. ALL CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH CAP MARKED "AMD ENGINEERING", UNLESS OTHERWISE SPECIFIED.

***** PLAT LIMITS FOR THE SOUTH PARCEL, LOTS 374 THROUGH 712 AND TRACTS "G", 76.298 ACRES *****

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 2, SAME BEING THE SOUTHEAST CORNER OF THIS SOUTH PARCEL AND HAVING COORDINATES OF NORTHING: 6,865,142.81 AND EASTING: 1,593,030.32 OF THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE, WHENCE THE SOUTHEAST CORNER OF SAID LEONARD BOWERMAN SURVEY NO. 83 BEARS S. 01° 02' 37" W., A DISTANCE OF 30.00 FEET AND S. 89° 11' 32" E. A DISTANCE OF 80.00 FEET AND HAVING (CALCULATED) COORDINATES OF NORTHING: 6,865,111.97 AND EASTING: 1,593,990.36 OF THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE;

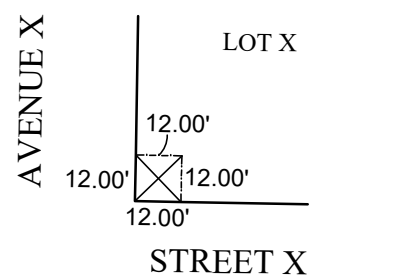
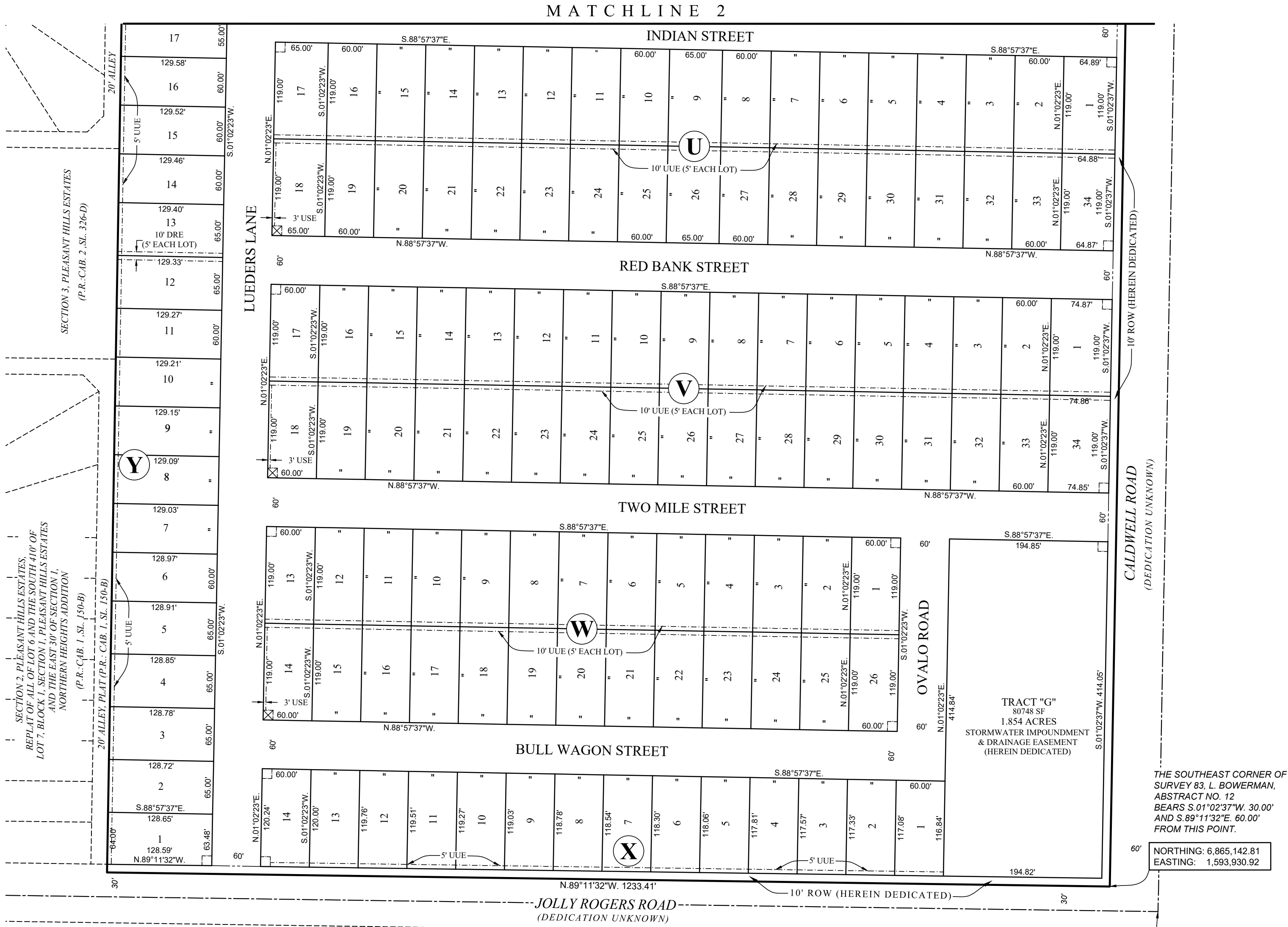
THENCE N. 89° 11' 32" W., AT AN APPROXIMATE DISTANCE OF 150 FEET INTERSECTING THE NORTH LINE OF JOLLY ROGERS ROAD (DEDICATION UNKNOWN), SOMETIMES REFERRED TO AS EAST HUCKLEBERRY LANE, AS OCCURRED ON THE GROUND, CONTINUING ALONG THE NORTH LINE OF SAID ROAD A TOTAL DISTANCE OF 1233.41 FEET TO A POINT OF INTERSECTION FOR THE SOUTHEAST CORNER OF THE PLAT LIMITS OF PLEASANT HILLS ESTATES, SECTION 2, BEING A REPLAT OF ALL OF LOT 6 AND THE SOUTH 410 FEET OF LOT 7, BLOCK 1, SECTION 1, PLEASANT HILLS ESTATES AND THE EAST 30 FEET OF SECTION 1, NORTHERN HEIGHTS ADDITION, AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN PLAT CABINET 1, SLIDE 180-B OF THE PLAT RECORDS OF TAYLOR COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF SAID TRACT 2 AND THIS SOUTH PARCEL;

THENCE N. 00° 58' 58" E., ALONG THE EAST LINE OF SAID PLEASANT HILLS ESTATES, SECTION 2, AND THE PLEASANT HILLS ESTATES PLATS RECORDED IN PLAT CABINET 3, SLIDE 87 AND PLAT CABINET 4, SLIDE 310 OF THE PLAT RECORDS OF TAYLOR COUNTY, TEXAS, AND THE EAST LINE OF THE THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 3170, PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS, A DISTANCE OF 3984.01 FEET TO A 3/8" IRON ROD FOUND IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO WEST TEXAS UTILITIES COMPANY DESCRIBED AS A 5.86 ACRE TRACT OF LAND AND RECORDED IN VOLUME 216, PAGE 69 OF THE DEED RECORDS OF TAYLOR COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID TRACT 2 AND THIS SOUTH PARCEL, HAVING COORDINATES OF NORTHING: 6,867,853.38 AND EASTING: 1,592,744.04 OF THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE;

THENCE S. 88° 57' 37" E., ALONG THE SOUTH LINE OF SAID WEST TEXAS UTILITIES COMPANY TRACT, A DISTANCE OF 1236.25 FEET TO A POINT OF INTERSECTION IN THE WEST LINE OF SAID CALDWELL ROAD FOR THE NORTHEAST CORNER OF SAID TRACT 2 AND THIS SOUTH PARCEL, WHENCE A 1/2" IRON ROD WITH A CAP MARKED "COJER" FOUND AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TRACT 1 AND THE NORTH PARCEL, DESCRIBED HEREIN-ABOVE, BEARS N. 01° 02' 37" E. A DISTANCE OF 100.00 FEET;

TH

M A T C H L I N E 2



PRELIMINARY PLAT - FOR INSPECTION
PURPOSES ONLY AND IN NO WAY OFFICIAL
OR APPROVED FOR RECORDING PURPOSES

1/27/23 @ 3:45 P.M.



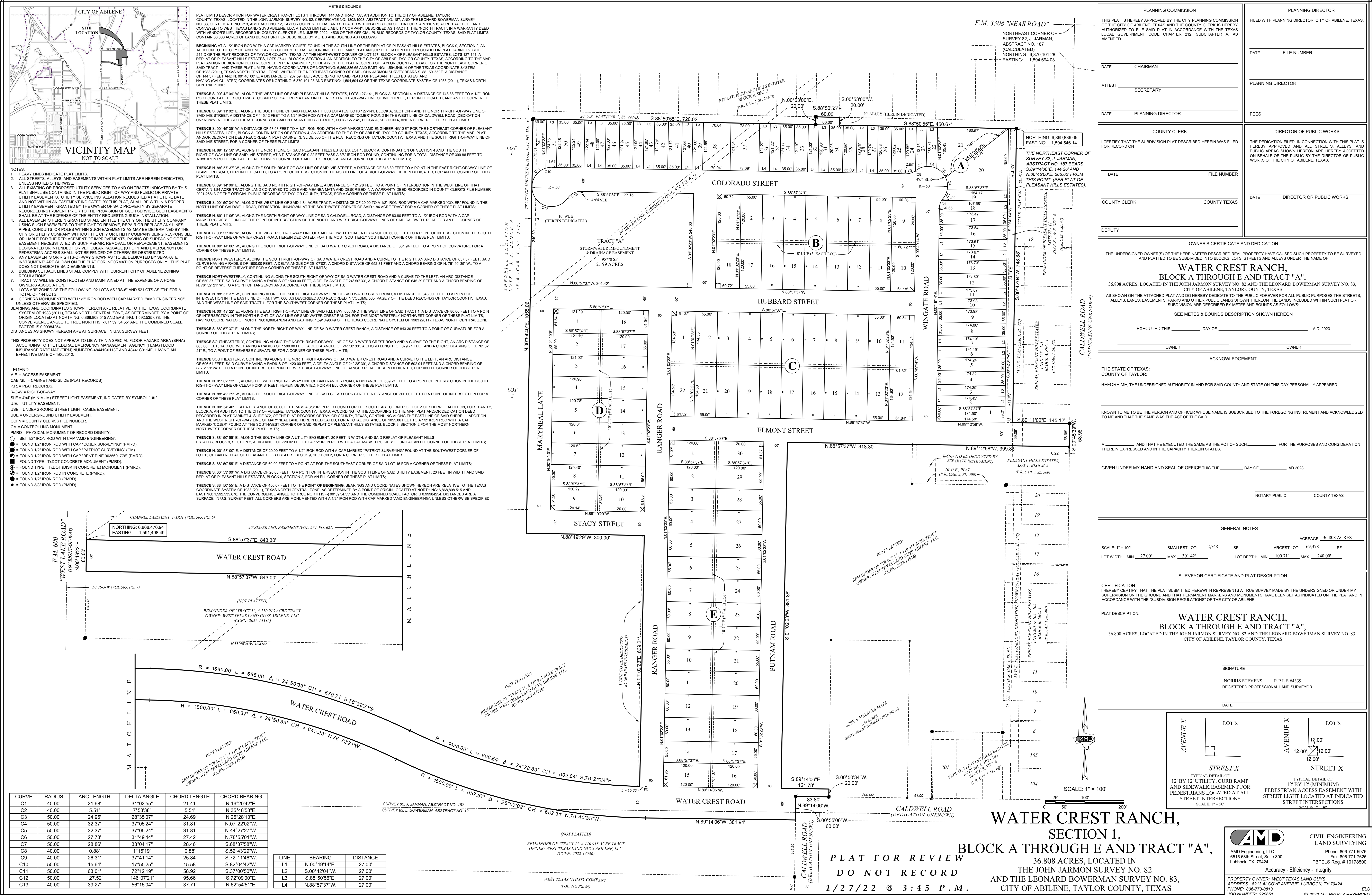
Age Group	Percentage
18-24	10%
25-34	20%
35-44	25%
45-54	20%
55-64	15%
65-74	10%
75-84	5%
85+	5%



Phone: 806-771-5976
Fax: 806-771-7625
TBPELS Reg. # 10178500

JOB NUMBER: 22020

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WATER CREST RANCH,
SECTION 1,
BLOCK A THROUGH E AND TRACT "A",
36.808 ACRES, LOCATED IN
THE JOHN JARMON SURVEY NO. 82
AND THE LEONARD BOWERMAN SURVEY NO. 83,
CITY OF ABILENE, TAYLOR COUNTY, TEXAS

**AMD**
Civil Engineering
Land Surveying

Accuracy • Efficiency • Integrity

PROPERTY OWNER: WEST TEXAS LAND GUYS
ADDRESS: 8213 ALCOVE AVENUE, LUBBOCK, TX 79424
PHONE: 806-773-0913
JOB NUMBER: 220651

EL S
© 2022 ALL RIGHTS RESERVED

PLAT FOR REVIEW
DO NOT RECORD
1/27/22 @ 3:45 P.M.

HOZ-2022-01

STAFF REPORT



Scheduled Hearing(s)

Planning & Zoning Commission: February 7, 2023

City Council 1st Reading: February 23, 2023

City Council 2nd Reading: March 9, 2023

Applicant

Owner: Martha McKinzie Shipp Groves
Estate of Owen T. Shipp Jr. and Bettye McKinzie

Case Manager

Mason Teegardin

Request

Add Historic Overlay district to a residence within the Abilene Heights neighborhood.

Location

689 E North 18th Street

Background

This one and a half story Mission/Spanish Revival residence was built in 1929 (architect unknown). The structure and foundation are frame supported. Exterior walls are original stucco with a flat parapet roof and matching stucco chimney. Windows are original wood. There is a two-story, single-bay enclosed porch characterized by a tower roof clad in terra-cotta tiles with arched stucco posts. There is a detached garage built in 1929 as well as an accessory storage structure located on the property but non-contributing to the historic character of the site. This residence was included in the 2011 Historic Resources Survey prepared by the Texas Historical Commission.

Criteria Assessment

According to Section 2.3.4.4 (c) Criteria for Designation. Historic Overlay Districts shall be established only if principal districts, conservation districts, areas, sites, structures, buildings, properties, or objects within the boundaries of a proposed zone exhibit any one or more of the following characteristics:

(1) Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association;

The McKinzie House was one of the first homes constructed on the hill and held many meetings from board members from ACC (ACU).

(2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history;

The home was used for hospitality, meetings, and afternoon teas. Students at the college also has the ability to work at the home in exchange for tuition payments.

(3) Embodies characteristics distinct to a type, period, or method of construction or architecture,

The home has a unique stucco finish with spanish tile roofing, unlike most of the home in the area.

(4) Is associated with the lives of persons significant in local, regional, state, national, or international history;

J.E. McKinzie was instrumental in securing funds to keep ACC from bankruptcy and closure during the 30s.

(5) Represents a distinctive and familiar visual feature of a neighborhood or of the city;

(6) Represents the works of a master designer, architect, builder, or craftsman.

Landmarks Commission Recommendation

Landmarks Commission recommends **approval**.

Staff Recommendation

Staff recommends **approval**.

LOCATION MAP



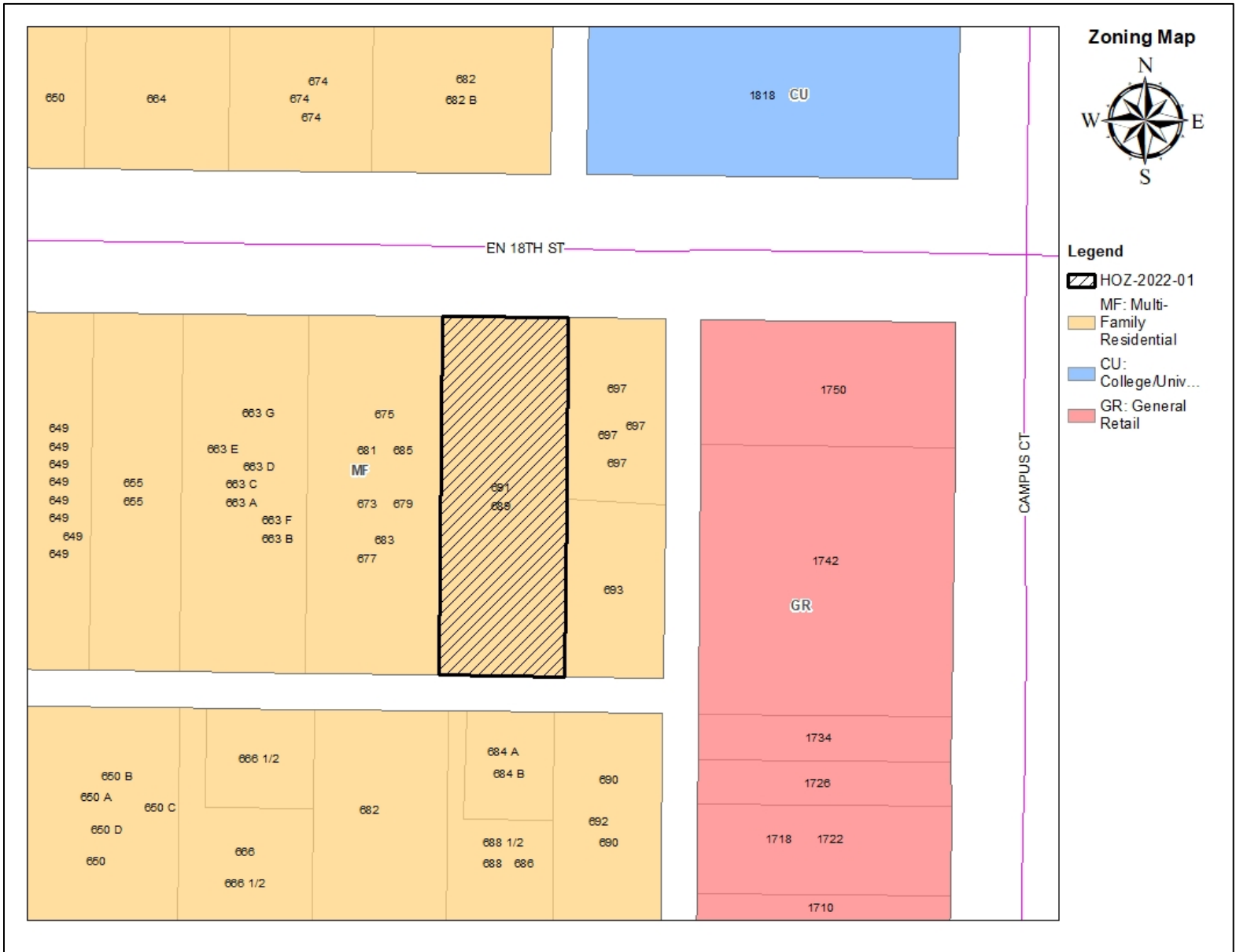
Zoning Map



Legend

 HOZ-2022-01

ZONING MAP





HISTORIC OVERLAY REQUEST

Case: HOZ-2022-01

Owner: Martha McKinzie Shipp Groves
Estate of Owen T. Shipp Jr. and Bettye McKinzie

Request: Add Historic Overlay to a Residence in the Abilene Heights area

Location: 689 E North 18th Street

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: February 7, 2023

City Council Hearing: February 23, 2023
March 9, 2023





HOZ-2022-01 LOCATION MAP



Zoning Map



Legend

 HOZ-2022-01



CITY OF
ABILENE
TEXAS





HOZ-2022-01 PHOTOS



CURRENT PHOTO OF SUBJECT PROPERTY



NORTH NEIGHBORING
PROPERTY



NORTHEASTERN NEIGHBORING PROPERTY



WEST NEIGHBORING PROPERTY



1997 PHOTO OF
SUBJECT PROPERTY





HOZ-2022-01 NOTIFICATION AREA MAP



Notification Map



0- In Favor-



0- Opposed-



Legend

HOZ-2022-01

Buffer- HOZ-2022-01



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATIONS

- Consistent with Section 2.3.4.4 of the Land Development Code (Criteria for Designation)
- Consistent with *Comprehensive Plan* and *Future Land Use and Development Plan Map*
- Consistent with Section 1.4.1.4 of Land Development Code (Criteria for Approval)
- Landmarks Commission Recommendation: **Approval**
- Staff Recommendation: **Approval**





Questions?



SNC-2023-01

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: February 7, 2023

City Council 1st Reading: February 23, 2023

City Council 2nd Reading: March 9, 2023

Applicant

Applicant: City of Abilene

Case Manager

Adam Holland

Request

Change the name of Blackhawk Road to Blackhawk Drive.

Location

Blackhawk Road between Maple Street and Wildflower Way.

Background

This street was platted, named and constructed as part of the Carriage Hills Subdivision. There are thirty (30) addresses on the subject street, but only five (5) are privately owned. The owners of each of those properties was notified of this request.

The City of Abilene filed this request in order to rectify a street naming conflict between this street and a street in Taylor County with the same name. The street in Taylor County existed prior to the establishment of the subject street in the City of Abilene.

Assessment

The Development Review Committee reviewed this request and found that:

GIS/Addressing

1. The street name needs to be changed due to conflicts with existing addresses along Blackhawk Road in Taylor County. The easiest solution is to change the street type from "Road" to "Drive" to create the least amount of disruption on the affected property owners.

Staff Recommendation

The underlying purpose of the LDC is to ensure community health, safety, and general welfare. Duplicate street name is inconsistent with that purpose because it can result in confusion for the public and emergency responders for each street. Staff recommends **approval** to rectify this issue.

Attachments

- Application
- PowerPoint

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on January 17th, 2023 via certified mail to the applicant and to the owners of property within a 200-foot radius of the subject street right-of-way. These property owners and associated parcel identification numbers are identified below:

Property Owners

Owner	Property ID	Situs	Response
AKENS TIMOTHY W & LOY A	969128	286 PILGRIM RD	
CITY OF ABILENE	51984	122X E BELTWAY S	
FLY ROSE	969181	310 PILGRIM RD	
SHOPS AT CARRIAGE HILLS LLC	1084230	131 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084201	153 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084105	325 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084225	207 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084189	228 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084190	234 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084067	7541 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084184	201 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084195	7607 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084218	309 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084180	225 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084216	325 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084262	7632 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084182	213 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084150	237 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084103	337 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084186	208 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084068	7545 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084223	219 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084198	132 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084211	7608 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084214	7557 WILDFLOWER WY	

SHOPS AT CARRIAGE HILLS LLC	1084228	143 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084226	201 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084212	7614 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084227	149 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084151	231 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084185	202 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084220	237 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084149	243 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084199	140 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084222	225 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084187	214 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084210	7602 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084221	231 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084188	222 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084231	125 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084213	7620 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084102	343 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084197	124 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084215	7561 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084111	310 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084202	147 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084069	7549 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084178	326 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084203	141 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084229	137 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084181	219 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084104	331 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1061865	250 E BELTWAY S	
SHOPS AT CARRIAGE HILLS LLC	1084107	313 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084109	301 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084106	319 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084200	148 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084183	207 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084108	307 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084224	213 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084196	7613 LAKE RIDGE PW	

SHOPS AT CARRIAGE HILLS LLC	1084219	301 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084217	317 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084110	302 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084177	318 BLACKHAWK RD	
TAYLOR COUNTY	969182	261 PILGRIM RD	
TAYLOR COUNTY	969182	233 BOOGALOO LN	
TAYLOR COUNTY	969182	234 SAWBUCK TR	
TAYLOR COUNTY	969182	234 DOLLARBILL DR	
TAYLOR COUNTY	969182	217 BOOGALOO LN	
TAYLOR COUNTY	969182	102 SAWBUCK TR	
TAYLOR COUNTY	969182	101 SAWBUCK TR	
TAYLOR COUNTY	969182	253 PILGRIM RD	
TAYLOR COUNTY	969182	233 DOLLARBILL DR	
TAYLOR COUNTY	969182	269 PILGRIM RD	
TAYLOR COUNTY	969182	262 PILGRIM RD	
TAYLOR COUNTY	969182	101 DOLLARBILL DR	
TAYLOR COUNTY	969182	278 PILGRIM RD	
TAYLOR COUNTY	969182	117 BOOGALOO LN	
TAYLOR COUNTY	969182	202 BOOGALOO LN	
TAYLOR COUNTY	969182	293 PILGRIM RD	
TAYLOR COUNTY	969182	342 PILGRIM RD	
TAYLOR COUNTY	969182	325 PILGRIM RD	
TAYLOR COUNTY	969182	201 SAWBUCK TR	
TAYLOR COUNTY	969182	225 BLACKHAWK RD	
TAYLOR COUNTY	969182	201 DOLLARBILL DR	
TAYLOR COUNTY	969182	102 DOLLARBILL DR	
TAYLOR COUNTY	969182	118 SAWBUCK TR	
TAYLOR COUNTY	969182	133 BOOGALOO LN	
TAYLOR COUNTY	969182	341 PILGRIM RD	
TAYLOR COUNTY	969182	233 SAWBUCK TR	
TAYLOR COUNTY	969182	333 PILGRIM RD	
TAYLOR COUNTY	969182	118 BOOGALOO LN	
TAYLOR COUNTY	969182	134 SAWBUCK TR	
TAYLOR COUNTY	969182	201 BOOGALOO LN	
TAYLOR COUNTY	969182	102 BOOGALOO LN	
TAYLOR COUNTY	969182	117 DOLLARBILL DR	
TAYLOR COUNTY	969182	217 DOLLARBILL DR	
TAYLOR COUNTY	969182	117 SAWBUCK TR	
TAYLOR COUNTY	969182	133 SAWBUCK TR	
TAYLOR COUNTY	969182	277 PILGRIM RD	
TAYLOR COUNTY	969182	217 SAWBUCK TR	
TAYLOR COUNTY	969182	234 BOOGALOO LN	
TAYLOR COUNTY	969182	270 PILGRIM RD	
TAYLOR COUNTY	969182	133 DOLLARBILL DR	
TAYLOR COUNTY	969182	226 BLACKHAWK RD	

Property ID

Owner	Property ID	Situs	Response
CITY OF ABILENE	51984	122X E BELTWAY S	
AKENS TIMOTHY W & LOY A	969128	286 PILGRIM RD	
FLY ROSE	969181	310 PILGRIM RD	
TAYLOR COUNTY	969182	261 PILGRIM RD	
TAYLOR COUNTY	969182	233 BOOGALOO LN	
TAYLOR COUNTY	969182	234 SAWBUCK TR	
TAYLOR COUNTY	969182	234 DOLLARBILL DR	
TAYLOR COUNTY	969182	217 BOOGALOO LN	
TAYLOR COUNTY	969182	102 SAWBUCK TR	
TAYLOR COUNTY	969182	101 SAWBUCK TR	
TAYLOR COUNTY	969182	253 PILGRIM RD	
TAYLOR COUNTY	969182	233 DOLLARBILL DR	
TAYLOR COUNTY	969182	269 PILGRIM RD	
TAYLOR COUNTY	969182	262 PILGRIM RD	
TAYLOR COUNTY	969182	101 DOLLARBILL DR	
TAYLOR COUNTY	969182	278 PILGRIM RD	
TAYLOR COUNTY	969182	117 BOOGALOO LN	
TAYLOR COUNTY	969182	202 BOOGALOO LN	
TAYLOR COUNTY	969182	293 PILGRIM RD	
TAYLOR COUNTY	969182	342 PILGRIM RD	
TAYLOR COUNTY	969182	325 PILGRIM RD	
TAYLOR COUNTY	969182	201 SAWBUCK TR	
TAYLOR COUNTY	969182	225 BLACKHAWK RD	
TAYLOR COUNTY	969182	201 DOLLARBILL DR	
TAYLOR COUNTY	969182	102 DOLLARBILL DR	
TAYLOR COUNTY	969182	118 SAWBUCK TR	
TAYLOR COUNTY	969182	133 BOOGALOO LN	
TAYLOR COUNTY	969182	341 PILGRIM RD	
TAYLOR COUNTY	969182	233 SAWBUCK TR	
TAYLOR COUNTY	969182	333 PILGRIM RD	
TAYLOR COUNTY	969182	118 BOOGALOO LN	
TAYLOR COUNTY	969182	134 SAWBUCK TR	
TAYLOR COUNTY	969182	201 BOOGALOO LN	
TAYLOR COUNTY	969182	102 BOOGALOO LN	
TAYLOR COUNTY	969182	117 DOLLARBILL DR	
TAYLOR COUNTY	969182	217 DOLLARBILL DR	
TAYLOR COUNTY	969182	117 SAWBUCK TR	
TAYLOR COUNTY	969182	133 SAWBUCK TR	
TAYLOR COUNTY	969182	277 PILGRIM RD	

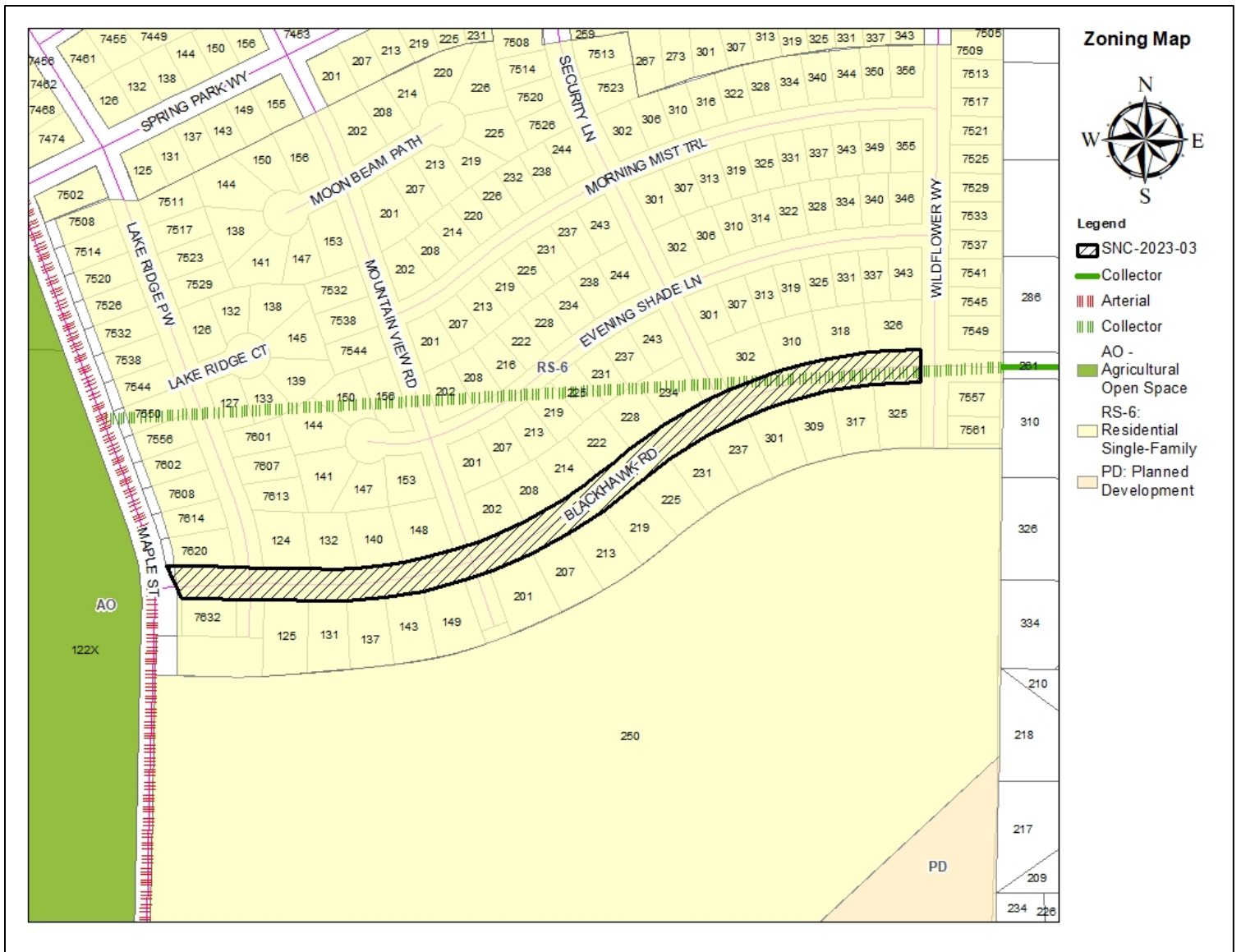
TAYLOR COUNTY	969182	217 SAWBUCK TR	
TAYLOR COUNTY	969182	234 BOOGALOO LN	
TAYLOR COUNTY	969182	270 PILGRIM RD	
TAYLOR COUNTY	969182	133 DOLLARBILL DR	
TAYLOR COUNTY	969182	226 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1061865	250 E BELTWAY S	
SHOPS AT CARRIAGE HILLS LLC	1084067	7541 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084068	7545 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084069	7549 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084102	343 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084103	337 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084104	331 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084105	325 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084106	319 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084107	313 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084108	307 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084109	301 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084110	302 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084111	310 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084149	243 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084150	237 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084151	231 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084177	318 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084178	326 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084180	225 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084181	219 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084182	213 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084183	207 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084184	201 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084185	202 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084186	208 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084187	214 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084188	222 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084189	228 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084190	234 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084195	7607 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084196	7613 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084197	124 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084198	132 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084199	140 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084200	148 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084201	153 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084202	147 EVENING SHADE LN	
SHOPS AT CARRIAGE HILLS LLC	1084203	141 EVENING SHADE LN	

SHOPS AT CARRIAGE HILLS LLC	1084210	7602 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084211	7608 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084212	7614 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084213	7620 LAKE RIDGE PW	
SHOPS AT CARRIAGE HILLS LLC	1084214	7557 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084215	7561 WILDFLOWER WY	
SHOPS AT CARRIAGE HILLS LLC	1084216	325 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084217	317 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084218	309 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084219	301 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084220	237 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084221	231 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084222	225 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084223	219 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084224	213 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084225	207 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084226	201 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084227	149 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084228	143 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084229	137 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084230	131 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084231	125 BLACKHAWK RD	
SHOPS AT CARRIAGE HILLS LLC	1084262	7632 LAKE RIDGE PW	

LOCATION MAP



ZONING MAP





STREET NAME CHANGE REQUEST

Case:	SNC-2023-03
Applicant:	City of Abilene
Request:	Change the name of Blackhawk Road to Blackhawk Drive
Location:	Blackhawk Road between Maple Street to Wildflower Way
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	February 7, 2023
City Council Hearing:	February 23, 2023 March 9, 2023





SNC-2023-03 ZONING MAP



Zoning Map



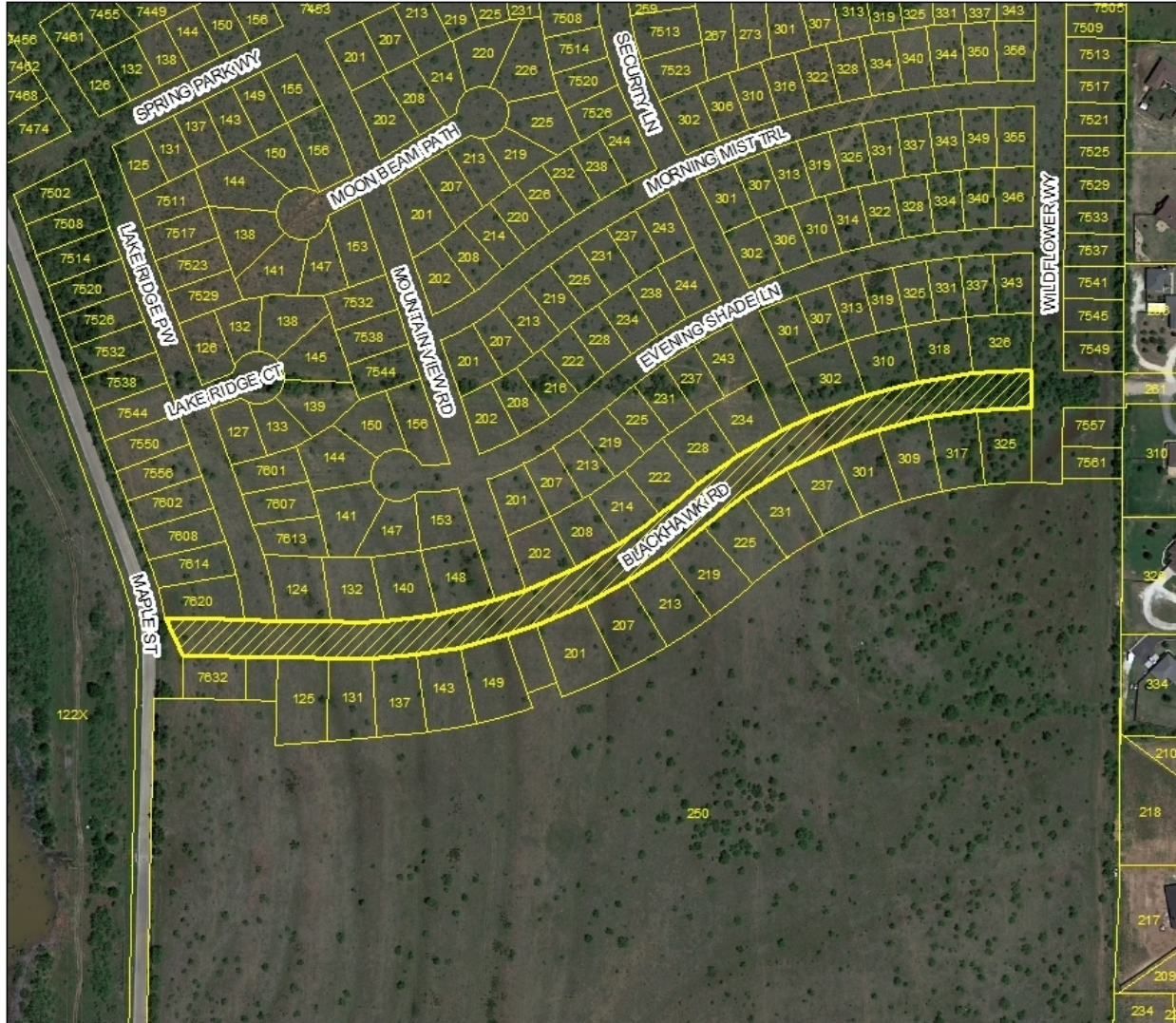
- Legend**
- SNC-2023-03
 - Collector
 - Arterial
 - Collector
 - AO - Agricultural Open Space
 - RS-6: Residential Single-Family
 - PD: Planned Development



CITY OF
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SNC-2023-03 LOCATION MAP



Aerial Map



Legend

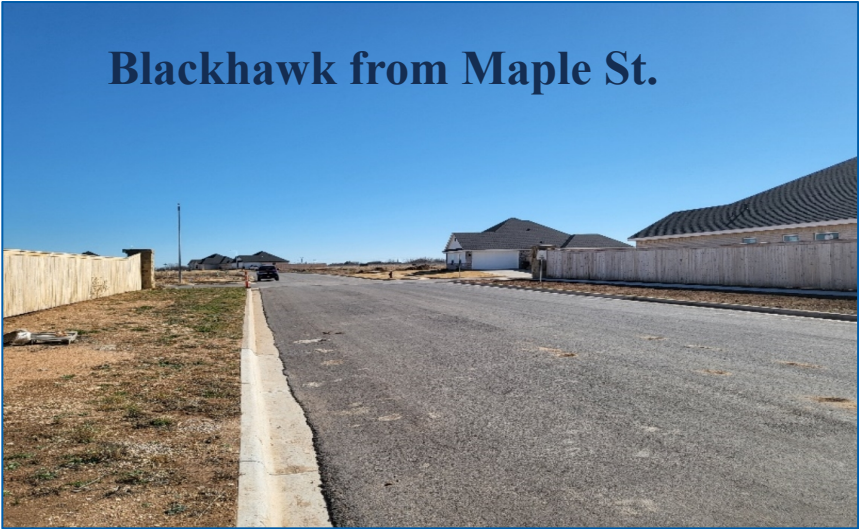
- SNC-2023-03
- CourierParcels



CITY OF
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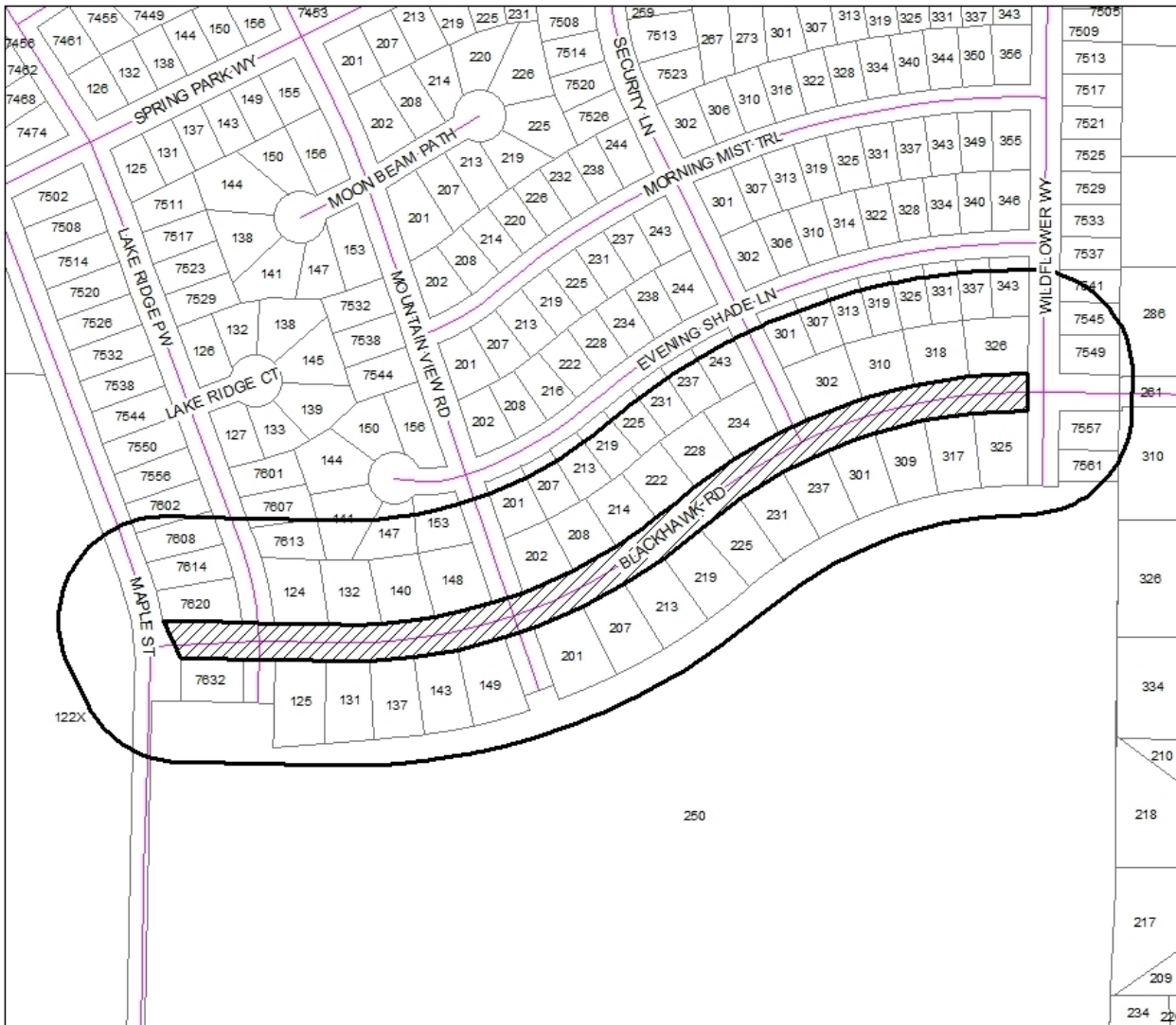


SNC-2023-03 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES

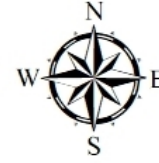




SNC-2023-03 NOTIFICATION AREA MAP



Notification Map



Legend

- 200' Buffer
- SNC-2023-03

- 0- In Favor-
- 0- Opposed-



CITY OF
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TEXAS



FINDINGS AND RECOMMENDATIONS

- Duplicate street names in the same county can result in confusion for the general public and for first responders from the City of Abilene and Taylor County.
- In the interest of public health, safety, or general welfare, it is necessary to resolve the duplicate street name issue.
- Based on those findings, staff recommends **approval**.





Questions?





REZONE REQUEST

Case: Z-2023-02

Owner: Chaile Allen

Request: Rezone from MF to O

Location: 508 Mulberry Street

Notification: 1 in Favor, 0 Opposed

Planning & Zoning: February 7, 2023

City Council Hearing: February 23, 2023
March 9, 2023





Z-2023-02 LOCATION MAP



CITY OF
ABILENE
TEXAS





Z-2023-02 ZONING MAP



Zoning Map



Legend

- Z-2023-02
- Collector
- Minor Arterial
- MF: Multi-Family Residential
- NR: Neighborhood Retail
- MX: Mixed-Use



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





Permitted Uses in O Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

P	Accessory Structure (Also see Division 4 of this article)
P	Antenna, Non-Commercial/Amateur
P	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
C	Mobile Home (temporary security residence)
P	Recreation Building, Multipurpose
P	Recreation Equipment, Mobile (storage & parking)
P	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
C	Cultural Facilities
P	Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Fire/Police Station
C	Medical/Dental Laboratory
P	Post Office

LEGEND

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

P	Office (general, professional, financial)
P	Personal Services
C	Printing, Copying, Reproduction, Publishing

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:

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

RESOURCE PRODUCTION & EXTRACTION

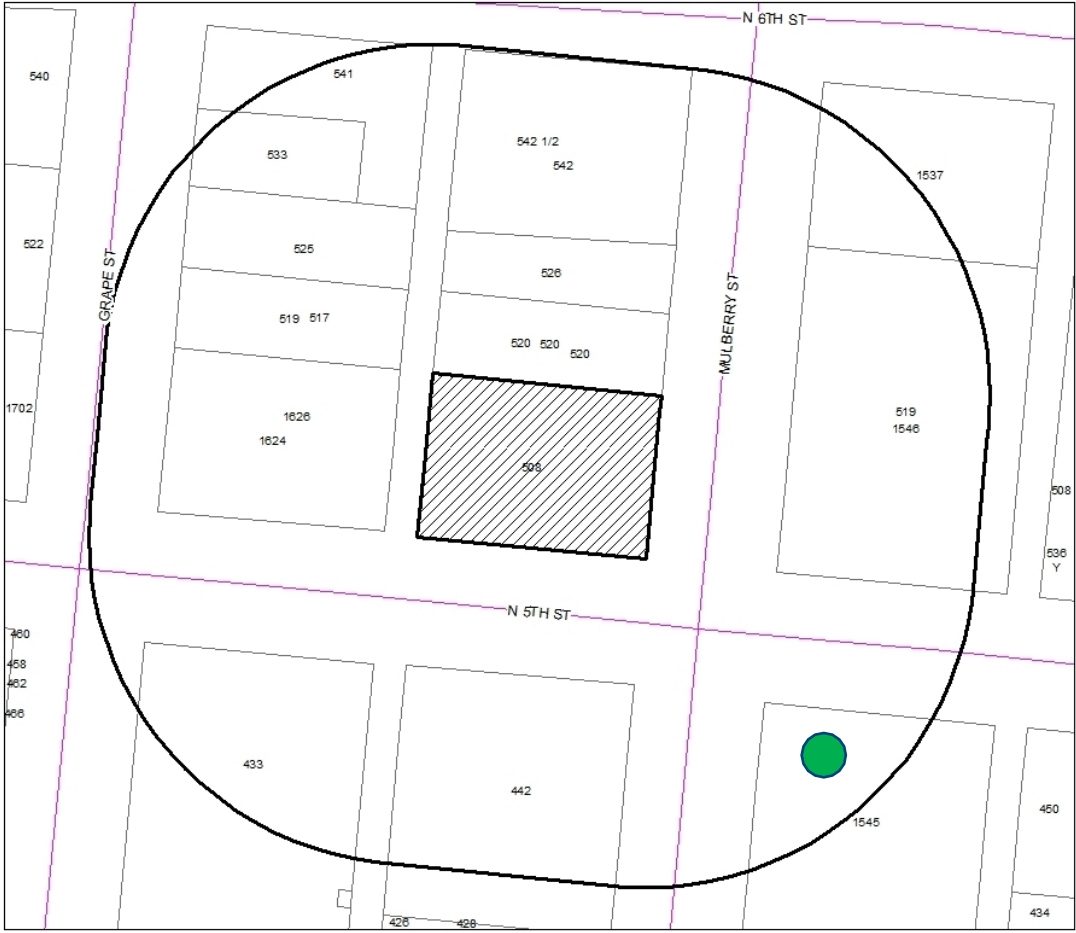
P	Petroleum or Gas Well
P	Urban Garden



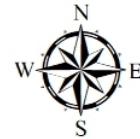




Z-2023-02 NOTIFICATION AREA MAP



Notification Map



Legend

- 200' Buffer
- Z-2023-02

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



CITY OF
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TEXAS





FINDINGS AND RECOMMENDATIONS

The proposed request for Office rezoning is *consistent* with:

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

Staff recommends *Approval*.





Questions?



ZONING CASE Z-2023-02

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: February 7, 2023

City Council 1st Reading: February 23, 2023

City Council 2nd Reading: March 9, 2023

Applicant

Owner: Chaile Allen

Case Manager

Clarissa Ivey – Planner

Request

Rezoning of approximately 0.32 acres from Residential Multi-family (MF) to Office (O). The applicant intends to use the property for law offices, which is permitted by right in the Office district.

Location

508 Mulberry St

The subject property is located in Original Town Abilene, Block 150, Lots 5 & 6.

Background

This property was annexed in 1964. The existing residence (Compere/Bolin House) was built in 1921, and currently and is covered with Historic Overlay zoning.

Zoning, Existing and Proposed Land Use

Multi-family (MF) district is located north, east, and south of the subject property. Neighborhood Retail (NR) district is located to the west of the subject property. Currently to the south of subject property a Church exist and to the west the buildings have previously been used as offices.

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 (FLUM) recommends *commercial* uses for this site due to the proximity to the central business district.

- (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 O zoning is consistent with the uses surrounding the subject property. The surrounding neighborhood is slowly transitioning from multi-family residential uses. It should be noted that the intensity of use between the Office and Multi-Family Residential zoning district are comparable, meaning that the proposed zoning change should not be disruptive to the remaining residential uses in the vicinity of the subject site.

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

This property has adequate utility service for office uses.

- (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
RAY LINNIE B	32407	1537 N 6TH ST	
YBARRA GABRIEL &	19433	526 MULBERRY ST	
FOURNIER DOUGLAS JJ &	105621	519 MULBERRY ST	
FOURNIER DOUGLAS JJ &	105621	1546 N 5TH ST	
REAGAN JAMES CURTIS &	19560	520 MULBERRY ST APT B	
REAGAN JAMES CURTIS &	19560	520 MULBERRY ST APT A	
REAGAN JAMES CURTIS &	19560	520 MULBERRY ST APT C	
SCHOENDORF TIM & AMIE	19311	542 1/2 MULBERRY ST	
SCHOENDORF TIM & AMIE	19311	542 MULBERRY ST	
PATTERSON PAUL F JR	20076	525 GRAPE ST	
WIND VECTOR HOLDINGS LLC	33638	1545 N 5TH ST	Favor
ALLEN CHAILE	19683	508 MULBERRY ST	
PATTERSON PAUL F	19812	1624 N 5TH ST	
PATTERSON PAUL F	19812	1626 N 5TH ST	
NORTH 5TH & GRAPE	21166	433 GRAPE ST	
NORTH 5TH & GRAPE	20618	442 MULBERRY ST	
PATTERSON PAUL F JR &	20215	533 GRAPE ST	
PATTERSON PAUL F JR &	20489	541 GRAPE ST	
PATTERSON PAUL F JR	19950	519 GRAPE ST	
PATTERSON PAUL F JR	19950	517 GRAPE ST	

LOCATION MAP



ZONING MAP



For the PLANNING & ZONING COMMISSION

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

CASE #: Z-2023-02

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: WIND VECTOR HOLDINGS LLC

Parcel I.D.: 33638

Address: 1545 N 5TH ST

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

Email: planning@abilenetx.gov

I am in favor ☒ * I am opposed ☐

Additional Comments:

Signature: _____

[Handwritten Signature]
Gita Abilene

* Request business parking
be provided on property only,
not on Mulberry Street

Representatives for
wind Vector Holding, LLC
owner of historical Abilene home

ZONING CASE Z-2023-03 PD-179

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: February 7, 2023

City Council 1st Reading: February 23, 2023

City Council 2nd Reading: March 9, 2023

Applicant

Owner: Coffey Farms

Agent: Clayton Coffey

Case Manager

Adam Holland

Request

Rezone approximately 40 acres from the Agricultural Open (AO) zoning district to Planned Development District (PD-179). The applicant proposes to use the property as a demonstration farm and allow certain agriculture-related businesses.

Location

Approximately 40 acres of land currently addressed as 6441 B East Lake Road.

Background

Proposed Use

The applicant proposes to retain the existing agricultural use of the property while adding the allowed uses of Retail Sales (indoor) to sell products produced on the subject farm, a meat processing facility for animals raised on the subject farm, and one (1) manufactured home for use by the family.

The proposed PD is structured in a way to establish Agricultural Open (AO) as the base zoning district to allow the use of a “demonstration farm” to be a living classroom to teach their method of regenerative farming, and to also allow Retail sales (indoors) to sell the products harvested and raised on the subject farm.

Surrounding Uses and Zoning

Immediately adjacent properties are zoned AO and mainly consist of agricultural use or single-family uses. Further north of the property is the Abilene Gun Club.

Criteria Assessment

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

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

The Future Land Use Map designates the subject property as limited open space. The proposed PD generally conforms to those designations by retaining agricultural use and only allowing for limited commercial uses that are associated with the agricultural use of the subject farm.

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

The proposed uses are compatible with the zoning districts surrounding the subject site. The existing and proposed uses are agricultural or related to the agricultural uses on-site because they are associated with the harvesting of crops produced on the subject farm and animals raised on the subject farm. The demonstration farm is intended to educate persons about alternative and sustainable farming methods.

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

The proposed use of the subject site can be adequately served by the existing streets and water system. A septic system will be required for the proposed manufactured home.

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

There are no other factors are present that would substantially affect public health, safety, morals, or general welfare.

Staff Recommendation:

Staff recommends **approval**, subject to:

1. The proposed Concept Plan; and
2. The "Proposed Base Zoning District, Land Uses, and Development Standards"

Attachments

Proposed Development Standards

Concept Plan

PowerPoint Presentation

Proposed Base Zoning District, Land Uses, and Development Standards

Base Zoning – Agricultural Open (AO) Base zoning subject to all AO district Standards

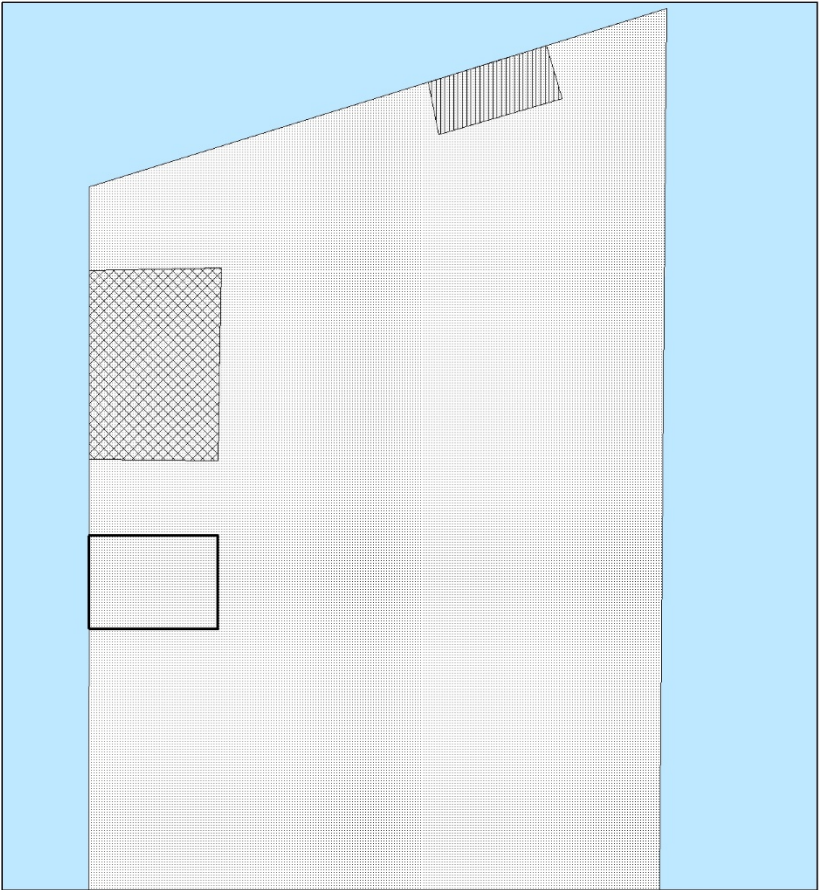
Permitted Uses – All uses permitted by right in the AO zoning district

Additional Standards –

1. One Manufactured Home shall be permitted on the property
2. A "Demonstration Farm" shall be permitted as a use for this property.

- 3. Retail Sales (Indoor) of products harvested, raised, and processed on the subject shall be permitted where shown on the concept plan and shall follow the standards set in the Neighborhood Retail (NR) zoning district
- 4. A meat processing facility shall be permitted for processing of animals raised on the subject farm.
- 5. A formal site plan review shall be required for a meat processing facility and retail sales.

Concept Plan



	Manufactured Housing (One Unit)	One mobile/manufactured home shall be allowed. Retail sales (Indoor) where permitted shall follow the standards set in Neighborhood Retail (NR) zoning district. Meat Processing shall be permitted and shall follow the standards set in the Agricultural Open (AO) District.
	Retail Sales (Indoor)	
	Meat Processing	
	Agricultural Use/Demonstration Farm	

Notification

Pursuant to Section 1.2.2.2 of Abilene’s Land Development Code, City staff mailed personal notices on January 19th, of 2023, to the applicant and to other owners of property within a 200-foot radius of this subject property. These property owners and associated parcel identification numbers are identified in Table 1.

TABLE 1

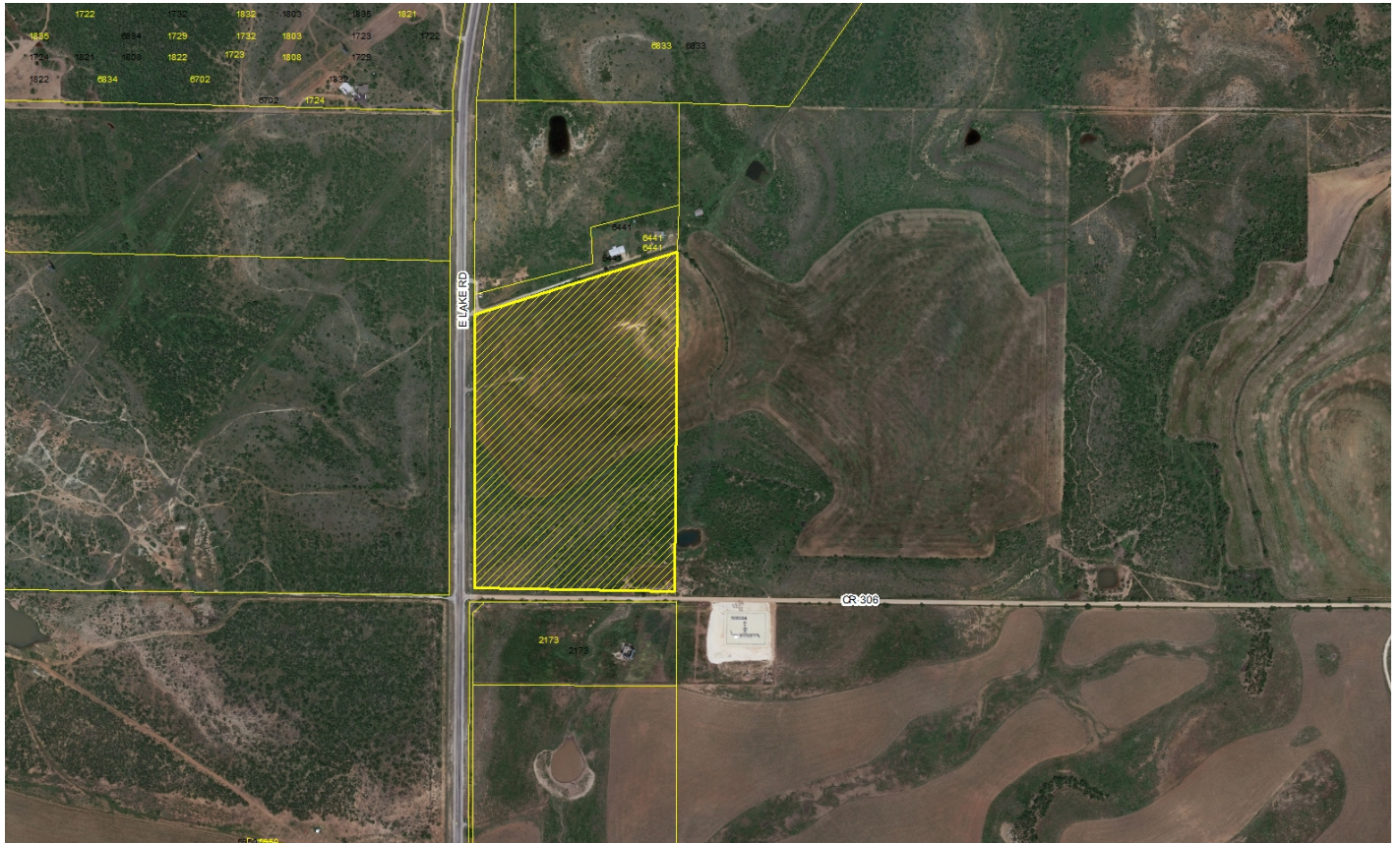
Owner

Owner	Property ID (Jones County)	Situs	Response
Abilene Gun Club		6833 E. Lake Road	
Clayton Coffey	53612	6441-C E Lake Road	
Clayton Coffey	53759	8250 CR 306	
Clayton Coffey	21485	6441-B E Lake Road	
Houston East African Group LLC	538135	8554 CR 306	
HRT Enterprises INC	53715		
HRT Enterprises INC	19440	13101 CR 306	
Lillie Moore	21484		
Payne David	29126	9938 CR 306	
Routon Taylor W & Grace	538134	8250 CR 306	
WAGLEY RICHARD & MARILYN	19438		

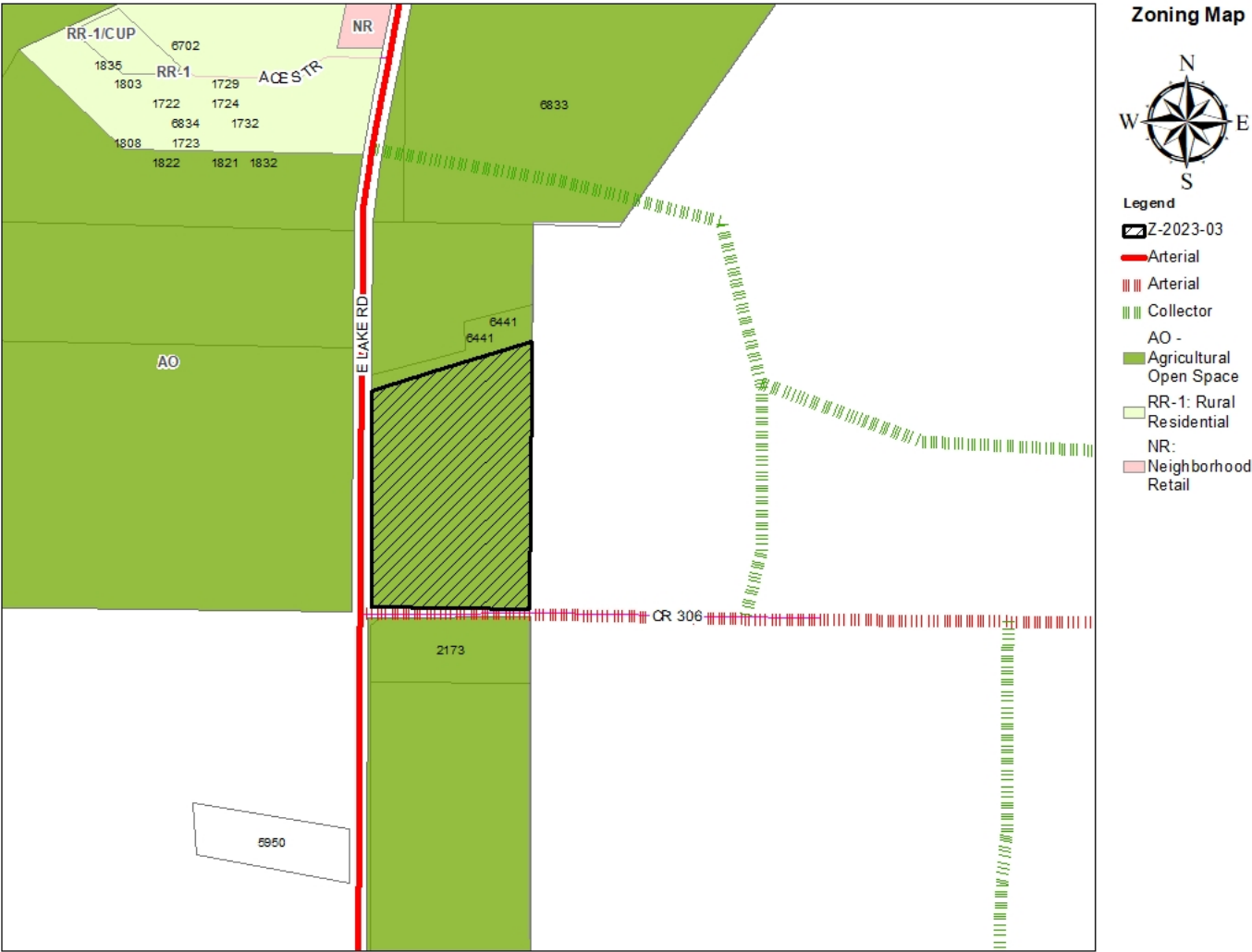
Property ID

Owner	Property ID (Jones County)	Situs	Response
WAGLEY RICHARD & MARILYN	19438		
HRT Enterprises INC	19440	13101 CR 306	
Lillie Moore	21484		
Clayton Coffey	21485	6441-B E Lake Road	
Payne David	29126	9938 CR 306	
Clayton Coffey	53612	6441-C E Lake Road	
HRT Enterprises INC	53715		
Clayton Coffey	53759	8250 CR 306	
Routon Taylor W & Grace	538134	8250 CR 306	
Houston East African Group LLC	538135	8554 CR 306	
Abilene Gun Club		6833 E. Lake Road	

LOCATION MAP



ZONING MAP





REZONE REQUEST

Case: Z-2023-03

Owner: Coffey Farms

Agent: Clayton Coffey

Request: Rezone from AO to PDD-179

Location: 6441 B East Lake Road

Notification: 0 in Favor, 0 Opposed

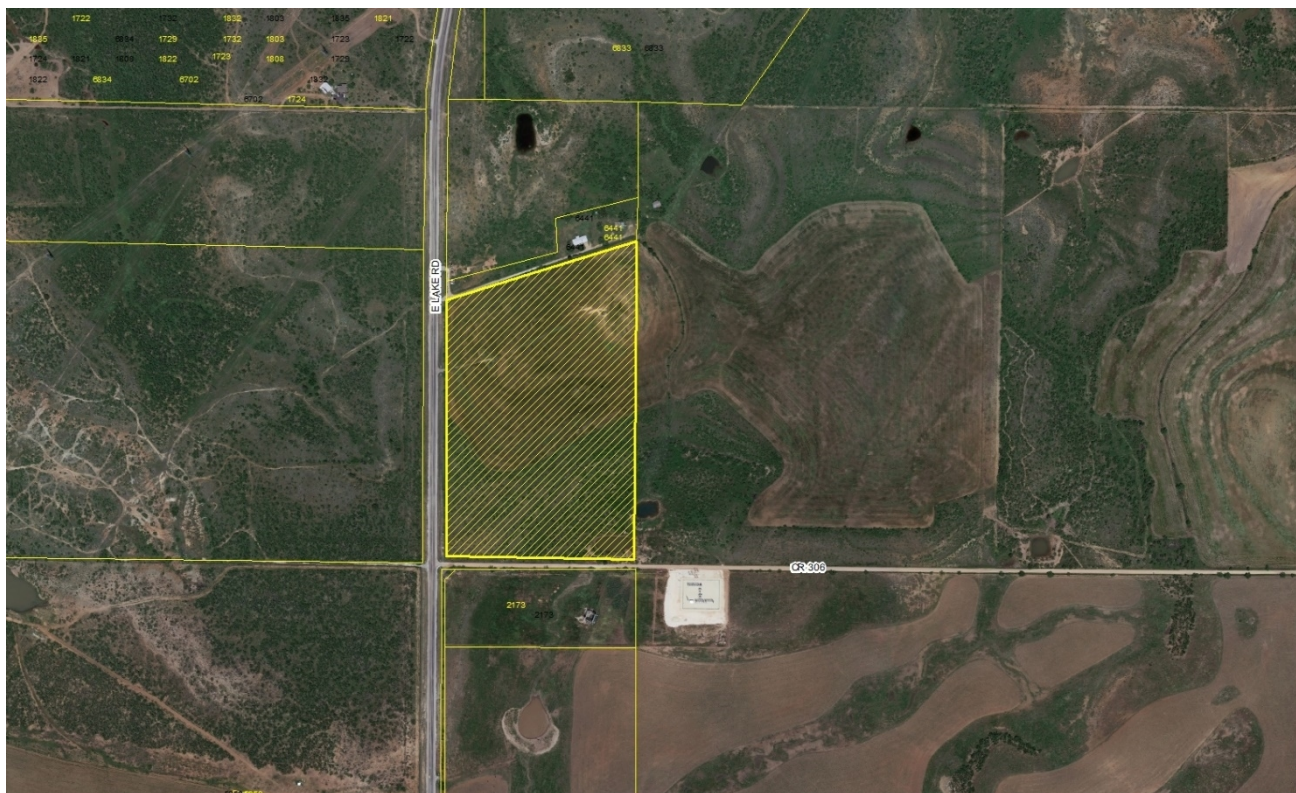
Planning & Zoning: February 7, 2023

City Council Hearing: February 7, 2023
March 9, 2023





Z-2023-03 LOCATION MAP

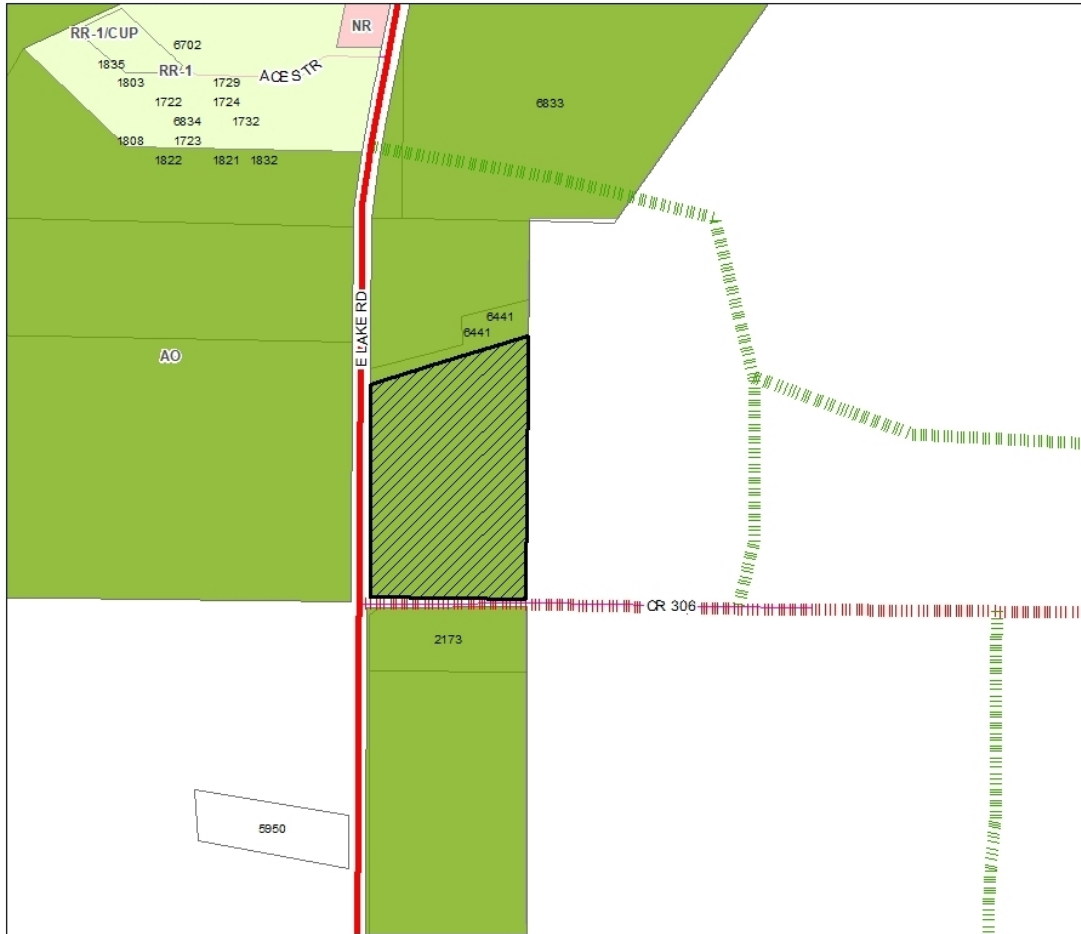


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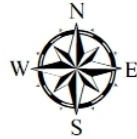




Z-2023-03 ZONING MAP



Zoning Map



Legend

- Z-2023-03
- Arterial
- Arterial
- Collector
- AO - Agricultural Open Space
- RR-1: Rural Residential
- NR: Neighborhood Retail



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PROPOSED USES/DEVELOPMENT STANDARDS

Base Zoning – Agricultural Open (AO) Base zoning subject to all AO district Standards

Permitted Uses – All uses permitted by right in the AO zoning district

Additional Standards –

1. One Mobile/Manufactured home shall be permitted on the property.
2. A “Demonstration Farm” shall be permitted as a use for this property.
3. Retail Sales (Indoor) of products harvested, raised, and processed on the subject farm shall be permitted where shown on the concept plan and shall follow the standards set in the Neighborhood Retail (NR) zoning district.
4. A meat processing facility shall be permitted for processing of animals raised on the subject farm.
5. A formal site plan review shall be required for a meat processing facility or retail sales.





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

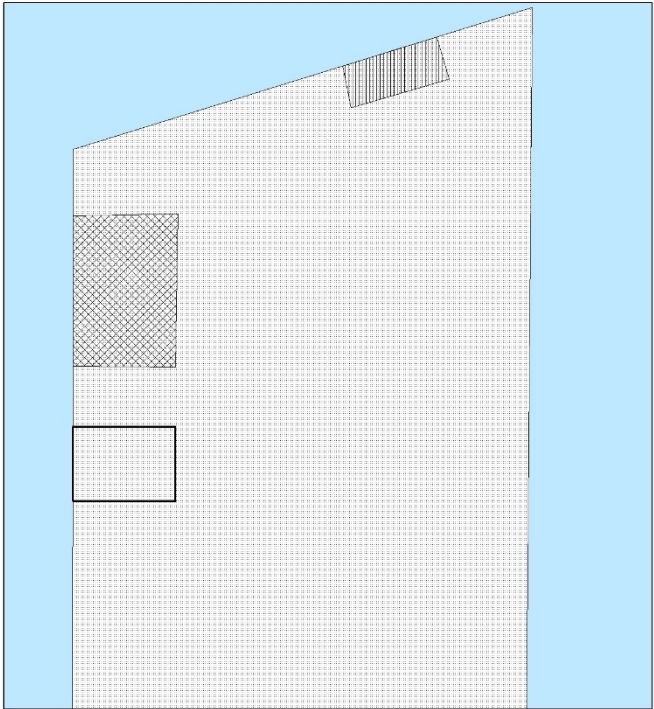
- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only,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





Z-2023-03 Concept Plan

Concept Plan



	Manufactured Housing (One Unit)	One mobile/manufactured home shall be allowed.
	Retail Sales (Indoor)	Retail sales (Indoor) where permitted shall follow the standards set in Neighborhood Retail (NR) zoning district.
	Meat Processing	Meat Processing shall be permitted and shall follow the standards set in the Agricultural Open (AO) District.
	Agricultural Use/Demonstration Farm	



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Z-2023-03 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES



South Neighboring Property



Subject Property (South View)



West Neighboring Property



Subject Property (West View)

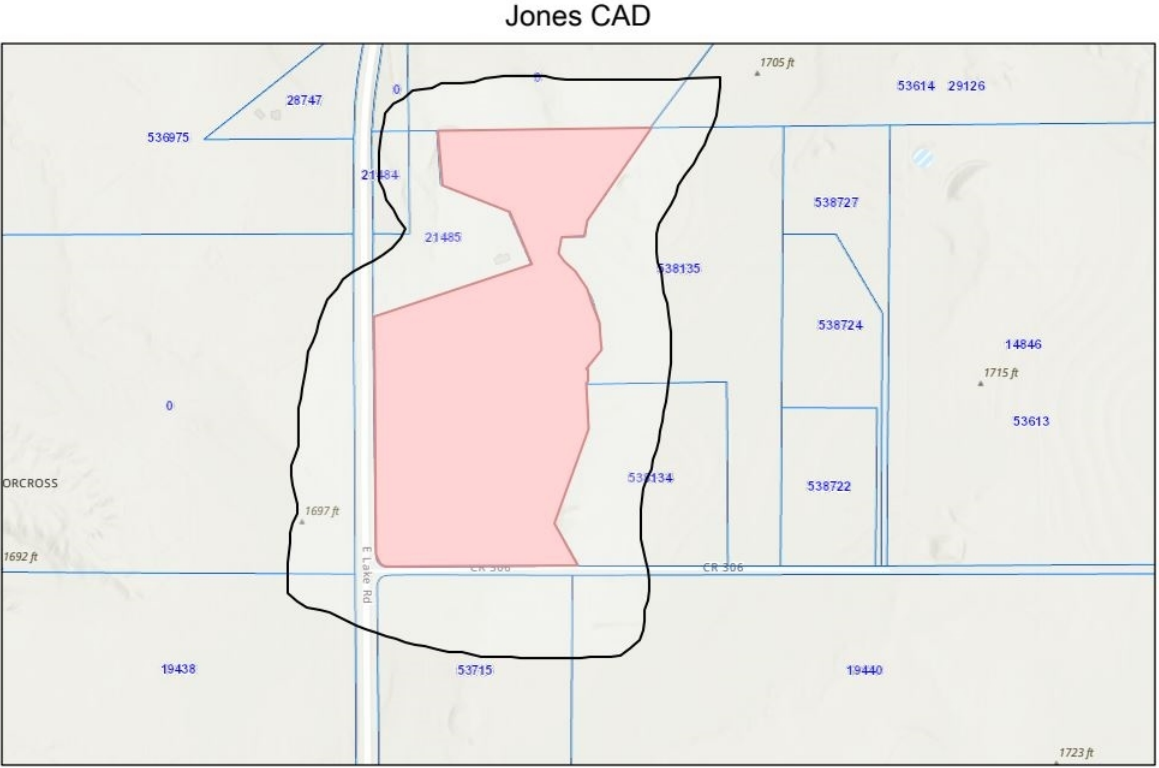


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Z-2023-03 NOTIFICATION AREA MAP



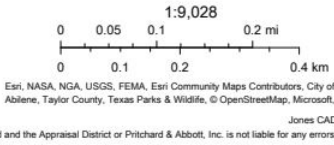
0- In Favor- 

0- Opposed- 

0% Opposed

1/19/2023, 8:52:12 AM

History Line  Parcels
History Labels



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FINDINGS AND RECOMMENDATIONS

The proposed request for PD rezoning is *consistent* with:

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

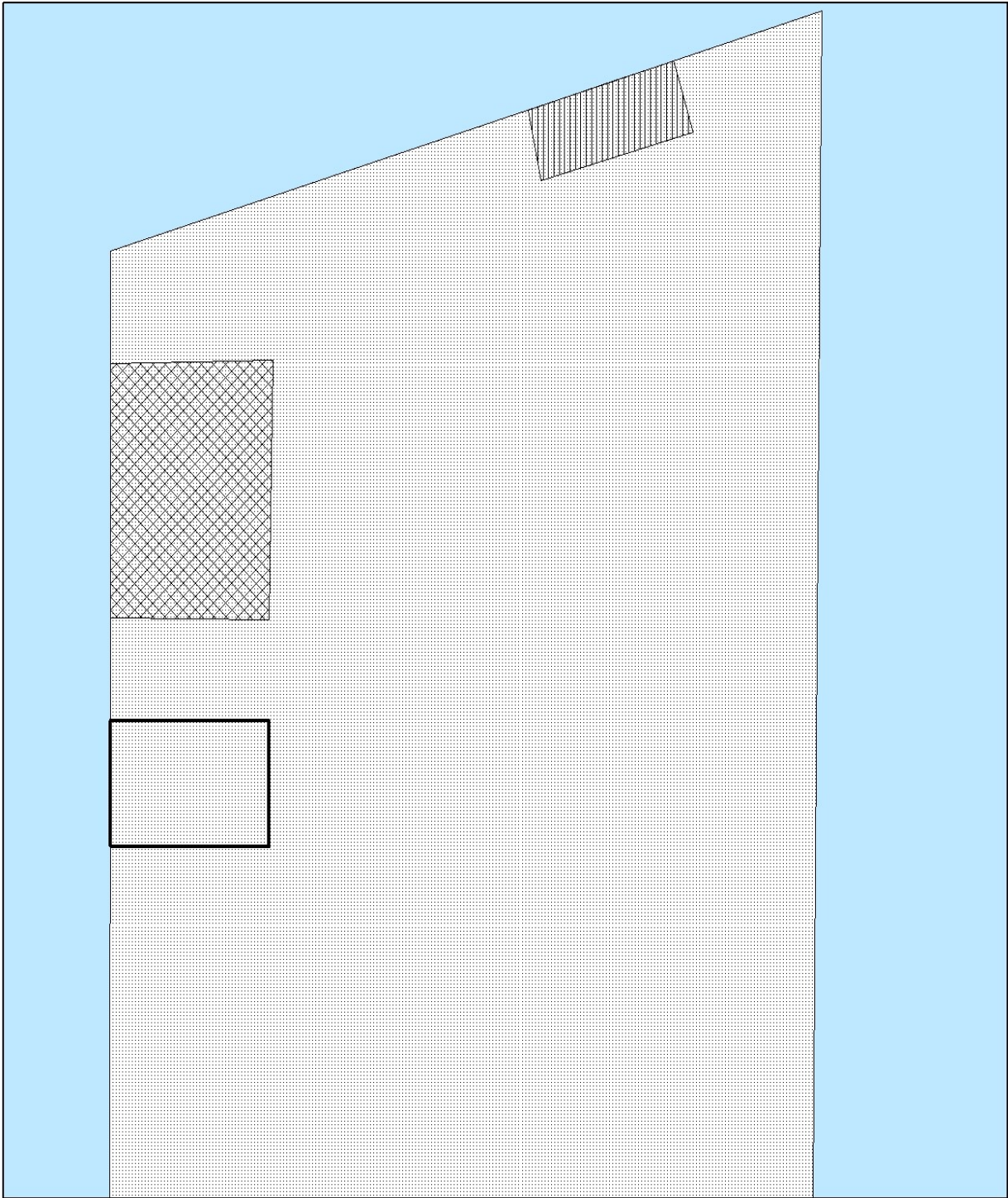




Questions?



Concept Plan



Manufactured Housing (One Unit)



Retail Sales (Indoor)



Meat Processing



Agricultural Use/Demonstration Farm

One mobile/manufactured home shall be allowed.

Retail sales (Indoor) where permitted shall follow the standards set in Neighborhood Retail (NR) zoning district.

Meat Processing shall be permitted and shall follow the standards set in the Agricultural Open (AO) District.