



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, March 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

Minutes: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Minutes from the Regular Meeting Held on February 7, 2023.

PLATS

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

2. **1823-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Forrest Meadows Section 2
3. **1923-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Heritage Parks section 13

ZONING

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

4. **CUP-2023-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Ian Gore To Apply A Conditional Use Permit To Allow For Wholesaling And Storage (Outdoors) To A Piece Of Property Zoned Heavy Commercial. Located At 2102 Old Anson Rd. Legal Description Being Lot 201, Block A, Anson Park Addition, Abilene, Taylor County, Texas. **(Clarissa Ivey)**
5. **Z-2023-04:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Sitzes Cleburne LP To Change Zoning From Office To PDD-180 To Allow For Self-Storage Units With A Base Zoning Of Office. Located At 1325 Hickory St. Legal Description Being The North 145.4 Feet, South 290.4 Feet And West 140 Feet Of Lot 2, Block 202, Original Town Of Abilene, Abilene, Taylor County, Texas. **(Clarissa Ivey)**
6. **Z-2023-05:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Jerome Abor To Change Zoning Districts From Heavy Commercial To Residential Single-Family 6. Located At 626-610 N 13th St And 1314 Ash St. Legal Description Being Lots 3-5, Block 2, College Drive Addition, Abilene, Taylor County, Texas. **(Adam**

Holland)

7. **Z-2023-06:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From GFF Texas Holdings, LLC To Change Zoning From Medium Density Residential To General Retail. Located At 715 Grape St. Legal Description Being Lot 1, Maker Subdivision, Abilene, Taylor County, Texas. **(Adam Holland)**
8. **Z-2023-07:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Coffee Momma LLC To Change Zoning From PDD-128 To General Retail. Located At 705 S Judge Ely Blvd. Legal Description Being Lot 1, Block 8, East Horizon Section 2, Abilene, Taylor County, Texas. **(Clarissa Ivey)**
9. **Z-2023-08:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Request From Great Expectations LLC To Amend The Terms Of PDD-142 To Change The Base Zoning Of Tracts 2 And 3 From Neighborhood Retail And Neighborhood Office Respectively To General Retail. Located At 6856 Buffalo Gap Rd. Legal Description Being Lot 2 And 3, Block C, Antilley Road Subdivision Section 4, Abilene, Taylor County, Texas. **(Adam Holland)**
10. **TC-2023-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From McMurry University To Abandon Santos St. Between Hunt St. To S 18th St, Abilene, Taylor County, Texas. **(Clarissa Ivey)**
11. **TC-2023-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Dylan Duggan To Abandon The North Half Of An Alley Located Between The 1800 Blocks Of Grand Avenue And Santos Street. **(Adam Holland)**

AGENDA ITEMS

12. **Election:** Hold a Discussion and Vote on a Commissioner to Serve as Secretary
13. **Ordinance Amendment:** Receive a Report, Hold a Discussion and Take Action on a proposal to adopt a new Thoroughfare Plan.
14. **Ordinance Amendment:** Receive a Report, Hold a Discussion and Take Action on a joint proposal of the Planning and Zoning Commission and Comprehensive Plan Advisory Committee (CPAC) to adopt a new Comprehensive Plan prepared by Halff and Associates, Inc.

EXECUTIVE SESSION

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

- 551.071 Consultation with Attorney

ADJOURNMENT

Notice

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

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 3rd day of March, 2023, at 3:40 p.m.

Shawna Atkinson, City Secretary



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on February 7, 2023 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas

Commissioners Present:

Mr. Clint Rosenbaum, Chairman	Rev. Iziar Lankford
Mr. Brad Benham, Chairman Pro Tem	Ms. Alex Russell, Sergeant-at-Arms
Ms. Shawnte' Fleming	

Commissioners Absent:

Mr. Mitch Barnett

Staff Present:

Mr. Michael Rice, Assistant City Manager
Mr. Randy Anderson, Assistant Director of Planning and Development Services
Ms. Kelley Messer, First Assistant City Attorney
Mr. Adam Holland, Planner I
Ms. Clarissa Ivey, Planner I
Ms. Mason Teegardin, Planning Technician
Ms. Melissa Farr, Executive Assistant

Others Present:

Mr. Bryan Goldsmith	Ms. Chaile Allen	Mr. Tyler Sitzes
Mr. Terry Groves	Mr. David Payne	Mr. Douglas Fournier
Mr. Clay Coffey	Mr. Russell Smith	

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:32 p.m. Mr. Rosenbaum announced the passing of a friend, colleague, and fellow commissioner, Mr. William (Bill) Noonan, who died unexpectedly at his home on January 12, 2023.

INVOCATION

Reverend Lankford delivered the invocation. Before doing so, he asked for moments of silence for all to remember and honor Mr. Bill Noonan.

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 January 3, 2023. Mr. Benham seconded the motion.

The motion to approve prevailed by the following vote:

AYES: Benham, Russell, Lankford, Fleming, Rosenbaum

NAYS: None

PLATS

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

0423-PP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Preliminary Plat for Water Crest Ranch

Staff recommends approval with the following conditions:
Colorado Street and Bull Wagon Street's names must be changed.

0523-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Final Plat for Water Crest Ranch Phase 1

Staff recommends approval with the following conditions:

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

Mr. Holland presented the plat requests. 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 with the conditions as stated in the presentations.** Ms. Russell seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Benham, Russell, Lankford, Fleming, Rosenbaum

NAYS: None

ZONING

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 Street Legal Description Being Lot 137, Block 25, Abilene Heights, City Of Abilene, Taylor County, Texas.

Ms. Mason Teegardin presented this request. The McKinzie/Johnson House is a one and a half story Mission/Spanish Revival residence, built in 1929. It is listed in the Abilene Register of Historic Properties.

This house was one of the first built on the hill. It was built in 1929 by Mr. John E. McKinzie. Mr. McKinzie played an important role in the establishment of ACU at its current location as well as the financial security of Abilene Christian College (ACC). The applicant is requesting the HO zoning to assist in restoring the original purposes of the house. The Landmarks Commission recommended approval.

Mr. Rosenbaum opened the public hearing. Mr. Terry Groves spoke in favor, as his wife, the applicant, was unable to attend the meeting. The ACC president's house was located directly across from this home. The McKinzie's built the home and he was in charge of the cafeteria for ACC students, and served on the Board of Directors. Mrs. McKinzie was a British lady, and served high tea at this house.

Mr. Brian Goldsmith was in attendance to learn more about this zoning change. He was originally concerned about any changes that might affect his neighboring property; however, he was in favor.

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

*The Landmarks Commission also recommends approval.

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

AYES: Benham, Russell, Lankford, Fleming, Rosenbaum

NAYS: None

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.

Mr. Adam Holland presented 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.

Mr. Rosenbaum shared his confusion about this request. Mr. Holland replied with the Development Review Committee's decision being that 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.

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

Discussion among the commission included the question of changing the numbers instead of the street name, and the desire to have someone from 9-1-1 addressing available at the meeting. Mr. Michael Rice clarified there are duplicate address numbers. He stated it would be unfair to request the county to change their numbers, as they have been established for many years. The best solution is to change the name inside the city limits.

STAFF RECOMMENDATION: Approval

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

AYES: Benham, Russell, Lankford, Fleming, Rosenbaum

NAYS: None

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.

Ms. Clarissa Ivey presented this request. The applicant intends to use the property for law offices, which is permitted by right in the Office district.

Mr. Rosenbaum opened the public hearing. The applicant, Ms. Chaile Allen, made herself available to answer questions. She confirmed her hours as an attorney being 8:30 a.m. to 5 p.m. Mr. Douglas Fournier spoke in opposition. Seeing no one else present and desiring to be heard, the public hearing was closed.

Ms. Fleming asked for clarification from Mr. Fournier, so the public hearing was reopened. He stated his concern is taking a business into a residential area. After discussion was had in regards to Neighborhood Office (NO) district zoning being a better option, Ms. Allen agreed. The public hearing was closed.

Property owners within a 200-foot radius were notified of this request. Two (2) responses were received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval

Mr. Benham moved to approve this request, but with Neighborhood Office (NO) District zoning. Ms. Fleming seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Benham, Russell, Lankford, Fleming, Rosenbaum

NAYS: None

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.

Mr. Adam Holland presented this request. The applicant proposes to use the property as a demonstration farm and allow certain agriculture-related businesses. He will 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.

Mr. Rosenbaum opened the public hearing. Mr. Coffey spoke to clarify his intentions for the property and made himself available to answer any questions. He stated the farm has transitioned from manmade chemicals and fertilizers in the past to currently using only natural fertilizers.

Products from the farm are meat, eggs, and vegetables. The manufactured home is for his son, daughter-in-law, and grandchildren. They are moving to help with the family business.

Mr. Russell Smith spoke to the topic of water and sewer services in the area.

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor with none in opposition.

STAFF RECOMMENDATION: Approval, subject to 1) The proposed Concept Plan; and 2) The “Proposed Base Zoning District, Land Uses, and Development Standards”

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

AYES: Benham, Russell, Lankford, Fleming, Rosenbaum

NAYS: None

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:24 p.m. He asked that the next agenda include the election of a new secretary, as Mr. Noonan formerly held that role.

APPROVED

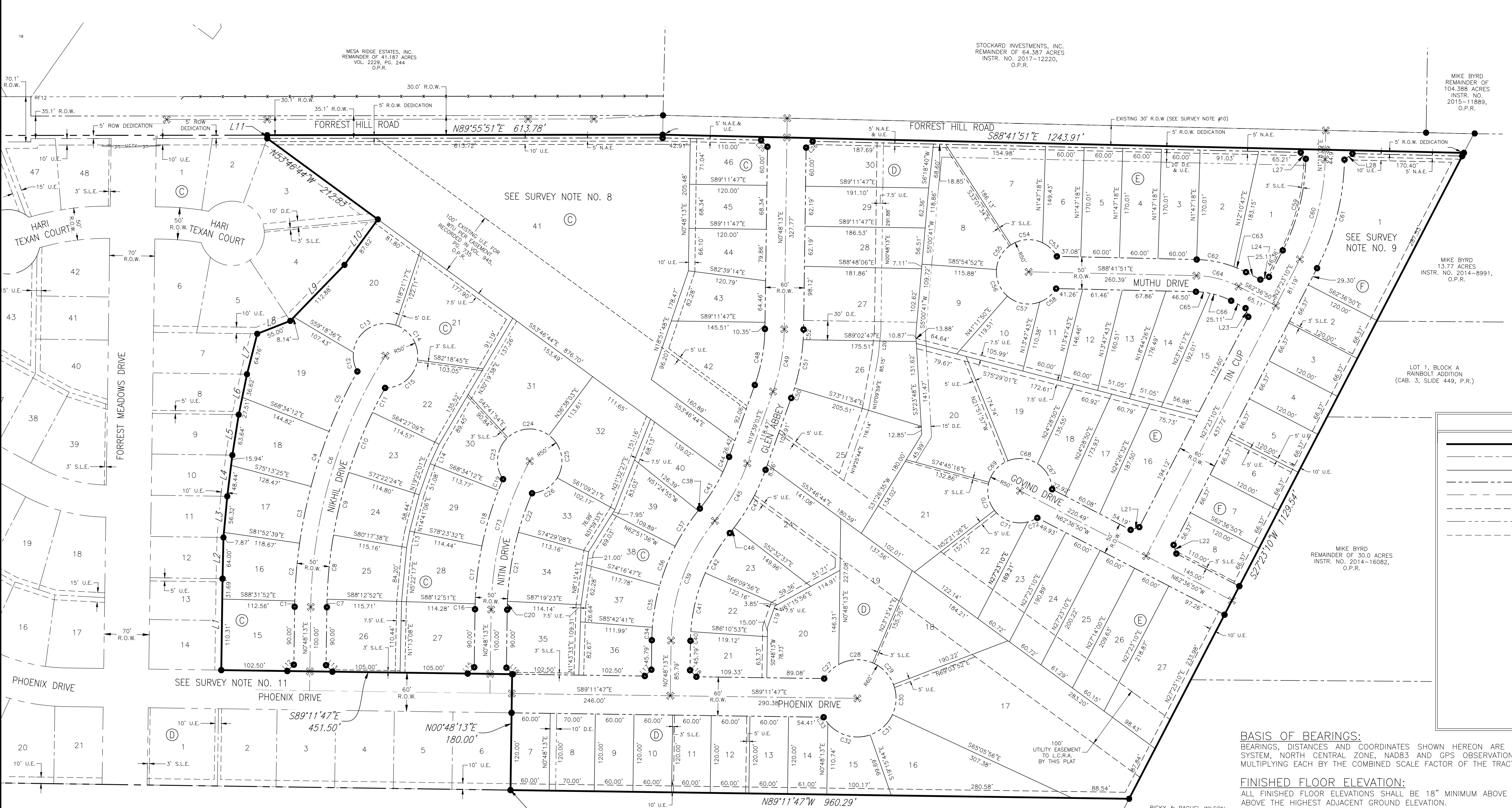
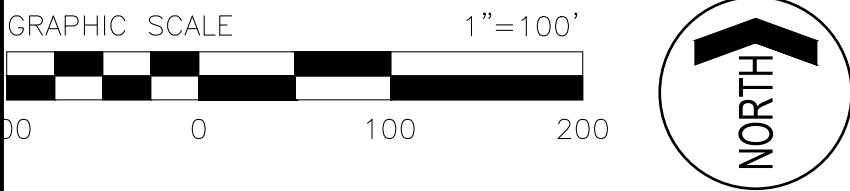
Mr. Clint Rosenbaum, Chairman

Table with 3 columns: LOT NO., AREA (SQ.FT.), AREA (ACRES). Rows 15-30. Block C.

Table with 3 columns: LOT NO., AREA (SQ.FT.), AREA (ACRES). Rows 31-46. Block D.

Table with 3 columns: LOT NO., AREA (SQ.FT.), AREA (ACRES). Rows 1-15. Block E.

Table with 3 columns: LOT NO., AREA (SQ.FT.), AREA (ACRES). Rows 1-8. Block F.



CURVE TABLE. Columns: CURVE NO., ARC LENGTH, RADIUS, ANGLE, TANGENT, CHORD BEARING, CHORD LENGTH. Rows C1-C25.

CURVE TABLE. Columns: CURVE NO., ARC LENGTH, RADIUS, ANGLE, TANGENT, CHORD BEARING, CHORD LENGTH. Rows C26-C50.

CURVE TABLE. Columns: CURVE NO., ARC LENGTH, RADIUS, ANGLE, TANGENT, CHORD BEARING, CHORD LENGTH. Rows C51-C73.

LINE TABLE. Columns: LINE NO., LENGTH, BEARING. Rows L1-L28.

LEGEND. Symbols for: SUBDIVISION BOUNDARY, ADJACENT PROPERTY, PROPOSED LOT LINES, PROP. STREET R.O.W., EXIST. STREET R.O.W., PROP. UTILITY EASEMENTS, PROP. DRAINAGE EASEMENTS, EXIST. UTILITY EASEMENTS. Text: SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED 'J&M BOUNDARY'. SET MAGNAIL WITH METAL WASHER. SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED 'J&M BOUNDARY'.

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 ARE PLAT CONVERTE TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF THE TRACT WHICH IS 1.000143527.

FINISHED FLOOR ELEVATION: ALL FINISHED FLOOR ELEVATIONS SHALL BE 18" MINIMUM ABOVE THE HIGHEST ADJACENT STREET CURB AND 12" MINIMUM ABOVE THE HIGHEST ADJACENT GROUND ELEVATION.

- PLAT NOTES:
1. AREA OF SUBDIVISION = 35.753 ACRES.
 2. AREA OF ALL PUBLIC R.O.W. DEDICATIONS = 6.858 ACRES.
 3. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
 4. MONUMENTATION: A 1/2" REBAR ROD WITH CAP MARKED "J&M BOUNDARY" IS SET AT EACH SUBDIVISION CORNER, LOT CORNER, AND AT EACH P.C., P.T. AND P.I. IN THE PROPOSED STREET RIGHT-OF-WAY LINES SHOWN.
 5. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441-C-0332-F EFFECTIVE JANUARY 6, 2012.
 6. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS OR FLOODWAY.
 7. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF ABILENE, TEXAS.
 8. LOT 46, BLOCK C IS AN OPEN SPACE & DETENTION POND DEDICATED TO THE CITY OF ABILENE FOR MAINTENANCE BY THIS PLAT.
 9. LOT 1, BLOCK F IS AN OPEN SPACE & DETENTION POND DEDICATED TO THE CITY OF ABILENE FOR MAINTENANCE BY THIS PLAT.
 10. THE R.O.W. WIDTH OF THIS PORTION OF FORREST HILL ROAD IS COMPOSED OF A CALLED 30' STRIP DEDICATED TO THE CITY OF ABILENE IN VOL. 2127, PG. 351, O.P.R. ON THE SOUTH SIDE.
 11. THE SECTION OF ROAD RUNNING EAST-WEST PREVIOUSLY PLATTED AS "TIN CUP" TO BE RENAMED PHOENIX DRIVE. EXISTING ADDRESS CHANGE WILL INCUR A \$100 CHARGE PER ADDRESS.

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

PLANNING DIRECTOR. FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.

CHAIRMAN. SECRETARY. PLANNING DIRECTOR. FEES. DIRECTOR OF PUBLIC WORKS.

COUNTY CLERK. COUNTY TEXAS. DEPUTY.

OWNER'S CERTIFICATE AND DEDICATION. 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 FORREST MEADOWS ADDITION, SECTION 2 BEING 35.753 ACRES, A REPLAT OF A PART OF LOTS 1 & 2, OF THE T.C. GARNER SURVEY SUBDIVISION, AND BEING OUT OF THE T.C. GARNER SURVEY, ABSTRACT NO. 1366 CITY OF ABILENE, TAYLOR COUNTY, TEXAS.

EXECUTED THIS DAY OF A.D. 2018.

[SIGNER NAME] [ENTITY NAME]

ACKNOWLEDGEMENT. THE STATE OF TEXAS: COUNTY OF TAYLOR: BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED [SIGNER NAME] [ENTITY NAME]. 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF A.D. 2018. TAYLOR COUNTY TEXAS.

GENERAL NOTES. ACRES: 35.753 ACRES. SCALE: SMALLEST LOT: ACRES LARGEST LOT: ACRES. LOT WIDTH: MIN. MAX. LOT DEPTH: MIN. MAX. CONCRETE MONUMENT FOUND (SYMBOL). CENTERLINE MARKER SET (SYMBOL).

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION. I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE. PLAT DESCRIPTION: FORREST MEADOWS ADDITION, SECTION 2 BEING 35.753 ACRES, A REPLAT OF A PART OF LOTS 1 & 2, OF THE T.C. GARNER SURVEY SUBDIVISION, AND BEING OUT OF THE T.C. GARNER SURVEY, ABSTRACT NO. 1366 CITY OF ABILENE, TAYLOR COUNTY, TEXAS.

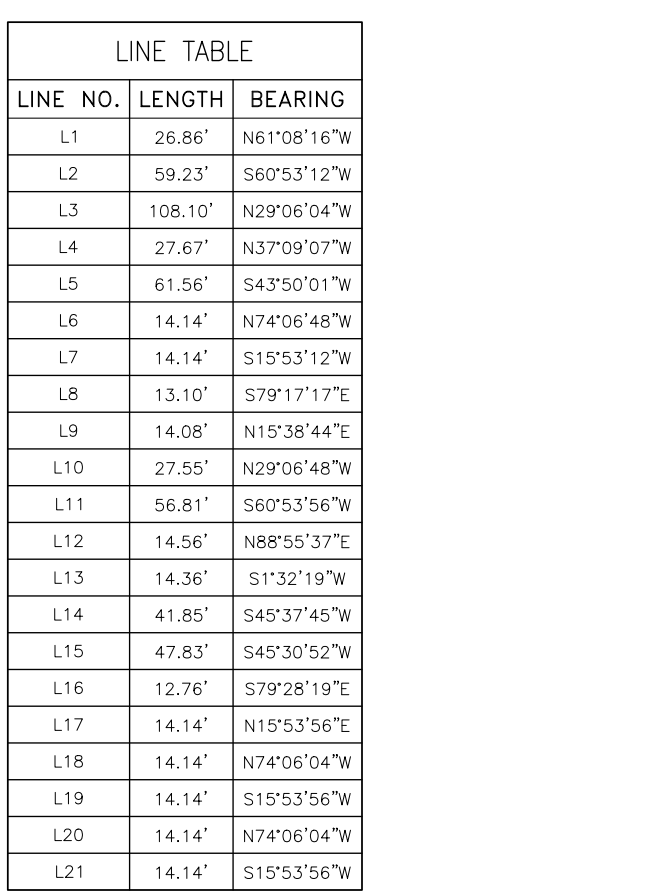
PRELIMINARY. This document shall not be recorded for any purpose.

SIGNATURE. (PRINT). REGISTERED PROFESSIONAL LAND SURVEYOR. DATE.

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

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

JACOB MARTIN. TBPLS FIRM # 10194493. 3465 CURRY LANE ABILENE, TX 79606 325-695-1070. 1508 SANTA FE DR, STE 204 WEATHERFORD, TX 76086 817-594-9880. 4920 S. LOOP 289, STE 104 LUBBOCK, TX 79414 806-368-6375.



CURVE TABLE							CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH	CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	116.80°	435.00°	152°30'24"	58.75'	N53°12'24"E	116.45'	C47	62.92°	945.00°	3°48'54"	31.47'	S32°25'33"E	62.91'
C2	86.53°	435.00°	112°52'43"	43.41'	N66°35'52"E	86.39'	C48	23.98°	945.00°	12°50'33"	11.69'	S29°48'35"E	23.98'
C3	375.96°	1055.00°	20°25'05"	190.00'	S39°27'19"E	373.98'	C49	243.86°	915.00°	15°16'11"	122.65'	N36°44'03"E	243.13'
C4	85.89°	859.28°	5°43'38"	42.98'	N32°34'53"E	85.86'	C50	84.53°	915.00°	1°17'36"	42.60'	N47°01'03"E	84.50'
C5	60.00°	445.00°	7°43'31"	30.05'	N42°18'13"E	59.95'	C51	22.87°	885.00°	12°25'11"	11.64'	N45°55'26"E	22.87'
C6	60.00°	445.00°	7°43'31"	30.05'	N42°18'13"E	59.95'	C52	73.27°	885.00°	4°44'36"	36.65'	N48°45'42"E	73.25'
C7	74.83°	555.00°	7°43'31"	37.47'	S42°18'11"E	74.77'	C53	73.27°	885.00°	4°44'36"	36.65'	N44°04'06"E	73.25'
C8	33.88°	555.00°	22°29'52"	16.96'	S47°54'52"E	33.88'	C54	73.27°	885.00°	4°44'36"	36.65'	N36°19'29"E	73.25'
C9	114.59°	585.00°	11°13'32.3"	57.48'	N44°03'10"W	114.41'	C55	73.56°	885.00°	4°45'44"	36.80'	N31°34'19"W	73.54'
C10	25.06°	615.00°	22°06'16"	12.53'	N48°29'48"W	25.06'	C56	1.39°	885.00°	0°05'24"	0.69'	N28°08'46"W	1.39'
C11	61.54°	615.00°	5°44'00"	30.80'	N42°27'45"W	61.51'	C57	0.00°	295.14°	0°00'00"	0.00'	S29°06'04"E	0.00'
C12	33.86°	615.00°	30°19'17"	16.94'	N49°01'07"E	33.86'	C58	62.34°	750.00°	4°45'44"	31.19'	S33°14'19"E	62.32'
C13	11.57°	750.00°	05°30'11"	5.78'	S49°12'51"E	11.56'	C59	62.34°	750.00°	4°45'44"	31.19'	S31°34'19"E	62.32'
C14	30.57°	750.00°	22°06'16"	15.28'	N48°29'48"W	30.56'	C60	48.44°	750.00°	3°42'01"	24.23'	S36°50'47"E	48.43'
C15	61.67°	750.00°	4°42'39"	30.56'	N46°25'31"E	61.65'	C61	48.44°	750.00°	3°42'01"	24.23'	S35°50'47"E	48.43'
C16	75.05°	750.00°	5°44'00"	37.56'	N44°27'45"E	75.02'	C62	34.78°	750.00°	2°39'25"	17.39'	S42°06'41"E	34.78'
C17	61.67°	750.00°	4°42'39"	30.56'	N44°25'51"E	61.65'	C63	40.97°	750.00°	3°07'46"	24.49'	S45°00'17"E	40.96'
C18	75.05°	750.00°	5°44'00"	37.56'	N38°45'46"E	75.02'	C64	40.97°	750.00°	3°07'46"	24.49'	S45°00'17"E	40.96'
C19	45.76°	750.00°	22°29'46"	22.89'	N37°36'39"E	45.76'	C65	19.38°	750.00°	12°25'11"	9.69'	S48°55'26"E	19.38'
C20	15.90°	859.28°	10°33'37"	7.95'	S34°54'53"E	15.90'	C66	19.38°	750.00°	12°25'11"	9.69'	S48°55'26"E	19.38'
C21	69.99°	859.28°	44°03'41"	35.01'	S32°05'25"E	69.97'	C67	0.96°	615.00°	0°05'23"	0.48'	N29°08'46"W	0.96'
C22	73.04°	885.00°	4°40'43"	36.54'	N32°17'00"W	73.02'	C68	62.31°	615.00°	5°48'19"	31.18'	N32°05'37"E	62.29'
C23	72.77°	885.00°	4°42'39"	36.40'	N37°00'12"W	72.75'	C69	62.11°	615.00°	5°47'12"	31.08'	N37°53'22"E	62.09'
C24	72.77°	885.00°	4°42'39"	36.40'	N40°21'51"E	72.75'	C70	62.11°	615.00°	5°47'12"	31.08'	N47°30'34"E	62.09'
C25	72.77°	885.00°	4°42'39"	36.40'	N46°25'31"E	72.75'	C71	33.22°	615.00°	2°05'41"	16.61'	N48°07'01"E	33.21'
C26	13.65°	885.00°	05°30'11"	6.82'	N49°13'21"E	13.65'	C72	209.95°	585.00°	203°34'41"	106.12'	N39°22'57"E	208.83'
C27	328.19°	915.00°	23°03'03"	165.88'	S29°32'07"E	326.44'	C73	41.53°	555.00°	4°17'14"	20.77'	S47°31'14"E	41.52'
C28	16.45°	945.00°	05°59'50"	8.22'	S49°09'56"E	16.45'	C74	78.08°	555.00°	8°03'37"	39.10'	S41°20'48"E	78.01'
C29	62.51°	945.00°	3°47'25"	31.27'	S46°46'18"E	62.50'	C75	78.08°	555.00°	8°03'37"	39.10'	S37°11'17"E	78.01'
C30	62.51°	945.00°	3°47'25"	31.27'	S42°58'53"E	62.50'	C76	1.50°	555.00°	0°09'19"	0.75'	S29°10'44"E	1.50'
C31	62.51°	945.00°	3°47'25"	31.27'	S39°17'28"E	62.50'	C77	1.21°	445.00°	0°09'19"	0.60'	N29°10'43"W	1.21'
C32	62.51°	945.00°	3°47'25"	31.27'	S35°24'03"E	62.50'	C78	62.60°	445.00°	8°03'37"	31.35'	N33°17'11"W	62.55'
C33	61.61°	945.00°	3°44'08"	30.82'	S31°38'17"E	61.60'	C79	62.60°	445.00°	8°03'37"	31.35'	N31°20'48"W	62.55'
C34	78.43°	1055.00°	4°15'35"	39.23'	S31°22'33"E	78.41'	C80	33.30°	445.00°	4°17'14"	16.66'	S47°31'14"W	33.28'
C35	69.79°	1055.00°	3°47'25"	34.91'	N35°24'03"E	69.78'	C81	74.89°	445.00°	9°38'34"	35.53'	N45°50'34"E	74.80'
C36	69.79°	1055.00°	3°47'25"	34.91'	N39°11'28"E	69.78'	C82	83.61°	445.00°	14°05'55"	41.93'	N43°38'20"E	83.49'
C37	69.79°	1055.00°	3°47'25"	34.91'	N42°58'53"E	69.78'	C83	0.91°	335.00°	0°09'19"	0.45'	N29°10'43"E	0.91'
C38	69.79°	1055.00°	3°47'25"	34.91'	N46°46'18"E	69.78'	C84	62.94°	335.00°	14°05'55"	31.56'	N43°38'20"E	62.85'
C39	18.36°	1055.00°	05°59'50"	9.18'	N49°09'56"W	18.36'	C85	56.38°	335.00°	9°38'34"	28.26'	N45°50'34"E	56.31'
C40	14.47°	275.00°	30°05'11"	7.24'	S59°23'31"E	14.47'	C86	107.67°	300.00°	203°34'41"	54.42'	S39°22'57"E	107.09'
C41	58.82°	275.00°	12°15'21"	29.52'	S51°45'25"E	58.71'	C87	86.68°	265.00°	18°44'25"	43.73'	S47°17'39"E	86.29'
C42	66.63°	250.00°	15°16'11"	33.51'	S53°15'51"W	66.43'	C88	8.43°	265.00°	1°49'23"	4.22'	S37°00'45"E	8.43'
C43	59.96°	225.00°	15°16'11"	30.16'	S53°15'51"W	59.79'	C89	72.61°	365.00°	11°23'52"	36.42'	S66°35'52"W	72.49'
C44	52.30°	945.00°	3°10'15"	26.16'	S47°46'32"E	52.29'	C90	79.57°	400.00°	11°23'52"	39.92'	S66°35'52"W	79.44'
C45	67.63°	945.00°	4°06'01"	33.83'	S46°11'54"E	67.61'	C91	49.13°	365.00°	7°23'42"	24.60'	N50°08'26"E	49.09'
C46	62.92°	945.00°	3°48'53"	31.47'	S36°14'27"E	62.91'	C92	107.40°	400.00°	142°04'24"	54.03'	S31°23'24"W	107.08'

ACKNOWLEDGEMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

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

RANDALL LLOYD

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

HERITAGE IX ABILENE, LLC.

A LOCAL 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____
DAY OF _____, A.D. 2023

TAYLOR
NOTARY PUBLIC COUNTY TEXAS

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 "SURVEYOR REGULATIONS" OF THE
 STATE OF ARIZONA.

PLAT DESCRIPTION:
 HERITAGE PARKS ADDITION, SECTION 13
 BEING 20.949 ACRES OUT OF THE SW/4
 OF SECTION 21, BLIND ASYLUM LANDS,
 ABSTRACT NO. 1039,
 CITY OF ABILENE,
 TAYLOR COUNTY, TEXAS

PRELIMINARY
 This document shall not be
 recorded for any purpose.

SIGNATURE

(PRINT)

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

 **JACOB
MARTIN**

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

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

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

TBPELS FIRM # 10194493

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
3	9,683	0.222	394.59'
4	7,206	0.165	350.47'
5	7,411	0.170	357.98'
6	9,320	0.214	387.40'

DEVELOPER/SUBDIVIDER:
HERITAGE IX ABILENE, LLC.
967 S. 25TH STREET
ABILENE, TX 79602
325-692-4317

HERITAGE PARKS ADDITION, SECTION 13
BEING 20.949 ACRES OUT OF THE
SW/4 OF SECTION NO. 21,
BLIND ASYLUM LANDS, ABSTRACT NO. 1040,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS



CONDITIONAL USE PERMIT REQUEST

Case: CUP-2023-02

Owner: Ian Gore

Request: CUP to allow an Outdoor Storage Facility

Location: 3102 Old Anson Road

Notification: 0 in Favor, 0 Opposed

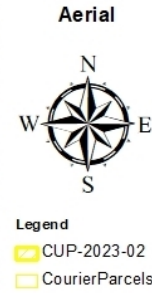
Planning & Zoning: March 7, 2023

City Council Hearing: March 23, 2023
April 13, 2023





CUP-2023-02 LOCATION MAP

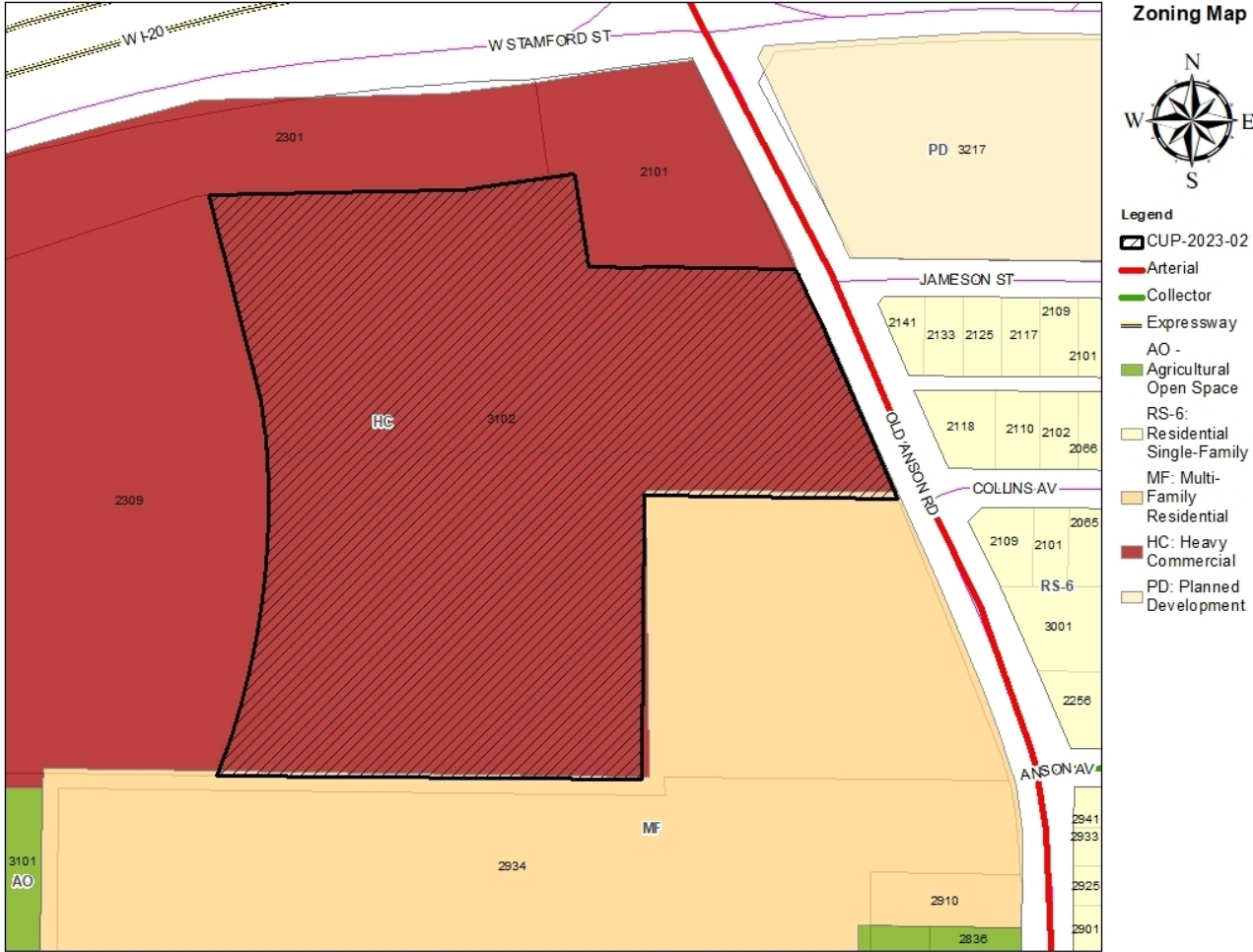


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CUP-2023-02 ZONING MAP



CITY OF
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TEXAS



Permitted Uses in HC Zoning

RESIDENTIAL USES:

C 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 Drive-Through Facility
TP Field Office or Construction Office (temporary)
P Freight Container
P Fuel Sales
TP Itinerant Business
P Manufacturing (incidental)
C Mobile Home (permanent security residence)
TP Mobile Home (temporary security residence)
P 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:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P Ambulance Service
C Correction, Detention, or Penal Facilities
P Fire/Police Station
P Homeless/Emergency Shelter
P Hospital
P Medical/Dental Laboratory
P Military and Armed Forces Reserve Center
P Post Office
P Rehabilitation Facility
C Sanitary Landfill
P Social Service Facility

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

EDUCATIONAL AND RELIGIOUS USES:

P Arts School
C Cemetery, Crematorium, and Mausoleum
P Church or Place of Worship
P Educational and Scientific Research
P School: Public/Private
P Trade/Business School

SERVICE

P/C Automobile Wash
P Contractor Services
P Funeral Home/ Mortuary/Morgue
P 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 Printing, Copying, Reproduction, Publishing
P 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)
P Repair and Maintenance Services (outdoors)
P Repair and Maintenance Services (truck and other large vehicles)
P Scales (public)
P Storage - Self-Service Units
P Tattoo Parlor
P Taxidermist
P Veterinary Service (all size animals)
P Veterinary Service (small animals)
P Wrecker/Towing

TRADE – RETAIL USES

P Aircraft and Accessories
P ATM's, Self-Serve Kiosks, and Similar Facilities
P Fuel Sales
P Head Shop
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)
P Retail Sales/Rental (trucks and other large vehicles and equipment)

TRADE – WHOLESALE USES

P Liquor, Wholesale/Distribution
P Wholesaling and Storage (indoor)
C Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
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
C Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

P Petroleum or Gas Well
C Manufacturing (light)
P Urban Garden



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CUP-2023-02 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES



Subject Property



Northeast Neighboring Property



East Neighboring Property



South Neighboring Property





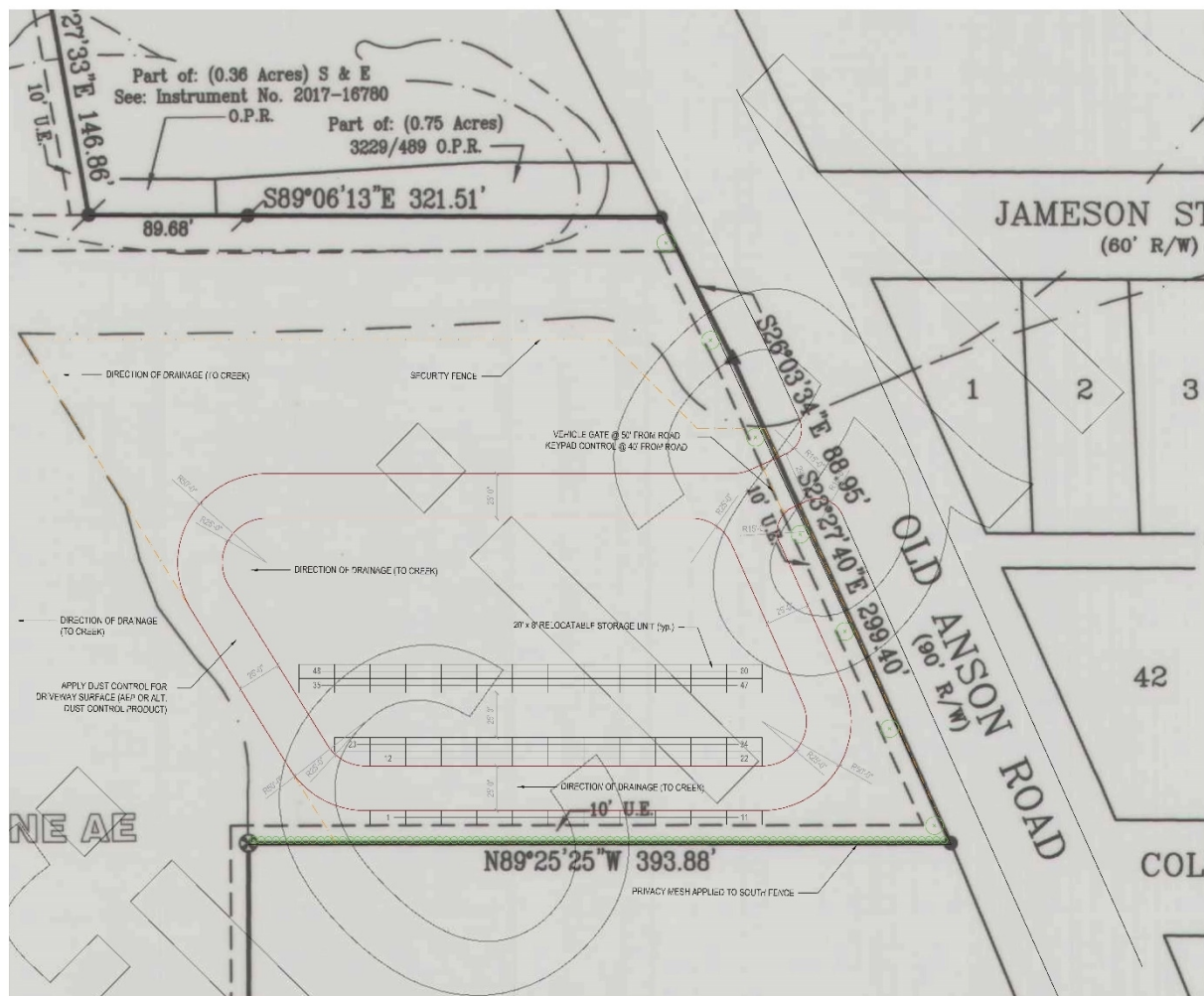
CUP-2023-02 CONCEPT PLAN

GENERAL NOTES

1. RELOCATABLE STORAGE UNITS ARE NOT PERMANENT STRUCTURES AND MEET WIND REQUIREMENTS BY LOCAL CODE (105 MPH).
2. SECURITY FENCE AS DRAWN: 1.391 LINEAR FEET.
3. AREA INSIDE SECURITY FENCE: 2.337 ACRES (101,518 SQUARE FEET).
4. NO RUNNING WATER OR ELECTRICITY ON SITE.
5. PRIVACY MESH TO BE APPLIED TO SOUTH FENCE.
6. DUST CONTROL TO BE APPLIED FOR DRIVEWAY SURFACE (ASP OR ALT. DUST CONTROL PRODUCT).
7. DRAINAGE PLAN: DOWN STREAM DRAINAGE IS TO REAR OF PROPERTY INTO EXISTING CREEK.

KEY

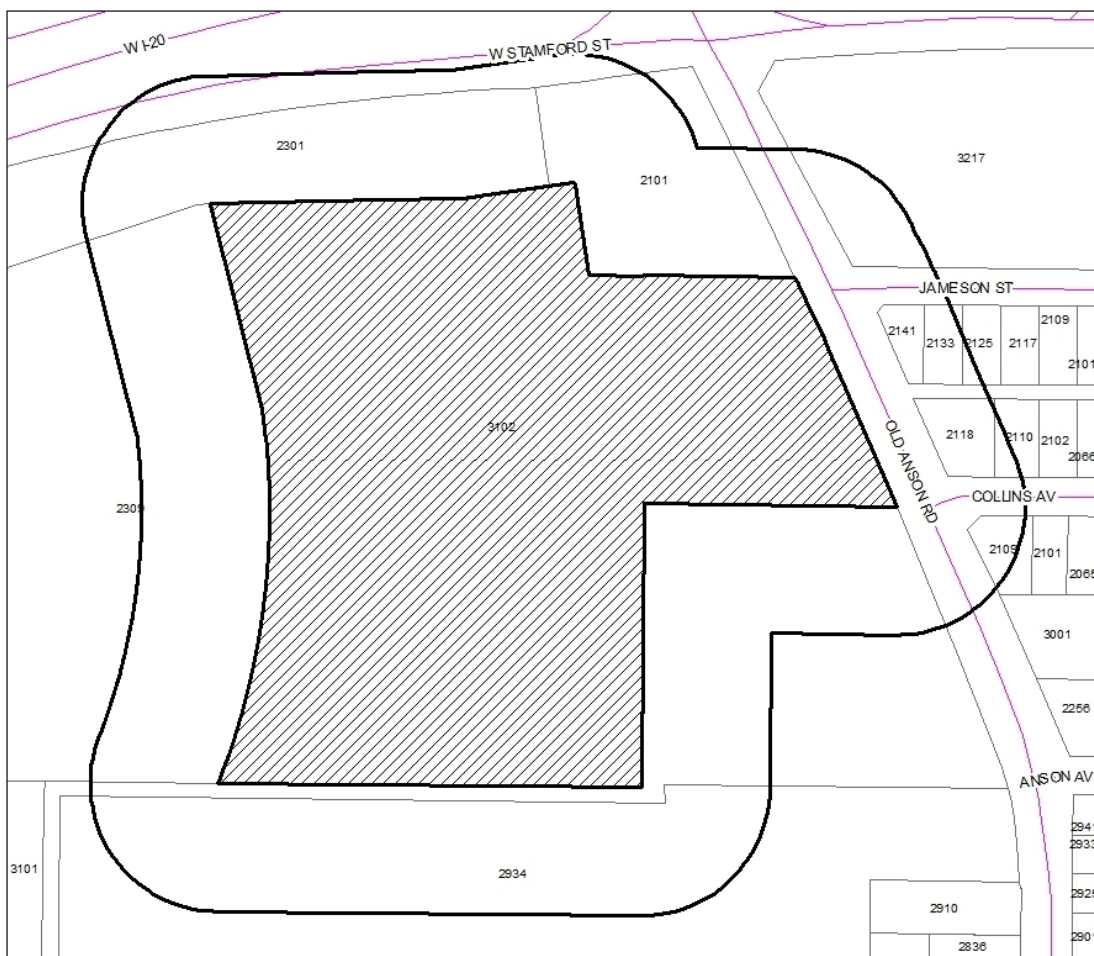
- 8' x 20' BOXWELL RELOCATABLE UNIT (2 SIDE DOORS)
- FUTURE 8' x 20' BOXWELL RELOCATABLE UNIT
- LARGE LANDSCAPE TREES @ (1) PER 60' ALONG ROAD
- SMALL LANDSCAPE TREES @ (8) PER 25' ALONG SOUTH FENCE



CITY OF
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TEXAS



CUP-2023-02 NOTIFICATION AREA MAP



Notification Map



Legend

- CUP-2023-02
- Buffer
- CUP-2023-02

0- In Favor-



0- Opposed-



0% Opposed



CITY OF
ABILENE
TEXAS





FINDINGS AND RECOMMENDATIONS

Findings:

- The surfacing proposed by the applicant will not hold up over time, thereby resulting in dust and erosion control issues;
- The storage structures do not comply with the Building Code in terms of being on a permanent foundation and tied down to satisfy the 115 mph/3 second wind load requirement.
- The proposed structures are designed to withstand a 50 mph wind load, making them relatively easy to be rolled by a straight line wind and picked up by a tornado.
- Because the units can be easily moved by a forklift, an approved conditional use permit could easily be modified without City authorization.
- The proposed use, as designed, is not compatible with the surrounding residential development.
- The subject site is located at one of the northern gateways into downtown. A substandard development at this location would not portray a positive view of the City.

Staff Recommends **Denial**.





Questions?



CONDITIONAL USE PERMIT CUP-2023-02

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: March 7, 2023

City Council 1st Reading: March 23, 2023

City Council 2nd Reading: April 13, 2023

Applicant

Owner: Ian Gore

Case Manager

Clarissa Ivey – Planner I

Request

A Conditional Use Permit to allow relocatable storage units for self-storage facility.

Location

3102 Old Anson Rd, in Anson Park Addition, Block A, Lot 201.

Background

This property was annexed in 1957 and has remained undeveloped since. The 100-year Flood Plain is located on the subject site.

Zoning, Existing and Proposed Land Use

Multi-Family (MF) zoning is south of the subject property. Residential-Single Family (RS-6) zoning located to the east. Heavy Commercial (HC) zoning is located to the north.

Conventional self-storage warehouses are constructed on a permanent foundation, in a fixed location, with paved or concrete driveways and drive aisles to provide access to each unit. Such a facility would be permitted by right at this location, subject to compliance with the development standards of the LDC.

In contrast, the applicant proposes a storage structure that will not be located on a permanent foundation and will not have hard surfaced drives and parking aisles. The storage structures can be added to, relocated, or reconfigured, at will. For all of those reason, the proposed use is not considered to be a self-storage warehouse, but rather as outdoor storage. As such, a Conditional Use Permit is required to allow this use of the site.

Major Issues/Concerns

- The surfacing proposed by the applicant will not hold up over time, thereby resulting in dust and erosion control issues;
- The storage structures do not comply with the Building Code in terms of being on a permanent foundation and tied down to satisfy the 115 mph wind load requirement.
- The proposed structures are designed to withstand a 50 mph wind load, making them relatively easy to be rolled by a straight line wind and picked up by a tornado.

- Because the units can be easily moved by a forklift, an approved conditional use permit could easily be modified without City authorization.
- The proposed use, as designed, is not compatible with the surrounding residential development.
- The subject site is located at one of the northern gateways into downtown. A substandard development at this location would not portray a positive view of the City.

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) 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 proposed Future Land Use Map (FLUM) recommends *Highway Commercial uses* for this site. For that reason, Storage (Outdoor) would be an appropriate use only if all of the minimum development standards of the LDC and Building Codes are satisfied.

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

The proposed use is appropriate at this location. However, the proposed design of the facility does not comply with the basic development standards of the LDC and the Building Code that are intended to ensure compatibility with surrounding uses and to maintain public health, safety, and general welfare.

- (3) The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.**

The proposed development will create a dust and visual nuisances for the surrounding neighborhood. Additionally, surrounding property owners could be subject to flying debris and the structural components of the storage structure in the event of wind storms, thunderstorms, and tornadoes.

The subject site is located at the northern gateways into downtown. The appearance of a substandard development would not reflect well on the city.

- (4) The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

The developer would be responsible for installing a sidewalk across the entire frontage of the site to minimize the risk to pedestrian traffic.

- (5) The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.**

The proposed use does not generate a level of traffic that would adversely affect the existing road network in the vicinity of the subject site.

(6) The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.

The proposed use does not incorporate adequate features that are compatible with the neighborhood, such as an adequate buffer yards. Proposed is a chain link fence with slats to screen the site from the adjoining residences. Slats do not hold up to the wind, heat, and dusty conditions of West Texas.

(7) The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

All of the deviations proposed by the applicant will result in a poor site design that can result in impacts, as described in this report, which could adversely affect the basic health, safety, and general welfare standards of this City.

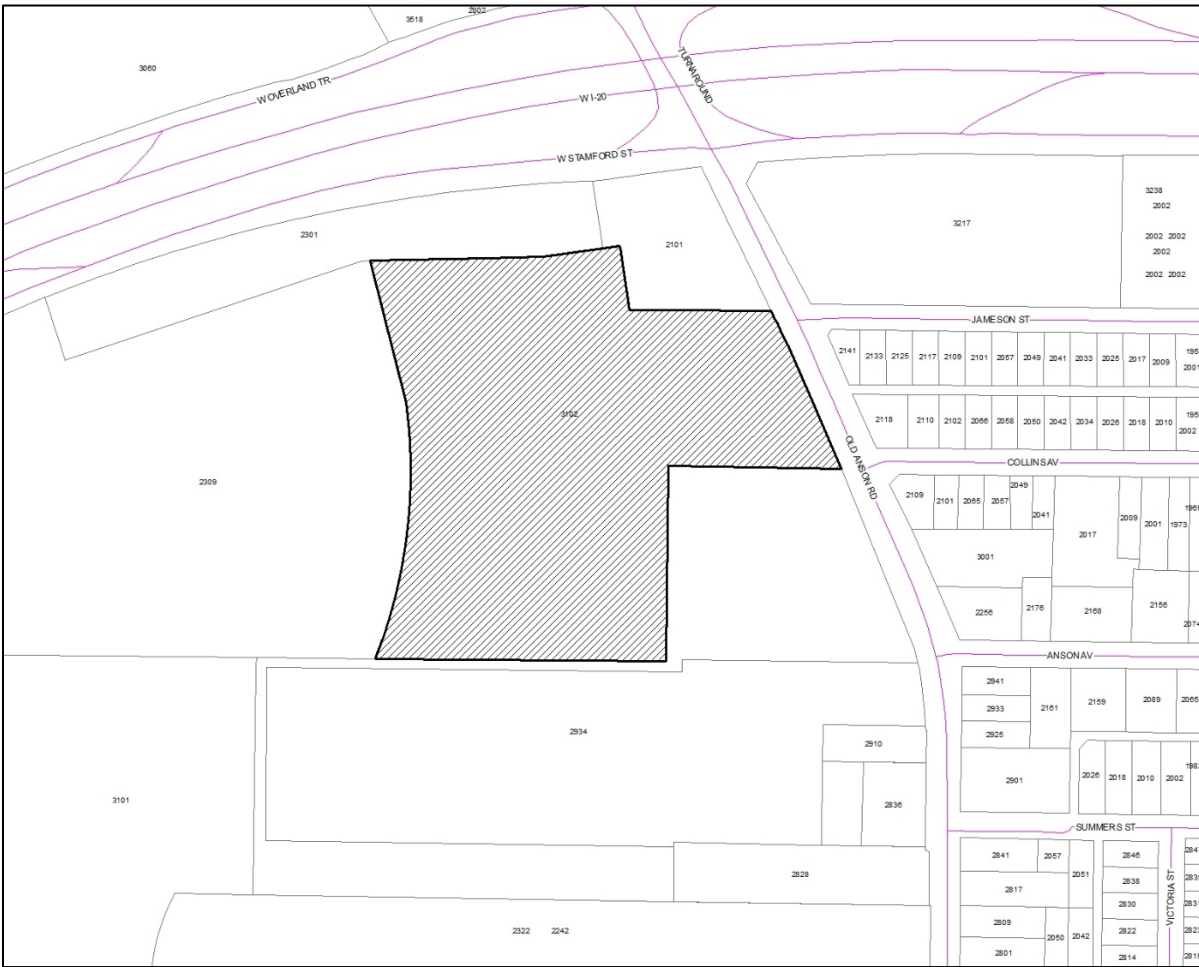
Staff Recommendation

Staff recommend **denial**.

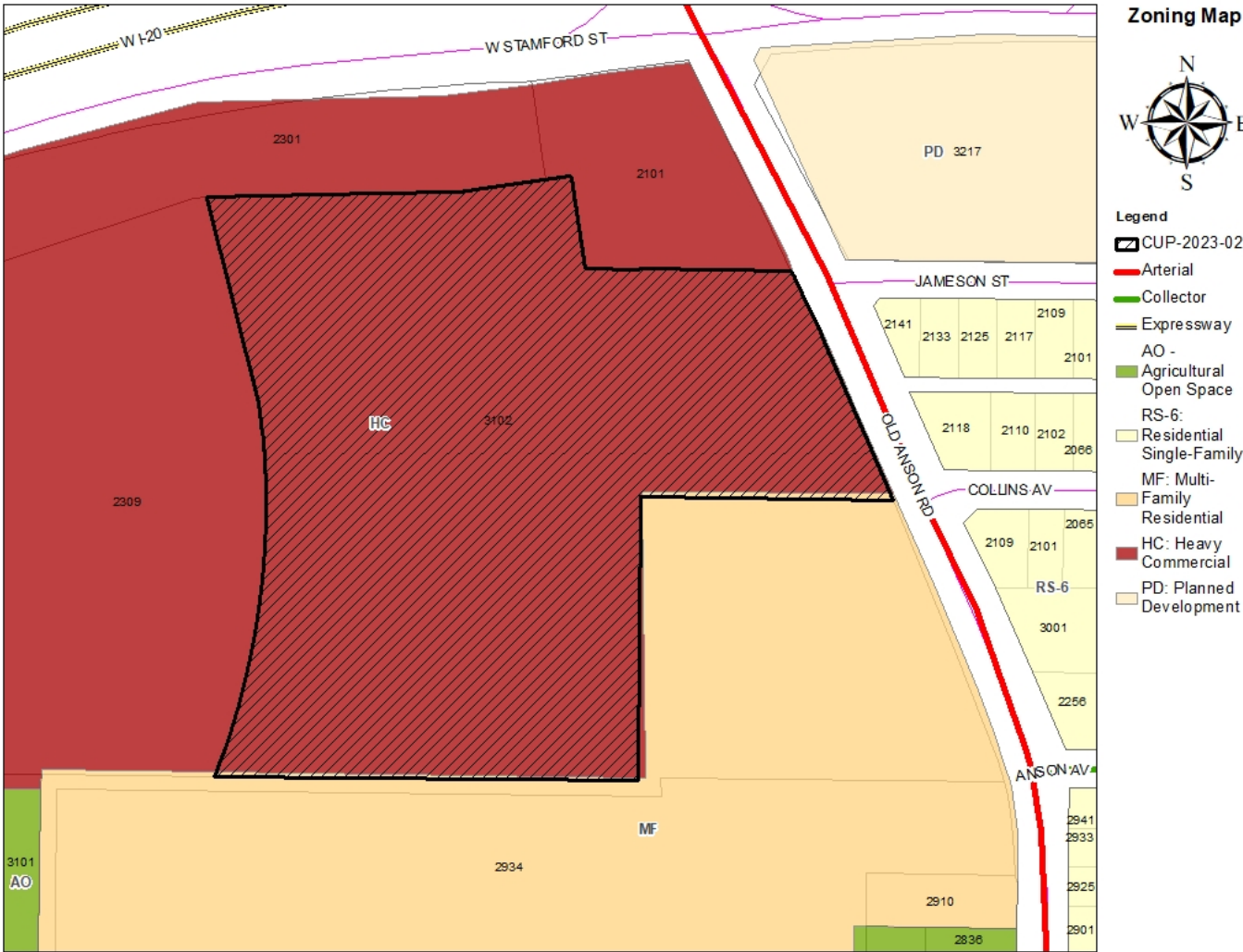
Notification

Owner	Property ID	Situs	Response
GONZALES OSCAR JR & TRACIE	14774	2141 JAMESON ST	
JWDW PROPERTIES II LLC	1084626	2934 OLD ANSON RD	
VALERIO MARY LINDA	15035	2125 JAMESON ST	
CHARLIE THYNE INC &	56991	2109 COLLINS AV	
RAMEY KENNETH D	19634	2110 COLLINS AV	
NATIONAL RETAIL PROPERTIES LP	115095	2101 W STAMFORD ST	
QT SOUTH LLC	1061861	3217 OLD ANSON RD	
STEWART SHENIKQUA D'NISE	14896	2133 JAMESON ST	
3102 ANSON LLC	972254	3102 OLD ANSON RD	
KING REBECCA MARIE	10836	2301 W STAMFORD ST	
JWDW PROPERTIES II LLC	1084608	3050 OLD ANSON RD	
RAMEY KENNETH D	19766	2118 COLLINS AV	
VENUGOPALA SOWMYA	16107	2309 W STAMFORD ST	

LOCATION MAP



ZONING MAP

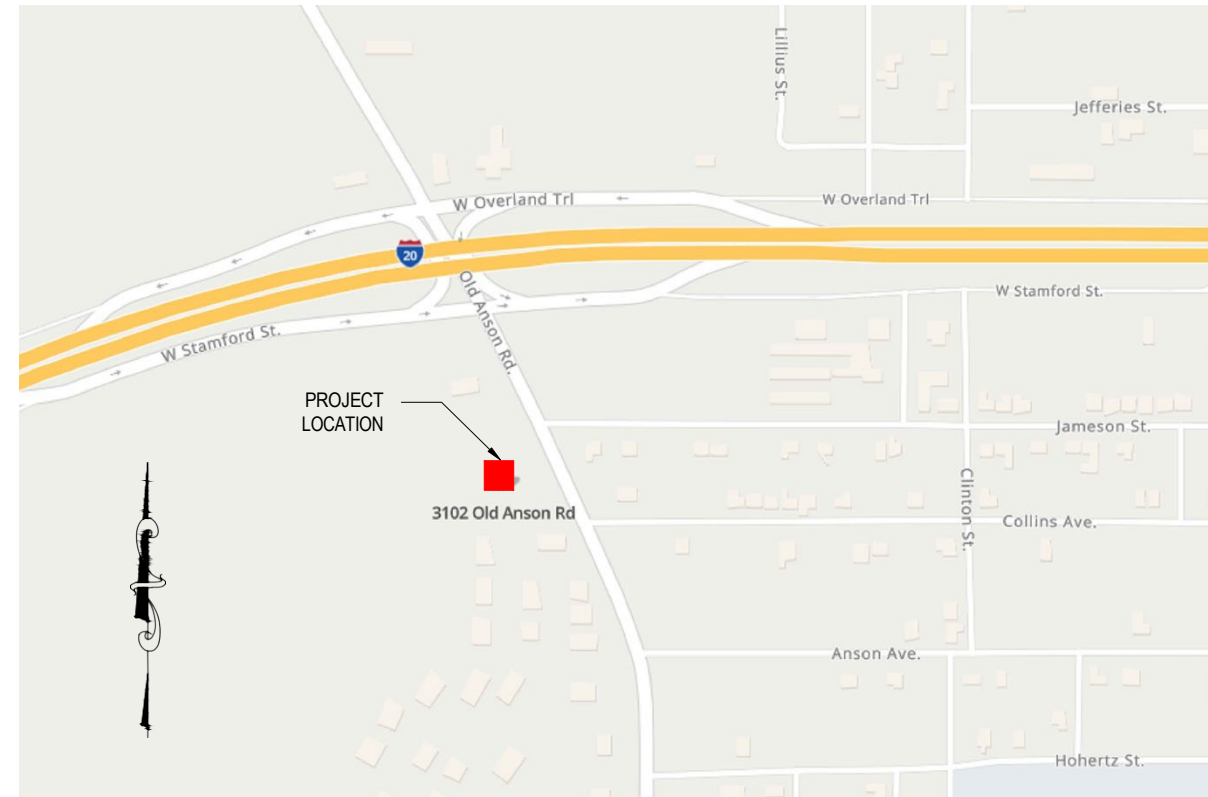


APPLICANT

NAME: 3102 Anson LLC;
ADDRESS: 180 Shawi Pass,
Leander, TX 78641;
PHONE: (480) 487-3180

CODES & ORDINANCES

CITY OF ABILENE
CODE REVIEW JURISDICTION
APPLICABLE CODES
2021 ABILENE FIRE CODE
2014 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL MECHANICAL CODE
CITY OF ABILENE CODE OF ORDINANCES



3102 OLD ANSON ROAD
ABILENE, TX 79603

SHEET INDEX	
SHEET NO.	DESCRIPTION
--	COVER SHEET
A0.0	EXISTING FULL PROPERTY
A0.1	PROPOSED SITE PLAN

Title

Community Storage
3102 OLD ANSON ROAD ABILENE, TX 79603

Legal Description: Lot 201, Block A, Anson Park Addition, a Subdivision of 15.31 acres out of the South 1/2 of the L. Bowerman Survey No. 84, City of Abilene, Taylor County, Texas 2-12-2023

Zoning Designation: HC - Heavy Commercial (Conditional Use Permit required for Wholesaling and Storage (Outdoor) per City of Abilene Division 2 – Land Use Matrix - Section 2.4.2.1

COVER SHEET

3102 OLD ANSON ROAD
ABILEEN, TX 79603

SHEETNUMBER

1	ISSUE FOR REVIEW	12/26/2022
2	REVISION #1	
3		
4		
5		
Mark	Description	Date

512-662-8924
ondemandrafting.com

GENERAL NOTES:

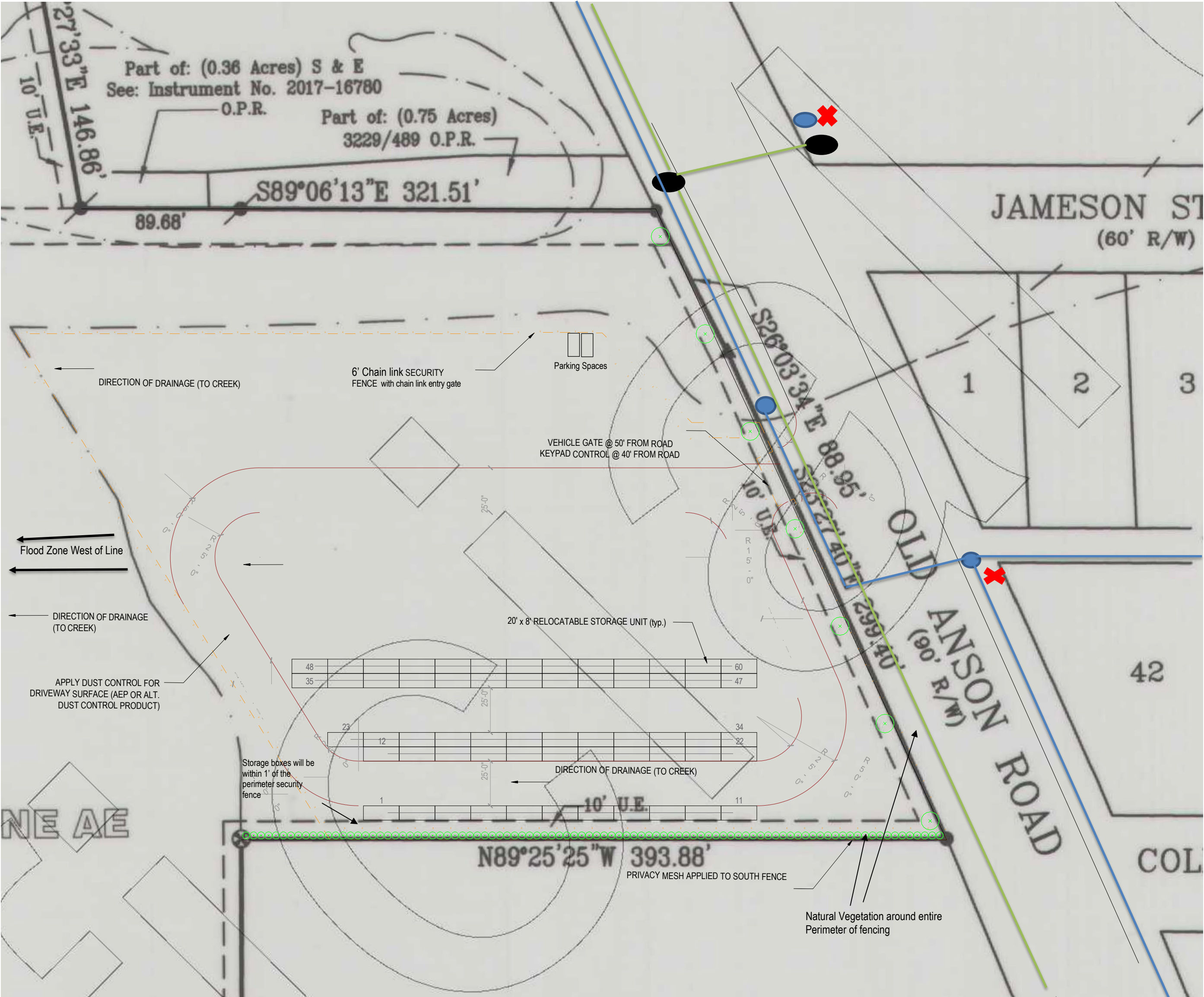
1. RELOCATABLE STORAGE UNITS ARE NOT PERMANENT STRUCTURES AND MEET WIND REQUIREMENTS BY LOCAL CODE (105 MPH).
2. SECURITY FENCE AS DRAWN: 1,391 LINEAR FEET.
3. AREA INSIDE SECURITY FENCE: 2.337 ACRES (101,818 SQUARE FEET).
4. NO RUNNING WATER OR ELECTRICITY ON SITE.
5. PRIVACY MESH TO BE APPLIED TO SOUTH FENCE.
6. DUST CONTROL TO BE APPLIED FOR DRIVEWAY SURFACE (AEP OR ALT. DUST CONTROL PRODUCT).
7. DRAINAGE PLAN - DOWN STREAM DRAINAGE IS TO REAR OF PROPERTY INTO EXISTING CREEK.
8. Site is not in a Special Flood Hazard Area
9. Perimeter Fencing shall be 6' Chain link with sliding gated entry.

KEY

- 8' X 20' BOXWELL RELOCATABLE UNIT (2 SIDE DOORS)
- FUTURE 8' x 20' BOXWELL RELOCATABLE UNIT
- LARGE LANDSCAPE TREES @ (1) PER 60' ALONG ROAD
- SMALL LANDSCAPE TREES @ (6) PER 25' ALONG SOUTH FENCE

- Watermain 6" PVC
- Sewer Main 6" Vitrified Clay
- Manhole
- Water Valves

10. No existing side walks on site
11. Storage Containers are 20' L x 8' W x 8' H (total storage space 9,600 sqft.)
12. No office on site (2 parking spaces required 1/5,000SF of outdoor storage)
13. Storage Units will be placed a minimum of 15' away from AEP powerlines.



N

1

Proposed Site Plan

SCALE: 1" = 30'-0" SHEET SIZE: 34" x 22"

0 30 60

SCALE IN FEET

Scale: 1" = 30'

1	ISSUE FOR REVIEW	09/01/2022
2	REVISION #1	09/09/2022
3	REVISION #2	12/26/2022
4		
5		
Mark	Description	Date

PROPOSED SITE PLAN

3102 OLD ANSON ROAD
ABILEEN, TX 79603

SHEETNUMBER

A0.1

On Demand Drafting, LLC

512-662-8824

ondemanddrafting.com

Comments List

Project Type: Site Plan Review | ID # 23-000009



■ Steve Keith

Permits & Inspections, Jan 17, 2023 at 10:21 AM ago PRIVATE

Steve Keith

Traffic Services

The driveway and maneuvering areas must be paved.

■ Athan Himmelstein

Planning Division, Jan 17, 2023 at 1:17 PM ago

Athan Himmelstein - AEP Texas Abilene Distribution 325-674-7290 & adhimmelstein@aep.com

AEP has an existing single phase 7.2 kV Overhead line running east to west on the 10' Utility Easement on the side of the property. Proposed Storage Units must be a minimum of 15' away from our existing overhead line so we can get access to the poles with our trucks.

■ Jeremy Williams

Permits & Inspections, Jan 17, 2023 at 3:53 PM ago PRIVATE

Please indicate nearest fire hydrant location and driving distance to proposed structure.

■ Van Watson

Permits & Inspections, Jan 18, 2023 at 7:51 AM ago

Need to show method of securement to withstand 115 MPH wind load and designed by Texas structural engineer.

■ John Lawson

Planning Division, Jan 18, 2023 at 8:25 AM ago

Needing more info, please state refuse intentions.

**GIS Team**

Permits & Inspections, Jan 18, 2023 at 8:33 AM ago

Blake Tulloch

GIS/Addressing Technician

Abilene/Taylor County 9-1-1 District

blake.tulloch@abilenetx.gov|(325) 676-6239

Comment(s):

- Site address will be **3102 Old Anson Rd**

Diane Mukundwa

Jan 18, 2023 at 9:32 AM ago

1. A drainage plan prepared by a professional Engineer is required and must be approved by the City Engineer.
2. Drainage and/or Detention improvements shall be constructed in accordance with the approved Drainage Plan and inspected prior the issuance of CO.
3. Driveway must be permitted through the Public Works department and shall be built in accordance with the City Standards. Add note to site plan reflecting this requirement.
4. Flood zone and floodway limits must be shown on site plan.
5. Site plan must reference whether the site is or is not within a Special Flood Hazard Area and include the applicable flood map panel number and effective date.
6. Floodplain development permit will be required for site.

Srini Valavala

Permits & Inspections, Jan 18, 2023 at 3:36 PM ago

Srini Valavala

Stormwater Services/Public Works – TPDES Construction General Permit Coverage Only

325-676-6280

srini.valavala@abilenetx.gov

Land disturbance appears greater than 5 Acres. Part of a larger common plan of development or sale.

1. Prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to disturbing ground.
2. Determine if you are a primary operator or secondary operator as defined by TCEQ Construction General Permit TXR150000. a. Primary operators shall submit an NOI to the Texas Commission on Environmental Quality. Also, at the same time submit copies of the NOI and Large Construction Site "Primary Operator Notice" to the City of Abilene Stormwater Services Division. Post copies of same document on-site prior to commencement of construction. b. Secondary operators shall submit a copy of the Large Construction Site "Secondary Operator Notice" to the City of Abilene and post a copy on-site prior to commencement of construction.
3. The copy of the NOI and/or construction site notice may be delivered to the administrator either in person or by mailing it to: Notice of Intent to Discharge Stormwater Stormwater Utilities Division 555 Walnut Street, Ste. 210 Abilene, Texas 79604-0060
4. Implement, maintain, and inspect sediment control and SWP3 best management practices (BMPs) throughout the construction process.
5. Primary operators must submit a Notice of Termination (NOT) to the TCEQ and a copy of it to the City of Abilene Stormwater Services Division upon completion of site construction and vegetative stabilization. Secondary operators must submit a completed Large Construction Site "Secondary Operator Notice" to the City of Abilene.
6. Site is subject to inspection by the City of Abilene's Stormwater Services. Details and guidelines of the City's construction site inspection program can be found at <http://abilenetx.gov/city-hall/departments/public-works/stormwater-services/construction-site-inspection-program>.
7. For more information, please contact Stormwater Services at 325-676-6280 or visit https://www.tceq.texas.gov/permitting/stormwater/construction/WQ_stormwater_construction_guidance.html for TCEQ's Construction General Permit requirements & guidance.

Clarissa Ivey

Planning Division, Jan 24, 2023 at 1:02 PM ago

Planning and Zoning

clarissa.ivey@abilenetx.gov / 325.676.6382

*Use only allowed with an approved Conditional Use Permit. (Separate application)

1. Title block shall be in the lower, right-hand corner of the plan. The title block shall contain: plan type; project name (subdivision name, lot and block designations); gross acreage; city, county and state name; survey and abstract name; and date of preparation.

2. Show the proposed use of site per the permitted use table in Section 2.4.2.1 - Wholesaling & Storage (Outdoor)

3. Delineate parking spots 1/500SF Office + 1/5,000SF of outdoor storage.

4. List the overall height of the proposed structures.

5. Location and Width of existing, proposed, and required sidewalks.

6. Include surface material for all surfaces not to be paved or covered by building footprint. (i.e. Grass, Natural Vegetation)

7. Show and label type and height of fences and gates.

8. Show and dimension Storage area.

9. Label distance between proposed structures and boundary lines.

- Marginal notes must be on site plan:

"All exterior lighting (Including wall-mounted fixtures) shall be fully shielded."

"All driveway approaches, sidewalks and accompanying ramps located in public rights-of-ways shall be permitted through city of Abilene's public works department."

"Solid Waste container pad and enclosure shall be constructed in compliance with applicable City of Abilene standards."



CUP Plan of Operation

Project: Community Storage

Address: 3102 Old Anson Rd. Abilene, TX 79603

Operations:

- To develop and operate a self-storage facility at the above location for local residents to rent out units for their belongings.
- The units that will be rented are similar to PODS storage containers and will look just like a Public Storage facility.
- Once the units are set up inside the facility, our intention is to keep the units in place and never move them.
- The security gate will have a code for customers can come and go as needed.
- Hours of operation will be seven days a week from 8am to 8pm.
- All the units will be drive-up exterior units.
- At the northern portion of the facility there will be a designated space for RV and boat storage parking.

Site Improvements:

- Perimeter security fence will be installed with gated entry.
- Landscaping and privacy fencing will be installed as a buffer.



Summary of Structural Engineering Calculations Boxwell 16ft Foldable Storage Container



Supplemental Report

August 30, 2018

WJE No. 2018.4686.0



Prepared for:

Boxwell

6560 Gunpark Drive, Suite B

Boulder, Colorado 80301

Prepared by:

Wiss, Janney, Elstner Associates, Inc.

3609 South Wadsworth Boulevard, Suite 400

Lakewood, Colorado 80235

303.914.4300 tel | 303.914.3000 fax

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BACKGROUND

Boxwell is the leading provider of quick-assembly custom storage containers, which have a ship-flat configuration. These containers come in standard widths and heights of nominal 8 feet by 8 feet, and lengths ranging from 8 to 20 feet. Standard features include galvanized steel wall panels, corrugated steel roofs, hollow tubular and cold-formed steel framing, and marine grade plywood floors. Optional features are available upon request, such as interior partitions, multiple door types, sizes and locations, interior tie-down rings, composite walls without interior frames, and galvanized steel components. The containers are easily assembled using a forklift and a limited number of bolted connections.

Wiss, Janney, Elstner Associates (WJE) was engaged to perform a structural engineering evaluation of a standard 16 ft long container for the most common loading conditions experienced in service.

SCOPE AND METHODOLOGY

WJE's structural evaluation was based upon the drawings and specifications supplied by Boxwell. These included the fabrication drawings titled "Blue Sky Storage 16' Issue 18A-00" and the "Technical Specification for 16' Foldable Storage Container, No. STYGQ-1000" dated June 1, 2018, both by Singamas. WJE modeled the container structure in SAP2000 (Figure 1), which is a general purpose finite element analysis program widely used in the field of structural engineering. Design loads and component capacities were calculated in accordance with accepted reference standards. Critical in-service loading conditions were identified and selected for specific evaluation in collaboration with Boxwell. Loads considered included: self-weight, live load/cargo, snow, wind, skid loading, and stacking of containers up to 3 units high.

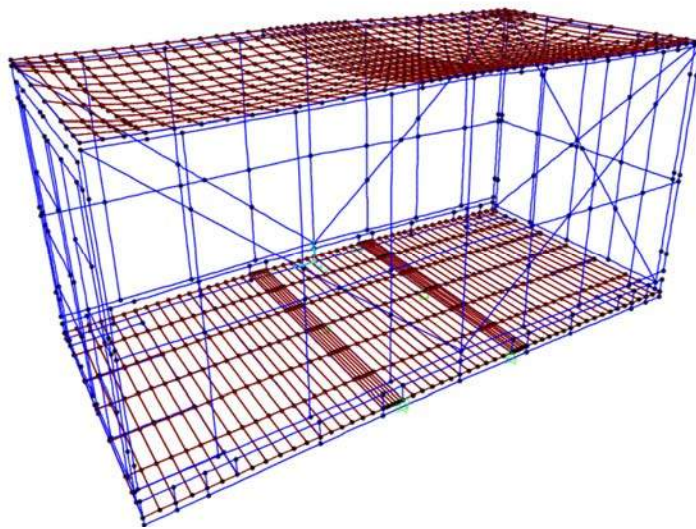


Figure 1. Finite Element Model of Box Structure

It should be understood that our evaluation has not involved an exhaustive analysis of each structural element or all possible loading conditions. WJE has utilized its experience and judgment to identify and investigate members that are representative of the critical components of the structure in order to provide a third-party review and verification of the structural design. This evaluation has been limited to the structural members and their performance as a system; analysis of connections has been excluded. For the purposes

of this evaluation, we have assumed that the connections are adequate to develop the strength of the members.

Multiple aspects of the container design benefit from ancillary sources of strength and stability that defy (or would require exceptional efforts to achieve) accurate analytical strength prediction. Further, container performance hinges on the connections, which are unique to the manufacturing process and are not readily evaluated analytically. Therefore, comprehensive verification of system performance will require a program of load testing, to be conducted at a future date.

ANALYSIS SUMMARY

This section provides a brief synopsis of each analysis performed as part of the structural engineering evaluation. Calculations documenting the analyses discussed in this section are included in Appendices A through D.

Cargo Loading

The posted maximum weight of cargo for the standard 16 ft Boxwell storage container is 10,000 pounds. The container must be able to support this load under various loading conditions, including: supported on the ground, supported from the ends by wheels inserted in the receiver tubes, and supported from the central fork pockets.

The plywood floor sheathing has approximately twice the required allowable strength to support the rated capacity of cargo distributed uniformly, which provides additional strength margin to accommodate the possibility of non-uniform loading and wear over time. Our analyses indicate that the tube steel floor framing, the primary longitudinal chassis framing, and the transverse chassis framing all appear to be economically designed to accommodate the rated cargo capacity.

Stacking

Stacking of containers is reportedly performed primarily for storage in a warehouse setting, and is not performed outside. Stacked containers stored outdoors (particularly empty ones) would be particularly vulnerable to wind. Our evaluation included the load case with three (3) fully-loaded containers stacked vertically and supported on the ground. Our analysis indicates that the corner posts have adequate strength to resist these loads.

Snow Loading

The roof structure comprises stamped corrugated 1.6 mm steel plates welded together with a perimeter 4 mm bent plate. WJE has utilized CFS 8.0 (RSG Software, Inc.) cold-formed steel structural analysis software to evaluate the flexural capacity of this custom corrugated panel. This analysis indicates that the allowable live/snow load capacity of the roof exceeds 60 pounds per square foot (psf). However, the resilient two-way plate configuration of the roof structure and anticipated increases in yield stress from the cold work of forming, likely result in a significantly stronger roof structure in service.

Wind Loading

Wind poses two threats to the container structure: the threat of damage to structural components, and the threat of instability (i.e., the container slides or tips over). WJE has evaluated both cases to determine the wind speeds that the container can be expected to withstand. As a baseline, container components were

evaluated for a 90 mile per hour (mph) basic wind speed as defined by the reference standard, ASCE-7. This is the service (50-year return period) wind speed for design specified in most parts of the United States. Typical parameters for exposure and other properties of the surrounding terrain were also assumed. However, it should be noted that higher wind speeds and more severe exposure conditions prevail in some areas, particularly in coastal or mountainous environments.

The capacity of the roof structure to resist uplift from wind should be similar to its downward strength to resist snow. Wind uplift pressures reach a maximum of 36 psf for a 90 mph wind, and do not exceed the allowable strength of the roof until a wind speed of approximately 120 mph. The wall framing appears to be economically designed to resist the design pressures from a 90 mph wind.

From a stability standpoint, the container is most vulnerable when unloaded. The addition of cargo increases the normal force exerted on the ground, which increases sliding resistance from friction and helps to resist overturning. Our calculations indicate that an empty container may be expected to tip over at a wind speed of approximately 75 mph. With about 1,000 lbs of cargo installed, the wind speed required to tip over the container increases to 90 mph. The capacity of the container to resist sliding depends upon the friction characteristics of the rubber bearings and the supporting material. For our evaluation, we have assumed the following supporting materials and coefficients of friction (μ): asphalt ($\mu=0.9$), concrete ($\mu=0.6$), and gravel ($\mu=0.5$). This evaluation indicates that sliding may occur at wind speeds of approximately 50 mph on gravel, 60 mph on concrete, and 70 mph on asphalt. Assuming a foundation of gravel, the container would need to be loaded with approximately 1,400 lbs to withstand a wind speed corresponding to 90 mph prior to the initiation of sliding.

A related loading condition is the open transportation of assembled containers on trailers or the beds of flat-bed trucks. In this case the container is exposed to loading along its long axis from its own movement through the air, as well as cross-wind effects from the prevailing winds. Stability of the container is maintained by rigging of the container to the truck or trailer at the four corners and the winching D-ring. Therefore, of primary concern is the capacity of the container components to resist wind effects during transport, and the wind speed at which lateral pressures on the container compromise the overall stability of the truck and/or trailer. The latter question is highly dependent upon truck, trailer, and perhaps also driver characteristics, and therefore will be difficult to rigorously quantify.

As described above, the container components appear to have been economically designed for a 90 mph wind. This provides good confidence that the container should stand up to transport at conventional highway speeds. Cross-winds primarily threaten the ability of the driver to safely maneuver the vehicle, and the hazard to truckers from these is well documented. Anecdotal, trucks are commonly warned to exit the highway when wind speeds exceed about 60 mph. If the cross-wind is limited to 60 mph, no combination of cross-wind and forward motion should significantly exceed the design forces from a 90 mph wind. However, if cross-winds appear to be threatening the driver's ability to safely maneuver the vehicle, then the driver should interrupt transport until safer conditions persist, regardless of whether any threshold wind speed is exceeded.

Skid Loading

A typical delivery skid contains six folded containers and weighs approximately 18,500 lbs including the tube steel skid framing. Reportedly, Boxwell has been requesting a rollback truck with a 20,000 lb bed capacity and a 20,000 lb winch. Assuming typical friction properties for steel-on-steel or steel-on-wood sliding, the maximum traction force on the winching system should be about 14,000 lbs. Therefore, a 15,000

lb winch may be adequate. However, request of a 20,000 lb winch may still be prudent to overcome any hang-ups and provide a reasonable safety margin. A 20,000 lb bed capacity is only marginally in excess of the cargo weight, so likely presents the most economical option.

CLOSING

Overall, the container is economically designed to perform at its rated cargo capacity and to resist typical environmental loads. Prior factory load tests and satisfactory in-service performance have largely formed the basis for confirming the container's strength to-date. This report provides additional corroboration that the structure is reasonably proportioned to resist even the rare and extreme loads that it might encounter in service.

Sincerely,

WISS, JANNEY, ELSTNER ASSOCIATES, INC.



Dale Statler, PE
Senior Associate



APPENDIX A - LIVE LOADING CALCULATIONS

Evaluate Plywood Flooring

Sheathing is 18mm marine grade plywood with framing at 600mm on center, max. This is nominally equivalent to 3/4inch plywood with framing at 24in on center.

Use APA Load-Span Tables for Structural-Use Panels (Form No. Q225G - 2011):

Rated strength = 170 psf (Table 3 - assuming Group 1 sanded plywood panels, multi-span, normal duration of load, dry conditions, A-A, A-C design capacities)

Uniform load at max capacity:

$$F_c := 1000 \text{ dbf} \quad \text{Weight of cargo}$$

$$A := 4796 \text{ mm} \cdot 2292 \text{ mm} = 118.322 \text{ ft}^2 \quad \text{Floor area}$$

$$P := \frac{F_c}{A} = 84.515 \text{ psf} \quad \text{Uniform surface load}$$

Therefore, sheathing has approximately twice the necessary strength, conservatively.

Evaluate Floor Framing

Ref. AISC 360-10

Critical framing member is 40x40x2.5 spanning 2292mm with tributary width equal to $(511.5 + 600)/2 = 556 \text{ mm}$

Applied Loading:

$$W_T := 556 \text{ mm} \quad \text{Trib width}$$

$$L := 2292 \text{ mm} \quad \text{Span}$$

$$w_L := P \cdot W_T = 2.25 \frac{\text{kN}}{\text{m}} \quad \text{Line loading}$$

$$M := \frac{1}{8} \cdot w_L \cdot L^2 = 1.477 \text{ kN} \cdot \text{m} \quad \text{Max flexure}$$

$$V := \frac{1}{2} \cdot w_L \cdot L = 2.578 \text{ kN} \quad \text{Max shear}$$

Material Properties:

Grade SS41

$$E := 205000 \text{ MPa} \quad \text{Modulus of elasticity}$$

$$F_y := 25 \frac{\text{kgf}}{\text{mm}^2} = 245.166 \text{ MPa} \quad \text{Yield stress}$$

$$F_u := 35 \frac{\text{kgf}}{\text{mm}^2} = 343.233 \text{ MPa} \quad \text{Ultimate stress}$$

Geometry:

$$h := 40 \text{ mm} \quad \text{height}$$

$$b := 40 \text{ mm} \quad \text{width}$$

$$t := 2.5 \text{ mm} \quad \text{thickness}$$

$$t_{\text{nom}} := t = 2.5 \text{ mm} \quad \text{nominal thickness}$$

$$t_{\text{des}} := t = 2.5 \text{ mm} \quad \text{design thickness}$$

Section Properties (SAP):

$$I_x := 88281 \text{ mm}^4 \quad \text{Moment of inertia}$$

$$S_x := 4414 \text{ mm}^3 \quad \text{Section modulus}$$

$$Z_x := 5281 \text{ mm}^3 \quad \text{Plastic modulus}$$

$$\lambda_b := \frac{b}{t} = 16 \quad \text{Flange slenderness}$$

$$\lambda_h := \frac{h}{t} = 16 \quad \text{Web slenderness}$$

Determine available strength of section in flexure (Section F7):

$$\Omega_b := 1.67$$

Strength reduction factor

Yielding limit state:

$$M_{px} := F_y \cdot Z_x \quad M_{nx1} := M_{px} \quad M_{nx1} = 1.295 \cdot \text{kN} \cdot \text{m} \quad \text{AISC Eq. F7-1}$$

Flange local buckling limit state:

$$\lambda_{pf} := 1.12 \cdot \sqrt{\frac{E}{F_y}} \quad \lambda_{pf} = 32.387 \quad \lambda_{rf} := 1.40 \cdot \sqrt{\frac{E}{F_y}} \quad \lambda_{rf} = 40.483 \quad \text{AISC Tbl. B4.1b.17}$$

limiting width-thickness ratios for flange in flexural compression

$$\text{flange}_x := \text{if}(\lambda_b \leq \lambda_{pf}, \text{"compact"}, \text{if}(\lambda_{pf} < \lambda_b \leq \lambda_{rf}, \text{"noncompact"}, \text{"slender"}))$$

$$\text{flange}_x = \text{"compact"}$$

for bending about x-axis

$$b_e := \min \left[1.92 \cdot t_{des} \cdot \sqrt{\frac{E}{F_y}} \cdot \left(1 - \frac{0.38 \cdot t_{des}}{b} \cdot \sqrt{\frac{E}{F_y}} \right), b \right] \quad b_e = 40 \cdot \text{mm} \quad \text{AISC Eq. F7-4}$$

$$S_{eff} := \frac{2}{6} \cdot t_{des} \cdot (h - 2 \cdot t_{des})^2 + \frac{2}{6} \cdot \frac{b_e \cdot [h^3 - (h - t_{des})^3]}{h} \quad S_{eff} = 4.776 \times 10^3 \cdot \text{mm}^3$$

$$M_{nx2} := \begin{cases} M_{px} & \text{if } \text{flange}_x = \text{"compact"} \\ \min \left[M_{px} - (M_{px} - F_y \cdot S_x) \cdot \left(3.57 \cdot \frac{b}{t_{des}} \cdot \sqrt{\frac{F_y}{E}} - 4.0 \right), M_{px} \right] & \text{if } \text{flange}_x = \text{"noncompact"} \\ F_y \cdot S_{eff} & \text{if } \text{flange}_x = \text{"slender"} \end{cases} \quad \text{AISC Eq. F7-2}$$

AISC Eq. F7-3

$$M_{nx2} = 1.295 \cdot \text{kN} \cdot \text{m}$$

Web local buckling limit state:

$$\lambda_{pw} := 2.42 \cdot \sqrt{\frac{E}{F_y}} \quad \lambda_{pw} = 69.978 \quad \lambda_{rw} := 5.70 \cdot \sqrt{\frac{E}{F_y}} \quad \lambda_{rw} = 164.824 \quad \text{AISC Tbl. B.4.1b.19}$$

limiting width-thickness ratios for web in flexure

$$\text{web}_x := \text{if}(\lambda_h \leq \lambda_{pw}, \text{"compact"}, \text{if}(\lambda_{pw} < \lambda_h \leq \lambda_{rw}, \text{"noncompact"}, \text{"slender"}))$$

$$\text{web}_x = \text{"compact"}$$

for bending about x-axis

$$M_{nx3} := \begin{cases} M_{px} & \text{if } \text{web}_x = \text{"compact"} \\ \min \left[M_{px} - (M_{px} - F_y \cdot S_x) \cdot \left(0.305 \cdot \frac{h}{t_{des}} \cdot \sqrt{\frac{F_y}{E}} - 0.738 \right), M_{px} \right] & \text{if } \text{web}_x = \text{"noncompact"} \\ 0 \cdot \text{kip} \cdot \text{ft} & \text{if } \text{web}_x = \text{"slender"} \end{cases} \quad \text{AISC Eq. F7-5}$$

$$M_{nx3} = 1.295 \cdot \text{kN} \cdot \text{m}$$

Controlling limit state:

$$M_{nx} := \min(M_{nx1}, M_{nx2}, M_{nx3}) = 1.295 \cdot \text{kN} \cdot \text{m}$$

$$M_a := \frac{M_{nx}}{\Omega_b} = 0.775 \cdot \text{kN} \cdot \text{m} \quad \text{design capacity} \quad \text{Check} := \begin{cases} \text{"O.K."} & \text{if } M_a \geq M \\ \text{"N.G."} & \text{otherwise} \end{cases} \quad \frac{M}{M_a} = 1.906$$

Member is overstressed by approximately 90%, however, these assumptions are very conservative. Per SAP, analysis, additional support is provided by fixed end connections, centerline D-ring reinforcement tubes, and the plywood sheathing. Therefore, member demands may be as low as:

$$M_{SAP} := 0.21 \text{ kN} \cdot \text{m}$$

$$\text{Check} := \begin{cases} \text{"O.K."} & \text{if } M_a \geq M_{SAP} \\ \text{"N.G."} & \text{otherwise} \end{cases} = \text{"O.K."} \quad \frac{M_{SAP}}{M_a} = 0.271$$

This analysis assumes that the centerline D-ring reinforcement tubes have connections that can resist significant flexure. These tubes effectively reduce the span of the longer perpendicular tubes. Evaluate flexure in centerline reinforcement tubes:

$$M_{CL} := 0.39 \text{ kN} \cdot \text{m}$$

$$\text{Check} := \begin{cases} \text{"O.K."} & \text{if } M_a \geq M_{CL} \\ \text{"N.G."} & \text{otherwise} \end{cases} = \text{"O.K."} \quad \frac{M_{CL}}{M_a} = 0.503$$

Therefore, the calculated strength of the tube steel framing has approximately 2x the required strength, which provides adequate confidence in this more liberal evaluation

Determine available strength of section in shear (Section G2.1b):

$$\Omega_v := 1.67$$

Strength reduction factor

$$A_w := h \cdot 2t = 200 \cdot \text{mm}^2$$

Area of web for shear

$$\lambda_{vw} := \frac{h - 2t}{t} = 14$$

Web slenderness for shear

$$k_v := \begin{cases} 5 & \text{if } \lambda_{vw} < 260 \\ \text{"Error"} & \text{otherwise} \end{cases}$$

Web buckling coefficient

$$\lambda_{vwp} := 1.10 \cdot \sqrt{k_v \cdot \frac{E}{F_y}} = 71.125$$

Plastic limit on web slenderness

$$\lambda_{vwr} := 1.37 \cdot \sqrt{k_v \cdot \frac{E}{F_y}} = 88.583$$

Inelastic limit on web slenderness

$$C_v := \begin{cases} 1.0 & \text{if } \lambda_{vw} \leq \lambda_{vwp} \\ \frac{1.51 \cdot E \cdot k_v}{\lambda_{vw}^2 \cdot F_y} & \text{if } \lambda_{vw} > \lambda_{vwr} \\ \frac{\lambda_{vwp}}{\lambda_{vw}} & \text{otherwise} \end{cases} = 1$$

Web shear coefficient (Eqn. G2-3, G2-4, G2-5)

$$V_n := 0.6 \cdot F_y \cdot A_w \cdot C_v = 6.614 \cdot \text{kip}$$

Nominal shear capacity (Eqn. G2-1)

$$V_a := \frac{V_n}{\Omega_v} = 3.96 \cdot \text{kip}$$

Allowable shear (G1)

$$\text{Check} := \begin{cases} \text{"O.K."} & \text{if } V_a \geq V \\ \text{"N.G."} & \text{otherwise} \end{cases} \quad \frac{V}{V_a} = 0.146$$

Evaluate Primary Chassis Framing (Picked from Ends) Ref. AISC 360-10

Critical framing member is 90x40x3.0 spanning 4836mm with tributary width equal to 1146mm

Applied Loading:

$$M := 2.0 \text{ kN}\cdot\text{m}$$

Max flexure

$$V := 5.1 \text{ kN}$$

Max shear

Material Properties:

Grade SS41

$$E := 205000 \text{ MPa}$$

Modulus of elasticity

$$F_y := 25 \frac{\text{kgf}}{\text{mm}^2} = 245.166 \cdot \text{MPa}$$

Yield stress

$$F_u := 35 \frac{\text{kgf}}{\text{mm}^2} = 343.233 \cdot \text{MPa}$$

Ultimate stress

Geometry:

$$h := 90 \text{ mm}$$

height

$$b := 40 \text{ mm}$$

width

$$t := 3.0 \text{ mm}$$

thickness

$$t_{\text{nom}} := t = 3 \cdot \text{mm}$$

nominal thickness

$$t_{\text{des}} := t = 3 \cdot \text{mm}$$

design thickness

$$\lambda_h := \frac{h}{t} = 30$$

Web slenderness

Section Properties (SAP):

$$I_x := 750672 \cdot \text{mm}^4$$

Moment of inertia

$$S_x := 16682 \cdot \text{mm}^3$$

Section modulus

$$Z_x := 21024 \cdot \text{mm}^3$$

Plastic modulus

$$\lambda_b := \frac{b}{t} = 13.333$$

Flange slenderness

Determine available strength of section in flexure (Section F7):

$$\Omega_b := 1.67$$

Strength reduction factor

Yielding limit state:

$$M_{px} := F_y \cdot Z_x$$

$$M_{nx1} := M_{px}$$

$$M_{nx1} = 5.154 \cdot \text{kN}\cdot\text{m}$$

AISC Eq. F7-1

Flange local buckling limit state:

$$\lambda_{pf} := 1.12 \cdot \sqrt{\frac{E}{F_y}}$$

$$\lambda_{pf} = 32.387$$

$$\lambda_{rf} := 1.40 \cdot \sqrt{\frac{E}{F_y}}$$

$$\lambda_{rf} = 40.483$$

AISC Tbl. B4.1b.17

limiting width-thickness ratios for flange in flexural compression

$$\text{flange}_x := \text{if}(\lambda_b \leq \lambda_{pf}, \text{"compact"}, \text{if}(\lambda_{pf} < \lambda_b \leq \lambda_{rf}, \text{"noncompact"}, \text{"slender"}))$$

$$\text{flange}_x = \text{"compact"}$$

for bending about x-axis

$$b_e := \min \left[1.92 \cdot t_{\text{des}} \cdot \sqrt{\frac{E}{F_y}} \cdot \left(1 - \frac{0.38 \cdot t_{\text{des}}}{b} \cdot \sqrt{\frac{E}{F_y}} \right), b \right]$$

$$b_e = 29.294 \cdot \text{mm}$$

AISC Eq. F7-4

$$S_{\text{eff}} := \frac{2}{6} \cdot t_{\text{des}} \cdot (h - 2 \cdot t_{\text{des}})^2 + \frac{2}{6} \cdot \frac{b_e \cdot [h^3 - (h - t_{\text{des}})^3]}{h}$$

$$S_{\text{eff}} = 1.47 \times 10^4 \cdot \text{mm}^3$$

$$M_{nx2} := \begin{cases} M_{px} & \text{if flange}_x = \text{"compact"} \\ \min \left[M_{px} - (M_{px} - F_y \cdot S_x) \cdot \left(3.57 \cdot \frac{b}{t_{des}} \cdot \sqrt{\frac{F_y}{E}} - 4.0 \right), M_{px} \right] & \text{if flange}_x = \text{"noncompact"} \\ F_y \cdot S_{eff} & \text{if flange}_x = \text{"slender"} \end{cases} \quad \begin{matrix} \text{AISC Eq. F7-2} \\ \text{AISC Eq. F7-3} \end{matrix}$$

$$M_{nx2} = 5.154 \cdot \text{kN} \cdot \text{m}$$

Web local buckling limit state:

$$\lambda_{pw} := 2.42 \cdot \sqrt{\frac{E}{F_y}} \quad \lambda_{pw} = 69.978 \quad \lambda_{rw} := 5.70 \cdot \sqrt{\frac{E}{F_y}} \quad \lambda_{rw} = 164.824 \quad \begin{matrix} \text{AISC Tbl.} \\ \text{B.4.1b.19} \end{matrix}$$

limiting width-thickness ratios for web in flexure

$$\text{web}_x := \text{if}(\lambda_h \leq \lambda_{pw}, \text{"compact"}, \text{if}(\lambda_{pw} < \lambda_h \leq \lambda_{rw}, \text{"noncompact"}, \text{"slender"}))$$

$$\text{web}_x = \text{"compact"} \quad \text{for bending about x-axis}$$

$$M_{nx3} := \begin{cases} M_{px} & \text{if web}_x = \text{"compact"} \\ \min \left[M_{px} - (M_{px} - F_y \cdot S_x) \cdot \left(0.305 \cdot \frac{h}{t_{des}} \cdot \sqrt{\frac{F_y}{E}} - 0.738 \right), M_{px} \right] & \text{if web}_x = \text{"noncompact"} \\ 0 \cdot \text{kip} \cdot \text{ft} & \text{if web}_x = \text{"slender"} \end{cases} \quad \begin{matrix} \text{AISC Eq. F7-5} \\ M_{nx3} = 5.154 \cdot \text{kN} \cdot \text{m} \end{matrix}$$

Controlling limit state:

$$M_{nx} := \min(M_{nx1}, M_{nx2}, M_{nx3}) = 5.154 \cdot \text{kN} \cdot \text{m}$$

$$M_a := \frac{M_{nx}}{\Omega_b} = 3.086 \cdot \text{kN} \cdot \text{m} \quad \text{design capacity} \quad \text{Check} := \begin{cases} \text{"O.K."} & \text{if } M_a \geq M_{nx} \\ \text{"N.G."} & \text{otherwise} \end{cases} \quad \begin{matrix} = \text{"O.K."} \\ \frac{M}{M_a} = 0.648 \end{matrix}$$

Member has approximately 35% reserve capacity - O.K.

Determine available strength of section in shear (Section G2.1b): $\Omega_v := 1.67$ Strength reduction factor

$$A_w := h \cdot 2t = 540 \cdot \text{mm}^2 \quad \text{Area of web for shear}$$

$$\lambda_{vw} := \frac{h - 2t}{t} = 28 \quad \text{Web slenderness for shear}$$

$$k_v := \begin{cases} 5 & \text{if } \lambda_{vw} < 260 \\ \text{"Error"} & \text{otherwise} \end{cases} \quad \text{Web buckling coefficient}$$

$$\lambda_{vwp} := 1.10 \cdot \sqrt{k_v \cdot \frac{E}{F_y}} = 71.125 \quad \text{Plastic limit on web slenderness}$$

$$\lambda_{vwr} := \left(1.37 \cdot \sqrt{k_v \cdot \frac{E}{F_y}} \right) = 88.583 \quad \text{Inelastic limit on web slenderness}$$

$$C_v := \begin{cases} 1.0 & \text{if } \lambda_{vw} \leq \lambda_{vwp} \\ \frac{1.51 \cdot E \cdot k_v}{\lambda_{vw}^2 \cdot F_y} & \text{if } \lambda_{vw} > \lambda_{vwr} \\ \frac{\lambda_{vwp}}{\lambda_{vw}} & \text{otherwise} \end{cases} = 1$$

Web shear coefficient (Eqn. G2-3, G2-4, G2-5)

$$V_n := 0.6 \cdot F_y \cdot A_w \cdot C_v = 17.857 \cdot \text{kip}$$

Nominal shear capacity (Eqn. G2-1)

$$V_a := \frac{V_n}{\Omega_v} = 10.693 \cdot \text{kip}$$

Allowable shear (G1)

$$\text{Check} := \begin{cases} \text{"O.K."} & \text{if } V_a \geq V \\ \text{"N.G."} & \text{otherwise} \end{cases} = \text{"O.K."}$$

$$\frac{V}{V_a} = 0.107$$

Evaluate End Chassis Framing (Picked from Ends) Ref. AISC 360-10

Critical framing member is 100x40x4.0 picked from receiver tubes

Applied Loading:

$$M := 1.7 \text{ kN} \cdot \text{m} \quad \text{Max flexure}$$

$$V := 7.5 \text{ kN} \quad \text{Max shear}$$

Material Properties:

Grade SS41

$$E := 205000 \text{ MPa} \quad \text{Modulus of elasticity}$$

$$F_y := 25 \frac{\text{kgf}}{\text{mm}^2} = 245.166 \cdot \text{MPa} \quad \text{Yield stress}$$

Geometry:

$$h := 100 \text{ mm} \quad \text{height}$$

$$b := 40 \text{ mm} \quad \text{width}$$

$$t := 4 \text{ mm} \quad \text{thickness}$$

$$t_{\text{nom}} := t = 4 \cdot \text{mm} \quad \text{nominal thickness}$$

$$t_{\text{des}} := t = 4 \cdot \text{mm} \quad \text{design thickness}$$

$$\lambda_h := \frac{h}{t} = 25 \quad \text{Web slenderness}$$

$$F_u := 35 \frac{\text{kgf}}{\text{mm}^2} = 343.233 \cdot \text{MPa} \quad \text{Ultimate stress}$$

Section Properties (SAP):

$$I_x := 1256832 \cdot \text{mm}^4 \quad \text{Moment of inertia}$$

$$S_x := 25137 \cdot \text{mm}^3 \quad \text{Section modulus}$$

$$Z_x := 14106 \cdot \text{mm}^3 \quad \text{Plastic modulus}$$

$$\lambda_b := \frac{b}{t} = 10 \quad \text{Flange slenderness}$$

Determine available strength of section in flexure (Section F7):

$$\Omega_b := 1.67$$

Strength reduction factor

Yielding limit state:

$$M_{px} := F_y \cdot Z_x$$

$$M_{nx1} := M_{px}$$

$$M_{nx1} = 3.458 \cdot \text{kN} \cdot \text{m}$$

AISC Eq. F7-1

Flange local buckling limit state:

$$\lambda_{pf} := 1.12 \cdot \sqrt{\frac{E}{F_y}}$$

$$\lambda_{pf} = 32.387$$

$$\lambda_{rf} := 1.40 \cdot \sqrt{\frac{E}{F_y}}$$

$$\lambda_{rf} = 40.483$$

AISC Tbl. B4.1b.17

limiting width-thickness ratios for flange in flexural compression

$$\text{flange}_x := \text{if}(\lambda_b \leq \lambda_{pf}, \text{"compact"}, \text{if}(\lambda_{pf} < \lambda_b \leq \lambda_{rf}, \text{"noncompact"}, \text{"slender"}))$$

$$\text{flange}_x = \text{"compact"}$$

for bending about x-axis

$$b_e := \min \left[1.92 \cdot t_{des} \cdot \sqrt{\frac{E}{F_y}} \cdot \left(1 - \frac{0.38 \cdot t_{des}}{b} \cdot \sqrt{\frac{E}{F_y}} \right), b \right]$$

$$b_e = -21.948 \cdot \text{mm} \quad \text{AISC Eq. F7-4}$$

$$S_{eff} := \frac{2}{6} \cdot t_{des} \cdot (h - 2 \cdot t_{des})^2 + \frac{2}{6} \cdot \frac{b_e \cdot [h^3 - (h - t_{des})^3]}{h}$$

$$S_{eff} = 2.853 \times 10^3 \cdot \text{mm}^3$$

$$M_{nx2} := \begin{cases} M_{px} & \text{if } \text{flange}_x = \text{"compact"} \\ \min \left[M_{px} - (M_{px} - F_y \cdot S_x) \cdot \left(3.57 \cdot \frac{b}{t_{des}} \cdot \sqrt{\frac{F_y}{E}} - 4.0 \right), M_{px} \right] & \text{if } \text{flange}_x = \text{"noncompact"} \\ F_y \cdot S_{eff} & \text{if } \text{flange}_x = \text{"slender"} \end{cases}$$

AISC Eq. F7-2

AISC Eq. F7-3

$$M_{nx2} = 3.458 \cdot \text{kN} \cdot \text{m}$$

Web local buckling limit state:

$$\lambda_{pw} := 2.42 \cdot \sqrt{\frac{E}{F_y}}$$

$$\lambda_{pw} = 69.978$$

$$\lambda_{rw} := 5.70 \cdot \sqrt{\frac{E}{F_y}}$$

$$\lambda_{rw} = 164.824$$

AISC Tbl.
B.4.1b.19

limiting width-thickness ratios for web in flexure

$$\text{web}_x := \text{if}(\lambda_h \leq \lambda_{pw}, \text{"compact"}, \text{if}(\lambda_{pw} < \lambda_h \leq \lambda_{rw}, \text{"noncompact"}, \text{"slender"}))$$

$$\text{web}_x = \text{"compact"}$$

for bending about x-axis

$$M_{nx3} := \begin{cases} M_{px} & \text{if } \text{web}_x = \text{"compact"} \\ \min \left[M_{px} - (M_{px} - F_y \cdot S_x) \cdot \left(0.305 \cdot \frac{h}{t_{des}} \cdot \sqrt{\frac{F_y}{E}} - 0.738 \right), M_{px} \right] & \text{if } \text{web}_x = \text{"noncompact"} \\ 0 \cdot \text{kip} \cdot \text{ft} & \text{if } \text{web}_x = \text{"slender"} \end{cases}$$

AISC Eq. F7-5

$$M_{nx3} = 3.458 \cdot \text{kN} \cdot \text{m}$$

Controlling limit state:

$$M_{nx} := \min(M_{nx1}, M_{nx2}, M_{nx3}) = 3.458 \cdot \text{kN} \cdot \text{m}$$

$$M_a := \frac{M_{nx}}{\Omega_b} = 2.071 \cdot \text{kN} \cdot \text{m} \quad \text{design capacity} \quad \text{Check} := \begin{cases} \text{"O.K."} & \text{if } M_a \geq M \\ \text{"N.G."} & \text{otherwise} \end{cases} = \text{"O.K."} \quad \frac{M}{M_a} = 0.821$$

Determine available strength of section in shear (Section G2.1b):

$$\Omega_v := 1.67$$

Strength reduction factor

$$A_w := h \cdot 2t = 800 \cdot \text{mm}^2$$

Area of web for shear

$$\lambda_{vw} := \frac{h - 2t}{t} = 23$$

Web slenderness for shear

$$k_v := \begin{cases} 5 & \text{if } \lambda_{vw} < 260 \\ \text{"Error"} & \text{otherwise} \end{cases}$$

Web buckling coefficient

$$\lambda_{vwp} := 1.10 \cdot \sqrt{k_v \cdot \frac{E}{F_y}} = 71.125$$

Plastic limit on web slenderness

$$\lambda_{vwr} := \left(1.37 \cdot \sqrt{k_v \cdot \frac{E}{F_y}} \right) = 88.583$$

Inelastic limit on web slenderness

$$C_v := \begin{cases} 1.0 & \text{if } \lambda_{vw} \leq \lambda_{vwp} \\ \frac{1.51 \cdot E \cdot k_v}{\lambda_{vw}^2 \cdot F_y} & \text{if } \lambda_{vw} > \lambda_{vwr} \\ \frac{\lambda_{vwp}}{\lambda_{vw}} & \text{otherwise} \end{cases} = 1$$

Web shear coefficient (Eqn. G2-3, G2-4, G2-5)

$$V_n := 0.6 \cdot F_y \cdot A_w \cdot C_v = 26.455 \cdot \text{kip}$$

Nominal shear capacity (Eqn. G2-1)

$$V_a := \frac{V_n}{\Omega_v} = 15.842 \cdot \text{kip}$$

Allowable shear (G1)

$$\text{Check} := \begin{cases} \text{"O.K."} & \text{if } V_a \geq V \\ \text{"N.G."} & \text{otherwise} \end{cases} = \text{"O.K."}$$

$$\frac{V}{V_a} = 0.106 \quad \textbf{Therefore, element is economically sized for support by the reciever tubes}$$

Evaluate Wall Ties (Picked from Ends)

Ref. AISC 360-10

Typical wall tie measures 40x3 and resists forces in tension only

Applied Loading:

$$F := 9.3 \text{ kN} = 2.091 \cdot \text{kip} \quad \text{Max force}$$

Geometry:

$$\begin{aligned} h &:= 40 \text{ mm} && \text{height} \\ t &:= 3 \text{ mm} && \text{thickness} \\ A &:= h \cdot t = 120 \cdot \text{mm}^2 && \text{area} \end{aligned}$$

Material Properties:

Grade SPA-H

$$E := 205000 \text{ MPa} \quad \text{Modulus of elasticity}$$

$$F_y := 35 \frac{\text{kgf}}{\text{mm}^2} = 343.233 \cdot \text{MPa} \quad \text{Yield stress}$$

$$F_u := 49 \frac{\text{kgf}}{\text{mm}^2} = 480.526 \cdot \text{MPa} \quad \text{Ultimate stress}$$

Determine available strength of section in tension (Section D2):

$$\Omega_t := 1.67$$

Strength reduction factor

Yielding limit state:

$$P_n := F_y \cdot A = 41.188 \cdot \text{kN} \quad \text{Nominal tension capacity (Eq. D2-1)}$$

$$P_a := \frac{P_n}{\Omega_t} = 24.663 \cdot \text{kN} \quad \text{Allowable tension (D2)}$$

$$\text{Check} := \begin{cases} \text{"O.K."} & \text{if } P_a \geq F \\ \text{"N.G."} & \text{otherwise} \end{cases} = \text{"O.K."}$$

$$\frac{F}{P_a} = 0.377$$

Therefore, ties have more than the necessary strength

Evaluate Primary Chassis Framing (Picked from Center)

Ref. AISC 360-10

Critical framing member is 90x40x3.0 spanning 4836mm with tributary width equal to 1146mm

Applied Loading:

$M := 2.0 \text{ kN}\cdot\text{m}$

Max flexure

Material Properties:

Grade SS41

$E := 205000 \text{ MPa}$

Modulus of elasticity

$F_y := 25 \frac{\text{kgf}}{\text{mm}^2} = 245.166 \cdot \text{MPa}$

Yield stress

$F_u := 35 \frac{\text{kgf}}{\text{mm}^2} = 343.233 \cdot \text{MPa}$

Ultimate stress

Geometry:

$h := 90 \text{ mm}$

height

$b := 40 \text{ mm}$

width

$t := 3.0 \text{ mm}$

thickness

$t_{\text{nom}} := t = 3 \cdot \text{mm}$

nominal thickness

$t_{\text{des}} := t = 3 \cdot \text{mm}$

design thickness

$\lambda_h := \frac{h}{t} = 30$

Web slenderness

Section Properties (SAP):

$I_x := 750672 \cdot \text{mm}^4$

Moment of inertia

$S_x := 16682 \cdot \text{mm}^3$

Section modulus

$Z_x := 21024 \cdot \text{mm}^3$

Plastic modulus

$\lambda_b := \frac{b}{t} = 13.333$

Flange slenderness

Determine available strength of section in flexure (Section F7):

$\Omega_b := 1.67$

Strength reduction factor

Yielding limit state:

$M_{\text{px}} := F_y \cdot Z_x$

$M_{\text{nx1}} := M_{\text{px}}$

$M_{\text{nx1}} = 5.154 \cdot \text{kN}\cdot\text{m}$

AISC Eq. F7-1

Flange local buckling limit state:

$\lambda_{\text{pf}} := 1.12 \cdot \sqrt{\frac{E}{F_y}}$

$\lambda_{\text{pf}} = 32.387$

$\lambda_{\text{rf}} := 1.40 \cdot \sqrt{\frac{E}{F_y}}$

$\lambda_{\text{rf}} = 40.483$

AISC Tbl. B4.1b.17

limiting width-thickness ratios for flange in flexural compression

$\text{flange}_x := \text{if}(\lambda_b \leq \lambda_{\text{pf}}, \text{"compact"}, \text{if}(\lambda_{\text{pf}} < \lambda_b \leq \lambda_{\text{rf}}, \text{"noncompact"}, \text{"slender"}))$

$\text{flange}_x = \text{"compact"}$

for bending about x-axis

$b_e := \min \left[1.92 \cdot t_{\text{des}} \cdot \sqrt{\frac{E}{F_y}} \cdot \left(1 - \frac{0.38 \cdot t_{\text{des}}}{b} \cdot \sqrt{\frac{E}{F_y}} \right), b \right]$

$b_e = 29.294 \cdot \text{mm}$

AISC Eq. F7-4

$S_{\text{eff}} := \frac{2}{6} \cdot t_{\text{des}} \cdot (h - 2 \cdot t_{\text{des}})^2 + \frac{2}{6} \cdot \frac{b_e \cdot [h^3 - (h - t_{\text{des}})^3]}{h}$

$S_{\text{eff}} = 1.47 \times 10^4 \cdot \text{mm}^3$

$$M_{nx2} := \begin{cases} M_{px} & \text{if flange}_x = \text{"compact"} \\ \min \left[M_{px} - (M_{px} - F_y \cdot S_x) \cdot \left(3.57 \cdot \frac{b}{t_{des}} \cdot \sqrt{\frac{F_y}{E}} - 4.0 \right), M_{px} \right] & \text{if flange}_x = \text{"noncompact"} \\ F_y \cdot S_{eff} & \text{if flange}_x = \text{"slender"} \end{cases} \quad \begin{matrix} \text{AISC Eq. F7-2} \\ \text{AISC Eq. F7-3} \end{matrix}$$

$$M_{nx2} = 5.154 \cdot \text{kN} \cdot \text{m}$$

Web local buckling limit state:

$$\lambda_{pw} := 2.42 \cdot \sqrt{\frac{E}{F_y}} \quad \lambda_{pw} = 69.978 \quad \lambda_{rw} := 5.70 \cdot \sqrt{\frac{E}{F_y}} \quad \lambda_{rw} = 164.824 \quad \begin{matrix} \text{AISC Tbl.} \\ \text{B.4.1b.19} \end{matrix}$$

limiting width-thickness ratios for web in flexure

$$web_x := \text{if}(\lambda_h \leq \lambda_{pw}, \text{"compact"}, \text{if}(\lambda_{pw} < \lambda_h \leq \lambda_{rw}, \text{"noncompact"}, \text{"slender"}))$$

$$web_x = \text{"compact"} \quad \text{for bending about x-axis}$$

$$M_{nx3} := \begin{cases} M_{px} & \text{if web}_x = \text{"compact"} \\ \min \left[M_{px} - (M_{px} - F_y \cdot S_x) \cdot \left(0.305 \cdot \frac{h}{t_{des}} \cdot \sqrt{\frac{F_y}{E}} - 0.738 \right), M_{px} \right] & \text{if web}_x = \text{"noncompact"} \\ 0 \cdot \text{kip} \cdot \text{ft} & \text{if web}_x = \text{"slender"} \end{cases} \quad \begin{matrix} \text{AISC Eq. F7-5} \\ M_{nx3} = 5.154 \cdot \text{kN} \cdot \text{m} \end{matrix}$$

Controlling limit state:

$$M_{nx} := \min(M_{nx1}, M_{nx2}, M_{nx3}) = 5.154 \cdot \text{kN} \cdot \text{m}$$

$$M_a := \frac{M_{nx}}{\Omega_b} = 3.086 \cdot \text{kN} \cdot \text{m} \quad \text{design capacity} \quad \text{Check} := \begin{cases} \text{"O.K."} & \text{if } M_a \geq M_{nx} \\ \text{"N.G."} & \text{otherwise} \end{cases} = \text{"O.K."} \quad \frac{M}{M_a} = 0.648$$

Member has approximately 35% reserve capacity - O.K.

Shear is OK by comparison to end pick case

Center pick loading results in significant compression in the bottom rail. Evaluate capacity in compression.

Applied Loading:

$$C := 24.4 \text{ kN} \quad \text{Compression demand}$$

Geometry:

$$\begin{aligned} h &:= 20 \text{ mm} & \text{height} \\ b &:= 40 \text{ mm} & \text{width} \\ t &:= 2.0 \text{ mm} & \text{thickness} \end{aligned}$$

Material Properties:

Grade SS41

$$E := 205000 \text{ MPa} \quad \text{Modulus of elasticity}$$

$$F_y := 25 \frac{\text{kgf}}{\text{mm}^2} = 245.166 \cdot \text{MPa} \quad \text{Yield stress}$$

$$F_u := 35 \frac{\text{kgf}}{\text{mm}^2} = 343.233 \cdot \text{MPa} \quad \text{Ultimate stress}$$

$L_{br} := 340\text{mm}$ Unbraced length
 $K_{br} := 1$ Effective length factor

Section Properties (SAP):

$r_y := 8.01\text{mm}$ Minor axis radius of gyration
 $A_g := 224\cdot\text{mm}^2$ Cross-sectional area

Determine available strength of section in compression (Section E):

$\Omega_c := 1.67$ Strength reduction factor

Check Local Buckling:

$$\frac{b}{t} = 20 < \lambda_p := 1.12 \cdot \sqrt{\frac{E}{F_y}} = 32.387$$

Compactness criteria met per Specification Table B4.1

Local buckling does not control

Determine Compression Strength (Chapter E3):

$$F_e := \frac{\pi^2 \cdot E}{\left(\frac{K_{br} \cdot L_{br}}{r_y} \right)^2} = 1.123 \times 10^3 \cdot \text{MPa}$$

Elastic critical buckling stress (Eq. E3-4)

$$F_{cr} := \begin{cases} \left(0.658 \frac{F_y}{F_e} \right) \cdot F_y & \text{if } F_e > 0.44 \cdot F_y \\ 0.877 \cdot F_e & \text{otherwise} \end{cases} = 223.756 \cdot \text{MPa}$$

Flexural buckling stress (Eqs. E3-2/3)

$$P_a := \frac{F_{cr} \cdot A_g}{\Omega_c} = 30.013 \cdot \text{kN}$$

Resistance of brace in compression (Eq. E3-1)

$$\text{Check} := \begin{cases} \text{"O.K."} & \text{if } P_a \geq C \\ \text{"N.G."} & \text{otherwise} \end{cases} = \text{"O.K."}$$

$$\frac{C}{P_a} = 0.813$$

Member has 20% margin in compression

Evaluate Stacked Configuration

Ref. AISC 360-10

Applied Loading:

Material Properties: Grade SS41

Conservative worst case evaluation:

Two full containers weighting approximately 13,000lb each, supported by 4 points at the box corners.

$E := 205000\text{MPa}$ Modulus of elasticity

$$F_y := 25 \frac{\text{kgf}}{\text{mm}^2} = 245.166 \cdot \text{MPa}$$
 Yield stress

Compression demand:

$$F_u := 35 \frac{\text{kgf}}{\text{mm}^2} = 343.233 \cdot \text{MPa}$$
 Ultimate stress

$$W := 13000\text{lbf} = 57.827 \cdot \text{kN}$$

$$C := \frac{2 \cdot W}{4} = 28.913 \cdot \text{kN}$$

Geometry:

$h := 40\text{mm}$	height
$b := 40\text{mm}$	width
$t := 2.5\text{mm}$	thickness
$L_{br} := 1192\text{mm}$	Unbraced length
$K_{br} := 1$	Effective length factor

Section Properties (SAP):

$r_y := 15.3\text{mm}$	Minor axis radius of gyration
$A_g := 375 \cdot \text{mm}^2$	Cross-sectional area

Determine available strength of section in compression (Section E):

$$\Omega_c := 1.67 \quad \text{Strength reduction factor}$$

Check Local Buckling:

$$\frac{b}{t} = 16 < \lambda_p := 1.12 \cdot \sqrt{\frac{E}{F_y}} = 32.387$$

Compactness criteria met per Specification Table B4.1

Local buckling does not control

Determine Compression Strength (Chapter E3):

$$F_e := \frac{\pi^2 \cdot E}{\left(\frac{K_{br} \cdot L_{br}}{r_y} \right)^2} = 333.337 \cdot \text{MPa}$$

Elastic critical buckling stress (Eq. E3-4)

$$F_{cr} := \begin{cases} \left(0.658 \frac{F_y}{F_e} \right) \cdot F_y & \text{if } F_e > 0.44 \cdot F_y \\ 0.877 \cdot F_e & \text{otherwise} \end{cases} = 180.205 \cdot \text{MPa}$$

Flexural buckling stress (Eqs. E3-2/3)

$$P_a := \frac{F_{cr} \cdot A_g}{\Omega_c} = 40.465 \cdot \text{kN}$$

Resistance of brace in compression (Eq. E3-1)

$$\text{Check} := \begin{cases} \text{"O.K."} & \text{if } P_a \geq C \\ \text{"N.G."} & \text{otherwise} \end{cases} = \text{"O.K."} \quad \frac{C}{P_a} = 0.715$$

So corner posts have at least a 30% strength margin. The true margin is likely much larger, because these posts have secondary support stiffness from the adjacent vertical framing and wall sheathing

APPENDIX B - SNOW LOADING CALCULATIONS

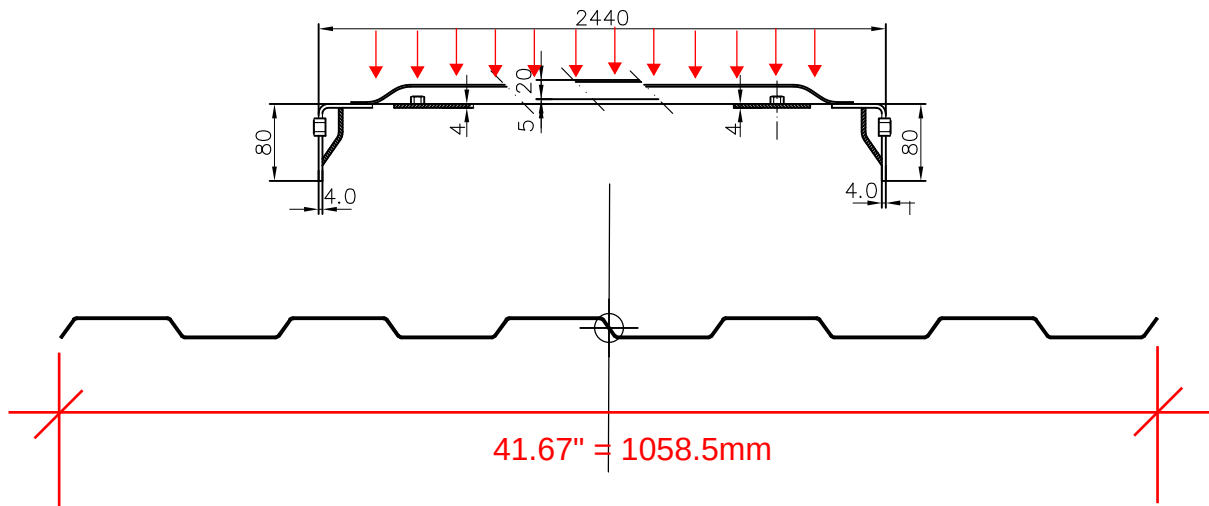
ROOF PLATE SPANS 2340mm (92.1in) ACROSS WIDTH OF CONTAINER.
CONSERVATIVELY EVALUATE AS SIMPLY SUPPORTED ONE-WAY BEAM:

PER CFS ANALYSIS, ALLOWABLE FLEXURAL CAPACITY OF 41.67" WIDE
PANEL IS 18.8 kip-in, WHICH IS 5,410 lb-in/ft.

$$M_a = M = 1/8wL^2 \rightarrow w = 8M_a/L^2 = 8(5,410 \text{ lb-in/ft})/(92.1\text{in})^2 = 5.10\text{lb/in/ft}$$

$$M_a = 5.10\text{lb/in/ft} \times 12\text{in/ft} = 61\text{psf}$$

THEREFORE, ALLOWABLE SNOW LOAD CAPACITY OF ROOF IS
ANTICIPATED TO EXCEED 61 PSF



Full Section Properties

Area	2.8675 in ²	Wt.	0.0097496 k/ft	Width	45.522 in
Ix	0.33 in ⁴	rx	0.337 in	Ixy	-1.68 in ⁴
Sx(t)	0.823 in ³	y(t)	0.396 in	α	89.771 deg
Sx(b)	0.823 in ³	y(b)	0.396 in		
		Height	0.791 in		
Iy	420.78 in ⁴	ry	12.114 in	Xo	0.000 in
Sy(l)	20.183 in ³	x(l)	20.848 in	Yo	0.000 in
Sy(r)	20.183 in ³	x(r)	20.848 in	jx	0.000 in
		Width	41.697 in	jy	0.000 in
I1	420.79 in ⁴	r1	12.114 in		
I2	0.32 in ⁴	r2	0.333 in		
Ic	421.11 in ⁴	rc	12.118 in	Cw	46.720 in ⁶
Io	421.11 in ⁴	ro	12.118 in	J	0.0037928 in ⁴

Fully Braced Strength - 2012 North American Specification - US (ASD)

Material Type: A588, $F_y=50$ ksi (EQUIVALENT TO SPA-H)					
Compression		Positive Moment		Positive Moment	
Pao	41.531 k	Maxo	18.88 k-in	Mayo	326.14 k-in
Ae	1.4951 in ²	Ixe	0.28 in ⁴	Iye	320.29 in ⁴
		Sxe(t)	0.631 in ³	Sye(l)	18.361 in ³
		Sxe(b)	0.794 in ³	Sye(r)	13.206 in ³
Tension		Negative Moment		Negative Moment	
Ta	85.854 k	Maxo	18.88 k-in	Mayo	323.26 k-in
		Ixe	0.28 in ⁴	Iye	273.48 in ⁴
		Sxe(t)	0.794 in ³	Sye(l)	10.797 in ³
		Sxe(b)	0.631 in ³	Sye(r)	16.709 in ³
Shear					
Vay	7.362 k				
Vax	23.496 k				

Calculation Details - 2012 North American Specification - US (ASD)

Axial Tension Strength

$A_g=2.8675$ in², $F_y=50$ ksi

$T_n=143.38$ k

NAS Eq. C2.1-1

$\Omega_t=1.67$, $\phi_t=0.9$

Shear Strength

Panel element 2

$A_w=0.21709$ in², $F_v=30$ ksi

NAS Eq. C3.2.1-2

$V_n=6.5126$ k at 0 deg

$\Omega_v=1.6$, $\phi_v=0.95$

Panel element 3

$A_w=0.0481$ in², $F_v=30$ ksi

NAS Eq. C3.2.1-2

$V_n=1.443$ k at -54 deg

$\Omega_v=1.6$, $\phi_v=0.95$

Panel element 5

$A_w=0.0481$ in², $F_v=30$ ksi

NAS Eq. C3.2.1-2

$V_n=1.443$ k at 54 deg

$\Omega_v=1.6$, $\phi_v=0.95$

Panel element 6

$A_w=0.21709$ in², $F_v=30$ ksi

NAS Eq. C3.2.1-2

$V_n=6.5126$ k at 0 deg

$\Omega_v=1.6$, $\phi_v=0.95$

Panel element 7

$A_w=0.0481$ in², $F_v=30$ ksi

NAS Eq. C3.2.1-2

$V_n=1.443$ k at -54 deg

$\Omega_v=1.6$, $\phi_v=0.95$

Panel element 9

$A_w=0.0481$ in², $F_v=30$ ksi

NAS Eq. C3.2.1-2

$V_n=1.443$ k at 54 deg

$\Omega_v=1.6$, $\phi_v=0.95$

Panel element 10

$A_w=0.21709$ in², $F_v=30$ ksi

NAS Eq. C3.2.1-2

$V_n=6.5126$ k at 0 deg

$\Omega_v=1.6$, $\phi_v=0.95$

Panel element 11

$A_w=0.0481$ in², $F_v=30$ ksi

NAS Eq. C3.2.1-2

$V_n=1.443$ k at -54 deg

$\Omega_v=1.6$, $\phi_v=0.95$

Panel element 13

Section: RoofPlate.sct

dstatl

Roof Plate

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Boxwell

Rev. Date: 8/10/2018 9:50:08 AM

By: dstatl

Printed: 8/10/2018 9:51:06 AM

Aw=0.0481 in ² , Fv=30 ksi Vn=1.443 k at 54 deg $\Omega v=1.6$, $\phi v=0.95$	NAS Eq. C3.2.1-2
Panel element 14 Aw=0.21709 in ² , Fv=30 ksi Vn=6.5126 k at 0 deg $\Omega v=1.6$, $\phi v=0.95$	NAS Eq. C3.2.1-2
Panel element 15 Aw=0.0481 in ² , Fv=30 ksi Vn=1.443 k at -54 deg $\Omega v=1.6$, $\phi v=0.95$	NAS Eq. C3.2.1-2
Panel element 17 Aw=0.0481 in ² , Fv=30 ksi Vn=1.443 k at 54 deg $\Omega v=1.6$, $\phi v=0.95$	NAS Eq. C3.2.1-2
Panel element 18 Aw=0.21709 in ² , Fv=30 ksi Vn=6.5126 k at 0 deg $\Omega v=1.6$, $\phi v=0.95$	NAS Eq. C3.2.1-2
Panel element 19 Aw=0.0481 in ² , Fv=30 ksi Vn=1.443 k at -54 deg $\Omega v=1.6$, $\phi v=0.95$	NAS Eq. C3.2.1-2
Panel element 21 Aw=0.052397 in ² , Fv=30 ksi Vn=1.5719 k at 54 deg $\Omega v=1.6$, $\phi v=0.95$	NAS Eq. C3.2.1-2
Axial Compression Strength Ae=1.4951 in ² , Fy=50 ksi Pn=74.756 k $\Omega c=1.8$, $\phi c=0.85$	NAS Eq. C4.1-1
Positive Flexural Strength about X-axis Center of gravity shift: y=-0.045391 in Sxe=0.6306 in ³ , Fy=50 ksi Mnx=31.53 k-in $\Omega b=1.67$, $\phi b=0.9$	NAS Eq. C3.1.1-1
Negative Flexural Strength about X-axis Center of gravity shift: y=0.045391 in Sxe=0.6306 in ³ , Fy=50 ksi Mnx=31.53 k-in $\Omega b=1.67$, $\phi b=0.9$	NAS Eq. C3.1.1-1
Positive Flexural Strength about Y-axis Center of gravity shift: x=-3.4049 in Sye=13.206 in ³ , Fy=50 ksi Mny=544.66 k-in $\Omega b=1.67$, $\phi b=0.9$	NAS Eq. C3.1.1-1
Negative Flexural Strength about Y-axis Center of gravity shift: x=4.481 in Sye=10.797 in ³ , Fy=50 ksi Mny=539.84 k-in	NAS Eq. C3.1.1-1

CFS Version 8.0.5

Section: RoofPlate.sct

Roof Plate

Boxwell

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$\Omega b=1.67$, $\phi b=0.9$

APPENDIX C - WIND LOADING CALCULATIONS

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DETERMINE C&C WIND LOADS PER
 ASCE 7-10 (Chapter 30 - Part 1)

Title: Wind Loading Evaluation-C&C
 Project: Boxwell 16ft Storage Container
 Number: 2018.4686.0
 Performed by: DES
 Checked by: JJV
 Date: 08/27/18

CASE: FLAT ROOF, NO PARAPET, NO EAVE, HEIGHT LESS THAN 60 FEET

Project Specific Data

B := 16ft	Wall Length (E-W)
L := 8ft	Wall Length (N-S)
h := 8ft	Mean Elevation of Roof
h _w := 8ft	Wall height
V := 115	Basic Wind Speed
K _d := 0.85	Wind Directionality Factor, 26.6
Exposure Category: C	(Assumed most common worst case condition) Section 26.7
Type := "Enclosed"	(Assume doors are closed during wind loading)
K _{zt} := 1.0	(Assume normal topography) Topographic Factor, 26.8
l _{hd} := min(B, L)	Least horizontal dimension
a _w := max[(min(0.1·l _{hd} , 0.4 h _w)), 0.04 l _{hd} , 3ft]	Width of corner or edge zone a _w = 3-ft

Velocity Pressure Exposure Coefficient, Table 30.3-1

$$K_{z15} := 0.85$$

Velocity Pressures, Section 30.3.2

$$q_{z15} := 0.00256 K_{z15} K_{zt} K_d \cdot V^2 \cdot (\text{psf}) = 24.461 \text{ psf}$$

$$q_h := q_{z15}$$

Internal Pressure Coefficients, Section 26.11

$$GC_{pi} := \begin{cases} \begin{pmatrix} 1 \\ -1 \end{pmatrix} 0.18 & \text{if Type} = \text{"Enclosed"} \\ \begin{pmatrix} 1 \\ -1 \end{pmatrix} 0.55 & \text{if Type} = \text{"Partially Enclosed"} \end{cases} = \begin{pmatrix} 0.18 \\ -0.18 \end{pmatrix}$$

Effective Wind Areas (Based upon typical spacings) $sf := 1ft^2$

$s_{rf} := 2ft$ NOTE: SPACING VARIES Framing member spacing, typ

$l_{rf} := 8ft$ NOTE: SPAN VARIES Framing member span, typ

$$A_{e_typ} := \max\left(l_{rf} \cdot s_{rf}, l_{rf} \cdot \frac{l_{rf}}{3}\right) = 21.333 \cdot sf \quad \text{Effective Wind Area}$$

$A_e := 20sf$ Assumed effective wind area, all locations for simplicity

INTERIOR ROOF ZONE 1

$$GC_{pz1} := \begin{cases} \begin{pmatrix} 0.3 \\ -1.0 \end{pmatrix} & \text{if } A_e \leq 10sf \\ \begin{pmatrix} \left(0.4000 - 0.1000 \cdot \log\left(\frac{A_e}{sf}\right)\right) \\ \left(-1.1000 + 0.1000 \cdot \log\left(\frac{A_e}{sf}\right)\right) \end{pmatrix} & \text{if } 10sf < A_e \leq 100sf \\ \begin{pmatrix} .2 \\ -.9 \end{pmatrix} & \text{if } A_e > 100sf \end{cases} \quad \text{External Pressure Coefficient (Figure 30.4-2a)}$$

$$GC_{pz1} = \begin{pmatrix} 0.27 \\ -0.97 \end{pmatrix}$$

$$p_{z1} := q_{z15} \cdot GC_{pz1} + q_{z15} \cdot GC_{pi} = \begin{pmatrix} 11.005 \\ -28.128 \end{pmatrix} \cdot psf$$

Zone 1 Wind Pressure (service):

$$p_{z1_ASD} := 0.6 \cdot p_{z1} = \begin{pmatrix} 6.603 \\ -16.877 \end{pmatrix} \cdot psf$$

EAVE AREA ZONE 2

$$GC_{pz2} := \begin{cases} \begin{pmatrix} 0.3 \\ -1.8 \end{pmatrix} & \text{if } A_e \leq 10sf \\ \begin{pmatrix} \left(0.4000 - 0.1000 \cdot \log\left(\frac{A_e}{sf}\right)\right) \\ \left(-2.5000 + 0.7000 \cdot \log\left(\frac{A_e}{sf}\right)\right) \end{pmatrix} & \text{if } 10sf < A_e \leq 100sf \\ \begin{pmatrix} 0.2 \\ -1.1 \end{pmatrix} & \text{if } A_e > 100sf \end{cases} \quad \text{External Pressure Coefficient (Figure 30.4-2a)}$$

$$GC_{pz2} = \begin{pmatrix} 0.27 \\ -1.589 \end{pmatrix}$$

$$p_{z2} := q_{z15} \cdot GC_{pz2} + q_{z15} \cdot GC_{pi} = \begin{pmatrix} 11.005 \\ -43.278 \end{pmatrix} \cdot psf$$

Zone 2 Wind Pressure (service):

$$p_{z2_ASD} := 0.6 \cdot p_{z2} = \begin{pmatrix} 6.603 \\ -25.967 \end{pmatrix} \cdot psf$$

ROOF CORNER AREA ZONE 3

$$GC_{pz3} := \begin{cases} \begin{pmatrix} 0.3 \\ -2.8 \end{pmatrix} & \text{if } A_e \leq 10\text{sf} \\ \begin{pmatrix} 0.4000 - 0.1000 \cdot \log\left(\frac{A_e}{\text{sf}}\right) \\ -4.5000 + 1.7000 \cdot \log\left(\frac{A_e}{\text{sf}}\right) \end{pmatrix} & \text{if } 10\text{sf} < A_e \leq 100\text{sf} \\ \begin{pmatrix} 0.2 \\ -1.1 \end{pmatrix} & \text{if } A_e > 100\text{sf} \end{cases}$$

External Pressure Coefficient (Figure 30.4-2a)

$$GC_{pz3} = \begin{pmatrix} 0.27 \\ -2.288 \end{pmatrix}$$
$$p_{z3} := q_{z15} \cdot GC_{pz3} + q_{z15} \cdot GC_{pi} = \begin{pmatrix} 11.005 \\ -60.376 \end{pmatrix} \cdot \text{psf}$$

Zone 3 Wind Pressure (service):

$$p_{z3_ASD} := 0.6 \cdot p_{z3} = \begin{pmatrix} 6.603 \\ -36.225 \end{pmatrix} \cdot \text{psf}$$

WALL INTERIOR ZONE 4

$$GC_{pz4} := \begin{pmatrix} 0.96 \\ -1.04 \end{pmatrix}$$
$$p_{z4} := q_{z15} \cdot GC_{pz4} + q_{z15} \cdot GC_{pi} = \begin{pmatrix} 27.885 \\ -29.842 \end{pmatrix} \cdot \text{psf}$$

External Pressure Coefficient (Figure 30.4-1)

Zone 4 Wind Pressure (service):

$$p_{z4_ASD} := 0.6 \cdot p_{z4} = \begin{pmatrix} 16.731 \\ -17.905 \end{pmatrix} \cdot \text{psf}$$

WALL CORNER ZONE 5

$$GC_{pz5} := \begin{pmatrix} 0.96 \\ -1.3 \end{pmatrix}$$
$$p_{z5} := q_{z15} \cdot GC_{pz5} + q_{z15} \cdot GC_{pi} = \begin{pmatrix} 27.885 \\ -36.202 \end{pmatrix} \cdot \text{psf}$$

External Pressure Coefficient (Figure 30.4-1)

Zone 5 Wind Pressure (service):

$$p_{z5_ASD} := 0.6 \cdot p_{z5} = \begin{pmatrix} 16.731 \\ -21.721 \end{pmatrix} \cdot \text{psf}$$

Note that corner zone wind pressure of -36psf does not exceed snow load capacity of approximately 61psf. The roof panel is expected to have similar capacity to resist positive or negative loading.

Evaluate Tube Steel Wall Framing

Critical framing member is 25x25x2 spanning 2240mm with tributary width equal to 544mm (in corner zone of front wall)

Applied Loading:

$$\begin{aligned} W_T &:= 544\text{mm} && \text{Trib width} \\ L &:= 2240\text{mm} && \text{Span} \\ w_w &:= (-p_{z5_ASD})_1 \cdot W_T = 38.768 \cdot \text{plf} && \text{Line loading} \\ M &:= \frac{1}{8} \cdot w_w \cdot L^2 = 0.355 \cdot \text{kN} \cdot \text{m} && \text{Max flexure} \\ V &:= \frac{1}{2} \cdot w_w \cdot L = 0.634 \cdot \text{kN} && \text{Max shear} \end{aligned}$$

Material Properties:

Grade SS41

$$\begin{aligned} E &:= 205000\text{MPa} && \text{Modulus of elasticity} \\ F_y &:= 25 \frac{\text{kgf}}{\text{mm}^2} = 245.166 \cdot \text{MPa} && \text{Yield stress} \\ F_u &:= 35 \frac{\text{kgf}}{\text{mm}^2} = 343.233 \cdot \text{MPa} && \text{Ultimate stress} \end{aligned}$$

Geometry:

$$\begin{aligned} h &:= 25\text{mm} && \text{height} \\ b &:= 25\text{mm} && \text{width} \\ t &:= 2.0\text{mm} && \text{thickness} \\ t_{\text{nom}} &:= t = 2 \cdot \text{mm} && \text{nominal thickness} \\ t_{\text{des}} &:= t = 2 \cdot \text{mm} && \text{design thickness} \end{aligned}$$

Section Properties (SAP):

$$\begin{aligned} I_x &:= 16345 \cdot \text{mm}^4 && \text{Moment of inertia} \\ S_x &:= 1308 \cdot \text{mm}^3 && \text{Section modulus} \\ Z_x &:= 1591 \cdot \text{mm}^3 && \text{Plastic modulus} \\ \lambda_b &:= \frac{b}{t} = 12.5 && \text{Flange slenderness} \\ \lambda_h &:= \frac{h}{t} = 12.5 && \text{Web slenderness} \end{aligned}$$

Determine available strength of section in flexure (Section F7):

$$\Omega_b := 1.67$$

Strength reduction factor

Yielding limit state:

$$M_{px} := F_y \cdot Z_x \quad M_{nx1} := M_{px} \quad M_{nx1} = 0.39 \cdot \text{kN} \cdot \text{m} \quad \text{AISC Eq. F7-1}$$

Flange local buckling limit state:

$$\lambda_{pf} := 1.12 \cdot \sqrt{\frac{E}{F_y}} \quad \lambda_{pf} = 32.387 \quad \lambda_{rf} := 1.40 \cdot \sqrt{\frac{E}{F_y}} \quad \lambda_{rf} = 40.483 \quad \text{AISC Tbl. B4.1b.17}$$

limiting width-thickness ratios for flange in flexural compression

$$\text{flange}_x := \text{if}(\lambda_b \leq \lambda_{pf}, \text{"compact"}, \text{if}(\lambda_{pf} < \lambda_b \leq \lambda_{rf}, \text{"noncompact"}, \text{"slender"}))$$

$$\text{flange}_x = \text{"compact"}$$

for bending about x-axis

$$b_e := \min \left[1.92 \cdot t_{\text{des}} \cdot \sqrt{\frac{E}{F_y}} \cdot \left(1 - \frac{0.38 \cdot t_{\text{des}}}{b} \cdot \sqrt{\frac{E}{F_y}} \right), b \right]$$

$$b_e = 13.429 \cdot \text{mm} \quad \text{AISC Eq. F7-4}$$

$$S_{\text{eff}} := \frac{2}{6} \cdot t_{\text{des}} \cdot (h - 2 \cdot t_{\text{des}})^2 + \frac{2}{6} \cdot \frac{b_e \cdot [h^3 - (h - t_{\text{des}})^3]}{h}$$

$$S_{\text{eff}} = 913.155 \cdot \text{mm}^3$$

$$M_{nx2} := \begin{cases} M_{px} & \text{if flange}_x = \text{"compact"} \\ \min \left[M_{px} - (M_{px} - F_y \cdot S_x) \cdot \left(3.57 \cdot \frac{b}{t_{des}} \cdot \sqrt{\frac{F_y}{E}} - 4.0 \right), M_{px} \right] & \text{if flange}_x = \text{"noncompact"} \\ F_y \cdot S_{eff} & \text{if flange}_x = \text{"slender"} \end{cases} \quad \begin{matrix} \text{AISC Eq. F7-2} \\ \text{AISC Eq. F7-3} \end{matrix}$$

$$M_{nx2} = 0.39 \cdot \text{kN} \cdot \text{m}$$

Web local buckling limit state:

$$\lambda_{pw} := 2.42 \cdot \sqrt{\frac{E}{F_y}} \quad \lambda_{pw} = 69.978 \quad \lambda_{rw} := 5.70 \cdot \sqrt{\frac{E}{F_y}} \quad \lambda_{rw} = 164.824 \quad \begin{matrix} \text{AISC Tbl.} \\ \text{B.4.1b.19} \end{matrix}$$

limiting width-thickness ratios for web in flexure

$$\text{web}_x := \text{if} \left(\lambda_h \leq \lambda_{pw}, \text{"compact"}, \text{if} \left(\lambda_{pw} < \lambda_h \leq \lambda_{rw}, \text{"noncompact"}, \text{"slender"} \right) \right)$$

$$\text{web}_x = \text{"compact"}$$

for bending about x-axis

$$M_{nx3} := \begin{cases} M_{px} & \text{if web}_x = \text{"compact"} \\ \min \left[M_{px} - (M_{px} - F_y \cdot S_x) \cdot \left(0.305 \cdot \frac{h}{t_{des}} \cdot \sqrt{\frac{F_y}{E}} - 0.738 \right), M_{px} \right] & \text{if web}_x = \text{"noncompact"} \\ 0 \cdot \text{kip} \cdot \text{ft} & \text{if web}_x = \text{"slender"} \end{cases} \quad \begin{matrix} \text{AISC Eq. F7-5} \\ M_{nx3} = 0.39 \cdot \text{kN} \cdot \text{m} \end{matrix}$$

Controlling limit state:

$$M_{nx} := \min(M_{nx1}, M_{nx2}, M_{nx3}) = 0.39 \cdot \text{kN} \cdot \text{m}$$

$$M_a := \frac{M_{nx}}{\Omega_b} = 0.234 \cdot \text{kN} \cdot \text{m} \quad \text{design capacity} \quad \text{Check} := \begin{cases} \text{"O.K."} & \text{if } M_a \geq M_{SAP} \\ \text{"N.G."} & \text{otherwise} \end{cases} \quad \begin{matrix} = \text{"N.G."} \\ \frac{M}{M_a} = 1.519 \end{matrix}$$

Member is overstressed by approximately 50%, however, these assumptions are conservative. Per SAP, analysis, additional support is provided by fixed end connections, mid-height sheathing splice tubes, and the center 40mm tube. Therefore, member demands may be as low as

$$M_{SAP} := 0.17 \text{kN} \cdot \text{m} \quad (\text{for the } 25 \times 25 \times 2 \text{mm horizontal tube at mid-height of the front wall})$$

$$\text{Check} := \begin{cases} \text{"O.K."} & \text{if } M_a \geq M_{SAP} \\ \text{"N.G."} & \text{otherwise} \end{cases} = \text{"O.K."} \quad \frac{M_{SAP}}{M_a} = 0.728 \quad \begin{matrix} \text{Therefore, the calculated strength of the} \\ \text{tube steel framing has approximately} \\ \text{25\% strength margin.} \end{matrix}$$

This analysis assumes that the mid-height tubes have connections that can resist significant flexure. These tubes effectively reduce the span of the longer perpendicular tubes.

Determine available strength of section in shear (Section G2.1b):

$$\Omega_v := 1.67$$

Strength reduction factor

$$A_w := h \cdot 2t = 100 \cdot \text{mm}^2$$

Area of web for shear

$$\lambda_{vw} := \frac{h - 2t}{t} = 10.5$$

Web slenderness for shear

$$k_v := \begin{cases} 5 & \text{if } \lambda_{vw} < 260 \\ \text{"Error"} & \text{otherwise} \end{cases}$$

Web buckling coefficient

$$\lambda_{vwp} := 1.10 \cdot \sqrt{k_v \cdot \frac{E}{F_y}} = 71.125$$

Plastic limit on web slenderness

$$\lambda_{vwr} := 1.37 \cdot \sqrt{k_v \cdot \frac{E}{F_y}} = 88.583$$

Inelastic limit on web slenderness

$$C_v := \begin{cases} 1.0 & \text{if } \lambda_{vw} \leq \lambda_{vwp} \\ \frac{1.51 \cdot E \cdot k_v}{\lambda_{vw}^2 \cdot F_y} & \text{if } \lambda_{vw} > \lambda_{vwr} \\ \frac{\lambda_{vwp}}{\lambda_{vw}} & \text{otherwise} \end{cases} = 1$$

Web shear coefficient (Eqn. G2-3, G2-4, G2-5)

$$V_n := 0.6 \cdot F_y \cdot A_w \cdot C_v = 3.307 \cdot \text{kip}$$

Nominal shear capacity (Eqn. G2-1)

$$V_a := \frac{V_n}{\Omega_v} = 1.98 \cdot \text{kip}$$

Allowable shear (G1)

$$\text{Check} := \begin{cases} \text{"O.K."} & \text{if } V_a \geq V \\ \text{"N.G."} & \text{otherwise} \end{cases} = \text{"O.K."}$$

$$\frac{V}{V_a} = 0.072$$

Evaluate Hat Section Wall Framing

Critical framing member is 100x40x2.3mm hat spanning 2089mm with tributary width equal to 660mm (in interior zone of side wall)

Applied Loading:		Material Properties:	Grade SPA-H
$W_T := 660\text{mm}$	Trib width	$E := 205000\text{MPa}$	Modulus of elasticity
$L := 2089\text{mm} = 6.854\cdot\text{ft}$	Span	$F_y := 35 \frac{\text{kgf}}{\text{mm}^2} = 343.233\cdot\text{MPa}$	Yield stress
$w_w := (-p_{z4_ASD})_1 \cdot W_T = 38.772\cdot\text{plf}$	Line loading	$F_u := 49 \frac{\text{kgf}}{\text{mm}^2} = 480.526\cdot\text{MPa}$	Ultimate stress
$M := \frac{1}{8} \cdot w_w \cdot L^2 = 0.309\cdot\text{kN}\cdot\text{m}$	Max flexure		
$V := \frac{1}{2} \cdot w_w \cdot L = 0.591\cdot\text{kN}$	Max shear		

Per CFS analysis, allowable hat channel capacity is:

$M_{ax} := 7.26\text{kip}\cdot\text{in} = 0.82\cdot\text{kN}\cdot\text{m}$

Check :=

"O.K." if $M_{ax} \geq M$

"N.G." otherwise

= "O.K."

$\frac{M}{M_{ax}} = 0.376$

Therefore, the calculated strength of the hat channel has approximately 60% strength margin.

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MWFRS WIND LOADS PER ASCE 7-10
(Chapters 26 & 27 - Wind Loads, Directional
Procedure for All Heights)

Title: Wind Loading Evaluation-MWFRS
Project: Boxwell 16ft Storage Container
Number: 2018.4686.0
Performed by: DES
Checked by: JJV
Date: 08/10/18

CASE: FLAT ROOF, NO PARAPET, NO EAVE

Project Specific Data

B := 16ft	Windward Wall Length
L := 8ft	Side Wall Length
h := 8ft	Mean Elevation of Roof
V := 115	Basic Wind Speed
K _d := 0.85	Wind Directionality Factor, Table 26.6-1
Exposure Category: C	Section 26.7.3
Type := "Enclosed"	Enclosure Classification, ASCE 7-10 26.10
K _{zt} := 1.0	Topographic Factor, ASCE 7-10 26.8
G := 0.85	Gust Effect Factor, ASCE 7-10 26.9.1
K _{z15} := 0.85	Velocity Pressure Exposure Coefficients, Table 27.3-1

Velocity Pressures, Section 27.3.2

$$q_{z15} := 0.00256 K_{z15} K_{zt} K_d V^2 (\text{psf}) = 24.461 \text{ psf}$$

$$q_h := q_{z15}$$

$$GC_{pi} := \begin{cases} 0.18 & \text{if Type} = \text{"Enclosed"} \\ 0.55 & \text{if Type} = \text{"Partially Enclosed"} \end{cases} = 0.18 \quad \text{Internal pressure coefficient, Table 26.11-1}$$

WINDWARD PRESSURES

$$C_{pw} := 0.8 \quad \text{Windward Wall Pressure Coefficient, Figure 27.4-1}$$

Windward External Pressures Section 27.4.1

$$p_{w15} := q_{z15} G C_{pw} = 16.633 \text{ psf}$$

Total Pressure on Windward Wall

$$p_{tw15} := q_{z15} G C_{pw} + q_h GC_{pi} = 21.036 \text{ psf}$$

LEEWARD PRESSURES

$$C_{ple}(LB) := \begin{cases} -0.5 & \text{if } LB < 1 \\ -0.5 + (LB - 1)0.2 & \text{if } LB \geq 1 \wedge LB < 2 \\ -0.3 + \left(\frac{LB - 2}{2}\right)0.1 & \text{if } LB \geq 2 \wedge LB < 4 \\ -0.2 & \text{if } LB \geq 4 \\ 0 & \text{otherwise} \end{cases} \quad \text{Leeward Wall Pressure Coefficient, Figure 27.4-1}$$
$$C_{pl} := C_{ple}\left(\frac{L}{B}\right) = -0.5$$

Leeward External Pressures

$$p_l := q_h \cdot G \cdot C_{pl} = -10.396 \cdot \text{psf}$$

Total Pressure on Leeward Wall

$$p_{tl5} := q_h \cdot G \cdot C_{pl} + q_h \cdot -GC_{pi} = -14.799 \cdot \text{psf}$$

UPLIFT PRESSURES

$$C_{pu1} := -1.3 \quad \text{Roof Pressure Coefficient, Figure 27.4-1 (0 to } h/2) \quad \frac{h}{L} = 1$$
$$C_{pu2} := -0.7 \quad \text{Roof Pressure Coefficient, Figure 27.4-1 (> } h/2) \quad \theta := 0$$
$$p_{u1} := q_h \cdot G \cdot C_{pu1} = -27.029 \cdot \text{psf} \quad \text{Net uplift pressure (windward edge to midspan of roof)}$$
$$p_{u2} := q_h \cdot G \cdot C_{pu2} = -14.554 \cdot \text{psf} \quad \text{Net uplift pressure (midspan to leeward edge of roof)}$$

Total Wind Forces:

$$h_t := \frac{h}{2} = 4 \cdot \text{ft} \quad \text{Tributary height of wall}$$

$$W := B = 16 \cdot \text{ft} \quad \text{Tributary width of wall}$$

$$p_{15} := p_{w15} - p_l = 27.029 \cdot \text{psf} \quad \text{Total pressures in the Windward Direction}$$

$$V_w := p_{15} \cdot h_t \cdot W = 1.73 \cdot \text{kip} \quad \text{Lateral wind force to MWFRS}$$

$$V_{w0} := p_{15} \cdot h \cdot W = 3.46 \cdot \text{kip} \quad \text{Lateral wind force for overturning}$$

$$V_{w_ASD} := 0.6 \cdot V_w = 1.038 \cdot \text{kip}$$

$$V_{w0_ASD} := 0.6 \cdot V_{w0} = 2.076 \cdot \text{kip}$$

$$U_{w1} := \frac{L}{2} \cdot W \cdot p_{u1} = -1.73 \cdot \text{kip} \quad \text{Uplift force on windward half of roof}$$

$$U_{w2} := \frac{L}{2} \cdot W \cdot p_{u2} = -0.931 \cdot \text{kip} \quad \text{Uplift force on leeward half of roof}$$

$$U_{w1_ASD} := 0.6 \cdot U_{w1} = -1.038 \cdot \text{kip}$$

$$U_{w2_ASD} := 0.6 \cdot U_{w2} = -0.559 \cdot \text{kip}$$

Service lateral wind force to MWFRS

Service lateral wind force for overturning

Service wind uplift to windward half of roof

Service wind uplift to leeward half of roof

Evaluate Wall Ties to Resist Wind Loads

Typical wall tie measures 40x3 and resists forces in tension only

Applied Loading:

$F := 3.5\text{kN}$ Max force from SAP

Material Properties:

Grade SPA-H

$E := 205000\text{MPa}$ Modulus of elasticity

Geometry:

$h := 40\text{mm}$ height

$F_y := 35 \frac{\text{kgf}}{\text{mm}^2} = 343.233\cdot\text{MPa}$ Yield stress

$t := 3\text{mm}$ thickness

$F_u := 49 \frac{\text{kgf}}{\text{mm}^2} = 480.526\cdot\text{MPa}$ Ultimate stress

$A := h \cdot t = 120\cdot\text{mm}^2$ area

Determine available strength of section in tension (Section D2):

$\Omega_t := 1.67$

Strength reduction factor

Yielding limit state:

$P_n := F_y \cdot A = 41.188\cdot\text{kN}$

Nominal tension capacity (Eq. D2-1)

$P_a := \frac{P_n}{\Omega_t} = 24.663\cdot\text{kN}$

Allowable tension (D2)

Check := $\begin{cases} \text{"O.K."} & \text{if } P_a \geq F \\ \text{"N.G."} & \text{otherwise} \end{cases} = \text{"O.K."}$

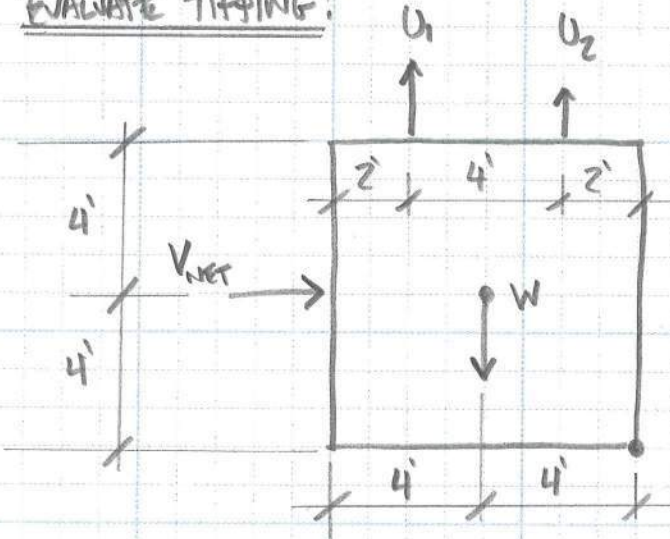
$\frac{F}{P_a} = 0.142$

Therefore, ties have much more than the necessary strength

APPENDIX D - MISCELLANEOUS CALCULATIONS

BOXEL WIND STABILITY ANALYSIS

EVALUATE TIPPING:



$$\Sigma M_o = 0 = W \times 4' - V_{NET} \times 4' - U_2 \times 2' - U_1 \times 6'$$

$$W = \frac{V_{NET}(4) + U_2(2) + U_1(6)}{4}$$

$$W = \frac{(2.08 \text{ KIPS})(4) + (0.56 \text{ K})(2) + (1.04 \text{ K})(6)}{4}$$

$$W = 3.92 \text{ KIPS} \leftarrow \text{WEIGHT REQUIRED TO PREVENT OVERTURNING}$$

ACTUAL WEIGHT = 3 KIPS, SO 90 MPH WINDS EXCEEDED TIPPER RESISTANCE OF CONTAINER BY $\frac{3.92}{3} \approx 1.33$

• TO HAVE $\frac{W_{REQD}}{W_{ACTUAL}} = 1.0$, WIND DEMAND MUST BE REDUCED BY $\frac{3}{3.92} = 0.76$

• ANALYSIS ABOVE IS FOR 90 MPH WIND $\rightarrow \frac{V^2}{90^2} = 0.76 \rightarrow V = 78 \text{ MPH}$

$\therefore$ IN WHOLE NUMBERS, AN EMPTY CONTAINER COULD BE EXPECTED TO TIP OVER IN 75 MPH WINDS

† A CONTAINER w/ $\approx 1,000$ LBS OF CARGO MAY TIP OVER IN 75 MPH WINDS

EVALUATE SLIDING:

CONTAINER HAS (6) 300mm x 40mm RUBBER BEARING PADS w/ $A \approx 18.6 \text{ in}^2$ EA.

ASSUME OPTIMISTIC FRICTION COEFFICIENT FOR RUBBER ON PAVEMENT

$$\mu = 1.0 \quad W_{NET} = W - U_1 - U_2 = 3 \text{ K} - 1.04 \text{ K} - 0.56 \text{ K} = 1.4 \text{ K}$$

$$R_N = W_{NET} \mu = 1.4 \text{ K}(1) = 1.4 \text{ K} \leq V_{NET} = 2.08 \text{ K}$$

$$V @ \frac{1.4}{2.08} = 0.67 = \frac{V^2}{90^2} \rightarrow V = 74 \text{ MPH}$$

O.K. @ 90 MPH w/ $2.08 - 1.4 \text{ K} \approx 700$ LB OF CARGO

w/ LESS OPTIMISTIC $\mu = 0.50$ (PERHAPS FOR GRAVEL)

$$R_n = 1.4 K (0.5) = 0.7 K \ll V_{NET} = 208 K$$

$$V @ \frac{0.7}{2.08} = 0.34 = \frac{V^2}{90^2} = 52 \text{ MPH}$$

O.K. @ 90 MPH w/ $208 - 0.7 K = 1,400 \text{ LB OF CARGO}$

w/ $\mu = 0.9$ FOR ASPHALT

$$P_n = 1.4 K (0.9) = 1.26 K < V_{NET} = 208 K$$

$$V @ \frac{1.26}{2.08} = 0.61 = \frac{V^2}{90^2} = 70 \text{ MPH}$$

w/ $\mu = 0.6$ FOR CONCRETE

$$P_n = 1.4 K (0.6) = 0.84 K \ll V_{NET} = 208 K$$

$$V @ \frac{0.84}{2.08} = 0.40 = \frac{V^2}{90^2} = 57 \text{ MPH}$$

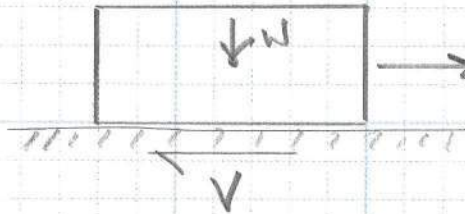
SO, EMPTY CONTAINER COULD BE EXPECTED TO BECOME UNSTABLE @

50 MPH - GRAVEL

60 MPH - CONCRETE

70 MPH - ASPHALT

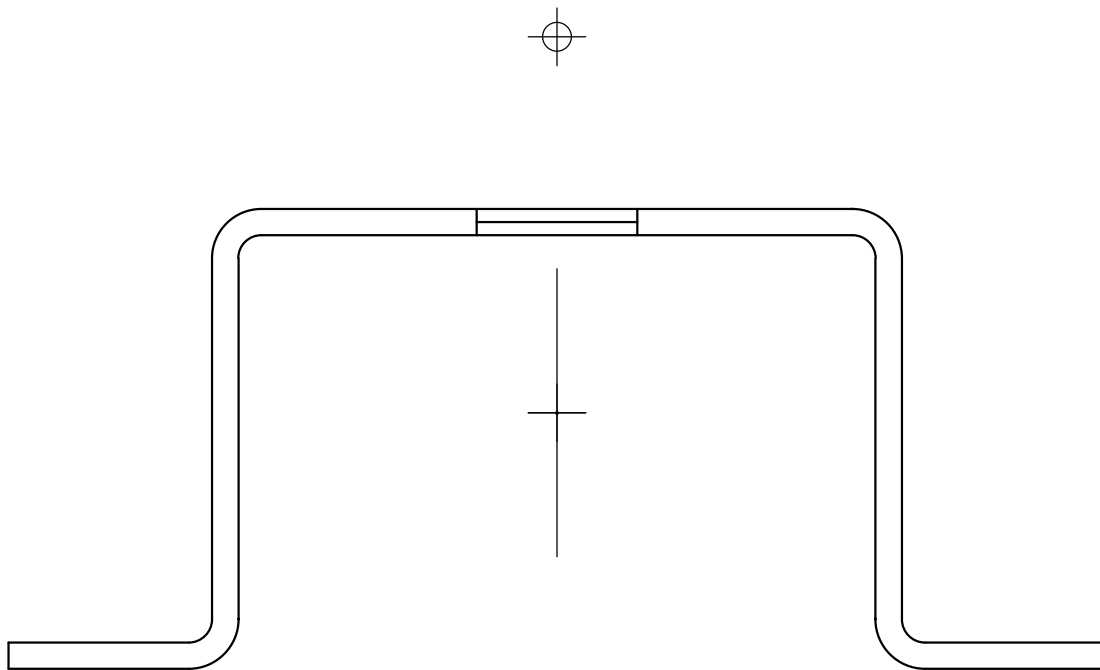
BOXWELL SKID SLIDING ANALYSIS

SKID WEIGHTS $\approx 18,500$ LBSCONSISTS OF TUBULAR STEEL FRAME COMPOSED OF 40mm X 100mm RECTANGULAR TUBES
SLIDES ACROSS FLYWOOD AND/OR STEEL BED SURFACESCOEFFICIENT OF FRICTION STEEL-ON-STEEL ≈ 0.75
(PROBABLY LESS FOR LOAD ON STEEL) $\therefore$ FORCE TO SLIDE SKID IS:

$$F = V = W \mu = 18,500 \times 0.75 = 13,900 \text{ LB}$$

$\therefore 15,000$ LB WHICH MAY BE OK,
BUT $20,000$ LB PROVIDES ADDITIONAL
SAFETY MARGIN

CAPAC AMOUNTS TO ALMOST $20,000$ LBS $\rightarrow$ $20,000$ LB CAPACITY BED IS REASONABLE



Section: Hat.sct

dstatl

Hat Channel

Wiss, Janney, Elstner Associates, Inc.

Boxwell

Rev. Date: 8/10/2018 3:33:54 PM

By: dstatl

Printed: 8/10/2018 3:36:21 PM

Full Section Properties

Area	0.58962 in ²	Wt.	0.0020047 k/ft	Width	6.5115 in
Ix	0.2213 in ⁴	rx	0.6126 in	Ixy	0.0000 in ⁴
Sx(t)	0.31721 in ³	y(t)	0.6977 in	α	-90.000 deg
Sx(b)	0.25230 in ³	y(b)	0.8771 in		
		Height	1.5748 in		
Iy	0.7219 in ⁴	ry	1.1065 in	Xo	0.0000 in
Sy(l)	0.38441 in ³	x(l)	1.8780 in	Yo	1.2864 in
Sy(r)	0.38441 in ³	x(r)	1.8780 in	jx	0.0000 in
		Width	3.7559 in	jy	-1.8764 in
I1	0.7219 in ⁴	r1	1.1065 in		
I2	0.2213 in ⁴	r2	0.6126 in		
Ic	0.9432 in ⁴	rc	1.2648 in	Cw	0.11937 in ⁶
Io	1.9190 in ⁴	ro	1.8040 in	J	0.0016115 in ⁴

Net Section Properties

Ix	0.1981 in ⁴	rx	0.6058 in	Area	0.53982 in ²
Sx(t)	0.26142 in ³	y(t)	0.7578 in	Ixy	0.0000 in ⁴
Sx(b)	0.24251 in ³	y(b)	0.8170 in	Ic	0.9188 in ⁴
Iy	0.7206 in ⁴	ry	1.1554 in		
Sy(l)	0.38374 in ³	x(l)	1.8780 in		
Sy(r)	0.38374 in ³	x(r)	1.8780 in		

Section: Hat.sct

dstatl

Hat Channel

Wiss, Janney, Elstner Associates, Inc.

Boxwell

Rev. Date: 8/10/2018 3:33:54 PM

By: dstatl

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Fully Braced Strength - 2012 North American Specification - US (ASD)Material Type: A588, $F_y=50$ ksi

Compression

Pao 14.995 k

Ae 0.53982 in²

Tension

Ta 17.653 k

Shear

Vay 4.198 k

Vax 3.436 k

Positive Moment

Maxo 7.261 k-in

Ixe 0.19812 in⁴Sxe(t) 0.26142 in³Sxe(b) 0.24251 in³

Negative Moment

Maxo 7.261 k-in

Ixe 0.19812 in⁴Sxe(t) 0.26142 in³Sxe(b) 0.24251 in³

Positive Moment

Mayo 11.489 k-in

Iye 0.72065 in⁴Sye(l) 0.38374 in³Sye(r) 0.38374 in³

Negative Moment

Mayo 11.489 k-in

Iye 0.72065 in⁴Sye(l) 0.38374 in³Sye(r) 0.38374 in³

Calculation Details - 2012 North American Specification - US (ASD)

Axial Tension Strength

Ag=0.58962 in², $F_y=50$ ksi

Tn=29.481 k

 $\Omega_t=1.67$, $\phi_t=0.9$

NAS Eq. C2.1-1

Shear Strength

Hat element 2

Aw=0.11194 in², $F_v=30$ ksi

Vn=3.3582 k at 90 deg

 $\Omega_v=1.6$, $\phi_v=0.95$

Hat element 3

Aw=0.18324 in², $F_v=30$ ksi

Vn=5.4972 k at 0 deg

 $\Omega_v=1.6$, $\phi_v=0.95$

Hat element 4

Aw=0.11194 in², $F_v=30$ ksi

Vn=3.3582 k at -90 deg

 $\Omega_v=1.6$, $\phi_v=0.95$

NAS Eq. C3.2.1-2

NAS Eq. C3.2.1-2

NAS Eq. C3.2.1-2

Axial Compression Strength

Ae=0.53982 in², $F_y=50$ ksi

Pn=26.991 k

 $\Omega_c=1.8$, $\phi_c=0.85$

NAS Eq. C4.1-1

Positive Flexural Strength about X-axis

Center of gravity shift: y=0 in

Sxe=0.24251 in³, $F_y=50$ ksi

Mnx=12.125 k-in

 $\Omega_b=1.67$, $\phi_b=0.9$

NAS Eq. C3.1.1-1

Negative Flexural Strength about X-axis

Center of gravity shift: y=0 in

Sxe=0.24251 in³, $F_y=50$ ksi

Mnx=12.125 k-in

 $\Omega_b=1.67$, $\phi_b=0.9$

NAS Eq. C3.1.1-1

Positive Flexural Strength about Y-axis

Center of gravity shift: x=0 in

Sye=0.38374 in³, $F_y=50$ ksi

Section: Hat.sct

dstatl

Hat Channel

Wiss, Janney, Elstner Associates, Inc.

Boxwell

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Printed: 8/10/2018 3:35:27 PM

$M_{ny}=19.187$ k-in

NAS Eq. C3.1.1-1

$\Omega_b=1.67$, $\phi_b=0.9$

Negative Flexural Strength about Y-axis

Center of gravity shift: $x=0$ in

$S_{ye}=0.38374$ in³, $F_y=50$ ksi

$M_{ny}=19.187$ k-in

NAS Eq. C3.1.1-1

$\Omega_b=1.67$, $\phi_b=0.9$

Section: Hat.sct

dstatl

Hat Channel

Wiss, Janney, Elstner Associates, Inc.

Boxwell

Rev. Date: 8/10/2018 3:33:54 PM

By: dstatl

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Member Check - 2012 North American Specification - US (ASD)

Material Type: A588, $F_y=50$ ksi

Design Parameters:

Lx	7.0000 ft	Ly	7.0000 ft	Lt	7.0000 ft
Kx	1.0000	Ky	1.0000	Kt	1.0000
Cbx	1.0000	Cby	1.0000	ex	0.0000 in
Cmx	1.0000	Cmy	1.0000	ey	0.0000 in

Braced Flange: None

 $k\phi$ 0 k

Red. Factor, R: 0

Lm 7.0000 ft

Loads:	P (k)	Mx (k-in)	Vy (k)	My (k-in)	Vx (k)
Entered	0.0000	0.0000	0.0000	0.0000	0.0000
Applied	0.0000	0.0000	0.0000	0.0000	0.0000
Strength	2.7930	7.2607	4.1978	8.0908	3.4358

Effective section properties at applied loads:

Ae	0.58962 in ²	Ixe	0.22130 in ⁴	Iye	0.72190 in ⁴
		Sxe(t)	0.31721 in ³	Sye(l)	0.38441 in ³
		Sxe(b)	0.25230 in ³	Sye(r)	0.38441 in ³

Interaction Equations

NAS Eq. C5.2.1-1	(P, Mx, My)	$0.000 + 0.000 + 0.000 = 0.000 \leq 1.0$
NAS Eq. C5.2.1-2	(P, Mx, My)	$0.000 + 0.000 + 0.000 = 0.000 \leq 1.0$
NAS Eq. C3.3.1-1	(Mx, Vy)	$\text{Sqrt}(0.000 + 0.000) = 0.000 \leq 1.0$
NAS Eq. C3.3.1-1	(My, Vx)	$\text{Sqrt}(0.000 + 0.000) = 0.000 \leq 1.0$

Calculation Details - 2012 North American Specification - US (ASD)

Axial Compression Strength

 $(KL/r)_x=137.11$, $(KL/r)_y=75.915$ $\sigma_x=15.487$ ksi

NAS Eq. C3.1.2.1-11

 $\sigma_y=50.52$ ksi

NAS Eq. C3.1.2.1-8

 $\sigma_t=12.056$ ksi

NAS Eq. C3.1.2.1-9

 $F_e=10.619$ ksi $F_y=50$ ksi $\lambda_c=2.1699$

NAS Eq. C4.1-4

 $F_n=9.3131$ ksi

NAS Eq. C4.1-3

 $A_e=0.53982$ in² $P_n=5.0274$ k

NAS Eq. C4.1-1

 $\Omega_c=1.8$, $\phi_c=0.85$

Flexural Strength about X-axis

 $\sigma_y=50.52$ ksi

NAS Eq. C3.1.2.1-8

 $\sigma_t=12.056$ ksi

NAS Eq. C3.1.2.1-9

Ctf=1

NAS Eq. C3.1.2.1-12

 $F_y=50$ ksi $F_e=370.89$ ksi

NAS Eq. C3.1.2.1-10

 $F_c=50$ ksi

Not subject to lateral-torsional buckling - same as fully braced strength

Flexural Strength about Y-axis

 $\sigma_x=15.487$ ksi

NAS Eq. C3.1.2.1-11

 $\sigma_t=12.056$ ksi

NAS Eq. C3.1.2.1-9

Cb=1

NAS Eq. C3.1.2.1-6

Section: Hat.sct

dstatl

Hat Channel

Wiss, Janney, Elstner Associates, Inc.

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Fy=50 ksi

Fe=37.812 ksi

NAS Eq. C3.1.2.1-4

Fc=35.149 ksi

NAS Eq. C3.1.2.1-2

Center of gravity shift: x=0 in

Sc=0.38441 in³

Mn=13.512 k-in

NAS Eq. C3.1.2.1-1

 $\Omega_b=1.67$, $\phi_b=0.9$

Distortional buckling for part 1 elements 4 to 5

Af=0.20088 in², Ixf=0.0093261 in⁴, lyf=0.052162 in⁴, Ixyf=0.013164 in⁴Xo=0.51979 in, Yo=-0.12217 in, Cwf=3.6678e-7 in⁶, Jf=0.00054904 in⁴

hx=-1.0021 in, ho=2.3622 in

Lcr=11.192 in

NAS Eq. C3.1.4-8

k ϕ fe=3.0355 k

NAS Eq. C3.1.4-9

k ϕ we=2.6662 k

NAS Eq. C3.1.4-10

k ϕ =0 kk ϕ fg=0.024793 in²

NAS Eq. C3.1.4-11

k ϕ wg=0.00027513 in²

NAS Eq. C3.1.4-12

Fd=227.45 ksi

NAS Eq. C3.1.4-6

Mcrd=144.56 k-in

NAS Eq. C3.1.4-5

My=19.187 k-in

NAS Eq. C3.1.4-4

 $\lambda=0.36432$

NAS Eq. C3.1.4-3

Mn=19.187 k-in

NAS Eq. C3.1.4-1

 $\Omega_b=1.67$, $\phi_b=0.9$

Compression and Bending Interaction

 $\alpha_x=1$

NAS Eq. C5.2.1-4

 $\alpha_y=1$

NAS Eq. C5.2.1-5

ZONING CASE Z-2023-04

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: March 7, 2023

City Council 1st Reading: March 23, 2023

City Council 2nd Reading: April 13, 2023

Applicant

Owner: Sitzes Cleburne LP

Agent: Tyler Sitzes

Case Manager

Clarissa Ivey – Planner

Request

Rezoning of approximately 0.46 acres from the Office (O) zoning district to the Planned Development (PDD-180) zoning district. The applicant intends to remodel the existing building and use it as temperature controlled self-storage facility. The base zoning of PDD-180 would be O.

Location

1325 Hickory Street. The legal description is the North 145.4 feet, South 290.4 feet and West 140 feet of Lot 2, Block 202, Original Town of Abilene, Abilene, Taylor County, Texas.

Background

This property has been part of Original Town since 1895 and was developed in 1955. The last record for this property shows that in 1996 the property was being used as a clinic. It is unclear when the property was abandoned but Google imaging shows the property has been vacant and deteriorating since 2007.

Zoning, Existing and Proposed Land Use

Office (O) zoning is north, west, and south of the subject site. Medium Density (MD) zoning is east of the site.

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 existing Future Land Use Map (FLUM) recommends *Low Density Residential* uses for this site, which is contrary to existing zoning of the site and historic use of the site. The proposed FLUM recommends *Medium Density Residential* 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 subject property has been used for general retail uses since 1955 but has been vacant since approximately 2007. It would be beneficial to the surrounding neighborhood put the building on this lot into operation because unused properties will often deteriorate and become a catalyst for blight and illegal activity.

All of the operations associated with the proposed use would be indoors, meaning that the surrounding neighborhood should not be adversely affected. The intensity of such an operation with limited traffic would be on par with office uses.

In the past 25 years, it has become commonplace to locate self-storage facilities in non-metal attractive buildings that do not look industrial closer to the neighborhoods that they will serve. This proposal is consistent with that trend.

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

The subject property has adequate utility services available.

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

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

Staff Recommendation

Staff recommends **approval**.

Notification

TABLE 1

Owner

OWNER	Property ID	SITUS	Response
THE SUM OF YOU COUNSELING PLLC	19904	1317 HICKORY ST	
THE SUM OF YOU COUNSELING PLLC	16965	1317 1/2 HICKORY ST	
TEXAS MIDWEST HOLDINGS LLC	20448		
DINH DON	20448	1326 HICKORY ST	
SITZES CLEBURNE LP	19397	1325 HICKORY ST	
GONZALES RAMERO M	19397	1401 HICKORY ST	
SCHULTZ DEAN ALLEN JR	20038	1309 HICKORY ST	
SCHULTZ DEAN ALLEN JR	20038	1309 A HICKORY ST	
SANCHEZ SERGIO VILLALPANDO JR & MARIA	15986	1333 HICKORY ST	
SANCHEZ SERGIO VILLALPANDO JR & MARIA	40520	1333 1/2 HICKORY ST	
MC FADIN T E	40404	1342 1/2 CEDAR ST	
MC FADIN T E	39995	1342 CEDAR ST	
TEXAS MIDWEST HOLDINGS LLC	16112	1358 CEDAR ST	
PHILLIPS DAVID L	19777	1340 HICKORY ST	
PHILLIPS DAVID L	21126	1332 HICKORY ST	
CERVANTES JUAN A & ROSALIA R	21126	1318 HICKORY ST	
TEXAS MIDWEST HOLDINGS LLC	20711	1364 CEDAR ST	
LOPEZ DAVID & MARIA DANIELA	40268	1322 CEDAR ST	
CHEN ESTHER JIAMIAN 2008 REV LIV TR	45411	1341 HICKORY ST	
CHEN ESTHER JIAMIAN 2008 REV LIV TR	19642	1341 1/2 HICKORY ST	
MASCORRO PROPERTIES LLC SERIES 1311	20581	1311 HICKORY ST	
PHILLIPS DAVID L	20171	1328 HICKORY ST	
BLANCQ ELIZABETH	45268	1310 HICKORY ST	
ALMENDAREZ JOSE M & ROSA L	45268	1349 HICKORY ST	
E P THOMAS FAMILY	20319	1350 CEDAR ST	
LOPEZ DAVID & MARIA DANIELA	20171	1310 CEDAR ST	
MALEA LLC SERIES H	45268	1302 HICKORY ST	
MALEA LLC SERIES H	45268	1302 N 13TH ST	
BEATRIZ HECTOR	20319	1302 CEDAR ST	

ZONING MAP





REZONE REQUEST

Case: Z-2023-04

Owner: Sitzes Cleburne LP

Agent: Tyler Sitzes

Request: Rezone from Office (O) to PDD-180 (Base Zoning: Office)

Location: 1325 Hickory Street

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: March 7, 2023

City Council Hearing: March 23, 2023
April 13, 2023







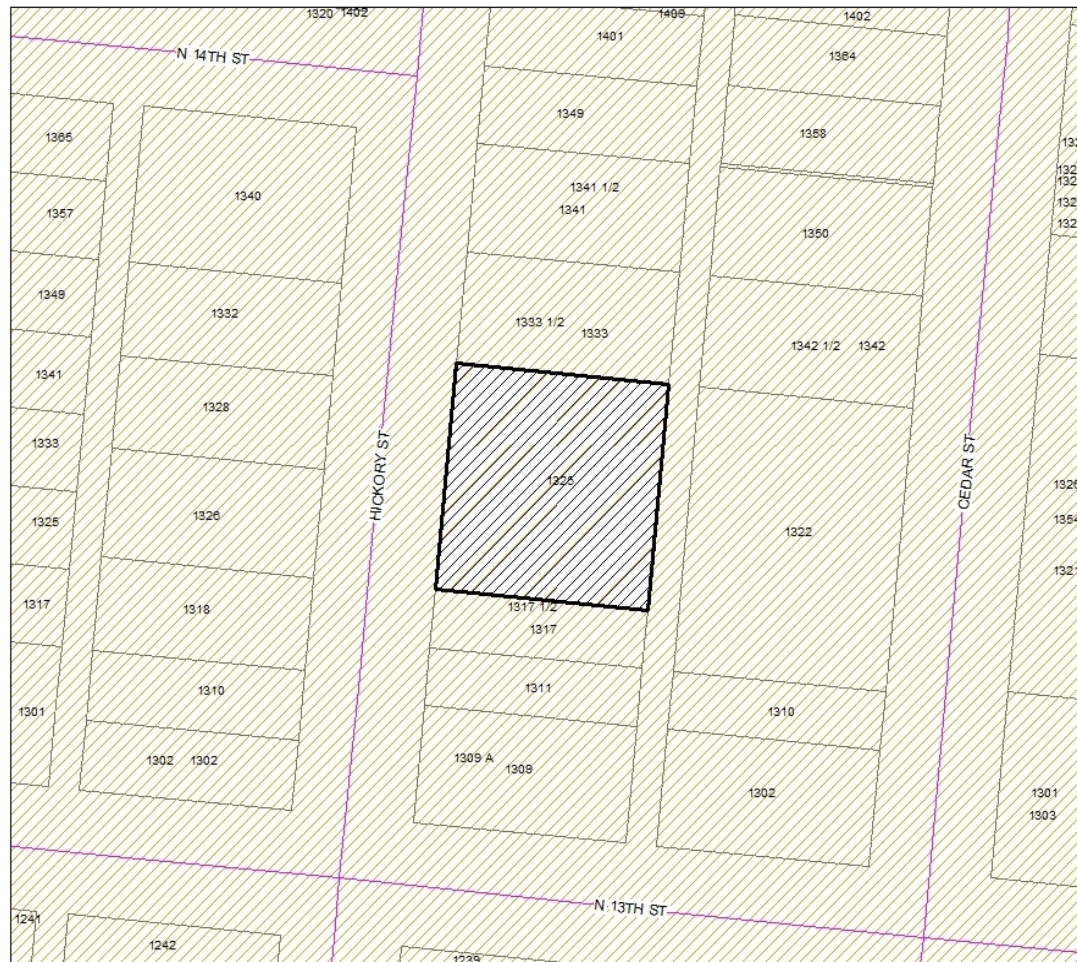
Z-2023-04 ZONING MAP



CITY OF
ABILENE
TEXAS



Z-20223-04 Neighborhood Empowerment Zone



NEZ Map



Legend

- Z-2023-04
- Neighborhood
- Empowerment Zone



CITY OF
ABILENE
TEXAS





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



CITY OF
ABILENE
TEXAS



Z-2023-04 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES



CITY OF
ABILENE
TEXAS







FINDINGS AND RECOMMENDATIONS

The proposed request for PDD-180 rezoning is *consistent* with:

- The historic business use and use intensity of the subject site;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

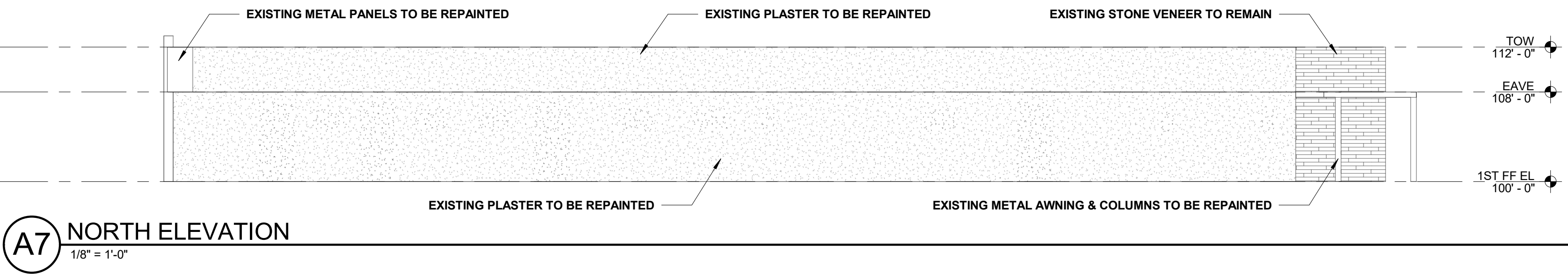
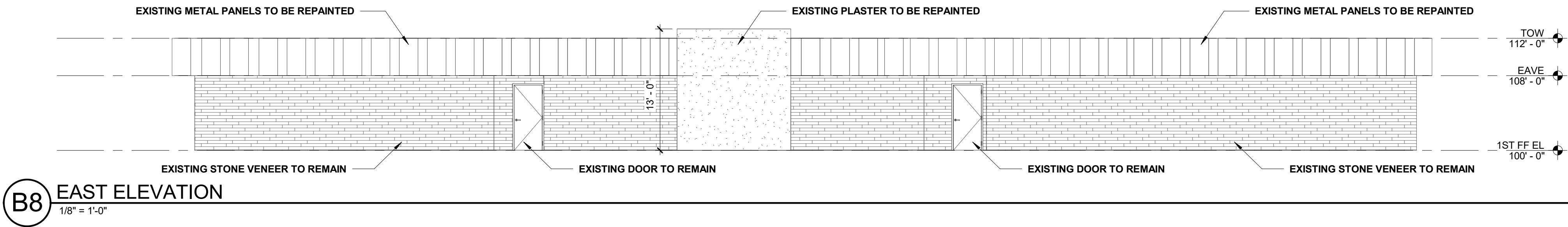
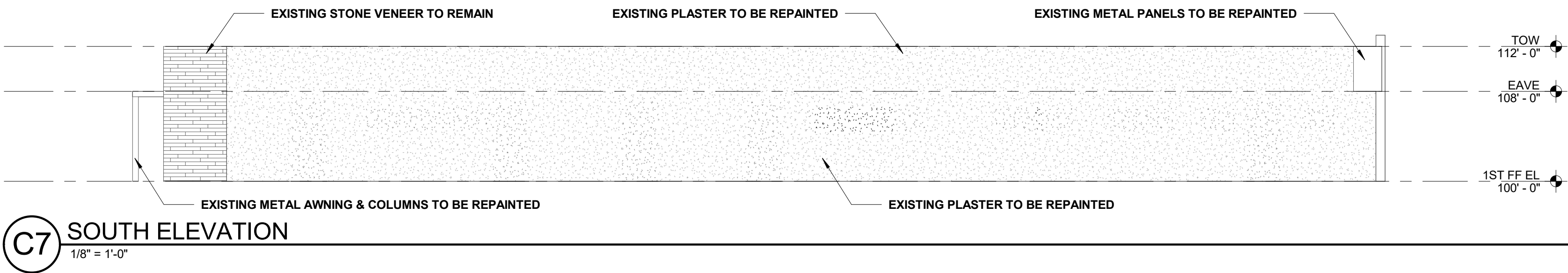
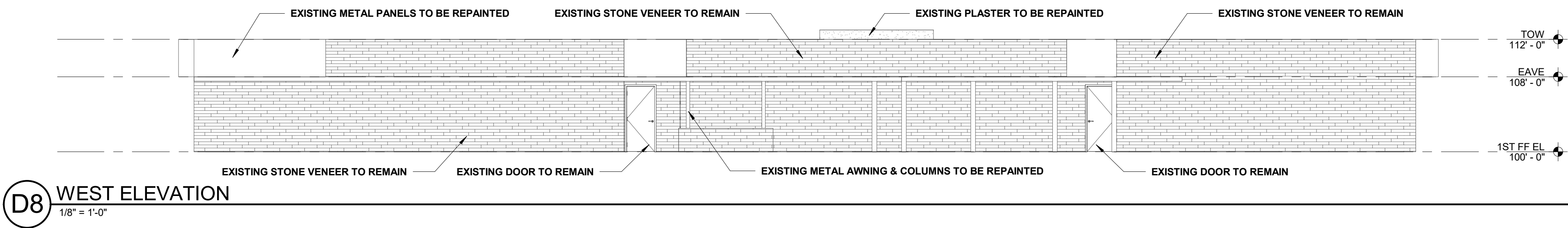
Staff Recommendation: **Approval**





Questions?





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NO.	REVISION	DATE
-	Project Status	00/00/0000

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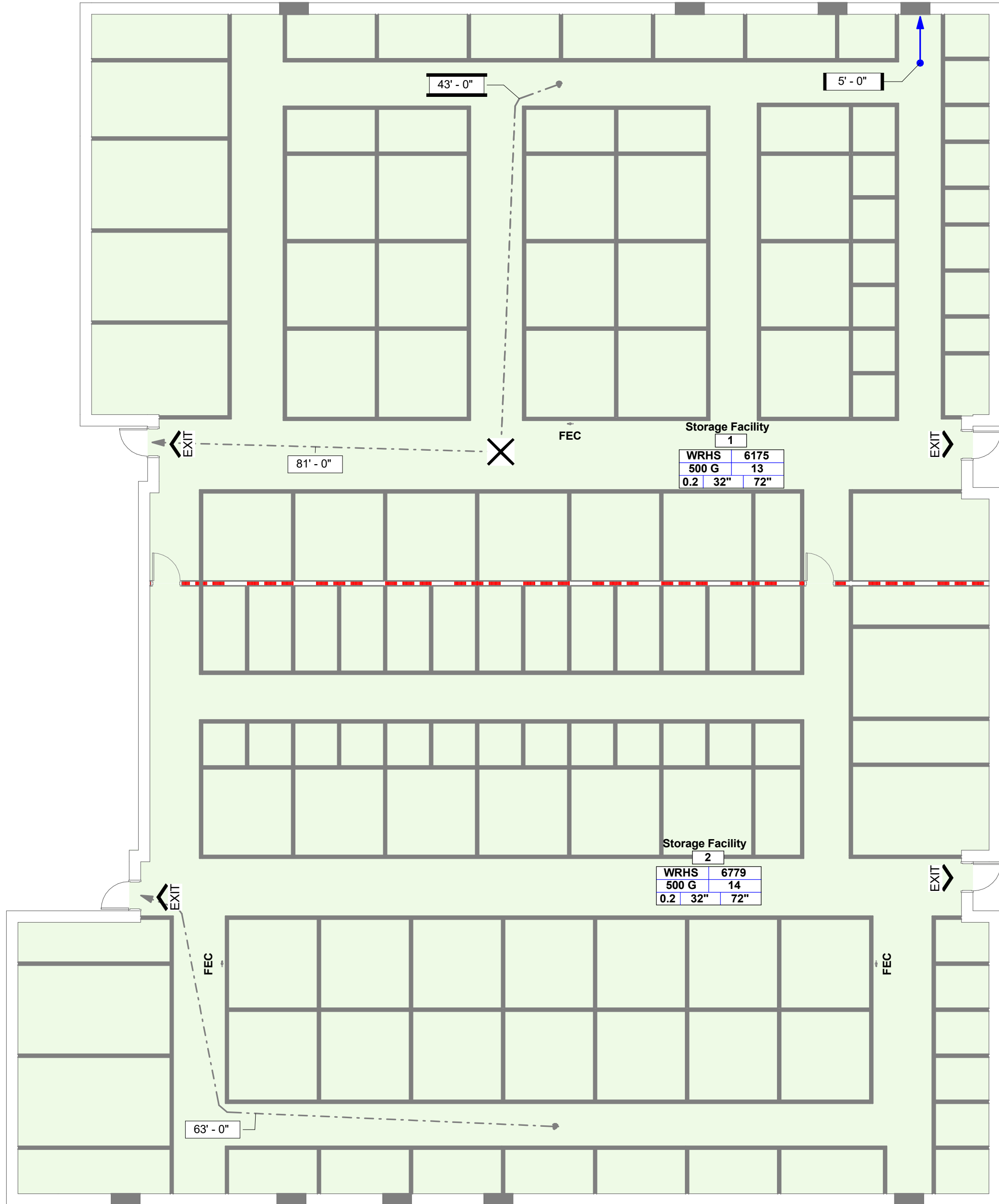
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Sitzes Storage - Facility Assessment 3125 Hickory Street Abilene, TX 79601
Exterior Elevations

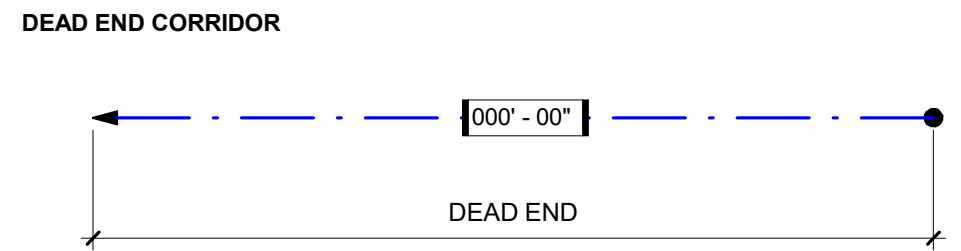
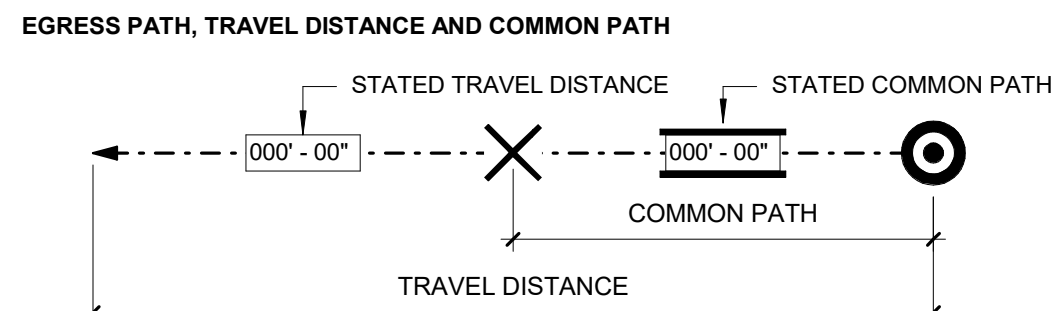
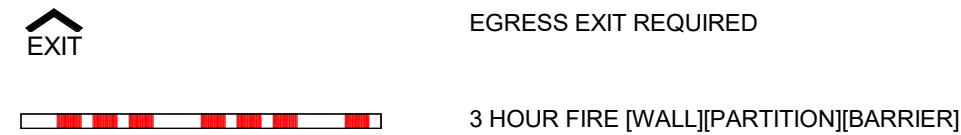
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1 FIRST FLOOR - LIFE SAFETY PLAN
1" = 10'-0"



LEGEND



ABBREVIATIONS

200'	---	DISTANCE BETWEEN EXITS
EW=36"		EXIT WIDTH PROVIDED AT SPECIFIC EXIT
GSF		GROSS SQUARE FOOT
NSF		NET SQUARE FOOT
FEC		FIRE EXTINGUISHER CABINET
TD		TRAVEL DISTANCE
CPOT		COMMON PATH OF TRAVEL
(M)DBE		(MINIMUM) DISTANCE BETWEEN EXITS
OL		OCCUPANT LOAD

		FUNCTION OF SPACE (TABLE 1004.1.2)	
		TOTAL FLOOR AREA (SF)	
		CALCULATED OCCUPANT LOAD OF SPACE	
ASSEM	2080		
15 NET	139		
.2	27.8"	EGRESS WIDTH PROVIDED (INCHES)	
	140"	MINIMUM EGRESS WIDTH REQUIRED (INCHES)	
		EGRESS WIDTH FACTOR (SECTION 1005.3.1 FOR STAIRS; 1005.3.2 FOR OTHERS)	
		FLOOR AREA (SF) PER OCCUPANT (TABLE 1004.1.2)	

		TOTAL OCCUPANT LOAD PER EXIT	
		EGRESS WIDTH FACTOR (SECTION 1005.3.1 FOR STAIRS; 1005.3.2 FOR OTHERS)	
459	0.2		
32"	36"	EGRESS WIDTH PROVIDED (INCHES)	
		MINIMUM EGRESS WIDTH REQUIRED (INCHES)	

EGRESS

TOTAL OCCUPANT LOAD FOR THE BUILDING	25 PEOPLE
TOTAL OCCUPANT LOAD EGRESS WILL ACCOMMODATE	144 PEOPLE
EGRESS WIDTH REQUIRED:	
25 X 0.2 (SECTION 1005.3.1 FOR STAIRS; 1005.3.2 FOR OTHERS)	5.2 INCHES
EGRESS PROVIDED	36 INCHES

MAXIMUM ALLOWABLE TRAVEL DISTANCE (TABLE 1016.2)	300 FEET (W/O SPRINKLERS)
LONGEST TRAVEL DISTANCE	81 FEET (W/O SPRINKLERS)

MAXIMUM DEAD END LIMIT (SECTION 1018.4)	20 FEET
MAXIMUM DEAD END LIMIT PROVIDED	5 FEET

COMMON PATH OF EGRESS TRAVEL (1014.3)	75 FEET
COMMON PATH OF EGRESS TRAVEL PROVIDED	43 FEET

TWO EXITS REQUIRED WITH OCCUPANT LOAD OF 30 PLUS (TABLE 1015.1)	NO
---	----

MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD (TABLE 1021.2 & 1021.2.4)	
1-500	2 EXITS
501-1000	3 EXITS
MORE THAN 1000	4 EXITS

FIRE PROTECTION RQMTS (TABLE 601)

CONSTRUCTION TYPE: TYPE II-B

STRUCTURAL FRAME	0 HOUR(S)
EXTERIOR BEARING WALLS	0 HOUR(S)
INTERIOR BEARING WALLS	0 HOUR(S)
FLOOR CONSTRUCTION	0 HOUR(S)
ROOF CONSTRUCTION	0 HOUR(S)
EXTERIOR WALLS (TABLE 602)	0 HOUR(S) TYPE OF FIRE DOORS 0 HR.
CORRIDORS (TABLE 1018.1)	0 HOUR(S) W/O SPRINKLER SYSTEM

SPRINKLED BUILDING: NO
NOTE: IN LIEU OF SPRINKLER SYSTEM FOR BUILDING OVER 12,000 SF., 3HR FIRE BARRIER HAS BEEN CREATED

PLUMBING FIXTURE RQMTS - IPC

OCC.	USE GROUP	OCCUPANT LOAD (ACTUAL)	DESCRIPTION:	WATER CLOSET		LAV	DRINK FOUNT. REF. 410.1	OTHER	
				M	F	M	F	SERVICE SINK	
STOR.	S-1	25	STORAGE FACILITY	0	0	0	0	0	0
			TOTAL REQUIRED	0	0	0	0	0	0
			TOTAL PROVIDED	0	0	0	0	0	0

NOTE: FACILITY IS UNOCCUPIED, NO PLUMBING FIXTURES PROVIDED/REQUIRED.

GENERAL NOTES

- UL ASSEMBLIES INDICATED ESTABLISH BASIS PERFORMANCE. OTHER ASSEMBLIES MAY BE CONSIDERED AT DISCRETION OF ARCHITECT IF EQUIVALENT PERFORMANCE IS PROVIDED. SUBSTITUTION PROPOSALS SHALL INCLUDE CHANGES REQUIRED TO COMPONENTS OF ASSEMBLY. RATED ASSEMBLIES TO BE IDENTIFIED ABOVE CEILING AS REQUIRED BY LOCAL CODE AND THE AHJ.
- FIRE EXTINGUISHERS, (IFC SECTION 906 AND NFPA 10; CHAPTER 6 AND TABLE 6.2.1.1)
- A. WAREHOUSE OCCUPANCY
 - CLASS A - LIGHT HAZARD OCCUPANCY
 - MAXIMUM FLOOR AREA FOR UNIT - 11,250 SF
 - MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER - 75 FT.

GENERAL CONSTRUCTION INFORMATION

APPLICABLE CODES:

BUILDING	IBC 2012
PLUMBING	IPC 2012
MECHANICAL	IMC 2012
ELECTRICAL	NEC 2014
FIRE	IFC 2021
ENERGY	IECC 2012
ACCESSIBILITY	2012 TAS, 2010 ADA/SAD

BUILDING INFORMATION

BUILDING: ENTIRE

DESIGN CONDITIONS	PROVIDED
OCCUPANCY CLASSIFICATION	S-1
CONSTRUCTION TYPE	II-B
FLOOR AREA - FIRST FLOOR	12,954
STORIES ⁽²⁾	1
BUILDING HEIGHT ⁽²⁾	12'-0"
SPRINKLER SYSTEM PROVIDED	NO
SPRINKLER SYSTEM TYPE ⁽⁴⁾	N/A

SINGLE & MULTI STORY NON-SPRINKLED	PROVIDED	ALLOWED	COMPLIES
AREA PER FLOOR (SQUARE FEET)	12,955	26,000	YES
STORIES	1	3	YES
HEIGHT	12'-0"	55'	YES
MAX. TOTAL BLDG. AREA (INCLUDING ALL STORIES)		55'	YES

- NOTES
- REFER TO 502.1 FOR DEFINITION OF "BASEMENT"
 - REFER TO SECTION 504.2 FOR LIMITATIONS ON GROUPS H, I, & R OCCUPANCIES WITH A SPRINKLER SYSTEM
 - FOR H OCCUPANCY LIMITATIONS, REFER TO SECTION 506.3, EXCEPTION #1
 - REFER TO SECTION 506.4, EXCEPTION #2 FOR AREA LIMITATIONS OF R OCCUPANCIES USING A SPRINKLER SYSTEM COMPLYING WITH NFPA 13R
 - REFER TO SECTION 507 FOR UNLIMITED AREA BUILDING REQUIREMENTS

OCCUPANT LOAD (TAB 1004.1.2)

FUNCTION OF SPACE	OCCUPANT PER SF
ACCESSORY STORAGE AREAS, MECHANICAL	
EQUIPMENT ROOM	300 GROSS
AGRICULTURAL BUILDING	300 GROSS
AIRCRAFT HANGARS	500 GROSS
AIRPORT TERMINAL	
BAGGAGE CLAIM	20 GROSS
BAGGAGE HANDLING	300 GROSS
CONCOURSE	100 GROSS
WAITING AREAS	15 GROSS
ASSEMBLY	
GAMING FLOORS (KENO, SLOTS, ETC.)	11 GROSS
ASSEMBLY W/ FIXED SEATS	SEE SECTION 1004.7
ASSEMBLY WITHOUT FIXED SEATS	
CONCENTRATED (CHAIRS ONLY-NOT FIXED)	7 NET
STANDING SPACE	5 NET
UNCONCENTRATED (TABLES AND CHAIRS)	15 NET
BOWLING CENTERS, ALLOW 5 PERSONS FOR EACH LANE INCLUDING 15 FEET OF RUNWAY, AND FOR ADDITIONAL AREAS	7 NET
BUSINESS AREAS	100 GROSS
COURT ROOMS-OTHER THAN FIXED SEATING AREAS	40 NET
DAY CARE	35 NET
DORMITORIES	50 GROSS
EDUCATIONAL	
CLASSROOM AREA	20 NET
SHOPS AND OTHER VOCATIONAL ROOM AREAS	50 NET
EXERCISE ROOMS	50 GROSS
H-S FABRICATION AND MANUFACTURING AREAS	200 GROSS
INDUSTRIAL AREAS	100 GROSS
INSTITUTIONAL AREAS	
INPATIENT TREATMENT AREAS	240 GROSS
OUTPATIENT AREAS	100 GROSS
SLEEPING AREAS	120 GROSS
KITCHENS, COMMERCIAL	200 GROSS
LIBRARY	
READING ROOM	50 NET
STACK AREA	100 GROSS
LOCKER ROOMS	50 GROSS
MERCANTILE	
AREAS ON OTHER FLOORS	60 GROSS
BASEMENT AND GRADE FLOOR LEVELS	30 GROSS
STORAGE, STOCK, SHIPPING AREAS	300 GROSS
PARKING GARAGES	200 GROSS
RESIDENTIAL	200 GROSS
SKATING RINKS, SWIMMING POOLS	
RINK AND POOL	50 GROSS
DECKS	15 GROSS
STAGES AND PLATFORMS	15 NET
WAREHOUSES	500 GROSS

OCCUPANT LOAD	# OF PEOPLE
WAREHOUSE - Area 1 6,175 @ 500 SF PER PERSON	12
WAREHOUSE - Area 2 6,779 @ 500 SF PER PERSON	13
TOTAL	25

NO.	REVISION	DATE
-	Project Status	00/00/0000

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Sitzes Storage - Facility Assessment
3125 Hickory Street
Abilene, TX 79601

Life Safety Information

PROJECT NO.:
40058.22

SHEET NO.
G-101

ZONING CASE Z-2023-05

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: March 7, 2023

City Council 1st Reading: March 23, 2023

City Council 2nd Reading: April 13, 2023

Applicant

Owner: Jerome Abor

Agent: Truong Abor

Case Manager

Adam Holland – Planner

Request

Rezoning of approximately 0.71 acres from Heavy Commercial (HC) to Residential Single-Family (RS-6).

Location

626-610 N. 13th Street and 1314 Ash Street in the College Drive Subdivision, Block 2.

Background

An existing residence was torn down and the owner would like to reuse the property for single-family residential. Staff encouraged the applicant to rezone all of the properties he owned to match the zoning of the adjoining neighborhood.

Zoning, Existing and Proposed Land Use

RS-6 zoning is north of the property. All existing surrounding land uses are single-family residential.

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 residential use. Treadaway Boulevard is shown as a community enhancement corridor. The request is consistent with the existing and proposed Comprehensive Plan and FLUM.

- (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 RS-6 zoning is consistent with the uses surrounding the subject property and with the historic use of the property. The surrounding neighborhood has also historically been residential uses.

- (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 residential use.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Notification

TABLE 1

Owner

Owner	Property ID	Situs	Response
ABILENE BAPTIST ASSN	31781	1350 ASH ST	
ABILENE CALLAHAN BAPTIST ASSOC	31918	1342 ASH ST	
ABOR JEROME ET AL	57233	1314 ASH ST	
ABOR JEROME ET AL	57093	610 N 13TH ST	
ABOR JEROME ET AL	56689	626 N 13TH ST	
ACOSTA GUADALUPE HERNANDEZ	13488	702 N 13TH ST	
CARRION MAURINE	32426	1333 PLUM ST	
CARRION MAURINE	32292	1325 PLUM ST	
CITY OF ABILENE	56157	1242 ASH ST	
CORPIAN GARY LEE & MARILU	59895	533 N 13TH ST	
DAMESWORTH PEGGY L &	57380	542 N 13TH ST	
ESPINOZA CENOBIO L	32170	1326 ASH ST	
FLORES MICHELLE	59224	1350 N TREADAWAY BL	
GRANT JON	59760	537 N 13TH ST	
GRIMES JOSEPH DANIEL	56156	609 N 13TH ST	
LAWSON BRYAN	56294	642 N 13TH ST	
LIZALDE CENOBIO ESPINOZA	32042	1336 ASH ST	
PEQUENO ELISEO	57624	1302 N TREADAWAY BL	
PEQUENO HENRY SR	59630	1326 N TREADAWAY BL	

PORTLOCK WALTER	40762	1233 PLUM ST	
PORTLOCK WALTER	55895	1241 PLUM ST	
PORTLOCK WALTER	39507	1234 ASH ST	
RAMON CHRISTOPHER	59360	1342 N TREADAWAY BL	
RCGA LLC	32550	1341 PLUM ST	
RCGA LLC	32722	1401 PLUM ST	
ROGERS TESSIE	56023	631 N 13TH ST	
SKINNYS INC	60029	1242 N TREADAWAY BL	
WILLIAMS STEVE	76677	1326 PLUM ST	

Prop ID

Owner	Property ID	Situs	Response
ACOSTA GUADALUPE HERNANDEZ	13488	702 N 13TH ST	
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ABILENE CALLAHAN BAPTIST ASSOC	31918	1342 ASH ST	
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SKINNYS INC	60029	1242 N TREADAWAY BL	
WILLIAMS STEVE	76677	1326 PLUM ST	

LOCATION MAP



ZONING MAP





REZONE REQUEST

Case: Z-2023-05

Owner: Jerome Abor

Request: Rezone from HC to RS-6

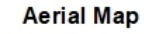
Location: 626-610 N. 13th Street and 1314 Ash Street

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: March 7, 2023

City Council Hearing: March 23, 2023
April 11, 2023





 Z-2023-05

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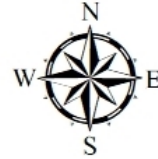




Z-2023-05 ZONING MAP



Zoning Map



Legend

- Z-2023-05
- Collector
- RS-6: Residential Single-Family
- HC: Heavy Commercial



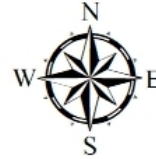
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Z-2023-05 NEZ MAP



NEZ Map



Legend

- Z-2023-05
- Neighborhood Empowerment Zone



CITY OF
ABILENE
TEXAS



Permitted Uses in HC Zoning

RESIDENTIAL USES:

C	Hotel/Motel
<u>ACCESSORY AND INCIDENTAL USES:</u>	
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-Through Facility
TP	Field Office or Construction Office (temporary)
P	Freight Container
P	Fuel Sales
TP	Itinerant Business
P	Manufacturing (incidental)
C	Mobile Home (permanent security residence)
TP	Mobile Home (temporary security residence)
P	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:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Ambulance Service
C	Correction, Detention, or Penal Facilities
P	Fire/Police Station
P	Homeless/Emergency Shelter
P	Hospital
P	Medical/Dental Laboratory
P	Military and Armed Forces Reserve Center
P	Post Office
P	Rehabilitation Facility
C	Sanitary Landfill
P	Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

P	Arts School
C	Cemetery, Crematorium, and Mausoleum
P	Church or Place of Worship
P	Educational and Scientific Research
P	School: Public/Private
P	Trade/Business School

SERVICE

P/C	Automobile Wash
P	Contractor Services
P	Funeral Home/ Mortuary/Morgue
P	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	Printing, Copying, Reproduction, Publishing
P	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)
P	Repair and Maintenance Services (outdoors)
P	Repair and Maintenance Services (truck and other large vehicles)
P	Scales (public)
P	Storage - Self-Service Units
P	Tattoo Parlor
P	Taxidermist
P	Veterinary Service (all size animals)
P	Veterinary Service (small animals)
P	Wrecker/Towing

TRADE – RETAIL USES

P	Aircraft and Accessories
P	ATM's, Self-Serve Kiosks, and Similar Facilities
P	Fuel Sales
P	Head Shop
P	Liquor Store (Off Premises Consumption) (<i>Defined under Liquor Store</i>)
P	Liquor Store (On Premises Consumption) (<i>Defined under Liquor Store</i>)
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)
P	Retail Sales/Rental (trucks and other large vehicles and equipment)

TRADE – WHOLESALE USES

P	Liquor, Wholesale/Distribution
P	Wholesaling and Storage (indoor)
C	Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
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
C	Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
C	Manufacturing (light)
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C	Permitted as a Conditional Use Permit, Requiring Approval by City Council
TP	Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment



CITY OF
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TEXAS



Permitted Uses in RS Zoning

RESIDENTIAL USES:

- C Bed & Breakfast
- C Dwelling – Duplex
- P Dwelling – Industrialized Housing Unit
- 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
- P Dwelling – Accessory
- 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 Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- P School: Public/Private

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden



LEGEND

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



Z-2023-09 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES



West
Neighboring
Property



South Neighboring Property



East Neighboring Property



Subject Property (North View)





Z-2023-05 NOTIFICATION AREA MAP



Notification Map



- Legend
- Z-2023-05 Buffer
 - Z-2023-05

- 0- In Favor- ●
- 0- Opposed- ●
- 0% Opposed





FINDINGS AND RECOMMENDATIONS

The proposed request for RS-6 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 Recommendation: **Approval**





Questions?



ZONING CASE Z-2023-06

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: March 7, 2023
City Council 1st Reading: March 23, 2023
City Council 2nd Reading: April 13, 2023

Applicant

Owner: GFF Texas Holdings, LLC
Agent: Jocelyn Shelton

Case Manager

Adam Holland – Planner

Request

Rezoning of approximately 0.16 acres from Residential Medium Density (MD) to General Retail (GR).

Location

715 Grape Street, in the Parramore's Subdivision.

Background

This property was annexed in 1895 and was developed as a single-family residence. The residence was converted into a retail business in 1965. The business continued to operate as a legal nonconforming (grandfathered) use until 2021 when that use was discontinued for more than six months, meaning that the grandfathered retail use was abandoned, per the LDC. The purpose of this request is to allow the subject property to continue to operate as a retail business.

Zoning, Existing and Proposed Land Use

Medium Density (MD) zoning is located east and west of the subject property. General Commercial (GC) district is located to the north of the subject property. Mixed Use (MX) zoning is located south of the subject property. Residences are located east and west of the site. To the north is a vacant lot and an automotive shop. To the south is a small apartment complex.

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, as amended.

The proposed changes are consistent with the proposed Comprehensive Plan and Future Land Use Map.

- (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 General Retail district is consistent with the zoning north of site. With apartments to the south of this site and retail uses to the north, the subject property is better suited for business uses, rather than residential uses allowed in the MD district.

- (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 retail uses.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Notification

TABLE 1

Owner	Property ID	Situs	Response
VINE CAPITAL GROUP LLC	17783	709 GRAPE ST	
ROBERTS BEVERLEY	19055	760 MULBERRY ST	
ROBERTS BEVERLEY	19055	1632 PARRAMORE ST	
SHELBY BELINDA	18823	768 MULBERRY ST	
ALVARADO ANTONIO	63646	718 GRAPE ST	
JGN PROPERTIES LLC	17659	701 GRAPE ST	
HELMS ROBERT D	54418		
SKY BLUE AVENUE LLC	17902	702 MULBERRY ST	
	0		
ABILENE FOOD MART INC	54024	780 GRAPE ST	
ABILENE FOOD MART INC	54024	784 GRAPE ST	
GFF TEXAS HOLDINGS LLC	16094	715 GRAPE ST	
BILL SMITH PROPERTIES INC	18490	1625 N 8TH ST	
HELMS ROBERT	54294	728 GRAPE ST	
HELMS ROBERT	54294	726 GRAPE ST	
WALKER SAMUEL P & KELSEY A	18145	736 MULBERRY ST	
WALKER SAMUEL P & KELSEY A	18145	742 MULBERRY ST	
SOTELO SALLY D	18370	1631 PARRAMORE ST	
PADILLA IGNACIO	18257	1634 N 7TH ST	
HELMS ROBERT	63528	720 GRAPE ST	
HELMS ROBERT	63528	722 GRAPE ST	
HELMS ROBERT	63528	724 GRAPE ST	
BILL SMITH PROPERTIES INC	18604	773 GRAPE ST	
WALKE JOHN A	18937	1634 1/2 PARRAMORE ST	
WALKE JOHN A	18937	1634 PARRAMORE ST	
GARZA MARIA D	19180	757 GRAPE ST	
SECUNDINO BENJAMIN V &	63773	710 GRAPE ST	
BACON RANDY	18023	718 1/2 MULBERRY ST	
BACON RANDY	18023	718 MULBERRY ST	
CHOISNET DOUGLAS	63906	1718 N 7TH ST	
CHOISNET DOUGLAS	63906	704 GRAPE ST	
CHOISNET DOUGLAS	63906	702 GRAPE ST	

LOCATION MAP



Aerial Map



Legend

 Z-2023-06

☐ CourierParcels

ZONING MAP



Zoning Map



- Legend**
- Z-2023-06
 - Minor Arterial
 - MD: Medium Density Residential
 - GC: General Commercial
 - MX: Mixed-Use



REZONE REQUEST

Case: Z-2023-06

Owner: GFF Texas Holdings, LLC

Agent: Jocelyn Shelton

Request: Rezoning from Residential Medium Density (MD) to General Retail (GR).

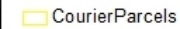
Location: 715 Grape Street

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: March 7, 2023

City Council Hearing: March 23, 2023
April 13, 2023







Z-2023-06 ZONING MAP

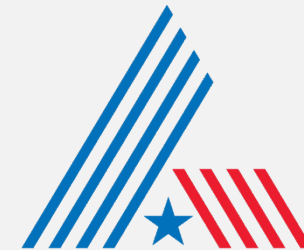


Zoning Map



Legend

- Z-2023-06
- Minor Arterial
- MD: Medium Density Residential
- GC: General Commercial
- MX: Mixed-Use



CITY OF
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Z-2023-06 EMPOWERMENT ZONE MAP

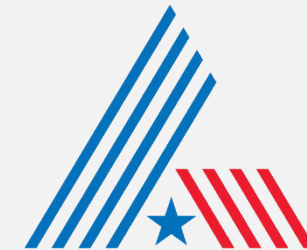


NEZ Map

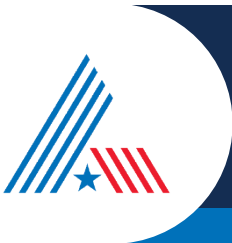


Legend

- Z-2023-06
- Neighborhood Empowerment Zone
- Historic Overlay



CITY OF
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PERMITTED USES IN MD ZONING

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling – Duplex
- P Dwelling – Industrialized Housing Unit
- C 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 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





PERMITTED USES IN GR ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

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

TRADE – RETAIL USES

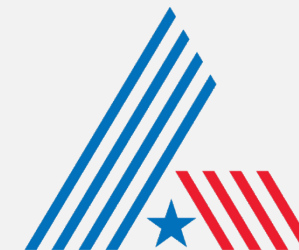
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Fuel Sales
- P Liquor Store (Off Premises Consumption) (Defined under Liquor Store)
- P Liquor Store (On Premises Consumption) (Defined under Liquor Store)
- P Restaurant, Brew Pub
- P Restaurant, Fast Food
- P Restaurant, Standard
- P Retail Sales/Rental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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden



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Z-2023-06 VIEWS OF SUBJECT PROPERTY



Subject Property



South Neighboring Property



East Neighboring Property



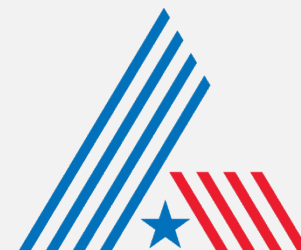
North Neighboring Property



Subject Property



West Neighboring Property



CITY OF
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T E X A S



Z-2023-06 NOTIFICATION AREA MAP



Notification Map



Legend

- Z-2023-06 Buffer
- Z-2023-06

- 0- In Favor-
- 0- Opposed-





FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

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

Staff Recommendation: **Approval**





Questions?





Development Application

Zoning Application Page 1 of 3

Planning

- | | | | |
|--|---|---|---|
| ☐ Conditional Use | ☐ Special Exceptions | ☒ Rezoning | ☐ Variance |
| ☐ PDD Amendment | ☐ Street Name Change | ☐ Thoroughfare Abandonment | ☐ Easement Release |
| ☐ Historic Certification of Appropriateness | | ☐ Historic Project Tax Reduction | |

Relief Procedures

- | | | | |
|--|---|---|---------------------------------|
| ☐ Petition for Relief | ☐ Proportionality Appeal | ☐ Vested Rights Petition | ☐ Appeal |
|--|---|---|---------------------------------|
- Other: _____

Project Name: GFF Texas Holdings, LLC

Address: 715 Grape St, Abilene TX No. of lots: 1 Acreage: _____

Legal Description: Lot 1, Maker subdivision of the North 100' of the West 70' of Block E

Subdivision Name: Parramore's Subdivision Block: _____ Lot: _____

Current Zoning: Medium Density Proposed Zoning (if applicable): Commercial Use

OWNER AND AUTHORIZATION

Owner Name: GFF Texas Holdings, LLC

Address: 12505 Memorial Dr 330

City, State, Zip: Houston TX 77024 Fax: _____

Phone: 702-408-5666 Email: jocelynmshelton@gmail.com

Agent Name: Jocelyn Shelton

Address: Same

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: Jocelyn Shelton Date: 1/11/2023

FOR OFFICE USE ONLY

Received: _____	Fee: \$ _____	Receipt No.: _____
Case No.: _____	Reviewed By: _____	



2022 Development Application

Zoning Application-Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

Subject property is a commercial building and has always been used as a commercial building. The commercial building was open and operating

prior to the local land and development code was established in 1976 and has thereafter continued to be used for commercial businesses as a

"grandfathered" nonconformity. This rezoning application is sought to clarify its commercial use so that it is no longer deemed a "nonconformity".

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. The property is located in an Empowerment area and has been used as a commercial building for more than 60 years, predating the establishment of the current land and development code. Additionally, the properties immediately to the North are zoned for commercial use. Furthermore, the building itself is a commercial warehouse building, it could not safely or appropriately be used for single or mixed use residential.

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?

Rezoning this property as commercial would solely serve to effectuate the longstanding use of the property as commercial. It is in a commercial corridor with commercial use nearby and would not result in any changes to any existing school or governmental services.

4. Are there other factors which will substantially affect the public health, safety, morals, or general welfare? None

Other Required Forms – Disclosure of Interest (See Attached)

ZONING CASE Z-2023-07

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: March 7, 2023

City Council 1st Reading: March 23, 2023

City Council 2nd Reading: April 13, 2023

Applicant

Owner: Coffee Momma LLC

Agent: CJ Chaney

Case Manager

Clarissa Ivey – Planner

Request

Rezoning of approximately 1.09 acres from Planned Development (PD-128) to General Retail (GR). The applicant intends to use the property for a coffee shop with a drive-through window.

Location

701 S Judge Ely Boulevard in East Horizon Sec 2, Block 8, Lot 1

Background

This property was annexed in 1957 and has remained vacant ever since. In 2009, the property was rezoned from Office (O) to Planned Development (PD-128). The base zoning of that PD was Shopping Center. The purpose of this request is to allow the property to be uses that were originally intended when the PDD district was established.

Zoning, Existing and Proposed Land Use

The remaining pieces of the undeveloped Planned Development (PD-125) zoning district are immediately north and south of the subject site. A Residential-Single Family (RS-6) zoning district is located to the east. Craig Middle School to the west in the Office (O) zoning district.

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 *Local Community Center uses* for this site. Based on that designation, General Retail (GR) would be an appropriate zoning district to consider at this location.

- (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 GR zoning is consistent with the base zoning of PD-128 and is appropriate for properties fronting on to a major arterial street.

- (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 services available.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Notification

TABLE 1

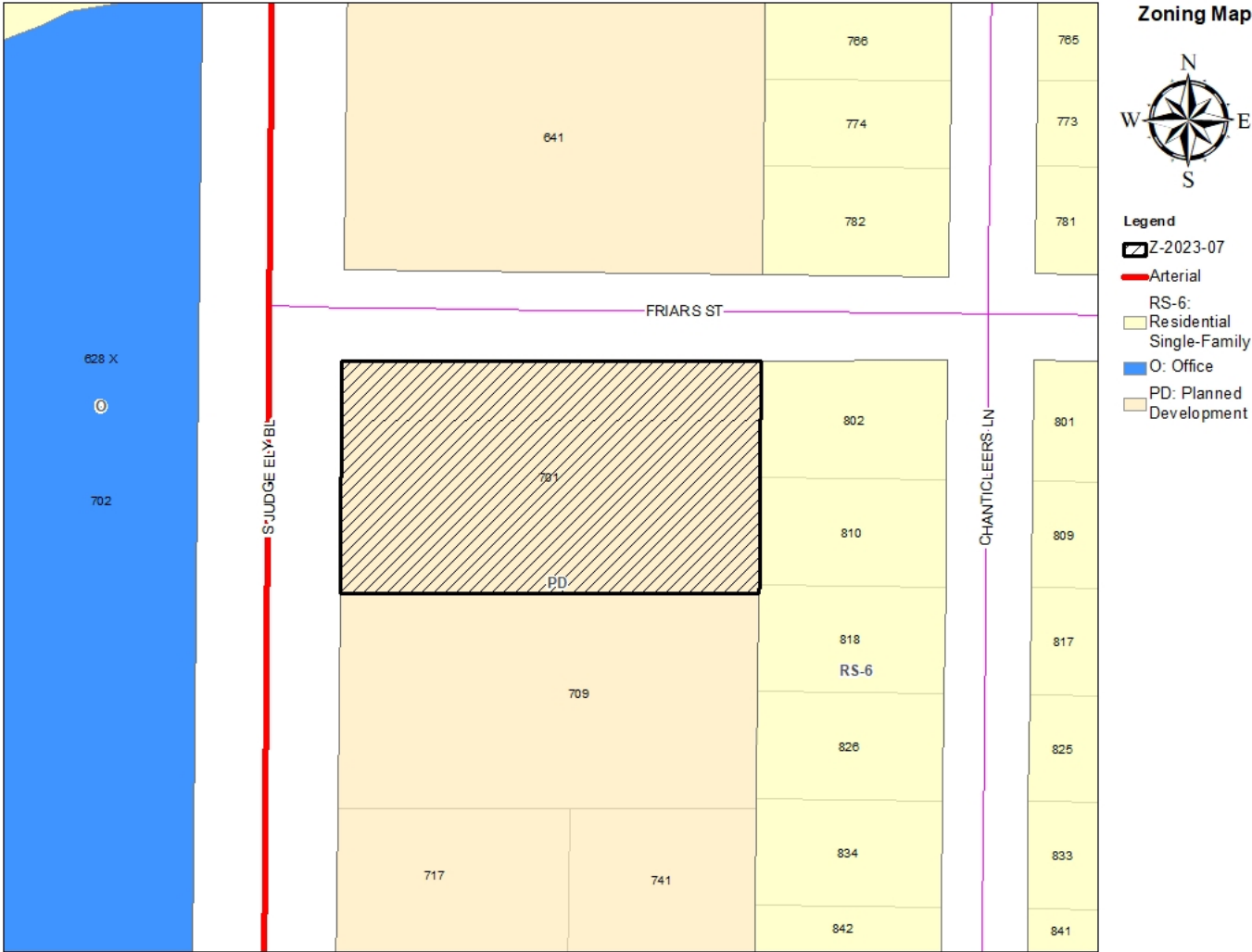
Owner

OWNER	Property ID	Situs	Response
DELEHANTY J E ASSOCIATES	74493	701 S JUDGE ELY BL	
MAURICIO EFREN L &	25979	834 CHANTICLEERS LN	
ABILENE INDEPENDENT	108949	702 S JUDGE ELY BL	
ABILENE INDEPENDENT	108949	628 X S JUDGE ELY BL	
POSEY JILL LYNN	32709	766 CHANTICLEERS LN	
KOZELSKY SCOTT MICHAEL	32536	774 CHANTICLEERS LN	
WHITE ELLIOTT	107672	741 S JUDGE ELY BL	
PJD4 A TEXAS GENERAL PTRSHP	74376	641 S JUDGE ELY BL	
KIM ANTHONY S & SAYVY	25606	810 CHANTICLEERS LN	
SOLIS ASTA BJORK LF EST	26604	801 CHANTICLEERS LN	
HAYWORTH DOUGLAS	25736	818 CHANTICLEERS LN	
SOJOURNER W C JR	113907	709 S JUDGE ELY BL	
SILVAS DAVID C & THERESA G	32410	782 CHANTICLEERS LN	
GALLARDO ANGELICA M	25852	826 CHANTICLEERS LN	
EMLEY ADAM LAURENCE II & JENNIFER	25466	802 CHANTICLEERS LN	
BALDWIN CHRISTINA M	26746	809 CHANTICLEERS LN	
DESHAZO FAMILY PTR LTD	74723	717 S JUDGE ELY BL	
CHILDERS PAUL A	37794	781 CHANTICLEERS LN	
VIVION MATT & DANIELLE	26882	817 CHANTICLEERS LN	

LOCATION MAP



ZONING MAP





REZONE REQUEST

Case: Z-2023-07

Owner: Coffee Momma LLC

Agent: CJ Chaney

Request: Rezone from PDD-128 to GR

Location: 701 S Judge Ely Boulevard

Notification: 0 in Favor, 0 Opposed

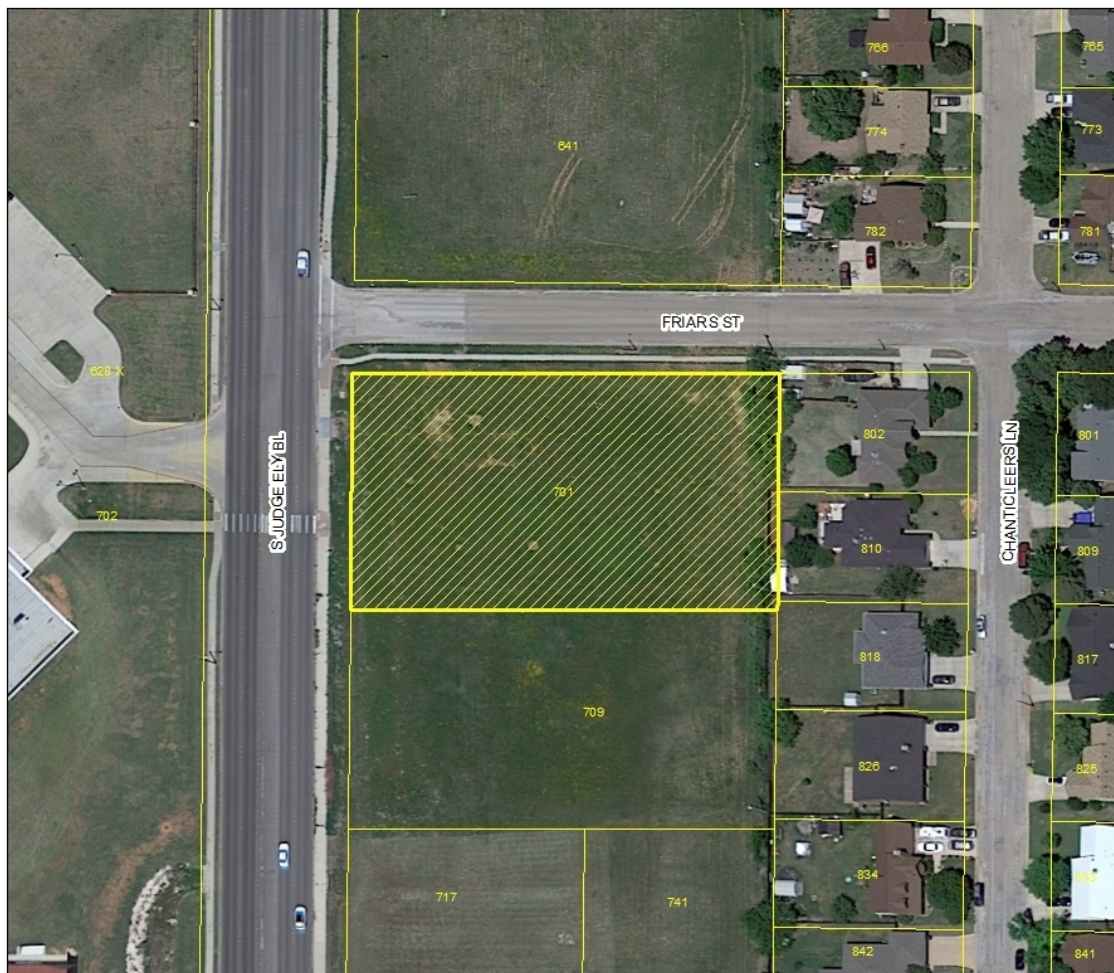
Planning & Zoning: March 7, 2023

City Council Hearing: March 23, 2023
April 13, 2023





Z-2023-07 LOCATION MAP



Aerial Map



Legend

-  Z-2023-07
-  CourierParcels



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TEXAS



Z-2023-07 ZONING MAP



Zoning Map



- Legend**
- Z-2023-07
 - Arterial
 - RS-6: Residential Single-Family
 - O: Office
 - PD: Planned Development



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Permitted Uses in GR Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

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

TRADE – RETAIL USES

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

P Petroleum or Gas Well
P Urban Garden



CITY OF
ABILENE
TEXAS

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-2023-07 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES



Subject Property



West Neighboring Property



North Neighboring Property



South Neighboring Property



CITY OF
ABILENE
T E X A S



Z-2023-07 NOTIFICATION AREA MAP



Notification Map



Legend

- Z-2023-07 Buffer
- Z-2023-07

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



CITY OF
ABILENE
TEXAS





FINDINGS AND RECOMMENDATIONS

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

- The *Comprehensive Plan*;
- The base zoning district established in PDD-128;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

Staff Recommendation: **Approval**

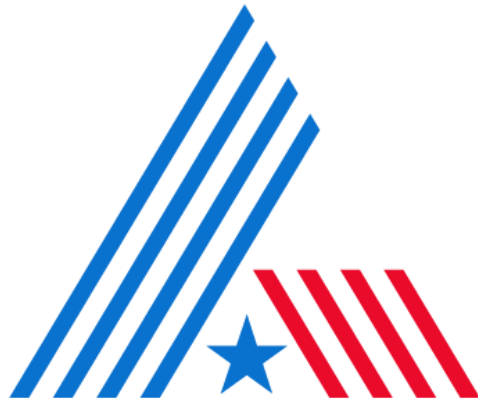




Questions?



2023 Development Application



PLANNING & DEVELOPMENT SERVICES

CITY OF ABILENE TEXAS

- Conditional Use Permit
- Planned Development District (PDD)
- PDD Amendment
- Street Name Change
- Thoroughfare Abandonment
- Rezoning
- Easement Release
- Plats
- Petition for Relief
- Board of Adjustments (Variance, Special Exception)
- Other

2023 Development Application

DOCUMENTS & MAPS

Reports, Plans, Ordinances, Maps, and other documents are often available on the City's website (<https://www.abilenetx.gov>) at no charge. Copies of these will be provided at the reproduction cost, currently 10 cents per page for black and white copies and \$1 per page for color copies. In addition, any other actual materials costs will be assessed.

Requests for the creation of maps or other documents not already existing will only be available based on availability of staff and will be billed at a rate of \$25 per hour, plus the cost of reproduction and/or materials.

NEIGHBORHOOD EMPOWERMENT ZONE INCENTIVE

Projects located within the designated "Neighborhood Empowerment Zone" will have fees waived in accordance with the City's Land Development Code. This does not apply to any portion of a fee that is based on actual costs to the City, such as filing plats, photocopies, notifications, etc.

SUBMITTAL INFORMATION

ONLINE SUBMITTALS FOR DEVELOPMENT APPLICATIONS ARE PREFERRED

CTRL & CLICK LINK BELOW

https://public.mygov.us/tx_abilene

- Prior to submittal, we strongly recommend setting up and attending a pre-submittal meeting.
- **INCOMPLETE APPLICATIONS AND SUBMITTALS WILL BE REJECTED** or will be returned; an application may be deemed incomplete after initial staff review.
- Please refer to the Land Development Code online Part III Appendix A for questions or concerns in respect to site development and development standards.
https://library.municode.com/tx/abilene/codes/code_of_ordinances?nodeId=PTIIIAPANDECO
- Plans for Conditional Use, Special Exceptions, Rezoning, Variance and Planned Development District Amendment shall be on 8.5" x 11" paper with one (1) copy.
- Site plans or conceptual site plans, plats, except Engineering Construction Sets, shall be 24" x 36" and folded, with two (2) hard copies. If applicable, please provide survey plat of property. Plats and Engineering plans shall be GEO Referenced and in DWG format.
- PDF copies can be emailed to planning@abilenetx.gov
- If a case is withdrawn or delayed at the request of the applicant after notifications have been sent and/or public notice has been posted, the applicant will be responsible for the cost of re-notifications and re-posting of notice.
- All other questions may be directed to the following:

Planning and Development Services Department
555 Walnut Street, Suite 100
325.676.6237
planning@abilenetx.gov

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

<https://abilenetx.gov/563/Fee-Schedule>

Fees can be paid online with credit card.

See RECORDING FEES for actual filing costs with Taylor County Clerk's Office. Thoroughfare Abandonment Fee 10% of the calculated land value of the ROW area to be abandoned, based on the average square footage value of adjacent properties, per the most recent official Appraisal District valuation. Minimum fee is \$1,500. *Any portion over the minimum fee is refundable if the abandonment is not approved.*

2023 Development Application

PLANNING & ZONING COMMISSION

The members of the Planning & Zoning Commission (also referred to as the Commission) are appointed by the City Council. In making appointments to the Commission, the City Council shall seek to ensure broad representation and expertise among the membership.

According to Section 1.1.3.3. Powers & Duties, of the City of Abilene Land Development Code (LDC), the Planning and Zoning Commission shall:

1. Make recommendations on a Comprehensive Plan or amendments thereto related to the physical development, growth, improvement, and beautification of the City.
2. Make recommendations on other types of City plans that are related to the physical development, growth, improvement, and beautification of the City, including Neighborhood Plans and Corridor Plans.
3. Recommend to the City Council approval or denial of proposed changes in the zoning districts and/or ordinance.
4. Approve or disapprove the platting or subdividing of land within the corporate limits of the City and within adjacent areas as permitted by law.
5. Recommend to the City Council approval or disapproval of requests for street name changes and street closures within the corporate limits of the City.
6. Submit annually to the City Manager, not less than ninety (90) business days prior to the beginning of the budget year, a list of recommended capital improvements, if any, which in the opinion of the Commission, are necessary or desirable during the forthcoming five (5) year period.
7. Recommend to the City Council approval or disapproval of plans for housing clearance, public housing, and urban redevelopment and renewal projects.
8. Perform such additional duties and exercise such additional powers as may be prescribed by ordinance not inconsistent with the provisions of the City Charter.
9. Advise the City Council on applications and petitions for legislative decisions as authorized by the Land Development Code, such as:
 - a. Petition for amending the Comprehensive Plan;
 - b. Petition for a zoning map amendment, including a petition for creation of an overlay district, Conditional Use Permit (CUP), or Planned Development (PD) district;
 - c. Amendments to the text of the Land Development Code (LDC) as authorized by City Charter; and
 - d. Others as assigned by City Council.

The Planning and Zoning Commission shall finally decide appeals filed in accordance with Article 3 of the Land Development Code (Relief Procedures). Also, the Commission shall finally decide the following petitions for relief:

1. The Planning and Zoning Commission shall finally decide any variance petition on an application for a Preliminary Plat, Final Plat or replat, except when such variance is for relief from a dedication or construction requirement, in which case Section 1.1.4.3 shall apply; and
2. The Planning and Zoning Commission shall initially decide any vested rights petition for any decision for which it is the initial decision-maker.

2023 Development Application

2023 PLANNING AND ZONING COMMISSION

PD APPLICATION DEADLINE	ZONING APPLICATION DEADLINE	PLANNING & ZONING MEETING ***	CITY COUNCIL 1 ST READING	CITY COUNCIL 2 ND READING ***
16-DEC-22	3-JAN-23	7-FEB-23	23-FEB-23	9-MAR-23
13-JAN-23	31-JAN-23	7-MAR-23	23-MAR-23	13-APR-23
10-FEB-23	28-FEB-23	4-APR-23	27-APR-23	11-MAY-23
10-MAR-23	28-MAR-23	2-MAY-23	25-MAY-23	8-JUN-23
14-APR-23	2-MAY-23	6-JUNE-23	22-JUN-23	13-JUL-23
12-MAY-23	31-MAY-23	5-JULY-23	27-JUL-23	10-AUG-23
11-JUN-23	28-JUN-23	1-AUG-23	24-AUG-23	14-SEP-23
14-JUL-23	1-AUG-23	5-SEP-23	28-SEP-23	12-OCT-23
14-AUG-23	31-AUG-23	3-OCT-23	26-OCT-23	2-NOV-23
17-SEP-23	4-OCT-23	7-NOV-23	16-NOV-23	7-DEC-23
13-OCT-23	31-OCT-23	5-DEC-23	21-DEC-23	11-JAN-24
3-NOV-23	28-NOV-23	2-JAN-24	25-JAN-24	8-FEB-24
15-DEC-23	2-JAN-24	6-FEB-24	22-FEB-24	14-MAR-24
15-JAN-24	1-FEB-24	7-MAR-24	28-MAR-24	11-APR-24

***These meetings require public hearings and the applicant or a representative must be present.

2023 BOARD OF ADJUSTMENT

APPLICATION DEADLINE	MEETING DATE ***
6-DEC-22	10-JAN-23
10-JAN-23	14-FEB-23
7-FEB-23	14-MAR-23
7-MAR-23	11-APR-23
4-APR-23	9-MAY-23
9-MAY-23	13-JUN-23
6-JUN-23	11-JUL-23
3-JUL-23	8-AUG-23
8-AUG-23	12-SEP-23
5-SEP-23	10-OCT-23
10-OCT-23	14-NOV-23
7-NOV-23	12-DEC-23
5-DEC-23	9-JAN-24
9-JAN-24	13-FEB-24

2023 Development Application

Zoning Application Page 1 of 3

Planning

- ☐ Conditional Use ☐ Special Exceptions ☒ Rezoning ☐ Variance
☐ PDD Amendment ☐ Street Name Change ☐ Thoroughfare Abandonment
☐ Easement Release

Relief Procedures

- ☐ Petition for Relief ☐ Proportionality Appeal ☐ Vested Rights Petition ☐ Appeal
 Other: _____

Project Name: Ziggi's Coffee
 Address: 701 S. Judge Ely Blvd. Number of Lots: 1 Acreage: 1.09
 Legal Description: East Horizon Sec 2, Block 8, Lot 1, Replat, Cont
 Subdivision Name: _____ Block: _____ Lot: _____
 Current Zoning: PD Proposed Zoning (if applicable): GC

OWNER AND AUTHORIZATION

Owner Name: Coffee Momma LLC
 Address: 19111 Kinzie Street
 City, State, Zip: Northridge, CA, 91324 Fax: _____
 Phone: (406) 599-9033 Email: Erin.Bottomley@ziggiscoffee.com
 Agent Name: CJ Chaney
 Address: c/o 2500 S. Willis St
 City, State, Zip: Abilene, TX 79605 Fax: _____
 Phone: (325) 725-6641 Email: cj@cjchaneyteam.com

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 of Owner: *Erin Bottomley* Date: Jan 24, 2023

FOR OFFICE USE ONLY

Received: _____	Fee: \$ _____	Receipt No.: _____
Case No.: _____		Reviewed By: _____

2023 Development Application

Zoning Application Page 2 of 3

Existing Zoning

- | | | | |
|--------------------------------|--|--|------------------------------|
| ☐ AO | Agricultural Open Space | ☐ GR | General Retail |
| ☐ RR | Rural Residential RR-5 & RR-1 | ☐ MU | Medical Use |
| ☐ RS-12 | Residential Single-Family – 12,000 sq. ft lots | ☐ CB | Central Business |
| ☐ RS-8 | Residential Single-Family – 8,000 sq. ft lots | ☐ MX | Mixed Use |
| ☐ RS-6 | Residential Single-Family – 6,000 sq. ft lots | ☐ GC | General Commercial |
| ☐ PH | Single-Family Residential Patio Home | ☐ HC | Heavy Commercial |
| ☐ TH | Residential Townhouse | ☐ LI | Light Industrial |
| ☐ MD | Residential Medium Density | ☐ HI | Heavy Industrial |
| ☐ MH | Manufactured/Mobile Home | ☒ PD | Planned Development District |
| ☐ CU | College & University | ☐ | Empowerment Overlay |
| ☐ NO | Neighborhood Office | | |
| ☐ O | Office | | |
| ☐ NR | Neighborhood Retail | | |

Reason for Zoning Change

Current zoning does not allow for a fast food drive through.

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.



2023 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. Does the proposed zoning map amendment implement the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use Map?

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

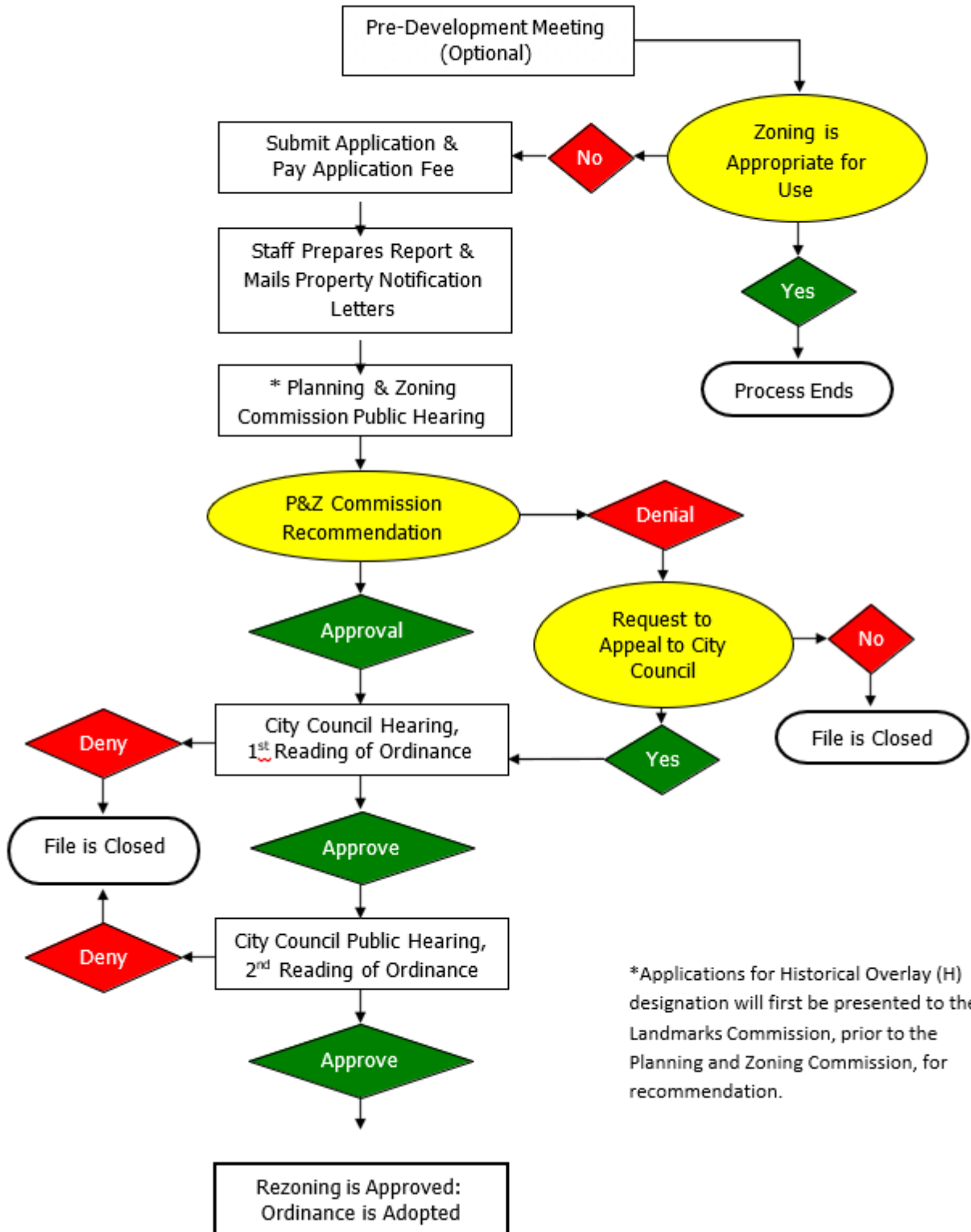
3. Are the proposed changes in agreement with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area?

4. Are there other factors that will substantially affect the public health, safety, morals, or general welfare?

Other Required Forms - Disclosure of Interest (See Attached)

2023 Development Application

Zoning • Conditional Use • PDD Amendment • Street Name Change • Thoroughfare Abandonment
Flowchart



2023 Development Application

Plats and Other Submittals Page 1 of 1

Submittal

- | | |
|--|--|
| ☐ Preliminary Plat/Replat | ☐ Civil Plans |
| ☐ Final Plat/Replat | ☐ Site Plan/Revised Site Plan |
| ☐ Combination Preliminary & Final Plat* | ☐ Landscape Plan |
| ☐ Amended Plat | ☐ Tree Preservation |
| ☐ Minor Plat/Replat | ☐ Lighting Plan |
| ☐ Development Plat | ☐ Concept Plan |

*Prior approval required

Submittal Type

- ☐ Pre-Submittal: all required documents are present, excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Abilene.
- ☐ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plat(s) within 30 days by the approval authority.

Acreage

Round decimals up to the nearest whole number.

1 acre(s)

Fees

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

<https://abilenetx.gov/563/Fee-Schedule>

Fees can be paid online with credit card.

The application fee of \$ \$1,500.00, to be paid to the City of Abilene within five (5) days of being accepted.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Submittals

- Site plans or conceptual site plans, plats, except Engineering Construction Sets, shall be 24" x 36" and folded, with two (2) hard copies. If applicable, please provide survey plat of property. Plats and Engineering plans shall be GEO Referenced and in DWG format.

Other Required Forms - Disclosure of Interest, Owner Authorization (See Attached)

2023 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: _____ Total Number of Acres: _____
 Zoning Classification(s): _____ Total Number of Lots: _____
 Location: _____

Property Owner Information & Authorization

Name/Company: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☐ I hereby designate _____ (*name of project representative*) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. 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 request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Abilene.

Property Owner's Signature: _____ Date: _____

STATE OF: _____

COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared _____
 (*printed property owner's name*) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, 20____

 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other(*specify*): _____

Name: _____ Company: _____
 Address: _____ City: _____ State: _____
 Zip Code: _____ Number: _____ Email: _____

2023 Development Application

Disclosure of Interest

Disclosure Questions

Every question must be answered. If the question is not applicable, answer with "N/A".

NOTE: If the Project Representative is not the Property Owner, this form must be filled out by **both** the Property Owner and the Project Representative.

A. Do you believe that a City official* or City employee** may have a conflict of interest in the property or application referenced on the reverse side? ☐ Yes ☒ No

B. If so, state the name of each City official or employee of the City of Abilene known by you that may have a conflict of interest in the property or application referenced on reverse side.

N/A

C. State all information upon which you base the belief (use additional paper, if necessary).

N/A

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Abilene, Texas, as changes occur.

Name of Certifying Person (*print*): _____

Property Owner ☐ Project Representative ☐

Signature of Certifying Person: _____

*Mayor, City Council members, Planning and Zoning Commission members, and Zoning Board of Adjustment members

**City Manager, City Secretary, City Attorney, and all department heads

2023 Development Application

BOARD OF ADJUSTMENT

The Board of Adjustment is organized to have all the powers and authority as set forth in the Charter of the City of Abilene, Texas, and as authorized by Chapter 211 of the Texas Local Government Code.

The Board of Adjustment has authority of applications to decide the following types of applications:

1. An application for a Special Exception pursuant to Section 1.4.4.1;
2. An application for a Variance pursuant to Section 1.4.4.2;
3. A sign permit or an interpretation of Sign Regulations related to development within the City limits (refer to Chapter 4, Article 1, Division 3, Section 4.1.3.6 or Chapter 4, Article 2, Division 8, respectively); and
4. An application for a change in the status of a non-conformity pursuant to Section 1.4.4.3.

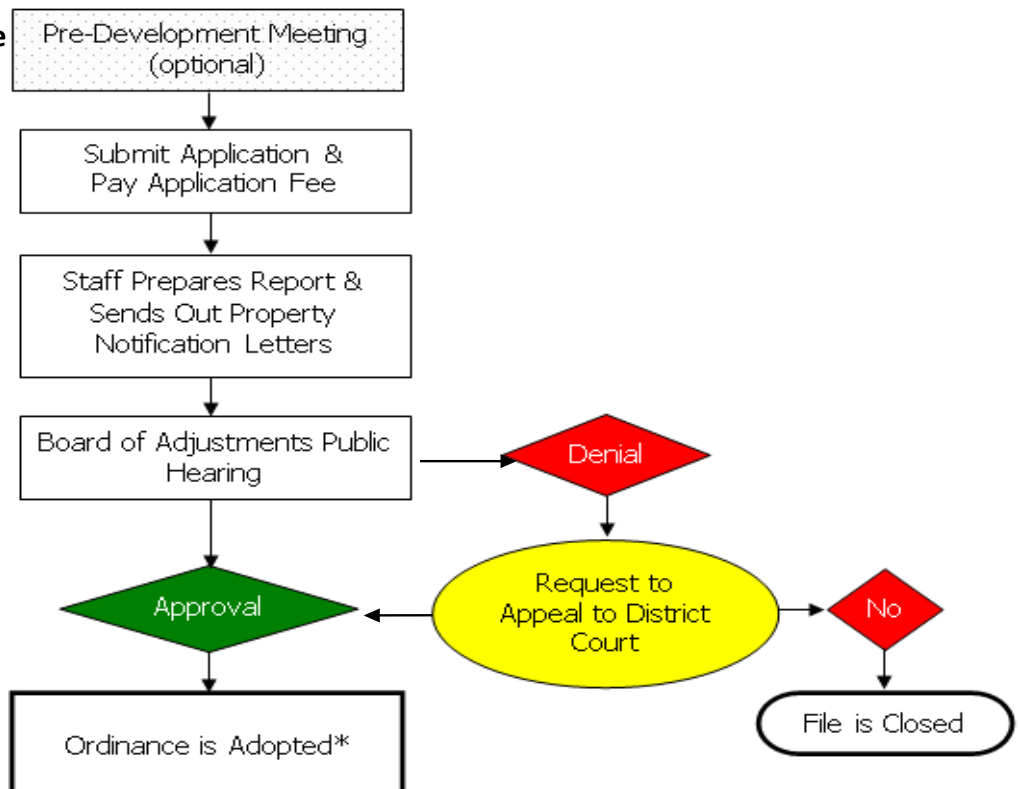
The Board of Adjustment shall finally decide appeals on the following matters of an appeal of any official's interpretation of the requirements of Chapters 2 or 4 of this LDC in which the requirement applies to development within the City limits of Abilene, unless a separate appeals process is otherwise defined within this LDC.

The authority delegated to the Board of Adjustment under this Land Development Code shall not be construed to affect any of the following:

1. Approval of a petition for a zoning map amendment;
2. Approval of a Conditional Use Permit; and
3. Authorization of a use not authorized in the zoning district in which the applicant's property is located, except to the extent necessary to decide a special exception or a petition for a change in status of a non-conformity.

Also, the Board of Adjustment shall not render any decision on an application, appeal or relief petition while a petition for a zoning amendment, application for a Conditional Use Permit, or plat application for the same land is pending and until such petition or application has been finally decided pursuant to procedures in Chapter 1 of the LDC.

Special Exception & Variance Flowchart



*If the request is approved, the owner or agent will have 180 days from the hearing date to obtain a building permit, if one is required.

2023 Development Application

Special Exception & Variance

Please answer these questions in order to assist Staff with the processing of your Special Exception or Variance request. Please use additional sheet(s), if necessary.

1. Fully describe the unique circumstances or peculiarities of the land or improvements in question that do not allow the desired use to conform to the provisions in the Ordinance and the intent.

2. Are there other locations on the property that could accommodate the use while still complying with the Ordinance and, if so, why have you chosen the proposed location?

2023 Development Application

Recommendations

The Planning & Zoning Commission (P&Z) and the City Council look to the Planning & Development Services staff to make a recommendation for the approval or disapproval of this application. We will make every effort to notify you of our recommendation at least one (1) week in advance of the scheduled meeting of the P&Z Commission. In the case of a rezoning, and when the public interest requires it, we may recommend a rezoning to a Planned Development District (PDD) or a classification other than the classification requested. We will notify you of our decision to propose a PDD as soon as possible after the application is filed to give you time to prepare a site plan.

PUBLIC NOTIFICATION

The public is entitled to examine this application and participate in the decision-making process. In most cases, we are required to notify all property owners within two hundred feet (200') of the boundaries of your property. To ensure the fullest possible consideration, we may also notify neighborhood groups, organizations or individuals that have a special interest in a particular issue. Except for matters that the Planning & Development Services staff have expressly agreed not to disclose (and provided the law allows us to hold the matter in confidence), then all information that we deem relevant to the review and processing of this application may become public knowledge.

PLEASE READ BEFORE SIGNING

The undersigned has read the above application and hereby certifies that the information contained therein is complete, true and correct; and does hereby request that said application be submitted to the Planning & Zoning Commission at the earliest available meeting.

I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of this application. I also understand that the City must notify affected property owners of this application. In the event that I fail to submit in a timely manner any information that the City deems necessary to transmit this application to the Planning & Zoning Commission or City Council, then in lieu of dismissal I hereby request that this application be temporarily withdrawn from further consideration until such information is submitted, and I agree to pay a resubmission fee of \$120 to reimburse the City for the expense of re-notifying affected property owners. I have been informed of the tentative date and time that the Planning & Zoning Commission and City Council will hear this application, and I understand that hearings may be continued from time to time at the discretion of the Commission or Council to allow for full consideration or when the public interest requires a continuation.

SIGNED: _____

DATE: _____



2023 Development Application

THE STATE OF TEXAS)

)

COUNTY OF TAYLOR)

Know all men by these presents that the undersigned owner of the real property described on the reverse side hereof, has made, constituted and appointed, and by these presents does make, constitute and appoint, my true and lawful attorney, for me in my name, place and stead, to (1) file an application for a zone change, plat, street closure, alley closure, (appeal to the Board of Adjustment) * concerning such property and

(2) appear on my behalf at all necessary meetings of the appropriate board or commission or City Council, as the case may be; and the undersigned further agrees that this power of attorney may be voluntarily revoked only by written revocation filed with the Planning & Development Services Division for the City of Abilene, Texas.

Witness my hand this day of _____, 20____

*(cross out the inapplicable phrase)

ZONING CASE Z-2023-08

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: March 7, 2023
City Council 1st Reading: March 23, 2023
City Council 2nd Reading: April 13, 2023

Applicant

Owner: Great Expectations LLC
Agent: Civetta Solutions LLC

Case Manager

Adam Holland – Planner

Request

Amend the terms of PDD-142.

Location

6856 Buffalo Gap Road, in the Antilley Road Subdivision, Block C.

Background

In 2014, Planned Development District Number 142 (PDD-142) was approved to allow for multi-family residential, commercial development, and related activities as set out below and as depicted on the exhibit follows the staff recommendation:

Tract 1:

- Tract 1 is subject to the requirements of the GR (General Retail) zoning district.

Tract 2:

- Tract 2 is subject to the requirements of the NR (Neighborhood Retail) zoning district with the following modification:
 - 1) Maximum Building Size: The maximum building coverage of a structure, or structures, on a single lot shall not exceed 30,000 square feet.

Tract 3:

- Tract 3 shall be subject to the requirements of the NO (Neighborhood Office) zoning district.

Tract 4:

- Tract 4 shall be subject to the requirements of the MD (Medium Density Residential) zoning district with the following modifications:
 - 1) Additional Permitted Uses: Tract 4 shall also allow Patio Home (PH) & Townhouse (TH) district uses, subject to the development standards of each of those zoning districts.

Proposed Modifications

The applicant would like to amend PDD-142 as set out below and as depicted in the updated exhibit following the staff recommendation:

Tract 2:

- The area designated as Tract 2 shall be subject to the requirements of the GR (General Retail) zoning district with the following modification:
 - 1) Maximum Building Size: The maximum building coverage of a structure or structures on a single lot shall not exceed 30,000 square feet.

Tract 3:

- The area designated as Tract 3 shall be subject to the requirements of the GR (General Retail) zoning district.

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, as amended.

The proposed changes are consistent with the proposed new Comprehensive Plan and Future Land Use Plan and with the spirit and intent of PDD-142. The applicant will have the opportunity to install buffering on the rear side of Tracts 2 and 3 to ensure that the use of Tract 4 for residential development is not diminished by the proposed increased intensity of uses on those tracts.

(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 General Retail zoning is consistent with the uses surrounding uses in the PDD, as well as the Buffalo Gap Road corridor. Properties across Buffalo Gap Road are zoned GR.

(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 retail uses.

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

None.

Staff Recommendation

Staff recommends **approval**.

[illegible]

Proposed Concept Plan



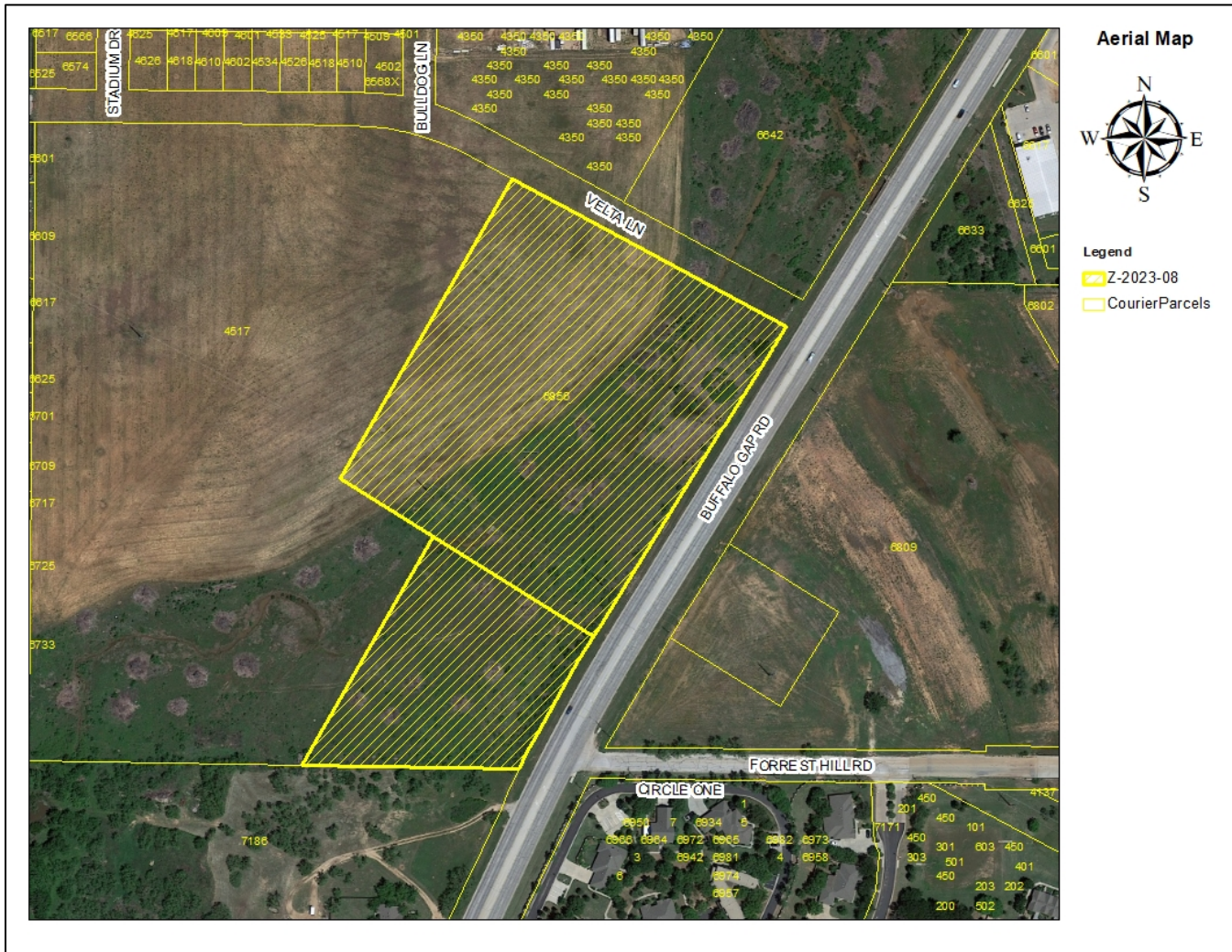
TABLE 1

Owner	Property ID	Situs	Response
	1061069	4517 VELTA LN	
DARROW JON A	73539	7186 BUFFALO GAP RD	
LBHDS LLC	13295	6809 BUFFALO GAP RD	
TIGRIS XX LTD	1014123	4350 VELTA LN	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2208	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2207	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2206	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2205	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2309	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2308	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2307	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2306	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2305	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2304	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2303	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2302	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2301	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2501	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2502	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2503	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2907	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2801	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2802	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2803	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2805	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2806	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2807	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2904	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2908	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2804	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2808	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3301	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3302	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3303	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3304	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3305	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3306	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3307	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3308	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3201	

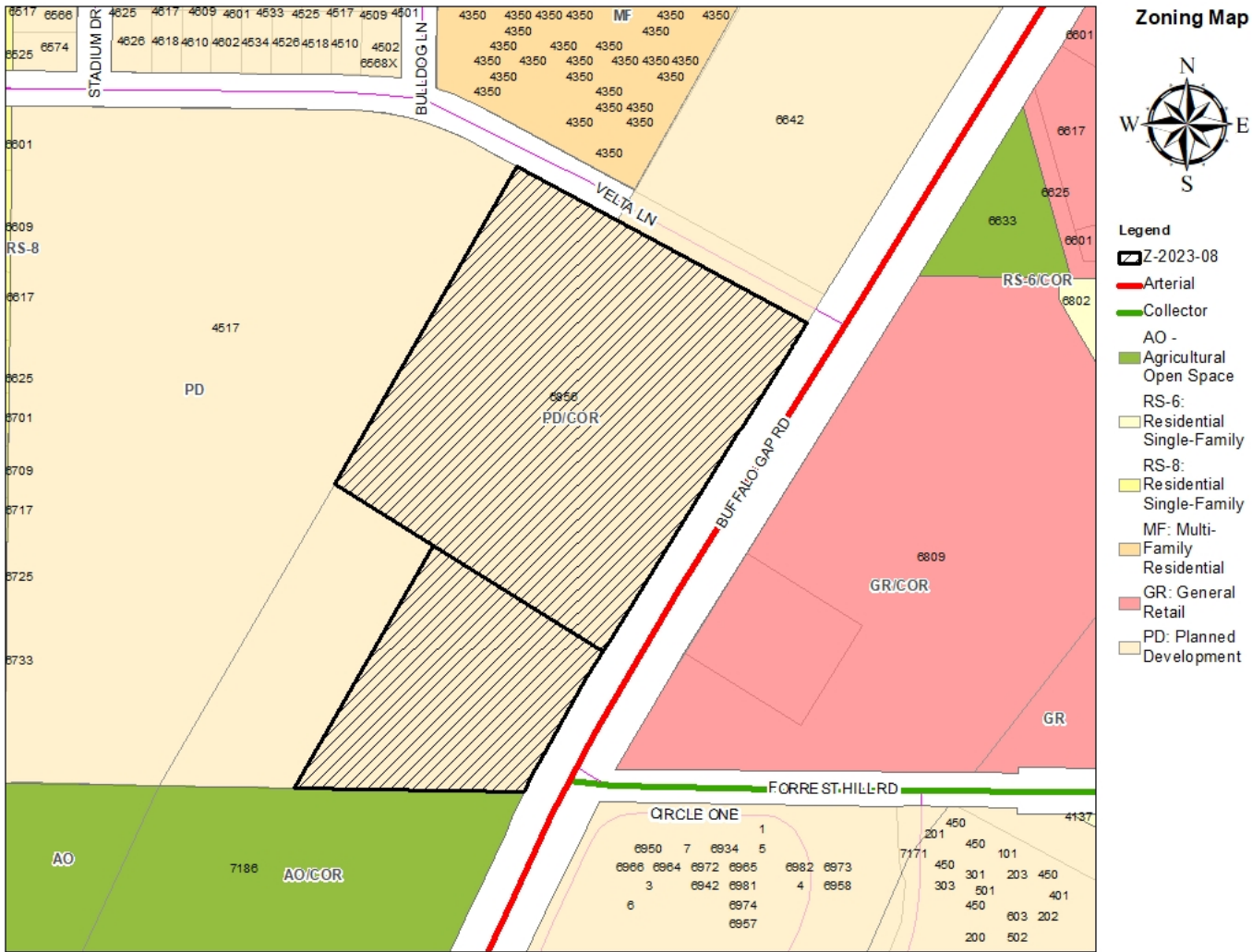
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TIGRIS XX LTD	1014123	4350 VELTA LN APT 3206	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3207	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3208	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3101	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3102	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3103	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3104	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3105	
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TIGRIS XX LTD	1014123	4350 VELTA LN APT 3001	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3002	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3003	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3004	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3005	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3006	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3007	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 3008	
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TIGRIS XX LTD	1014123	4350 VELTA LN APT 2707	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2706	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2705	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2704	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2703	

TIGRIS XX LTD	1014123	4350 VELTA LN APT 2702	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2701	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2409	
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TIGRIS XX LTD	1014123	4350 VELTA LN APT 2405	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2404	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2403	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2402	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2401	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2508	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2507	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2506	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2505	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2504	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2809	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2204	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2203	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2202	
TIGRIS XX LTD	1014123	4350 VELTA LN APT 2201	
RIO MESA HEALTH HOLDINGS LLC	125116	6965 MESA BEND	
RIO MESA HEALTH HOLDINGS LLC	125116	6981 MESA BEND	
RIO MESA HEALTH HOLDINGS LLC	125116	6972 MESA BEND	
RIO MESA HEALTH HOLDINGS LLC	125116	3 CIRCLE ONE	
RIO MESA HEALTH HOLDINGS LLC	125116	6942 MESA SPRINGS BL	
RIO MESA HEALTH HOLDINGS LLC	125116	6934 MESA SPRINGS BL	
RIO MESA HEALTH HOLDINGS LLC	125116	6964 MESA BEND	
RIO MESA HEALTH HOLDINGS LLC	125116	6974 MESA SPRINGS BL	
RIO MESA HEALTH HOLDINGS LLC	125116	4 CIRCLE ONE	
RIO MESA HEALTH HOLDINGS LLC	125116	5 CIRCLE ONE	
RIO MESA HEALTH HOLDINGS LLC	125116	6982 MESA SPRINGS BL	
RIO MESA HEALTH HOLDINGS LLC	125116	7 CIRCLE ONE	
RIO MESA HEALTH HOLDINGS LLC	125116	6966 MESA SPRINGS BL	
RIO MESA HEALTH HOLDINGS LLC	125116	6973 MESA BEND	
RIO MESA HEALTH HOLDINGS LLC	125116	6958 MESA SPRINGS BL	
RIO MESA HEALTH HOLDINGS LLC	125116	6950 MESA SPRINGS BL	
RIO MESA HEALTH HOLDINGS LLC	125116	6957 MESA BEND	
RIO MESA HEALTH HOLDINGS LLC	125116	6 CIRCLE ONE	
RIO MESA HEALTH HOLDINGS LLC	125116	1 CIRCLE ONE	
	1061950	6642 BUFFALO GAP RD	
LBHDS LLC	1079519		
	1061952		
	1061951	6856 BUFFALO GAP RD	

LOCATION MAP



ZONING MAP





PLANNED DEVELOPMENT AMENDMENT

Case: Z-2023-08

Owner: Great Expectations LLC

Agent: Civetta Solutions LLC

Request: Amend PDD-142

Location: 6856 Buffalo Gap Road

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: March 7, 2023

City Council Hearing: March 23, 2023
April 13, 2023





Z-2023-08 AERIAL LOCATION MAP

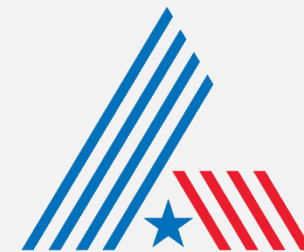


Aerial Map



Legend

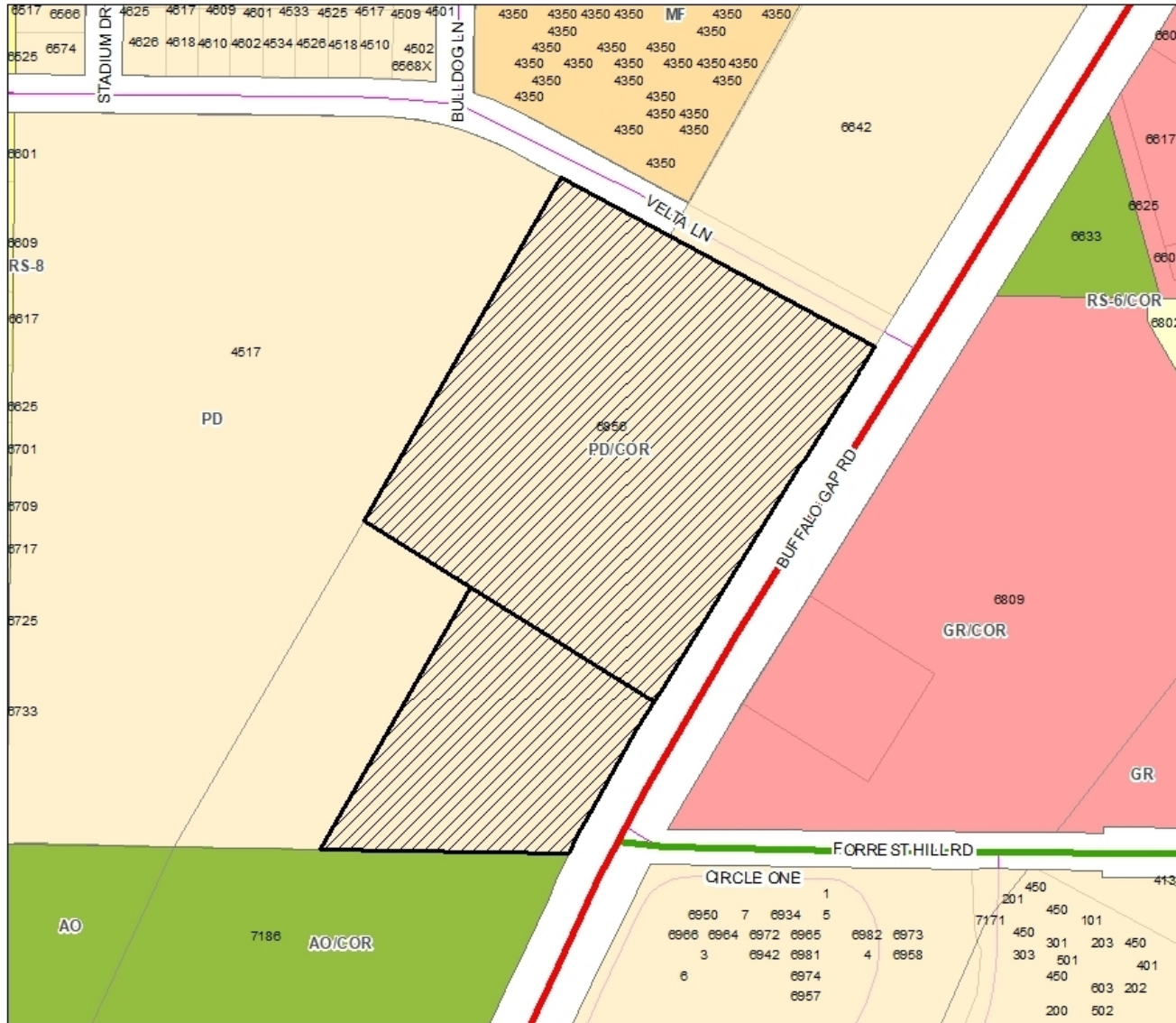
- Z-2023-08
- CourierParcels



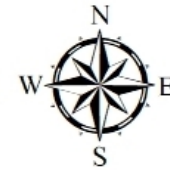
CITY OF
ABILENE
TEXAS



Z-2023-08 ZONING MAP

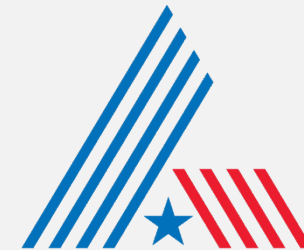


Zoning Map



Legend

- Z-2023-08
- Arterial
- Collector
- AO - Agricultural Open Space
- RS-6: Residential Single-Family
- RS-8: Residential Single-Family
- MF: Multi-Family Residential
- GR: General Retail
- PD: Planned Development



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Z-2023-08 PROPOSED CONCEPT PLAN





Z-2023-08 VIEWS OF SUBJECT PROPERTY



Neighboring Property to the Southeast



Subject Property



Subject Property



Subject Property



Neighboring Property to the West

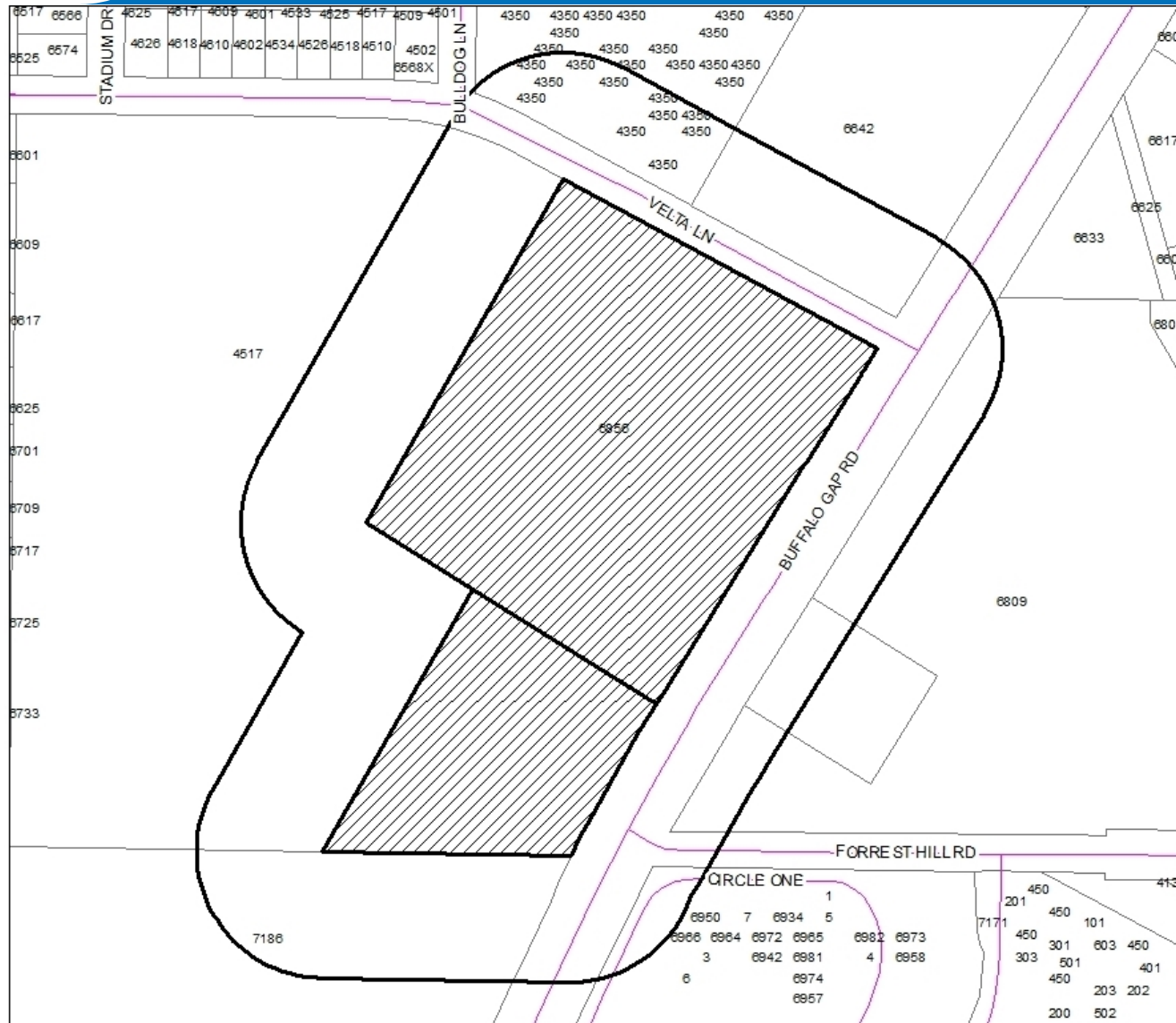


Subject Property





Z-2023-08 NOTIFICATION AREA MAP



Notification Map



Legend

- Z-2023-08 Buffer
- Z-2023-08

0- In Favor- 
0- Opposed- 



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FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

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

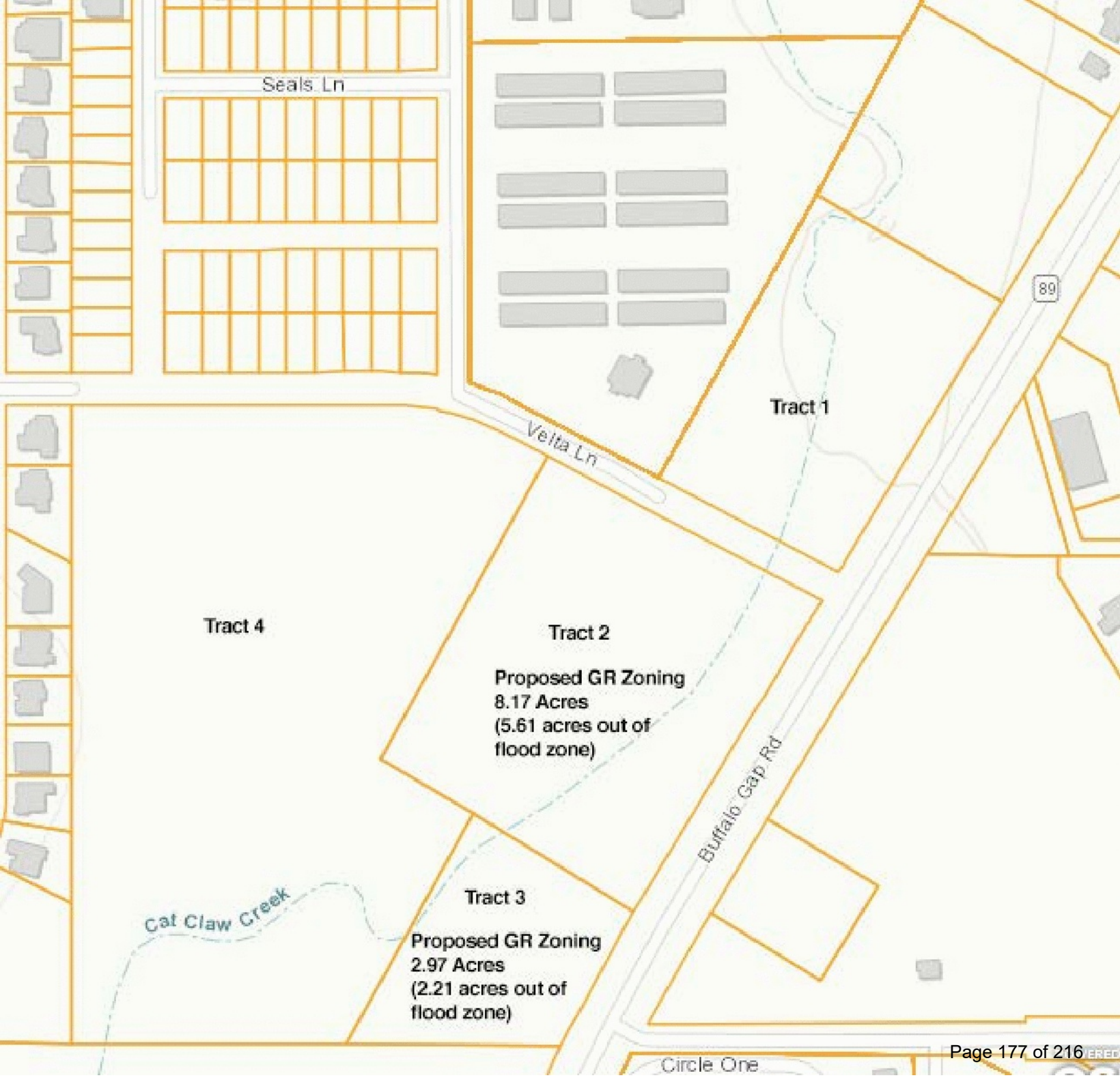
Staff Recommendation: **Approval**





Questions?





Seals Ln

Velta Ln

Tract 1

Tract 4

Tract 2

Proposed GR Zoning
8.17 Acres
(5.61 acres out of
flood zone)

Tract 3

Proposed GR Zoning
2.97 Acres
(2.21 acres out of
flood zone)

Cat Claw Creek

Buffalo Gap Rd

Circle One

89

PART 6: Purpose. The purpose of the Planned Development (PD) request is to allow for multi-family residential, commercial development, and related activities of a tract, which generally is not allowed under present zoning and development procedures.

PART 7: Specific Modifications. This Planned Development shall be subject to the following:

Tract 1: The area designated as Tract 1 shall be subject to the requirements of the GR (General Retail) zoning district.

Tract 2: The area designated as Tract 2 shall be subject to the requirements of the **GR** NR (Neighborhood Retail) zoning district with the following modification:

General Retail

- 1) **MAXIMUM BUILDING SIZE:** The maximum building coverage of a structure or structures on a single lot shall not exceed 30,000 square feet.

Tract 3: The area designated as Tract 3 shall be subject to the requirements of the **GR** NO (Neighborhood Office) zoning district.

General Retail

Tract 4: The area designated as Tract 4 shall be subject to the requirements of the MD (Medium-Density Residential) zoning district with the following modifications:

- 1) **ADDITIONAL PERMITTED USES:** Tract 4 shall also allow for Patio Home & Townhouse development. If developed as one of these uses, the property shall comply with the appropriate development standards for such zoning districts.



Development Application

Zoning Application Page 1 of 3

Planning

- | | | | |
|--|---|---|---|
| ☐ Conditional Use | ☐ Special Exceptions | ☐ Rezoning | ☐ Variance |
| ☒ PDD Amendment | ☐ Street Name Change | ☐ Thoroughfare Abandonment | ☐ Easement Release |
| ☐ Historic Certification of Appropriateness | | ☐ Historic Project Tax Reduction | |

Relief Procedures

- | | | | |
|--|---|---|---------------------------------|
| ☐ Petition for Relief | ☐ Proportionality Appeal | ☐ Vested Rights Petition | ☐ Appeal |
|--|---|---|---------------------------------|
- Other: _____

Project Name: Planned Development 142 Amendment- Tract 2 & Tract 3

Address: 6856 Buffalo Gap Road No. of lots: 2 Acreage: 11.14

Legal Description: ANTILLEY ROAD SUB SEC 4, BLOCK C, LOT 2 & 3, ACRES 11.14

Subdivision Name: Antilley Road Subdivision Block: C Lot: 2

Current Zoning: Base zoning of NR & NO Proposed Zoning (if applicable): Base Zoning of GR

OWNER AND AUTHORIZATION

Owner Name: Great Expectations LLC

Address: PO Box 5998

City, State, Zip: Abilene, TX 79608 Fax: _____

Phone: _____ Email: _____

Agent Name: Civetta Solutions LLC

Address: _____

City, State, Zip: _____ Fax: _____

Phone: 325-721-4889 Email: civettasolutions@gmail.com

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: 1/29/2023

FOR OFFICE USE ONLY

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

Case No.: _____ Reviewed By: _____

ZONING CASE TC-2023-01

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: March 7, 2023

City Council 1st Reading: March 23, 2023

City Council 2nd Reading: April 13, 2023

Applicant

Owner: McMurry University

Agent: Jacob & Martin

Case Manager

Adam Holland – Planner

Request

Thoroughfare closure of Santos Street extending north and south from Hunt St. to S. 18th St.

Background

The adjacent university is currently building a new dorm for the students on adjacent property.

Assessment

The Development Review Committee reviewed this request and found that:

1. The Abilene Fire Code requires that fire apparatus access roads that dead end in excess of 150 feet shall have a turnaround 80 feet in diameter, or an acceptable alternative, such as a tee. The request, as submitted, would result in dead-end into a parking for college. Adequate spaces appears to be available to accomplish this, but it would need to be marked with “Fire Lane/No Parking” signage on the pavement, or indicate that the Fire Department would be able to continue through the proposed parking area and return to a thoroughfare without having to turn around or back out of the property.
2. A 6" water line is located in Santos Street. An easement must be dedicated to cover this utility if the street is closed.

Staff Recommendation

Staff would not object to request subject to the following conditions:

1. The subject rights-of-way, and all adjoining properties, shall be platted within one year of the effective date of the abandonment ordinance.
2. If a replat is not approved and recorded within one year, the granting of the abandonment of the subject right-of-way shall be void.
3. All existing utilities in the affected right-of-way shall be covered by a utility easement or rerouted.
4. Fire lanes, subject to Fire Marshal approval, shall be provided prior to the street closure.

Notification

TABLE 1

Owner

Owner	Property ID	Situs	Response
ABI RENTALS LLC	18764	1810 HIGHLAND AV	
ABI RENTALS LLC	18764	1812 HIGHLAND AV	
CENICEROS ALICIA OLVERA	18191	1803 SANTOS ST	
CENICEROS ALICIA OLVERA	18191	2241 S 18TH ST	
CLEARVIEW FAMILY LTD PTR	18427	2242 S 19TH ST	
COCHRAN SHARON	17317	2301 S 18TH ST	
EARLEY CORY M & KAY E	18071	2234 S 19TH ST	
ESTES RENTALS LLC	18657	2201 S 18TH ST	
ESTES RENTALS LLC	18657	1802 B HIGHLAND AV	
ESTES RENTALS LLC	18657	1802 A HIGHLAND AV	
HIGH COUNTRY RENTALS LLC	17581	2323 S 18TH ST	
HIGH COUNTRY RENTALS LLC	17581	2327 S 18TH ST	
MC MURRY COLLEGE	59481	2302 HUNT ST	
MC MURRY COLLEGE	59481	2258 HUNT ST	
MC MURRY COLLEGE	59481	1533 WARHAWK WY	
MC MURRY COLLEGE	59481	2150 MCMURRY CT	
MC MURRY COLLEGE	59481	2242 HUNT ST	
MC MURRY COLLEGE	59481	1650 WARHAWK WY	
MC MURRY COLLEGE	59481	2249 SENTINEL DR	
MC MURRY COLLEGE	59481	2349 SENTINEL DR	
MC MURRY COLLEGE	59481	2242 MCMURRY CT	
MC MURRY COLLEGE	59481	2449 SENTINEL DR	
MC MURRY COLLEGE	59481	1533 ROSS AV	
MC MURRY COLLEGE	59481	1601 WARHAWK WY	
MC MURRY COLLEGE	59481	1649 WARHAWK WY	
MC MURRY COLLEGE	59481	2350 SENTINEL DR	
MC MURRY COLLEGE	59481	2357 SENTINEL DR	
MC MURRY COLLEGE	59481	1550 WARHAWK WY	
MC MURRY COLLEGE	59481	2250 SENTINEL DR	
MC MURRY COLLEGE	59481	2149 MCMURRY CT	
MC MURRY UNIVERSITY	61783	2333 HUNT ST	
MC MURRY UNIVERSITY	16452	2233 HUNT ST	
MC MURRY UNIVERSITY	60727	2301 HUNT ST	
MC MURRY UNIVERSITY	61117		
MC MURRY UNIVERSITY	60860		
MC MURRY UNIVERSITY	60987		

MEYER BETTY A TEST TRUST	17314	2309 S 18TH ST	
SALES ERICK GERARDO &	17443	1818 SANTOS ST	
TURQUOISE DOG PROPERTIES LLC	18310	2209 S 18TH ST	
TURQUOISE DOG PROPERTIES LLC	18310	2217 S 18TH ST	

Prop ID

Owner	Property ID	Situs	Response
MC MURRY UNIVERSITY	16452	2233 HUNT ST	
MEYER BETTY A TEST TRUST	17314	2309 S 18TH ST	
COCHRAN SHARON	17317	2301 S 18TH ST	
SALES ERICK GERARDO &	17443	1818 SANTOS ST	
HIGH COUNTRY RENTALS LLC	17581	2323 S 18TH ST	
HIGH COUNTRY RENTALS LLC	17581	2327 S 18TH ST	
EARLEY CORY M & KAY E	18071	2234 S 19TH ST	
CENICEROS ALICIA OLVERA	18191	1803 SANTOS ST	
CENICEROS ALICIA OLVERA	18191	2241 S 18TH ST	
TURQUOISE DOG PROPERTIES LLC	18310	2209 S 18TH ST	
TURQUOISE DOG PROPERTIES LLC	18310	2217 S 18TH ST	
CLEARVIEW FAMILY LTD PTR	18427	2242 S 19TH ST	
ESTES RENTALS LLC	18657	2201 S 18TH ST	
ESTES RENTALS LLC	18657	1802 B HIGHLAND AV	
ESTES RENTALS LLC	18657	1802 A HIGHLAND AV	
ABI RENTALS LLC	18764	1810 HIGHLAND AV	
ABI RENTALS LLC	18764	1812 HIGHLAND AV	
MC MURRY COLLEGE	59481	2302 HUNT ST	
MC MURRY COLLEGE	59481	2258 HUNT ST	
MC MURRY COLLEGE	59481	1533 WARHAWK WY	
MC MURRY COLLEGE	59481	2150 MCMURRY CT	
MC MURRY COLLEGE	59481	2242 HUNT ST	
MC MURRY COLLEGE	59481	1650 WARHAWK WY	
MC MURRY COLLEGE	59481	2249 SENTINEL DR	
MC MURRY COLLEGE	59481	2349 SENTINEL DR	
MC MURRY COLLEGE	59481	2242 MCMURRY CT	
MC MURRY COLLEGE	59481	2449 SENTINEL DR	
MC MURRY COLLEGE	59481	1533 ROSS AV	
MC MURRY COLLEGE	59481	1601 WARHAWK WY	
MC MURRY COLLEGE	59481	1649 WARHAWK WY	
MC MURRY COLLEGE	59481	2350 SENTINEL DR	
MC MURRY COLLEGE	59481	2357 SENTINEL DR	
MC MURRY COLLEGE	59481	1550 WARHAWK WY	
MC MURRY COLLEGE	59481	2250 SENTINEL DR	

ZONING MAP





THOROUGHFARE CLOSURE REQUEST

Case: TC-2023-01

Owner: McMurry University

Agent: Jacob & Martin

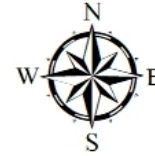
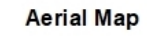
Request: Abandon Santos Street from Hunt Street to S. 18th Street.

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: March 7, 2023

City Council Hearing: March 23, 2023
April 11, 2023





Legend

TC-2023-01

☐ CourierParcels



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ZONING MAP



Zoning Map



Legend

- ☒ TC-2023-01
- MD: Medium Density Residential
- MF: Multi-Family Residential
- CU: College/Univ...



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TC-2023-01 Site Exhibit



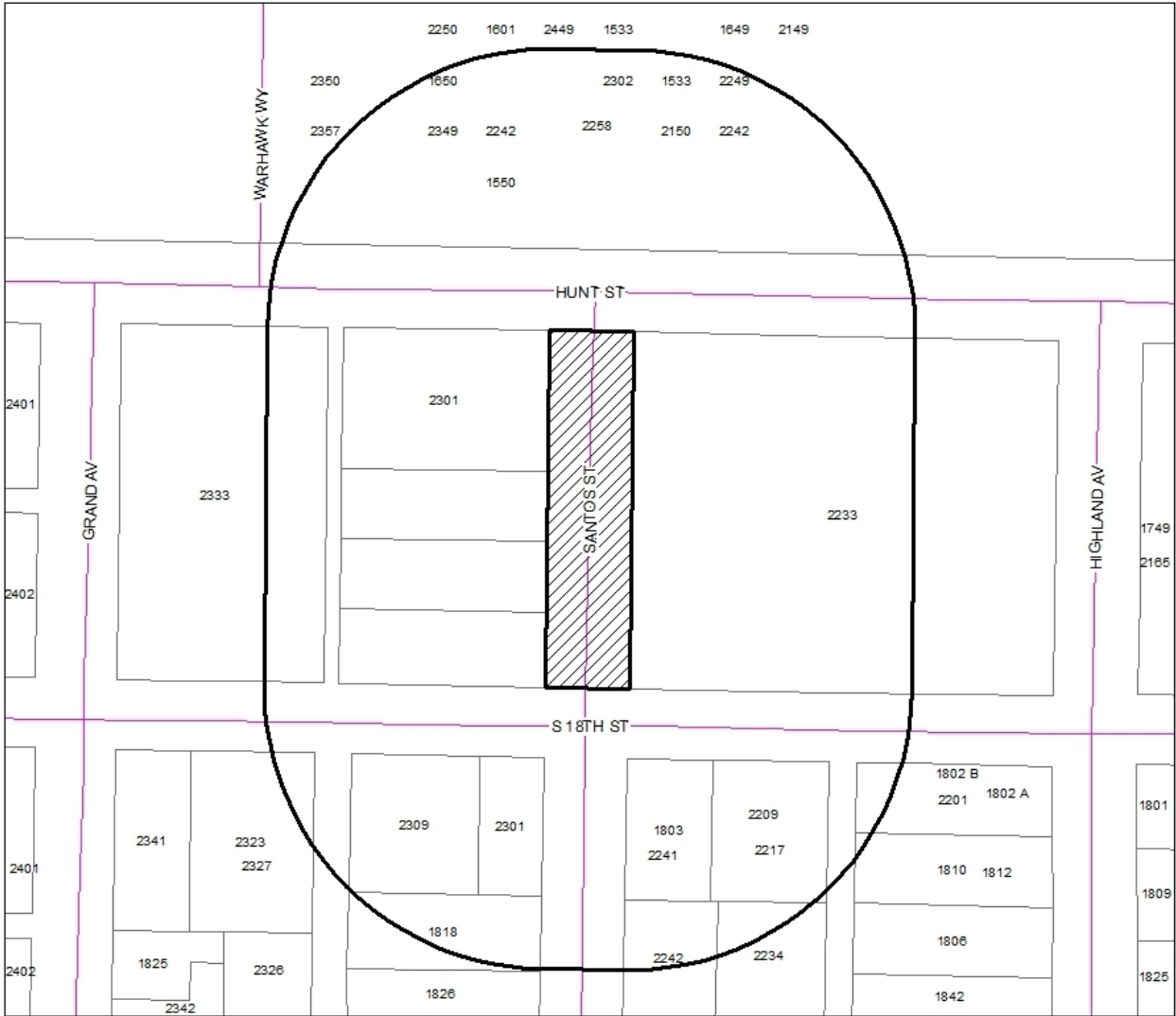


TC-2023-01 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES

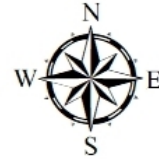




NOTIFICATION AREA MAP



Notification Map



Legend

- TC-2023-01 Buffer
- TC-2023-01

0- In Favor- 

0- Opposed- 

0% Opposed





RECOMMENDATION

Staff would not object to request subject to the following conditions:

1. The subject rights-of-way, and all adjoining properties, shall be platted within one year of the effective date of the abandonment ordinance.
2. If a replat is not approved and recorded within one year, the granting of the abandonment of the subject right-of-way shall be void.
3. All existing utilities in the affected right-of-way shall be covered by a utility easement or rerouted.
4. Fire lanes, subject to Fire Marshal approval, shall be provided prior to the street closure.





Questions?



ZONING CASE TC-2023-02

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: March 7, 2023

City Council 1st Reading: March 23, 2023

City Council 2nd Reading: April 13, 2023

Applicant

Owner: Dylan Duggan

Case Manager

Adam Holland – Planner

Request

Thoroughfare closure of the north half of an alley between Grand Avenue and Santos Street between S. 18th Street to S. 19th Street.

Background

The adjacent property owner would like to use their portion of the property for a driveway located at 2323 S. 18th Street.

Assessment

The Development Review Committee reviewed this request and found that:

1. There is a need to retain a 15' UE due to the location of an active AEP PH 7.2 kV.
2. Atmos Energy will need to retain a UE for an existing 4" gas line.
3. The architectural drawing for 2323 and 2327 S. 18th Street shows 29'-5" of property between the building's outer wall and the alley. If the property is built per the plans, it would not be necessary to acquire more property to provide an adequate driveway.
4. Partial alley abandonment will create access issues for the properties addressed as 1818, 1826, and 1834 Santos Street, and potential issues the properties at 2309 S. 18th Street and 2326 S. 19th Street. In order to avoid those access issues, an access easement should be required to allow the existing alley traffic to continue using the alley, so as to not create a dead-end alley.
5. Existing 6" sewer and water lines will also need to be covered with an easement.

Staff Recommendation

Staff would not object to the request subject to the following conditions:

1. The subject right-of-way, and all adjoining properties, shall be platted within one year of the effective date of the abandonment ordinance.

2. If a replat is not approved and recorded within one year, the granting of the abandonments of all of subject rights-of-way shall be void.
3. All existing utilities within the affected rights-of-way shall be covered by a utility easement or rerouted.
4. The abandoned right-of-way shall be covered by an access easement to maintain the functionality of the easement.

Notification

TABLE 1

Owner

Owner	Property ID	Situs	Response
ASHDEN COURTYARD LTD	13782	1909 GRAND AV APT C	
ASHDEN COURTYARD LTD	13782	1909 GRAND AV APT D	
ASHDEN COURTYARD LTD	13782	1917 GRAND AV APT C	
ASHDEN COURTYARD LTD	13782	1901 GRAND AV APT C	
ASHDEN COURTYARD LTD	13782	1917 GRAND AV APT D	
ASHDEN COURTYARD LTD	13782	1917 GRAND AV APT A	
ASHDEN COURTYARD LTD	13782	1909 GRAND AV APT A	
ASHDEN COURTYARD LTD	13782	1917 GRAND AV APT B	
ASHDEN COURTYARD LTD	13782	1901 GRAND AV APT A	
ASHDEN COURTYARD LTD	13782	1901 GRAND AV APT B	
ASHDEN COURTYARD LTD	13782	1901 GRAND AV APT D	
ASHDEN COURTYARD LTD	13782	1909 GRAND AV APT B	
ASHDEN COURTYARD LTD	13892	1918 SANTOS ST APT C	
ASHDEN COURTYARD LTD	13892	1910 SANTOS ST APT D	
ASHDEN COURTYARD LTD	13892	1910 SANTOS ST APT A	
ASHDEN COURTYARD LTD	13892	1902 SANTOS ST APT B	
ASHDEN COURTYARD LTD	13892	1902 SANTOS ST APT D	
ASHDEN COURTYARD LTD	13892	1910 SANTOS ST APT B	
ASHDEN COURTYARD LTD	13892	1918 SANTOS ST APT A	
ASHDEN COURTYARD LTD	13892	1910 SANTOS ST APT C	
ASHDEN COURTYARD LTD	13892	1918 SANTOS ST APT B	
ASHDEN COURTYARD LTD	13892	1902 SANTOS ST APT A	
ASHDEN COURTYARD LTD	13892	1918 SANTOS ST APT D	
ASHDEN COURTYARD LTD	13892	1902 SANTOS ST APT C	
BRICK & MORTAR PROPERTIES LLC	17182	2326 S 19TH ST	
CENICEROS ALICIA OLVERA	18191	1803 SANTOS ST	
CENICEROS ALICIA OLVERA	18191	2241 S 18TH ST	
CLEARVIEW FAMILY LTD PTR	18427	2242 S 19TH ST	
COCHRAN SHARON	17317	2301 S 18TH ST	

HIGH COUNTRY RENTALS LLC	17581	2323 S 18TH ST	
HIGH COUNTRY RENTALS LLC	17581	2327 S 18TH ST	
JGN PROPERTIES LLC SERIES K	17953	2341 S 18TH ST	
KIRBY DALTON	24394	2401 S 18TH ST	
MARTINEZ JAMES D	17838	1834 SANTOS ST	
MC MURRY UNIVERSITY	61783	2333 HUNT ST	
MC MURRY UNIVERSITY	61117		
MC MURRY UNIVERSITY	60860		
MC MURRY UNIVERSITY	60987		
MEYER BETTY A TEST TRUST	17314	2309 S 18TH ST	
SALES ERICK GERARDO &	17443	1818 SANTOS ST	
TEXAS MIDWEST HOLDINGS LLC	17713	1826 SANTOS ST	
VG PARTNERS LTD	17057	2342 S 19TH ST	
VG PARTNERS LTD	17060	1825 GRAND AV	

Prop ID

Owner	Property ID	Situs	Response
ASHDEN COURTYARD LTD	13782	1909 GRAND AV APT C	
ASHDEN COURTYARD LTD	13782	1909 GRAND AV APT D	
ASHDEN COURTYARD LTD	13782	1917 GRAND AV APT C	
ASHDEN COURTYARD LTD	13782	1901 GRAND AV APT C	
ASHDEN COURTYARD LTD	13782	1917 GRAND AV APT D	
ASHDEN COURTYARD LTD	13782	1917 GRAND AV APT A	
ASHDEN COURTYARD LTD	13782	1909 GRAND AV APT A	
ASHDEN COURTYARD LTD	13782	1917 GRAND AV APT B	
ASHDEN COURTYARD LTD	13782	1901 GRAND AV APT A	
ASHDEN COURTYARD LTD	13782	1901 GRAND AV APT B	
ASHDEN COURTYARD LTD	13782	1901 GRAND AV APT D	
ASHDEN COURTYARD LTD	13782	1909 GRAND AV APT B	
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ASHDEN COURTYARD LTD	13892	1910 SANTOS ST APT D	
ASHDEN COURTYARD LTD	13892	1910 SANTOS ST APT A	
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ASHDEN COURTYARD LTD	13892	1902 SANTOS ST APT D	
ASHDEN COURTYARD LTD	13892	1910 SANTOS ST APT B	
ASHDEN COURTYARD LTD	13892	1918 SANTOS ST APT A	
ASHDEN COURTYARD LTD	13892	1910 SANTOS ST APT C	
ASHDEN COURTYARD LTD	13892	1918 SANTOS ST APT B	
ASHDEN COURTYARD LTD	13892	1902 SANTOS ST APT A	
ASHDEN COURTYARD LTD	13892	1918 SANTOS ST APT D	
ASHDEN COURTYARD LTD	13892	1902 SANTOS ST APT C	

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KIRBY DALTON	24394	2401 S 18TH ST	
MC MURRY UNIVERSITY	60860		
MC MURRY UNIVERSITY	60987		
MC MURRY UNIVERSITY	61117		
MC MURRY UNIVERSITY	61783	2333 HUNT ST	

LOCATION MAP



ZONING MAP





THOROUGHFARE CLOSURE REQUEST

Case: TC-2023-02

Owner: Dylan Duggan

Request: Abandon the north half of an alley on the 2300 block of S 18th St.

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: March 7, 2023

City Council Hearing: March 23, 2023
April 11, 2023





TC-2023-02 LOCATION MAP



Aerial Map



Legend

- TC-2023-02
- CourierParcels



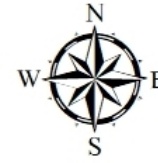
CITY OF
ABILENE
TEXAS



TC-2023-02 ZONING MAP



Zoning Map



Legend

- ☒ TC-2023-02
- MD: Medium Density Residential
- MF: Multi-Family Residential
- CU: College/Univ...



CITY OF
ABILENE
TEXAS



TC-2023-02 VIEWS OF SUBJECT & NEIGHBORING PROPERTIES





TC-2023-02 NOTIFICATION AREA MAP



Notification Map



0- In Favor- 

0- Opposed- 

0% Opposed

Legend

-  TC-2023-02 Buffer
-  TC-2023-02





RECOMMENDATION

Staff would not object to request subject to the following conditions:

1. The subject rights-of-way, and all adjoining properties, shall be platted within one year of the effective date of the abandonment ordinance.
2. If a replat is not approved and recorded within one year, the granting of the abandonment of the subject right-of-way shall be void.
3. All existing utilities in the affected right-of-way shall be covered by a utility easement or rerouted.
4. The abandoned right-of-way shall be covered by an access easement to maintain the functionality of the easement.





Questions?



PROJECT OVERVIEW

Project Type: Thoroughfare Closure Application | **Project Title:** TC-2023-02 Alley Abandonment

ID # 23-000025 | **Started** 02/03/2023 at 4:11 PM



Address

2325 S 18th St, Abilene, TX USA 79605

Legal

Boulevard Heights Blk Block 4 Lot Lot 102 Re
Boulevard Heights, Block 4, Lot 102 Rep

Description

Application to abandon the north 128 feet of the ally on the east side of this property. The ally in question is running north and south from south 18th to south 19th.

PROPERTY DETAILS

Property ID	17581
GEO ID	25044
Enforcement Area	Over Place Area

PROPERTY ADDITIONAL INFORMATION

Account Number	11000002100
Property ID	25044
Land Use	Vacant
High School	CHS
Middle School	Madison
Elementary School	Jackson
Super Neighborhood	OVER PLACE AREA
AID #	25044
County	Taylor
Courier - Building Square Feet	0

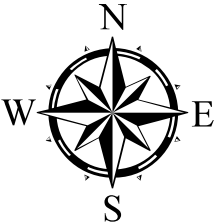
CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Dylan Duggan	dylanduggan94@gmail.com-		-	APPLICANT
High Country Rentals Llc-		3478 Catclaw Dr # 236 Abilene, TX 79606-8224	-	Property Owner

CREDENTIALS

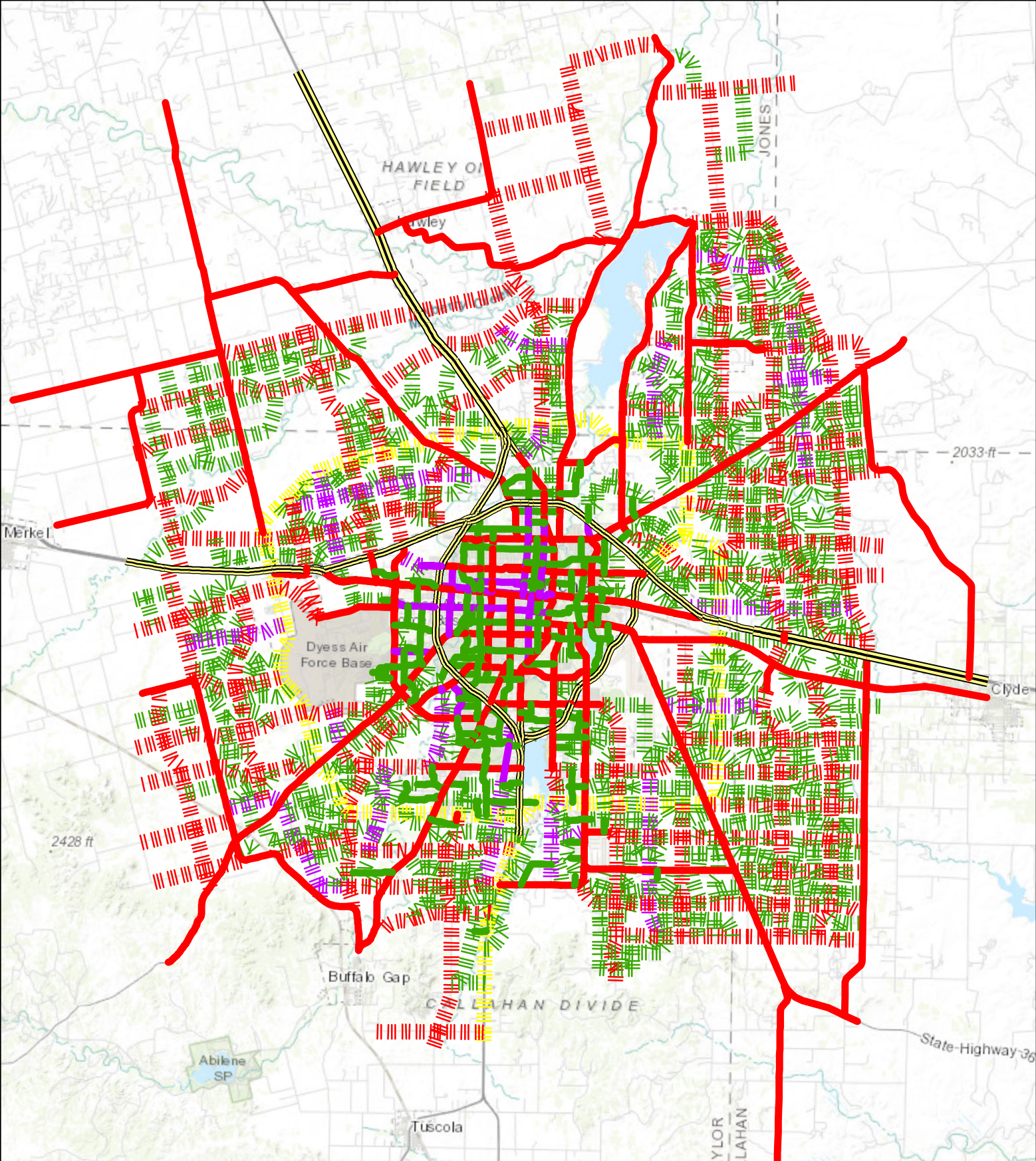
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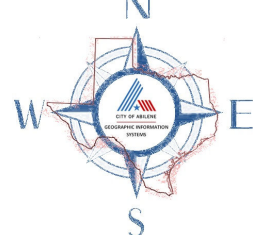


Location Map



- | | | |
|----------------|---------------------|-------------------------|
| Arterial | Extended Arterial | Proposed Arterial |
| Collector | Extended Collector | Proposed Collector |
| Expressway | Extended Expressway | Proposed Expressway |
| Minor Arterial | | Proposed Minor Arterial |





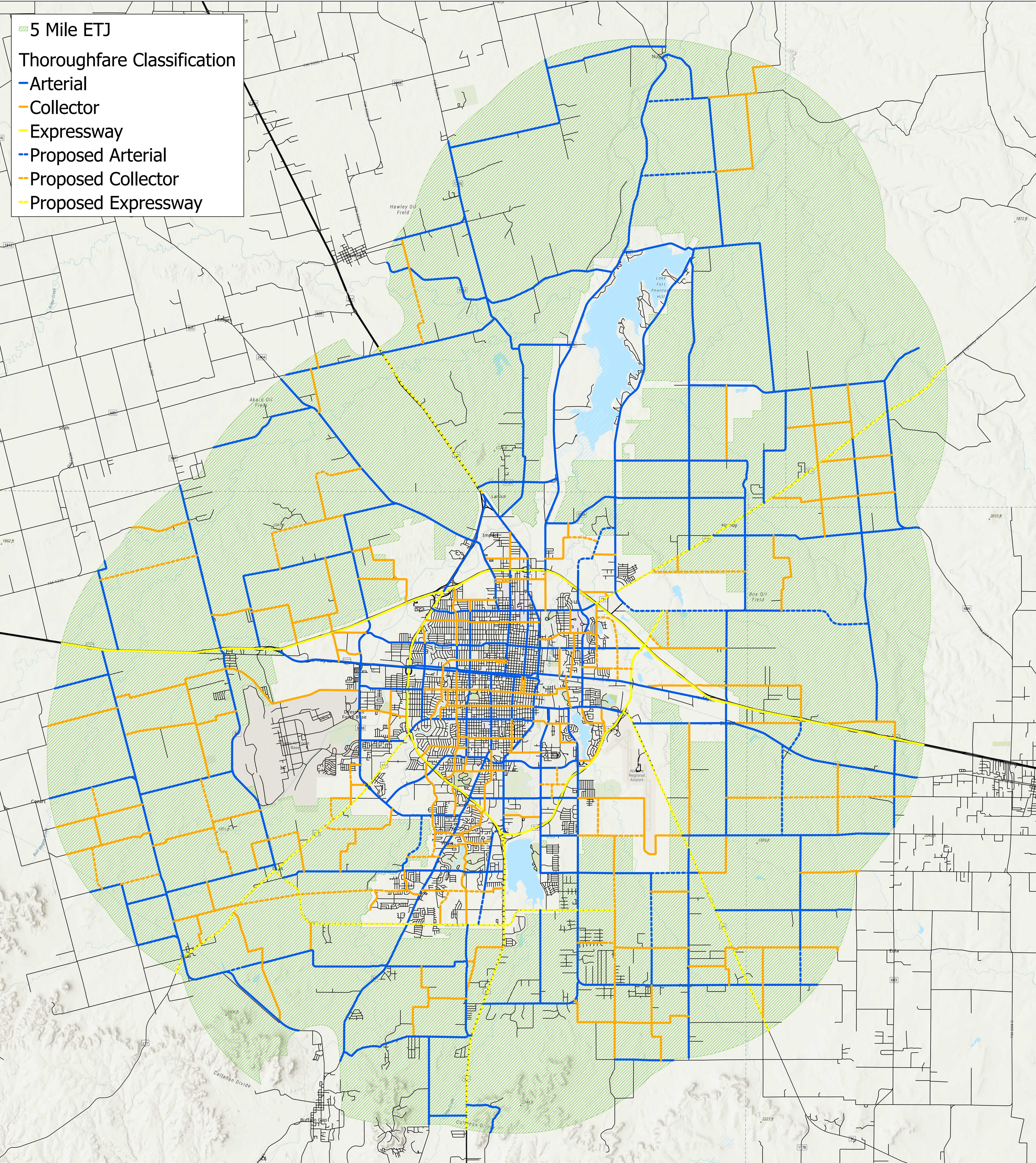
City of Abilene New Thoroughfare Map

Production Date: 08/12/2022
Produced By: Abilene GIS
Data Used: Abilene GIS
Contact: (325)-676-6240

5 Mile ETJ

Thoroughfare Classification

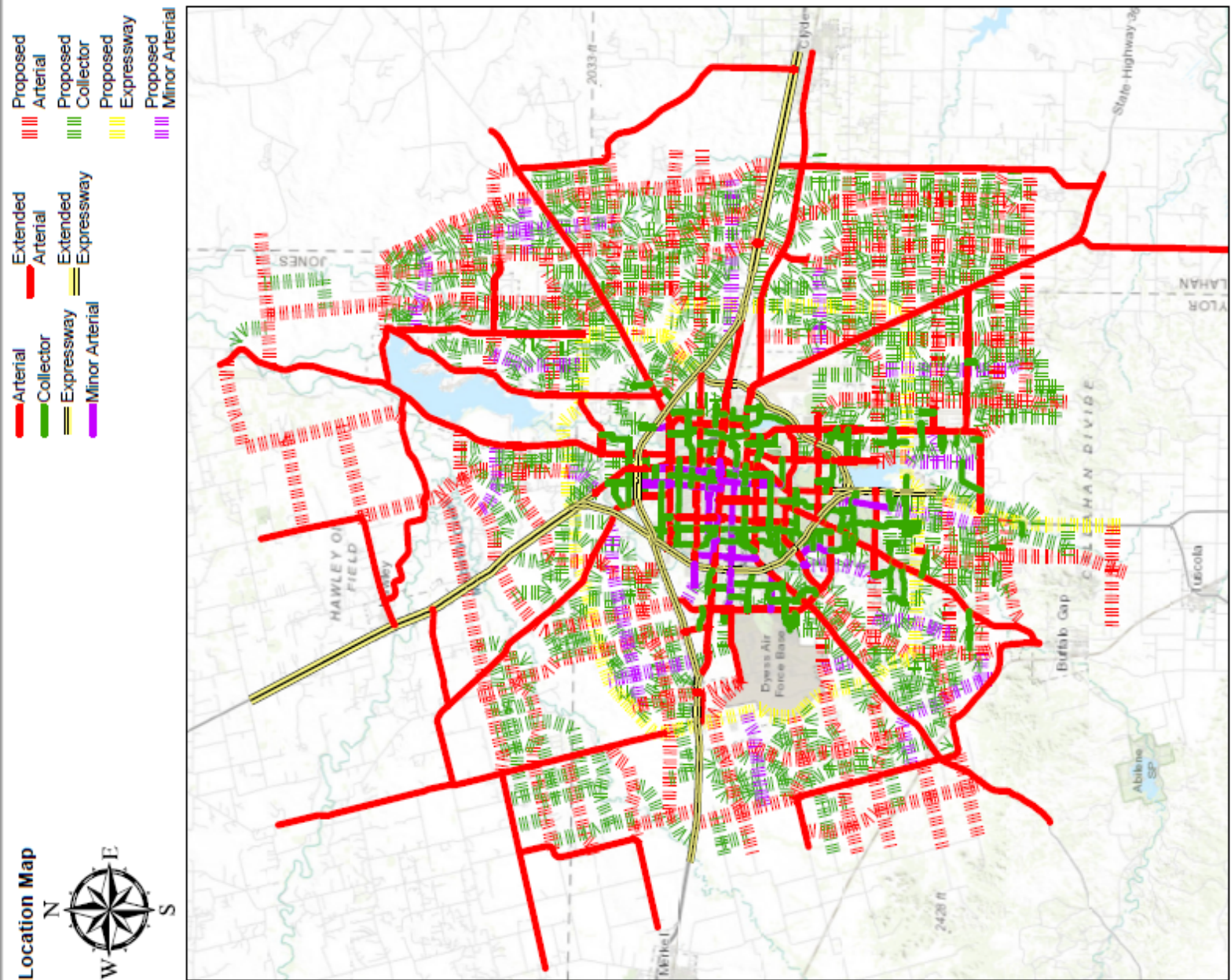
- Arterial
- Collector
- Expressway
- Proposed Arterial
- Proposed Collector
- Proposed Expressway



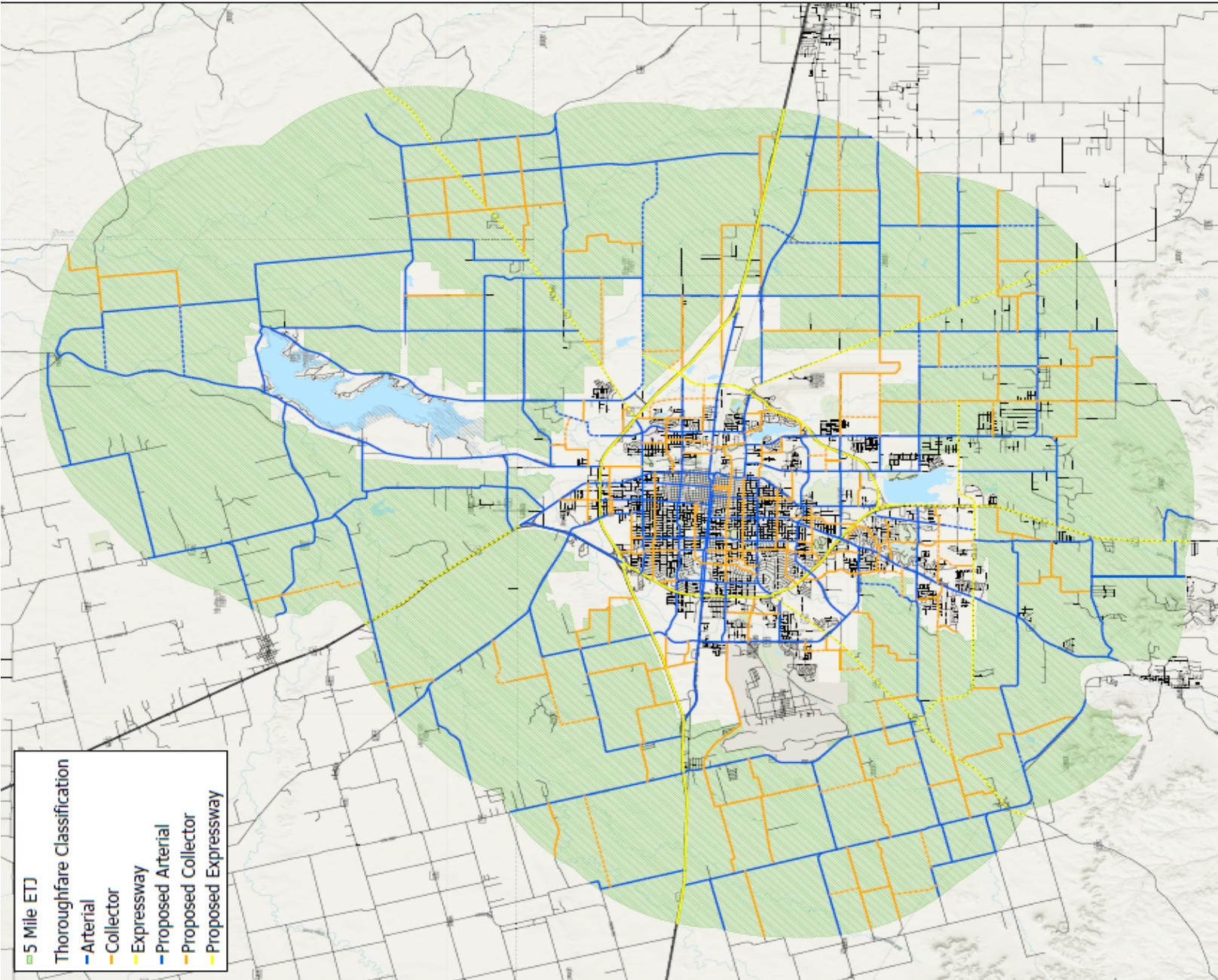
Thoroughfare Plan



Current Thoroughfare Plan



Proposed Thoroughfare Plan



- Proposed plan was planned and designed by City staff made up of:
- Assistant City Manager
- Public Works Director
- City Engineer
- Planning Director
- Planner
- Assistant Director of Water Utilities



- City staff met weekly for 6 months
- Removed classifications for major minor roads
- Practiced practical lines where property lines intersect
- Considered potential land uses
- Considered existing utility easements and expansions





Questions

