



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, April 4, 2023 at 1:30 PM at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

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

PLATS

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

2. **FP-0422:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Waterside at Cedar Creek, Sections 1 and 2

ZONING

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

3. **Z-2023-09:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request Rolling Plains EV Stations LLC to change zoning of approximately 826 acres of land from Agricultural Open to Planned Development (PD-181). Located at 5502 Spinks Rd. Legal description being Approximately 285.9 acres out of Section 53 and 54, Block 16, T.&P. RR. Company Surveys, 191.18 acres of Section 55, Block 16, T.&P. RR. Company Surveys, 305.95 Acres of Section 24, W. W. Sills Survey, and Lots 9 and 10, Block 16, Meadow Valley Estates, Abilene, Taylor County, Texas. **(Randal Anderson)**
4. **Z-2023-10:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from Bridgestone Bandag, LLC to change zoning from Agricultural Open to Heavy Industrial. Located at 4678 FM 18 Legal description being 41.8 acres of the southwest quarter of Survey 44 Blind Asylum Lands, Abilene, Taylor County, Texas. **(Clarissa Ivey)**
5. **Z-2023-12:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from KPLB LLC to amend the terms of PDD-155. More specifically this request is to change the base zoning of the north three hundred feet of this PD from Neighborhood Office to Neighborhood Retail. Located on the 4600 Block of Antilley Road. Legal description being lots 101 and 102, Block A and Lot 1 Block F, Antilley Road West Addition, Abilene, Taylor County,

Texas. (Mason Teegardin)

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 31st day of March, 2023, at 4:35 p.m.

*Kaitlin Richardson, Deputy City
Secretary*



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on March 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, Secretary
Mr. Brad Benham, Chairman Pro Tem	Ms. Shawnte' Fleming
Mr. Mitch Barnett	Mr. Kevin Halliburton

Commissioners Absent:

Ms. Alex Russell, Sergeant-at-Arms

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. Max Johnson, Director of Public Works
Mr. Scott Chandler, City Engineer
Mr. Adam Holland, Planner I
Ms. Clarissa Ivey, Planner I
Ms. Melissa Farr, Executive Assistant

Others Present:

Mr. Tyler Sitzes	Mr. Dylan Duggan	Mr. Zach Toomer
Mr. Ian Gore	Mr. C.J. Chaney	Mr. Carl Scott
Ms. Katy Stryker	Mr. John Tucher	Mr. Tal Fillingim

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:30 p.m. Mr. Rosenbaum introduced Mr. Kevin Halliburton, who was appointed to the Commission in February.

INVOCATION

Reverend Lankford delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Mr. Rosenbaum opened the public hearing. Seeing no one present and desiring to be heard, the public hearing was closed. Reverend Lankford moved to approve the minutes from the previous meeting, which was held on February 7, 2023. Mr. Benham seconded the motion.

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

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

NAYS: None

PLATS

1823-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Forrest, Meadows Section 2

Staff recommends approval with the following conditions:

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

1923-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Heritage Parks Section 13

Staff recommends approval with the following conditions:

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

Mr. Adam Holland presented the proposed plats. Mr. Rosenbaum opened the public hearing. Seeing no one present and desiring to be heard, the public hearing was closed.

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

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

NAYS: None

ZONING

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.

Ms. Clarissa Ivey presented this request for a Conditional Use Permit to allow relocatable storage units for a self-storage facility. This property was annexed in 1957 and has remained undeveloped since. The 100-year Flood Plain is located on the subject site.

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 reasons, 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.

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

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

STAFF RECOMMENDATION: Denial

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

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

NAYS: None

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.

Ms. Clarissa Ivey presented this request. 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 Office District. It is unclear when the property was abandoned but Google imaging shows the property has been vacant and deteriorating since 2007.

Mr. Rosenbaum opened the public hearing. Mr. Tyler Sitzes clarified the intent of the request being to use the shell of the current building and abate the interior. He stated they have self-imposed hours of operation. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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 Street And 1314 Ash Street. Legal Description Being Lots 3-5, Block 2, College Drive Addition, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. 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.

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

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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.

Mr. Adam Holland presented this request. 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.

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

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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.

Ms. Clarissa Ivey presented this request. 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.

Mr. Rosenbaum opened the public hearing. Mr. C.J. Chaney announced his presence and availability to answer any questions. He confirmed the safety of the general public and customers will be considered.

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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.

Mr. Adam Holland presented this request. 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.

Mr. Rosenbaum opened the public hearing. Ms. Cheryl Sawyers, owner of Civetta Solutions, LLC approached to represent her client. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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.

Ms. Clarissa Ivey presented this request. The adjacent university is currently building a new dorm for the students on adjacent property.

Mr. Rosenbaum opened the public hearing. Mr. Tal Fillingim, agent for the university, stated the purpose of the request is to create additional parking for student housing and the entire campus.

Mr. Carl Scott, director of facilities for McMurray University, confirmed there are no parking signs along Hunt Street. A new campus student center along with the current construction creates the need for additional parking.

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 subject to the conditions presented in the staff report.

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

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

NAYS: None

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.

Mr. Adam Holland presented this request. The adjacent property owner would like to use their portion of the property for a driveway located at 2323 S. 18th Street.

Mr. Rosenbaum opened the public hearing. Mr. Dylan Duggan spoke on behalf of the property owner. He explained that there is not enough room to place a driveway next to the duplex. The request is to abandon the alley so there is room for a driveway to reach the single-family dwelling.

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 subject to the recommended conditions provided in the staff report.

Mr. Halliburton made the motion to approve this request with the conditions. Mr. Benham seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

Agenda Items

Election: Hold a Discussion and Vote on a Commissioner to Serve as Secretary

Mr. Rosenbaum nominated Reverend Lankford to serve as secretary for the Commission. Reverend Lankford accepted the nomination. Mr. Benham seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

Ordinance Amendment: Receive a Report, Hold a Discussion and Take Action on a proposal to adopt a new Thoroughfare Plan.

Mr. Tim Littlejohn shared the new thoroughfare plan for consideration. Internal staff met once a week during a six-month process to identify possible growth within the community. Mr. Rice led the group, which included Tim Littlejohn, Max Johnson, Scott Chandler, Adam Holland, and Matthew Dane. The ETJ process was discussed, as well as weak spots within the plan. Mr. Littlejohn stated the plan was shared with local engineering firms for feedback.

Mr. Rosenbaum opened the public hearing. Mr. Tal Fillingim shared that he has no objections. He urged staff to remain consistent moving forward with updating other documents with minor arterial and regular arterial roads. Seeing no one else present and desiring to be heard, Mr. Rosenbaum closed the public hearing.

Mr. Benham made the motion to move the plan forward to City Council. Reverend Lankford seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

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.

Mr. Littlejohn announced the review process of this plan began in 2020. Halff and Associates was hired to provide their professional services in preparing the plan. There was also a Comprehensive Plan Advisory Committee, or CPAC. Additionally, multiple stakeholder meetings were held to allow their input.

Mr. Brennan Kane provided the outline of future growth and development for the city of Abilene. A community assessment was performed during the early phases of this project timeline. Mr. Kane shared the importance of this plan as being a guiding policy document meeting the needs of the community. Comprehensive Plans are updated every ten years to reflect the current vision of the community.

Reverend Lankford made the motion to move the plan forward to City Council. Ms. Fleming seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 3:22 p.m.

APPROVED

Mr. Clint Rosenbaum, Chairman

FIELD NOTES
8.68 ACRES

BEING 8.68 acres out of the Northeast 1/4, Abstract No. 790 and the Southeast 1/4, Abstract No. 887 of Section 63, Blind Asylum Lands, Taylor County, Texas, said 8.68 acres being part of a 57 acre tract recorded in Volume 1037, Page 849, Deed Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" rebar set on the WBL of Maple Street for the northeast corner of this tract, whence a 3/8" rebar set at the intersection the SBL of South 27th Street (100 foot right-of-way) and the WBL of Maple Street (100 foot right-of-way) bears N0°49'44"E 1462.36 feet and from said 3/8" rebar set at the intersection the SBL of South 27th Street and the WBL of Maple Street, the northeast corner of said Section 63 is recorded to bear S89°40'E 47.83 feet and North 1048.7 feet;

THENCE S0°49'44"W 298.20 feet along the WBL of Maple Street to a 3/8" rebar found for the southeast corner of this tract;

THENCE N89°22'37"W 1646.39 feet to a 3/8" rebar found on the east bank of Cedar Creek for the southwest corner of this tract;

THENCE along the east bank of Cedar Creek to 3/8" rebars set as follows:

N54°16'46"E 164.87 feet;

N62°38'20"E 76.26 feet;

N88°21'15"E 50.39 feet;

S83°17'19"E 114.66 feet;

N70°07'08"E 104.76 feet;

N57°24'15"E 45.81 feet;

N35°55'16"E 113.85 feet;

N18°20'44"W 23.65 feet, for the northwest corner of this tract;

THENCE S89°10'16"E 137.77 feet to a Mag nail set;

THENCE S0°49'44"W 23.67 feet to a Mag nail set;

THENCE S89°43'04"E 805.68 feet to a Mag nail set;

THENCE N0°49'44"E 16.33 feet to a Mag nail set;

THENCE S89°42'57"E 145.01 feet to the place of beginning and containing 8.68 acres of land.

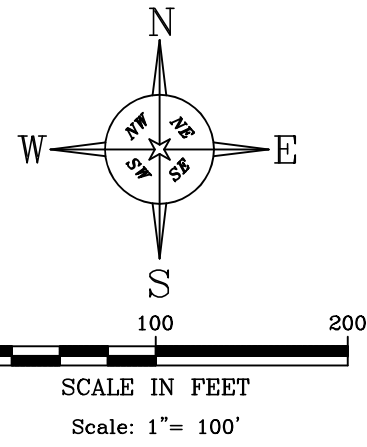
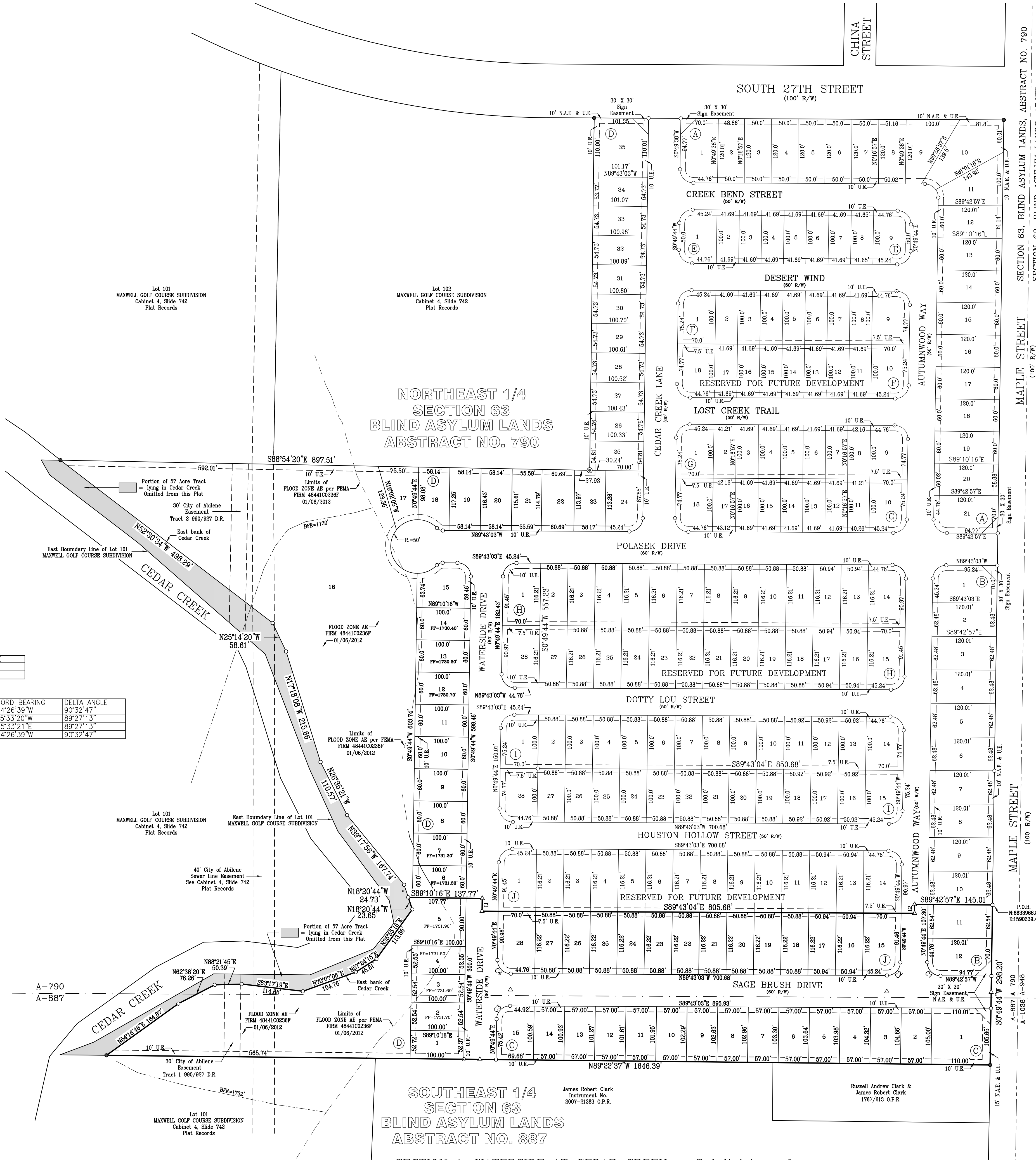
LINE	BEARING	DISTANCE
L1	S0°49'44"E	23.67
L2	N0°49'44"E	16.33

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.0'	39.51'	35.52'	N44°26'39"W	90°32'47"
C2	25.0'	39.03'	35.19'	S45°33'20"W	89°27'13"
C3	25.0'	39.03'	35.19'	N45°33'21"E	89°27'13"
C4	25.0'	39.51'	35.52'	N44°26'39"W	90°32'47"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.0'	39.51'	35.52'	N44°26'39"W	90°32'47"
C2	25.0'	39.03'	35.19'	S45°33'20"W	89°27'13"
C3	25.0'	39.03'	35.19'	N45°33'21"E	89°27'13"
C4	25.0'	39.51'	35.52'	N44°26'39"W	90°32'47"

Owner: Polasek Bros. Development
1357 F.M. 1750
Abilene, Texas 79602
325-529-6305

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



Legend
 • = Set Mag Nail
 • = Set 3/8" rebar
 • = Found 1" Rod
 • = Found 3/8" rebar
 () = Recorded Call
 N.A.E. = Non-Access Easement
 U.E. = Utility Easement
 R/W = Right of Way
 P.O.B. = Place of Beginning
 O.P.R. = Official Public Records
 FF = Finished Floor
 BFE = Base Flood Elevation

NOTE: BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.

NOTE: MONUMENTATION SHALL BE AS FOLLOWS: 3/8" REBARS WITH "GEOTEX" CAPS SET AT ALL BLOCK CORNERS, 3/8" REBARS WITH "GEOTEX" CAPS SET AT ALL LOT CORNERS.

NOTE: BEARINGS SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS USING TDC STATE PLATE COORDINATES NAD 83.

NOTE: CENTERLINE STREET INTERSECTIONS ARE MARKED WITH MAG NAILS WITH WASHERS STAMPED "GEOTEX".

NOTE: HOMES ON LOTS WITHIN FLOOD ZONE ARE MUST HAVE A FINISHED FLOOR ELEVATION AT LEAST 1.0 ABOVE BASE FLOOD ELEVATION (BFE). RECOMMENDED FINISHED FLOOR ELEVATIONS FOR THESE LOTS ARE SHOWN HEREON.

NOTE: THIS SUBDIVISION IS SITUATED ENTIRELY WITHIN THE CURRENT CITY LIMITS OF THE CITY OF ABILENE.

NOTE: ROADS SHOWN HEREON ARE PRIVATE ROADS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF WATERSIDE AT CEDAR CREEK.

LOT AREA TABLES
(SQUARE FEET)

BLOCK B
11 7505.37
12 8263.25

BLOCK C
1 95.24
2 11325.62
3 5974.9
4 5955.58
5 5935.22
6 5910.86
7 5897.64
8 5878.33
9 5859.71
10 5820.39
11 5801.08
12 5781.77
13 5762.45
14 5743.14
15 5723.83

BLOCK D
1 5254.5
2 5254.48
3 5254.48
4 5254.5
5 80490.61

BLOCK J
15 8200.23
16 5919.66
17 5919.64
18 5919.64
19 5919.64
20 5919.64
21 5919.64
22 5919.64
23 5919.64
24 5919.64
25 5919.64
26 5919.64
27 5919.64
28 7995.12

PLANNING COMMISSION
THIS PLAN IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAN IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 574A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 507B PENAL CODE OF TEXAS, AS AMENDED.

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

DATE FILE NUMBER

CHAIRMAN

SECRETARY

PLANNING DIRECTOR

FEES

COUNTY CLERK
I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON

DATE FILE NUMBER

COUNTY CLERK COUNTY TEXAS

DEPUTY

OWNER'S CERTIFICATE AND DEDICATION
THE UNDERSIGNED (OWNER(S)) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS, AND ALLEYS UNDER THE NAME OF

SECTION 1, WATERSIDE AT CEDAR CREEK, a Subdivision of 8.68 acres out of the Northeast 1/4 and the Southeast 1/4 of Section 63, Blind Asylum Lands, Taylor County, Texas.

"SEE FIELD NOTES SHOWN HEREON"

EXECUTED THIS _____ DAY OF _____ 20 _____

OWNER

OWNER

ACKNOWLEDGMENT
THE STATE OF TEXAS:
COUNTY OF TAYLOR:
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____

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

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

NOTARY PUBLIC COUNTY TEXAS
STEPHANIE BETH GLENN
Notary Public, State of Texas
Comm. Expires 05-20-2023
Notary ID 126829546

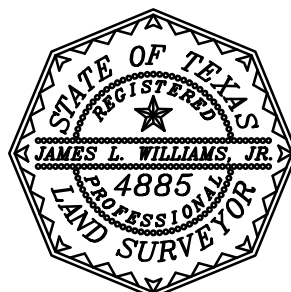
GENERAL NOTES
ACREAGE 8.68 acres
NO. OF LOTS 36
SCALE 1" = 100' SMALLEST LOT 0.12 Acres LARGEST LOT 1.85 Acres

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

PLAT DESCRIPTION :

SECTION 1, WATERSIDE AT CEDAR CREEK, a Subdivision of 8.68 acres out of the Northeast 1/4 and the Southeast 1/4 of Section 63, Blind Asylum Lands, Taylor County, Texas.

March 2, 2023
DATE
PLAT PREPARATION DATE: March 2, 2023
SIGNATURE
James L. Williams, Jr. R.P.L.S. #4885
REGISTERED PROFESSIONAL LAND SURVEYOR



FIELD NOTES
14.44 ACRES

BEING 14.44 acres out of the Northeast 1/4 of Section 63, Blind Asylum Lands, Abstract No. 790, Taylor County, Texas, said 14.44 acres being part of a 57 acre tract recorded in Volume 1037, Page 849, Deed Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" rebar found on the WBL of Maple Street (100 foot Right-of-Way) for the most easterly southeast corner of this tract, whence a 3/8" rebar found at the intersection the SBL of South 27th Street and the WBL of Maple Street bears N0°49'44"E 1462.36 feet, and from said 3/8" rebar found on the SBL of South 27th Street and the WBL of Maple Street, the northeast corner of said Section 63 is recorded to bear S89°40'E 47.83 feet and North 1048.7 feet;

THENCE N89°42'57"W 145.01 feet to a mag nail found in the center of Autumnwood Way (50 foot right-of-way) for an interior corner of this tract;

THENCE S0°49'44"W 16.33 feet, along the centerline of Autumnwood Way, to a mag nail found for the most southerly southeast corner of this tract;

THENCE N89°43'04"W 805.68 feet to a mag nail found in the center of Waterside Drive (60 foot right-of-way) for the most southerly southwest corner of this tract;

THENCE N0°49'44"E 23.67 feet, along the centerline of Waterside Drive, to a mag nail found for an interior corner of this tract;

THENCE N89°10'16"W 137.77 feet to a 3/8" rebar found on the east bank of Cedar Creek for the most westerly southwest corner of this tract;

THENCE along the east bank of Cedar Creek to 3/8" rebars set as follows:

N18°20'44"W 24.73 feet;

N39°17'56"W 167.74 feet;

N26°35'21"W 110.57 feet;

N17°18'08"W 215.66 feet;

N25°14'20"W 58.61 feet;

N52°30'34"W 498.29 feet, for the northwest corner of this tract;

THENCE S88°54'20"E 897.51 feet to a 3/8" rebar set for the most northerly northeast corner of this tract;

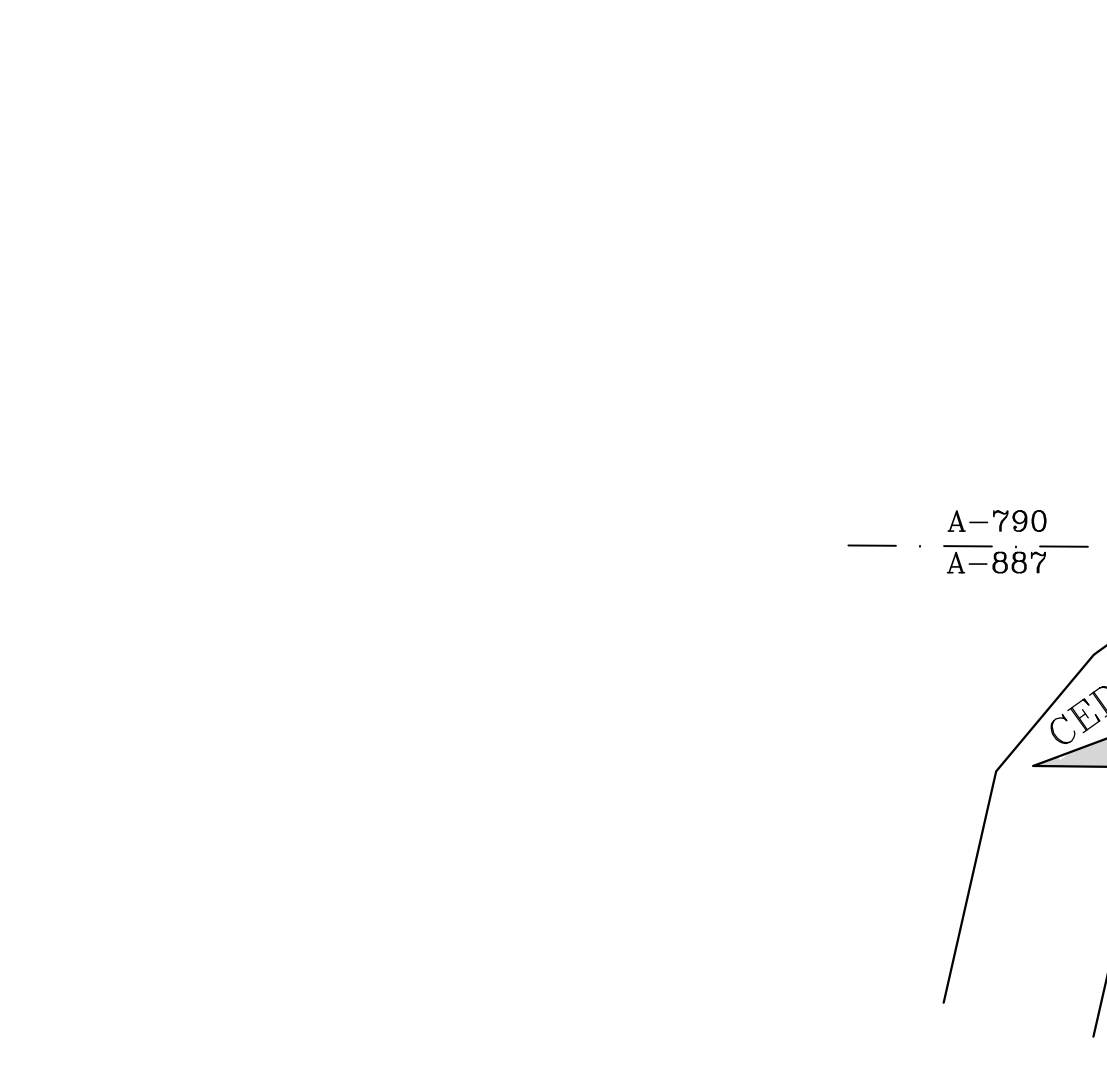
THENCE S0°49'44"W 557.23 feet to a 3/8" rebar set for an interior corner of this tract;

THENCE S89°43'04"E 850.68 feet to a 3/8" rebar set on the WBL of Maple Street for the most easterly northeast corner of this tract;

THENCE S0°49'44"W 249.92 feet, along the WBL of Maple Street to the place of beginning and containing 14.44 acres of land.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S0°49'44"W	16.33
L2	N0°49'44"E	23.67
L3	N89°10'16"W	7.77
L4	N89°43'03"W	11.62
L5	S89°43'03"E	27.57

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	N68°37'26"W	11.77	15.0'	12.09'	46°11'13"
C2	N69°21'15"W	38.79'	50.0'	39.83'	45°58'50"
C3	N64°31'29"E	44.30'	50.0'	45.90'	52°35'39"
C4	N25°28'07"W	89.85'	50.0'	111.17'	127°23'31"
C5	N67°27'56"E	38.67'	50.0'	40.79'	46°44'23"
C6	N67°11'22"E	11.77'	15.0'	12.09'	46°11'13"
C7	S44°28'39"E	35.52'	25.0'	39.51'	90°52'47"
C8	N45°33'20"E	35.19'	25.0'	39.03'	89°27'13"
C9	N44°28'39"W	35.52'	25.0'	39.51'	90°52'47"
C10	N45°33'21"E	35.19'	25.0'	39.03'	89°27'13"
C11	N44°28'39"W	35.52'	25.0'	39.51'	90°52'47"
C12	N45°33'21"E	35.19'	25.0'	39.03'	89°27'13"
C13	S44°28'39"E	35.52'	25.0'	39.51'	90°52'47"
C14	S45°33'21"W	35.19'	25.0'	39.03'	89°27'13"



Owner: Houston Polasek
3210 Maple Street
Abilene, Texas 79602

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

NORTHEAST 1/4 SECTION 63 BLIND ASYLUM LANDS ABSTRACT NO. 790

SOUTHEAST 1/4 SECTION 63 BLIND ASYLUM LANDS ABSTRACT NO. 887

SECTION 2, WATERSIDE AT CEDAR CREEK, a Subdivision of
14.44 acres out of the Northeast 1/4 of Section 63,
Blind Asylum Lands, Taylor County, Texas.

James Robert Clark
Instrument No.
2007-2183 O.P.R.

Russell Andrew Clark &
James Robert Clark
1707/613 O.P.R.

SOUTH 27TH STREET (100' R/W)

CREEK BEND STREET (60' R/W)

DESERT WIND (60' R/W)

LOST CREEK TRAIL (60' R/W)

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ZONING CASE Z-2023-09

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: April 4, 2023
City Council 1st Reading: April 13, 2023
City Council 2nd Reading: April 27, 2023

Applicant

Owner: Lancium LLC

Case Manager

Randal Anderson – Assistant Director

Request

Rezone approximately 826 acres from AO (Agricultural Open Space) to PDD-181 (Planned Development District) to create a green energy based business/industrial park.

Location

5502 Spinks Road

Background

The subject property automatically zoned Agriculture Open Space (AO) when it was annexed in 2022. The purpose of this request is to establish the permanent zoning of the subject property.

The applicant was recruited by the Development Corporation of Abilene (DCOA) for green-energy and cryptocurrency production, with an electric substation, charging station, and potential corporate headquarters. The predominant use would be light industrial, with limited heavy industrial uses.

Existing Land Uses and Zoning

Properties north, west, and east of the subject site are in the ETJ and are used for residential, agricultural, ranching purposes. Properties south of the subject site are in the city and are zoned AO and are used for residential, agricultural, ranching purposes.

Proposed Uses

The proposed PDD-181 would have a base zoning of Light Industrial (LI). The LI district allows office, retail, commercial, and light industrial uses. The proposed HI uses are green-hydrogen and green-ammonia production, storage, and a loading terminal. The HI uses would be insulated from any adjoining property by other less intensive LI uses. A 200-foot buffer would surround the perimeter of the subject site. All of the existing vegetation in the 200-foot buffer would be preserved. The attached Concept Plan shows the arrangement of these uses and the 200-foot buffer.

The following proposed light industrial uses were specifically identified by the applicant to be included on proposed Lots 2-5:

1. Data Center: High Performance Computing;
2. Data Center: Bitcoin Mining;
3. Operation and Maintenance facilities;

4. Electric Vehicle Charging Station;
5. Solar Panel Array (green energy production);
6. Corporate Park (light industrial/office);
7. Warehousing;
8. Cold Storage;
9. Light Manufacturing;
10. Electric Substation; and
11. Corporate Headquarters (office).

The following proposed heavy industrial uses were specifically identified by the applicant to be included in this proposed development on proposed Lot 1:

1. Green Ammonia Production, Storage, and Loading Terminal;
2. Direct Air Capture (CO², carbon dioxide); and
3. Hydrogen Production, Storage, Loading Terminal.

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 new Future Land Use Map (FLUM) recommend light industrial uses at this location. The new Comprehensive Plan and generally accepted planning principles recommend that new non-residential uses and zoning districts be constituted in a manner that will not adversely affect adjoining lower intensity zoning districts and land uses. Staff finds that the Concept Plan for PDD-181 will implement the FLUM recommendations in a manner that will not diminish the use and value of the surrounding properties.

- (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.**

Staff finds that the proposed zoning change, subject to the proposed Concept Plan, would be appropriate at this location and would not be detrimental to the use of existing surrounding properties.

- (3) Whether the proposed change is in accordance 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 City can provide adequate water and fire protection services for PDD-181. No public improvements are required to provide adequate services to this development.

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

The purpose of the proposed PDD-181 is to develop and implement new green-based technology to result in a positive impact the general welfare of society by reducing greenhouse gas, developing green energy solutions, and producing green energy.

Staff Recommendation

Staff recommends **approval** subject to the following conditions:

1. PDD-181 shall be developed in accordance with the Concept Plan attached as Exhibit A.
2. The base zoning district of PDD-181 shall be Light Industrial (LI) at any location in PDD, with the exception of the 200-foot buffer, and shall expressly permit the following uses:
 - a. Data Center: High Performance Computing;
 - b. Data Center: Bitcoin Mining;
 - c. Operation and Maintenance Facilities;
 - d. Electric Vehicle Charging Station;
 - e. Solar Panel Array (green energy production);
 - f. Corporate Park (light industrial/office);
 - g. Warehousing;
 - h. Cold Storage;
 - i. Light Manufacturing;
 - j. Electric Substation; and
 - k. Corporate Headquarters (office).
3. The following HI uses shall be permitted by right in the area designated for heavy industrial uses on the Concept Plan:
 - a. Green Ammonia Production, Storage, and Loading Terminal;
 - b. Direct Air Capture (CO², carbon dioxide);
 - c. Hydrogen Production, Storage, Loading Terminal.
4. PDD-181 shall be subject to all of the development standards that pertain to the LI zoning district.
5. The 200-foot buffer shown on the Concept Plan shall be maintained as open space, with all existing vegetation maintained.
6. A Sign Program may be submitted for Planning and Zoning Commission approval to govern the placement, height, and area of free-standing and way-finding signs in PDD-181. If a Sign Program is not submitted or approved, signage shall be limited to the sign regulations pertaining to the LI zoning district.

Notification

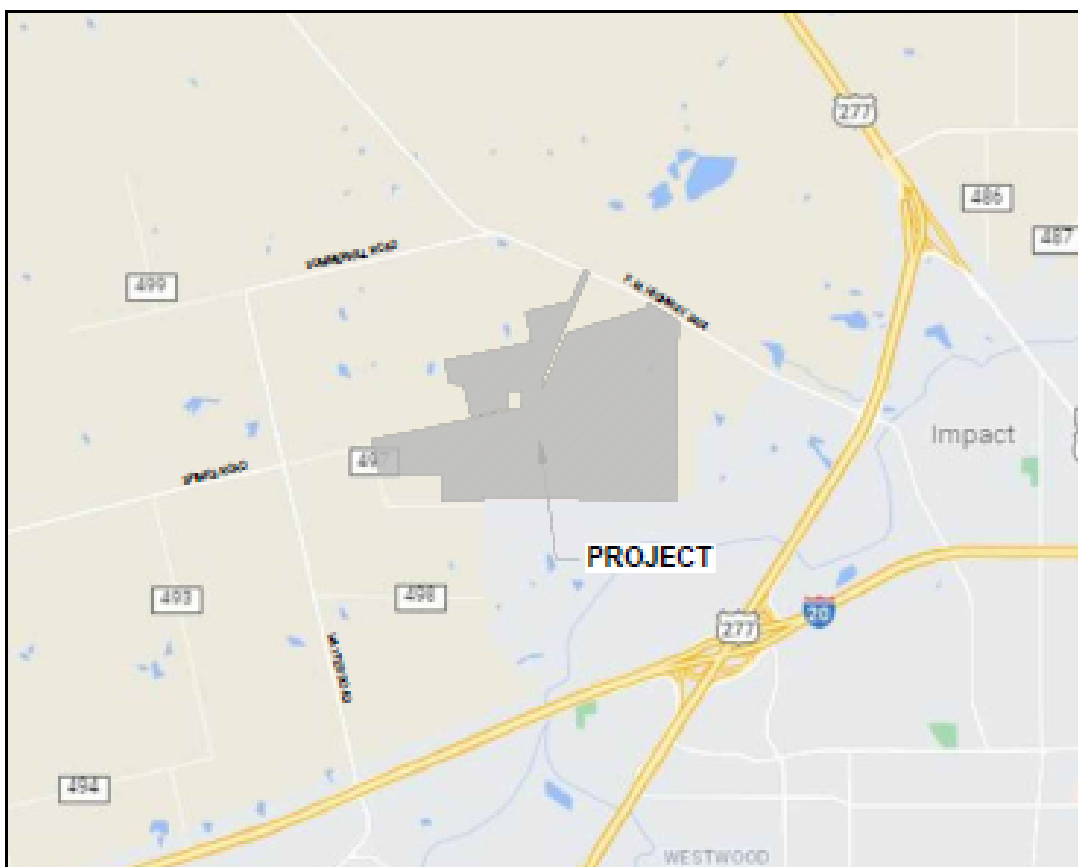
TABLE 1
Owner

Owner	Property ID	Situs	Response
AEP TEXAS NORTH COMPANY	973980		
BAUCUM CHARLES	36763	5613 SPINKS RD	O
BUNKLEY GARRY DOYLE &	47962	501 FM 2404	
DANKWORTH DAN & SHELIA	43217	142 CR 660	
DAVIS WESTON & CHERYL	36494	5448 SPINKS RD	O
DONAGHEY CALVIN WAYNE &	43336		
KENNEDY THOMAS R	67776		
MENDLER FRED & ARLENE	69755	133 LOMA VISTA	O
MENDLER FREDERICK W &	69352	6049 SPINKS RD	O
PINE STREET SALVAGE	48739	150 CR 660	
PINE STREET SALVAGE	48619		
PINE STREET SALVAGE	43093		
PINE STREET SALVAGE CO	47954		
ROLLING PLAINS EV STATIONS LLC	47960	515 FM 2404	
ROLLING PLAINS EV STATIONS LLC	43815		
ROLLING PLAINS EV STATIONS LLC	43449		
ROLLING PLAINS EV STATIONS LLC	1062242		
ROLLING PLAINS EV STATIONS LLC	117284		
ROLLING PLAINS EV STATIONS LLC	1062207	815 FM 2404	
ROLLING PLAINS EV STATIONS LLC	1062111	723 FM 2404	
ROLLING PLAINS EV STATIONS LLC	1061063	5614 SPINKS RD	
ROLLING PLAINS EV STATIONS LLC	37417	5502 SPINKS RD	
ROLLING PLAINS EV STATIONS LLC	48205		
ROLLING PLAINS EV STATIONS LLC	1062951		
SMITH JUSTIN DARREL &	36827	5501 SPINKS RD	
TUCHER CRISTOFOR L & JONNA B	1010474		
TUCHER JOHN M & MARY JANE	33072		
WEST TEXAS UTILITIES CO	48087		
WEST TEXAS UTILITIES CO	1086255		
WEST TEXAS UTILITIES CO	15281		
WEST TEXAS UTILITIES CO	32676		
WEST TEXAS UTILITIES CO	32811		
LEIJA LETICIA	33654	2601 E STAMFORD ST	
SS SRANI LLC	34253	1038 N LOOP 322	
AWTRY MIKE & BUFFI	105566	2598 EN 10TH ST	
AWTRY MIKE & BUFFI	1017941	2401 E STAMFORD ST	

Prop ID

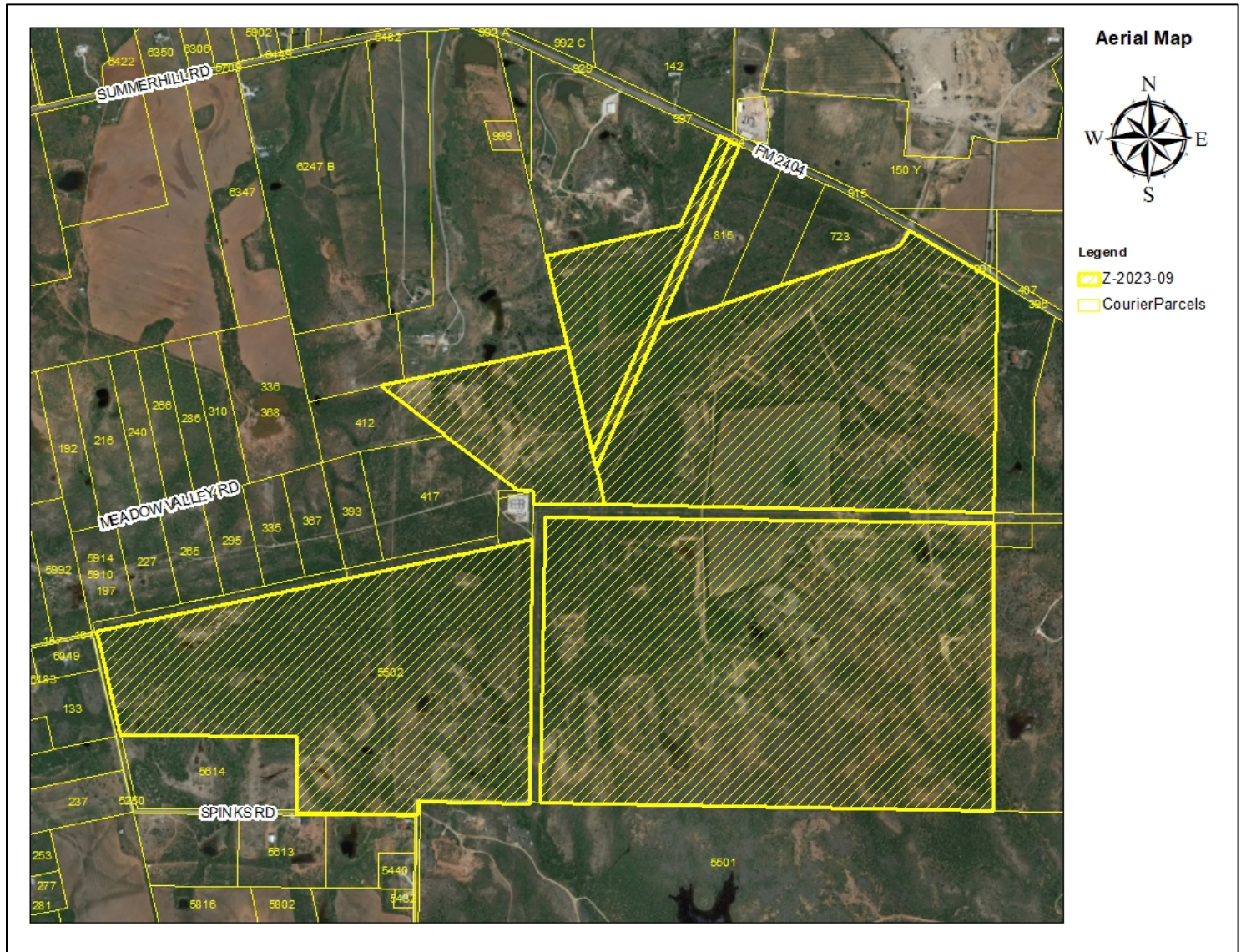
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ROLLING PLAINS EV STATIONS LLC	1062951		
WEST TEXAS UTILITIES CO	1086255		

VICINITY MAP



LOCATION MAP
N.T.S.

LOCATION MAP

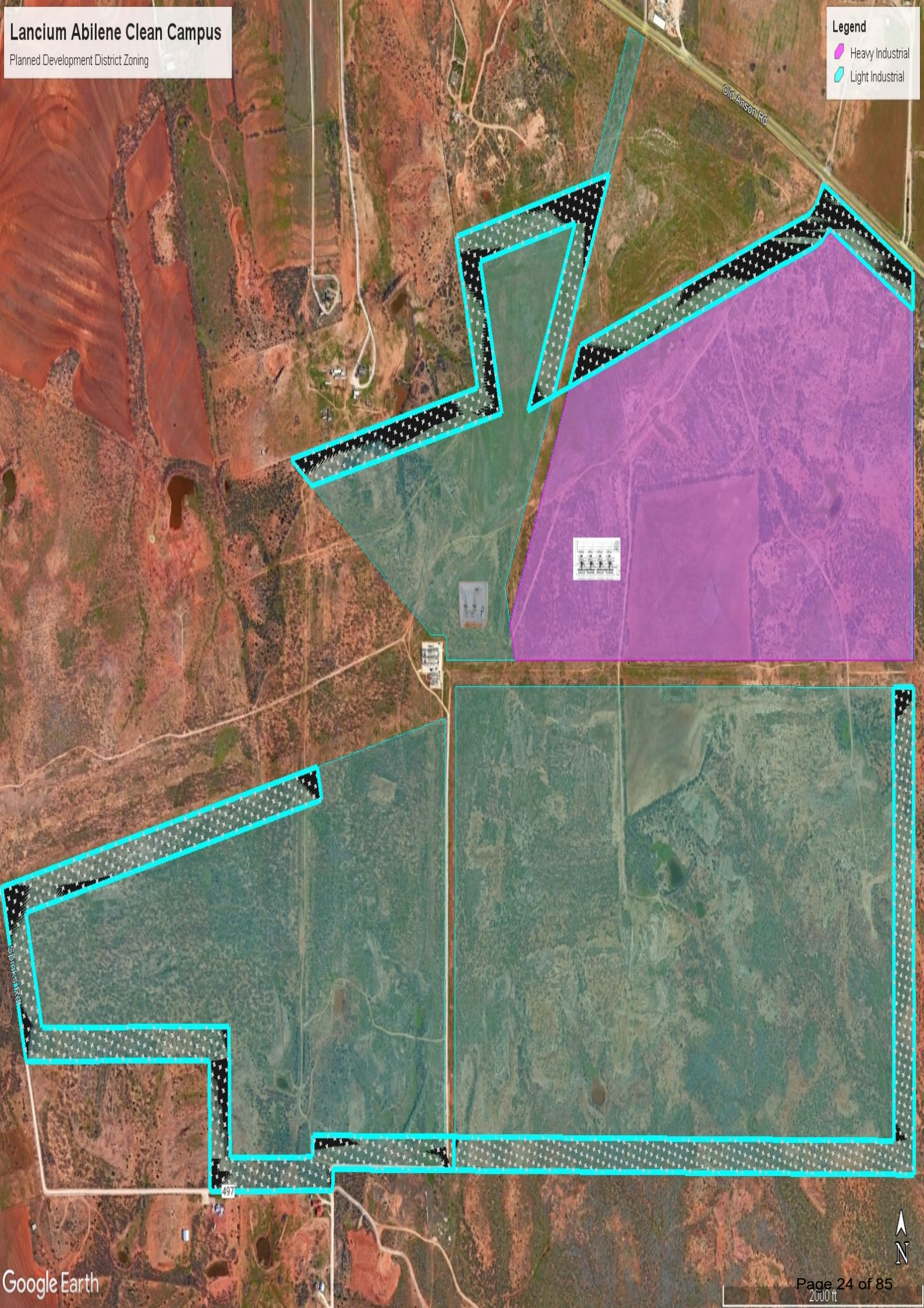


ZONING MAP



Legend

- Heavy Industrial
- Light Industrial



Lancium: Investing in Abilene

Rezoning Request Overview

Who we are

Lancium is a leading energy technology and infrastructure company dedicated to accelerating the energy transition.

What we do

We create technologies and build infrastructure that enable more clean energy production while balancing and stabilizing the power grid.



Headquarters: The Woodlands, TX



Industry-leading Lancium Smart Response™ technology protected by a large patent estate



First company to commercialize technology to transform large electric demand into a resource for the electric grid



Currently developing 1200+ acre, 1.2-Gigawatt Clean Campus in NW Abilene, as well as a Clean Campus in Ft. Stockton

Lancium Abilene Clean Campus Overview

We are making steady progress in developing our Abilene-based flagship facility



Site overview:

- 826 acres annexed into City of Abilene
- Zoned agricultural open space
- Approved for 1.2 Gigawatts of power by ERCOT

Potential uses Light Industrial:

- Datacenter
- Cold storage facility
- Electric Vehicle charging station
- Solar Panels
- Light Manufacturing

Potential uses Heavy Industrial:

- Green hydrogen / ammonia production

Key milestones:

- Dec. 2021: Taylor County & City of Abilene approve project
- Jun. 2022: Site construction begins
- Nov. 2022: Groundbreaking & community celebration
- Dec. 2022: 200MW substation completed
- Jun. 2023: Target for substation energization

Current status:

- Initial 200 MW capacity under contract negotiation for data center applications



Photo as of March 2, 2023

Lancium's Zoning Proposal

Zone approximately 180 acres of within the Plan Development District (PDD) for heavy industrial uses, creating greater opportunity and optionality



- **The Clean Campus Concept**

Lancium's initial plan was for the property to be home to large, energy-intensive data centers used for a variety of applications, including Bitcoin Mining and High-Throughput Computing (HTC).

- **Turning power users into a grid resource**

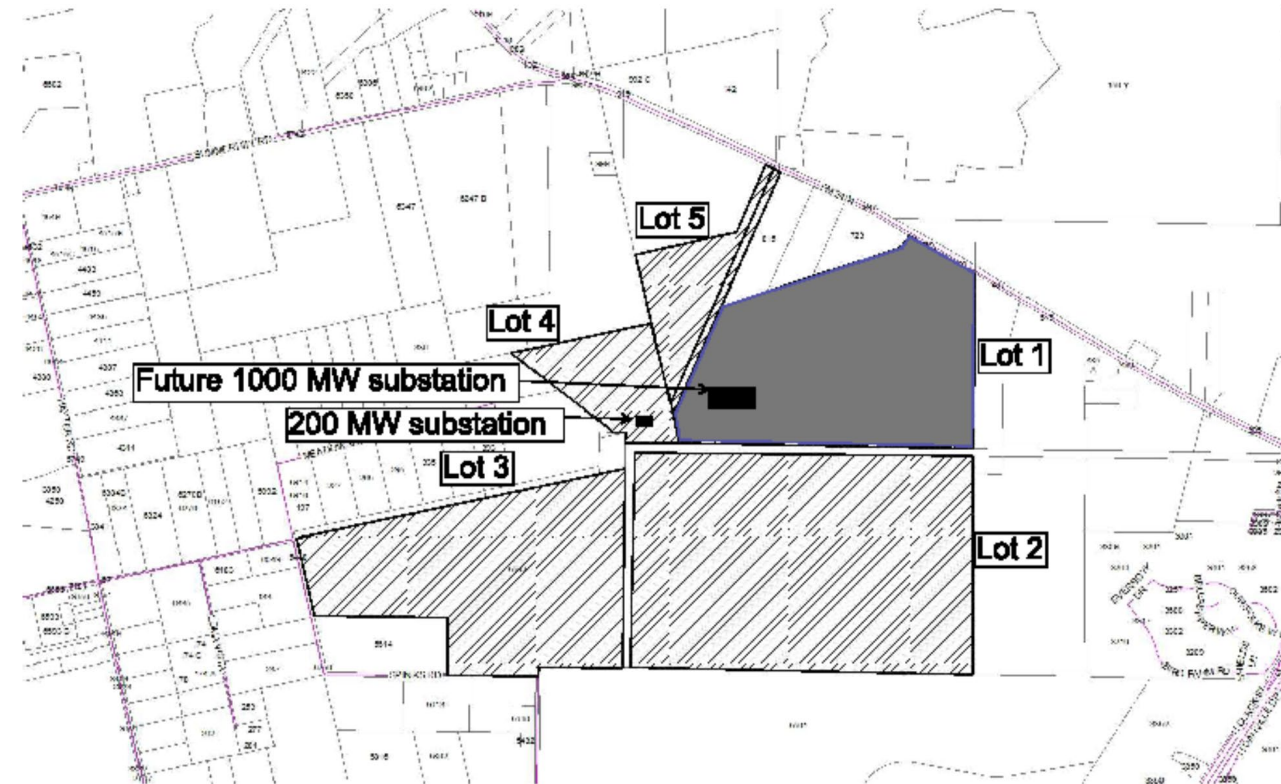
Site power consumption to be managed by Lancium Smart Response™, allowing tenants to “turn down” during high demand periods, lowering their costs and helping ERCOT to stabilize the power grid.

- **Significant interest from broader industries**

Lancium has experienced significant interest from industries beyond our initial target end markets. We are exploring additional potential options including green hydrogen and green ammonia production that would put Abilene on the leading edge of the energy transition.

- **Zoning proposal creates additional opportunities**

Zoning approximately 30 percent of the property for applications other than data centers creates additional opportunities for attracting new business.



Committed to supporting the community

We are committed to engaging with our stakeholders to answer any questions or concerns



Stakeholder Engagement

Visit [Lancium.com/Abilene](https://www.lancium.com/Abilene) to stay updated the latest news. We also engage with our immediate neighbors to address any concerns.

Incorporating Feedback Into Our Planning

As we design our site we are listening to feedback from the community.

Supporting the Community

Lancium is committed to working with Abilene to foster economic growth for the next generation.



For more information: www.lancium.com/abilene

Questions? abilene@lancium.com





Z-2023-09 REZONE REQUEST

Case: Z-2023-09

Owner: Lancium LLC

Request: Rezone 826 acres from AO to PDD-181

Location: 5502 Spinks Road

Notification: 0 in Favor, 3 Opposed

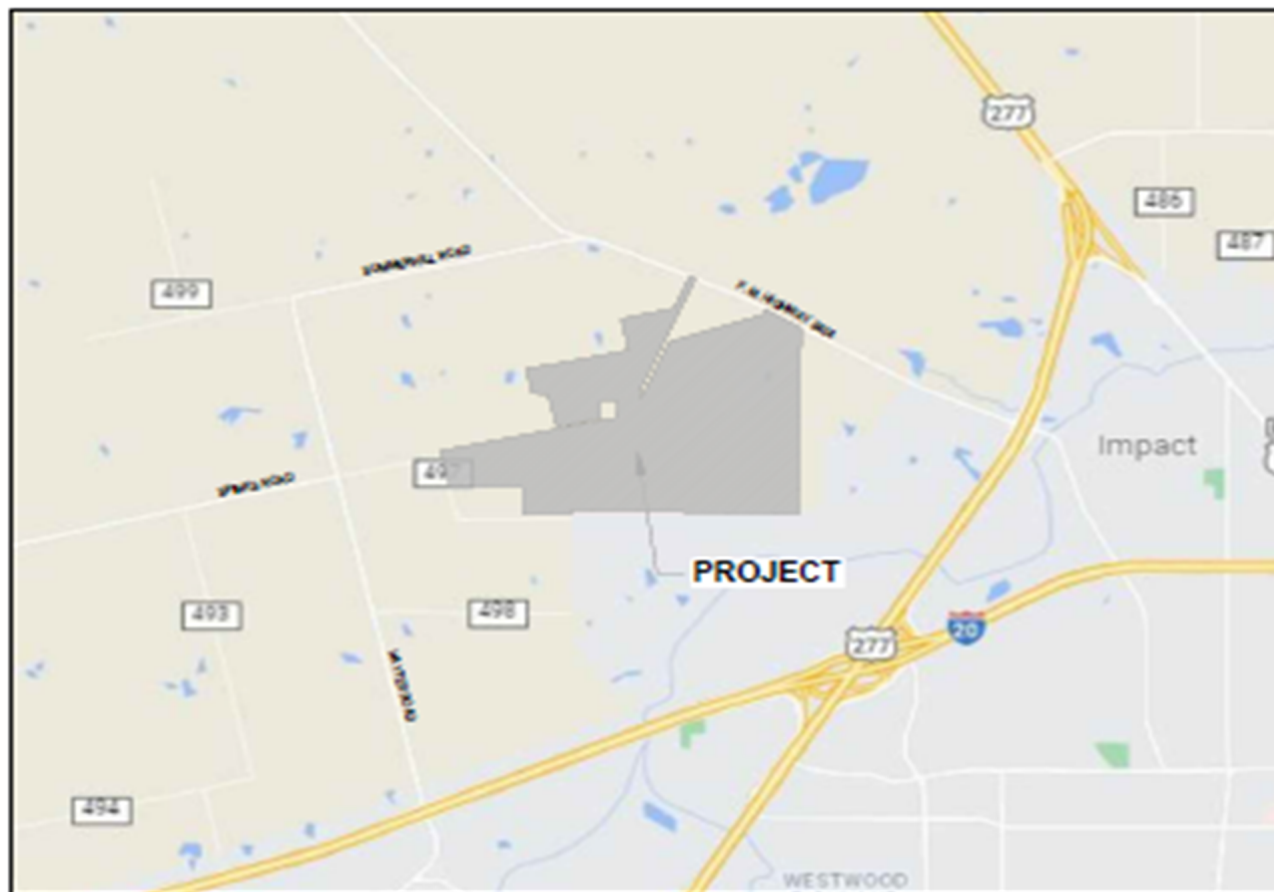
Planning & Zoning: April 4, 2023

Council Hearing: April 13, 2023
April 27, 2023





Z-2023-09 GENERAL VICINITY

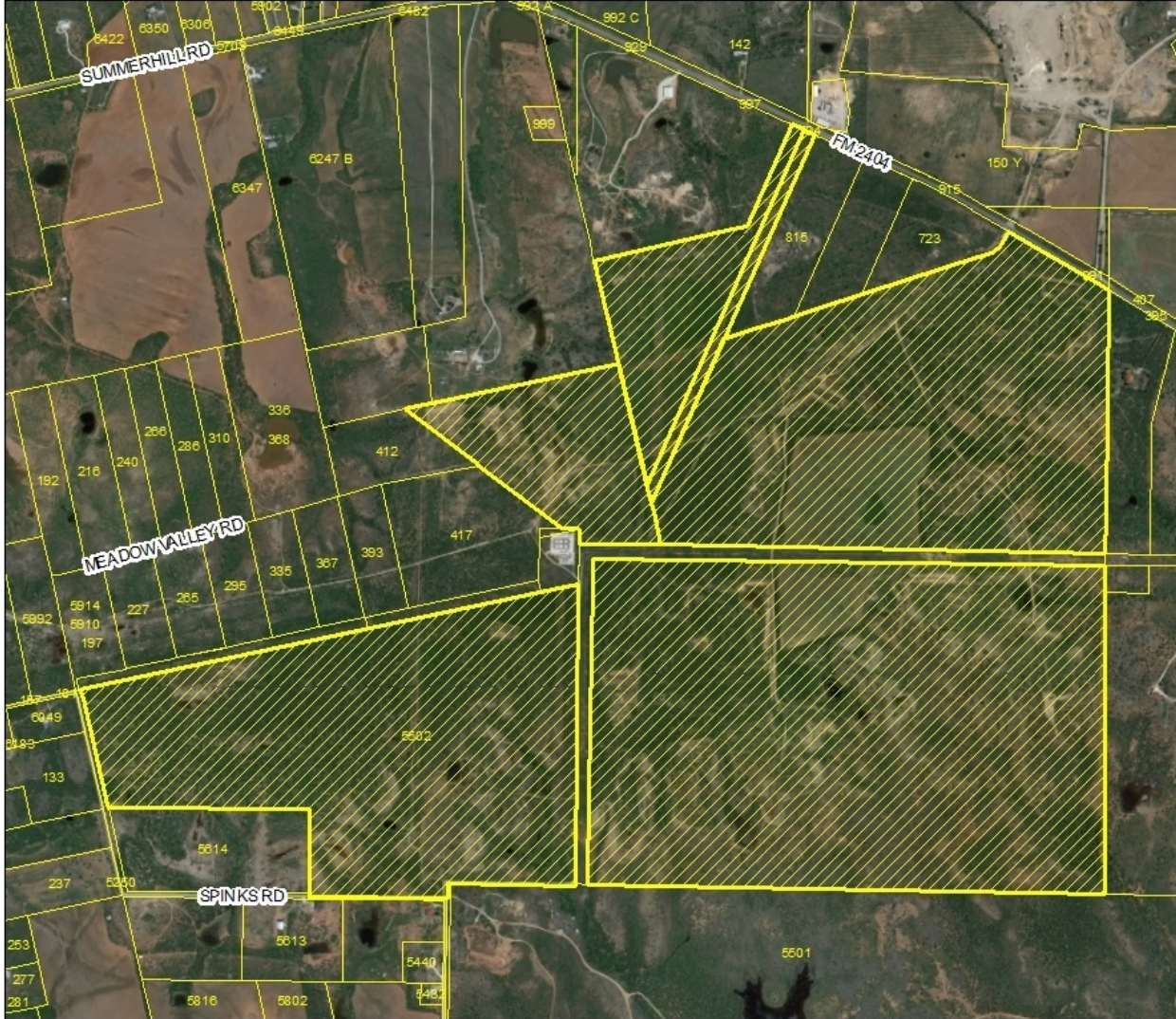


LOCATION MAP
N.T.S.

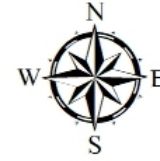




Z-2023-09 AERIAL MAP



Aerial Map



Legend

- Z-2023-09
- CourierParcels



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ABILENE
TEXAS



Z-2023-09 ZONING MAP



Zoning Map



Legend

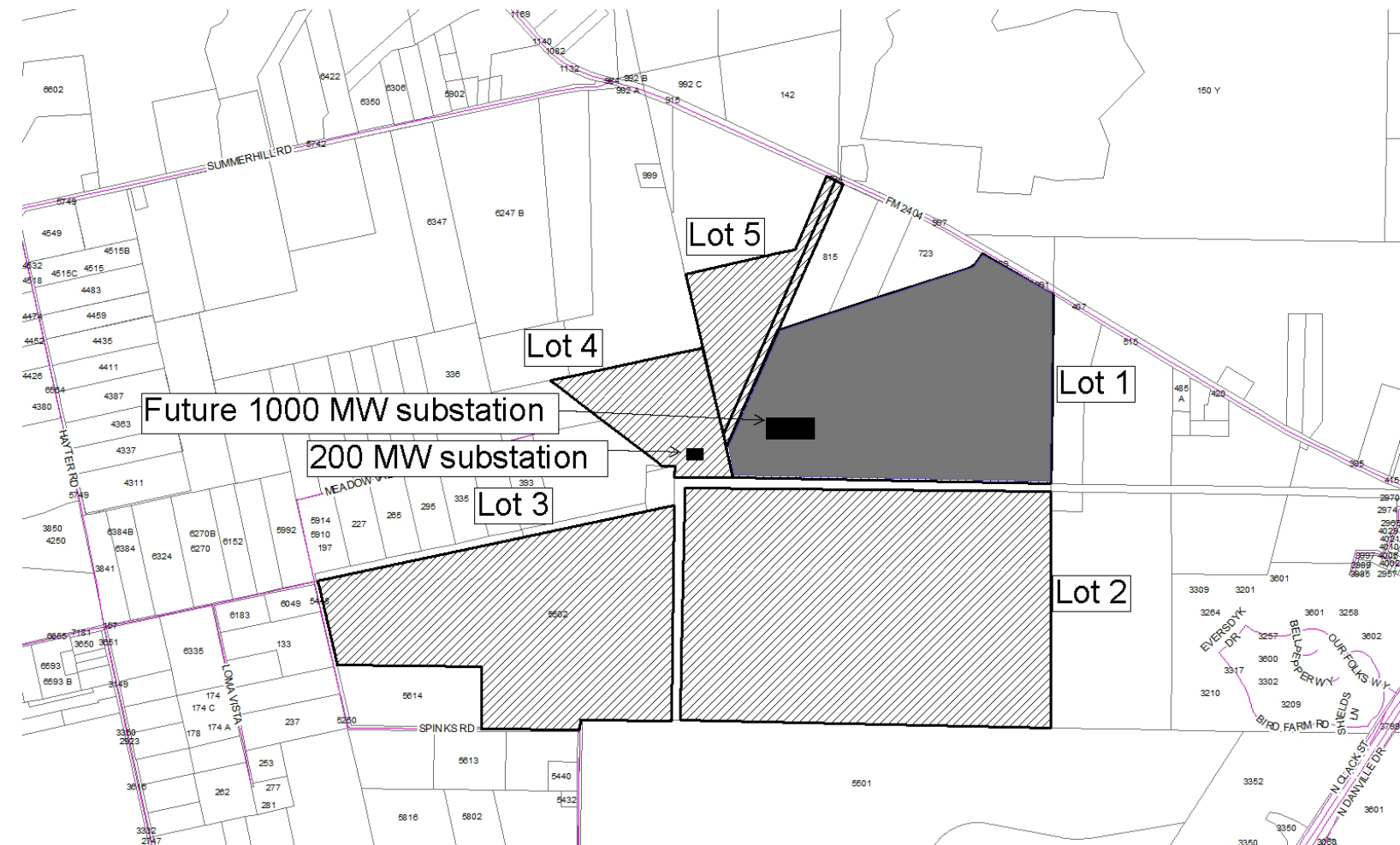
- Z-2023-09 Buffer
- Z-2023-09
- AO
- Arterial
- Arterial
- Collector
- Expressway
- Minor Arterial
- AO - Agricultural Open Space



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TEXAS



Z-2023-09 CONCEPT PLAN



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BASE ZONING

Base Zoning - Light Industrial (LI)

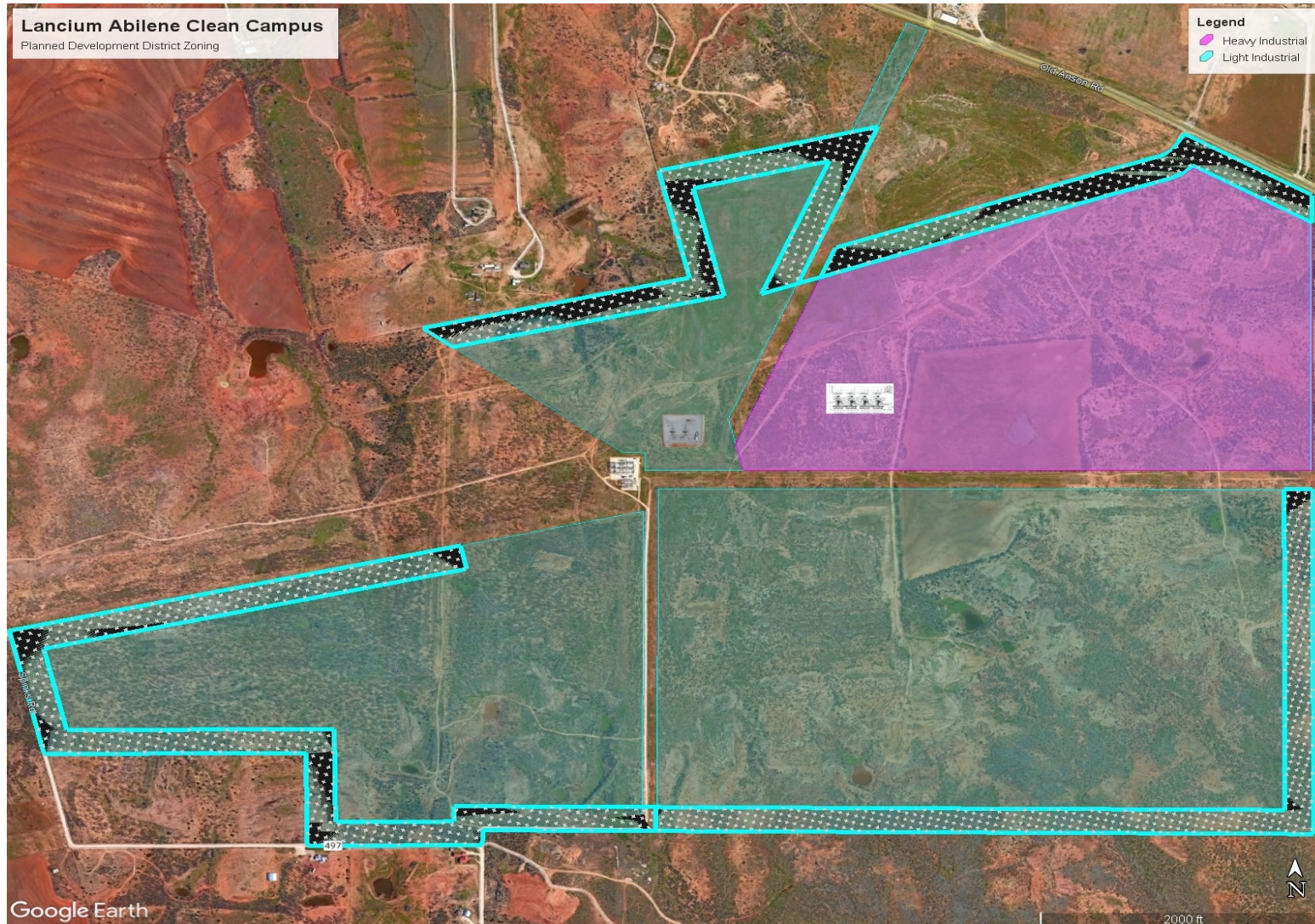
Development Standards: Light Industrial (LI)

200-Foot Buffer: Around PDD-181 and all adjoining properties not owned by the applicant





200-FOOT BUFFER LOCATION



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PROPOSED USES LOT 1

Lot 1

Green Hydrogen Production, Storage, and Loading Terminal (Heavy Industrial);

Green Ammonia Production, Storage, and Loading Terminal (Heavy Industrial);

Direct Air Capture, Carbon Dioxide (Heavy Industrial); and

Light Industrial (LI) Uses.





PROPOSED USES LOTS 2-5

Lots 2-5

- Data Center: High Performance Computing;
- Data Center: Bitcoin Mining;
- Cold Storage;
- Operation and Maintenance Facilities;
- Electric Vehicle Charging Station;
- Solar Panels (Green Energy Production);
- Corporate Park (Light Industrial/Office);
- Light Manufacturing;
- Warehousing;
- Corporate Headquarters;
- Electric Substation; and
- Light Industrial (LI) Uses





PERMITTED USES IN LI DISTRICT

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 Recreation Building, Multipurpose
- P Recycling Collection Point
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Adult Entertainment Enterprise
- C Cultural Facilities
- P Drive-in Theater
- C Motorized Racing
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

- 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 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
- C Livestock – Wholesale or Auction
- P Wholesaling and Storage (indoor)
- P Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
- P 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
- P Railroad Switching and Marshaling Yard
- P Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

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



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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

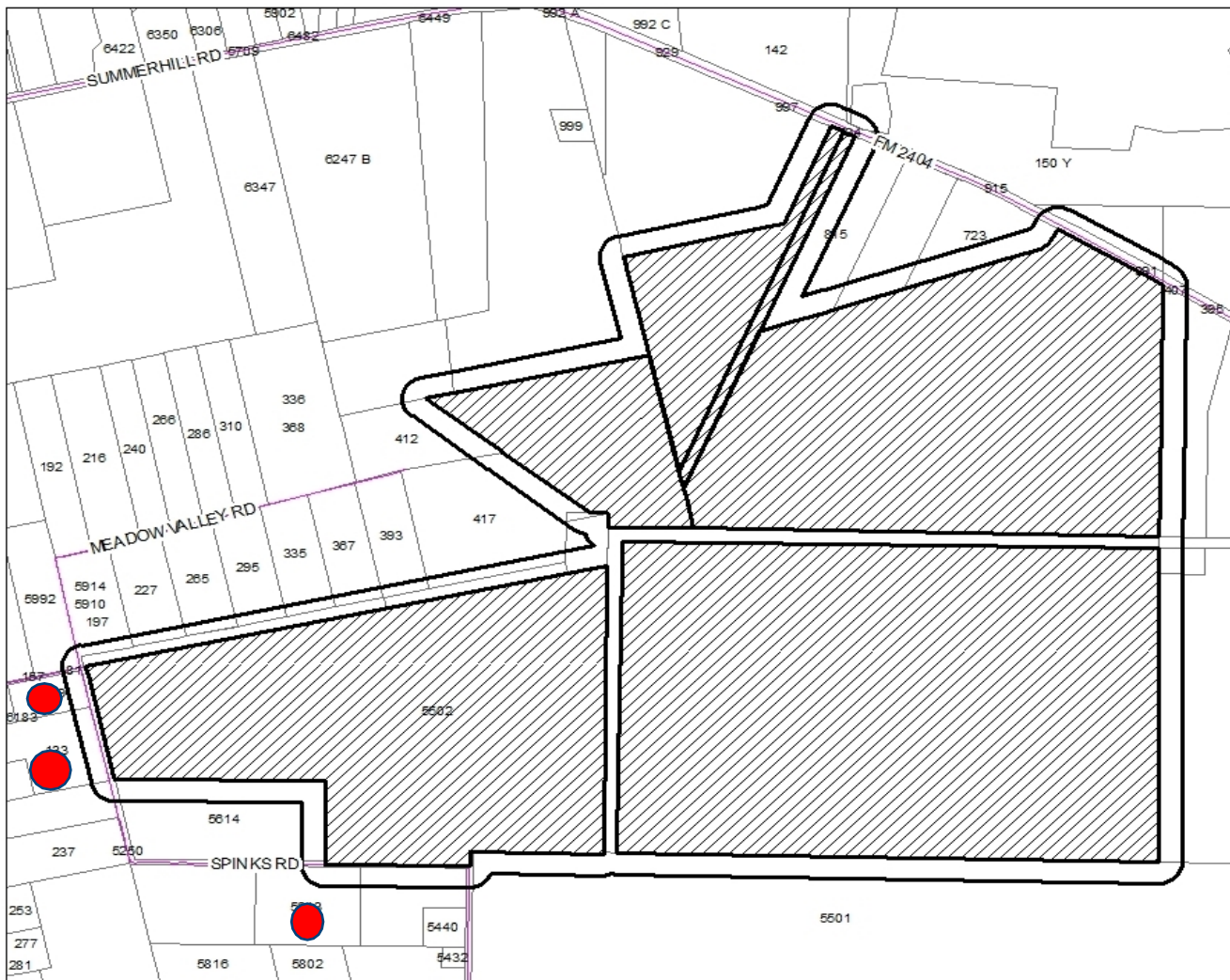


PHOTOS OF SUBJECT PROPERTY





Z-2023-09 NOTIFICATION MAP



Notification Map



0- In Favor- 
3- Opposed- 
TBD % Opposed

Legend

 Z-2023-09
 Buffer
 Z-2023-09



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FINDINGS/RECOMMENDATION

The proposed request is *consistent* with:

- The proposed Comprehensive Plan;
- The proposed Future Land Use Map;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

Staff recommends **approval** subject to the following conditions:





CONDITIONS

1. PDD-181 shall be developed in accordance with the Concept Plan attached as Exhibit A.
2. The base zoning district of PDD-181 shall be Light Industrial (LI) at any location in PDD, with the exception of the 200-foot buffer, and shall expressly permit the following uses:
 - a. Data Center: High Performance Computing;
 - b. Data Center: Bitcoin Mining;
 - c. Operation and Maintenance Facilities;
 - d. Electric Vehicle Charging Station;
 - e. Solar Panel Array (green energy production);
 - f. Corporate Park (light industrial/office);
 - g. Warehousing;
 - h. Cold Storage;
 - i. Light Manufacturing;
 - j. Electric Substation; and
 - k. Corporate Headquarters (office).





CONDITIONS

3. The following HI uses shall be permitted by right in the area designated for heavy industrial uses on the Concept Plan:
 - a. Green Ammonia Production, Storage, and Loading Terminal;
 - b. Direct Air Capture (CO², carbon dioxide); and
 - c. Hydrogen Production, Storage, Loading Terminal.
4. PDD-181 shall be subject to all of the development standards that pertain to the LI zoning district.
5. The 200' buffer shown on the Concept Plan shall be maintained as open space, with all existing vegetation maintained.
6. A Sign Program may be submitted for Planning and Zoning Commission approval to govern the placement, height, and area of free-standing and way-finding signs in PDD-181. If a Sign Program is not submitted or approved, signage shall be limited to the sign regulations pertaining to the LI zoning district.





Questions?



ZONING CASE Z-2023-10

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: April 4, 2023

City Council 1st Reading: April 27, 2023

City Council 2nd Reading: May 11, 2023

Applicant

Owner: Bridgestone Bandag, LLC

Agent: Chris Daniel

Case Manager

Clarissa Ivey – Planner I

Request

Rezoning of approximately 41.8 acres from Agricultural Open (AO) to Heavy Industrial (HI). The owner intends to expand existing parking lot onto this property.

Location

The subject property is located at 4678 FM 18.

Legal description being 41.8 acres of the southwest quarter of Survey 44 Blind Asylum Lands, Abilene, Taylor County, Texas.

Background

- The subject property was annexed in 1986 and automatically zoned Agricultural Open (AO).
- A non-conforming parking lot exists along portion of the eastern boundary line, its unknown when the parking lot was built, but technically the subject should have been rezoned as industrial to allow it on this site.
- The applicant now proposes to expand the parking lot further onto the subject site and is requesting rezoning for that purpose.

Zoning, Existing and Proposed Land Use

Light Industrial (LI) zoning is located north of the subject property across the railroad tracks. Agricultural Open (AO) zoning to the west. To the south is a small tract of Agricultural Open (AO) zoning district surrounded by Heavy Industrial (HI) zoning. The Bridgestone Bandag facility is immediately east of the subject property and is zoned Heavy Industrial (HI) zoning.

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 proposed request is consistent with the spirit and intent of the Comprehensive Plan and Future Land Use Map (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 zoning classification would eliminate the nonconformity (parking lot) and allow the parking lot to be expanded to provide additional parking to the adjacent Bridgestone Bandag facility.

- (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 access to all required utilities.

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

None.

Staff Recommendation

Staff recommends **approval**.

Notification

Owner

Legend

O – Opposed

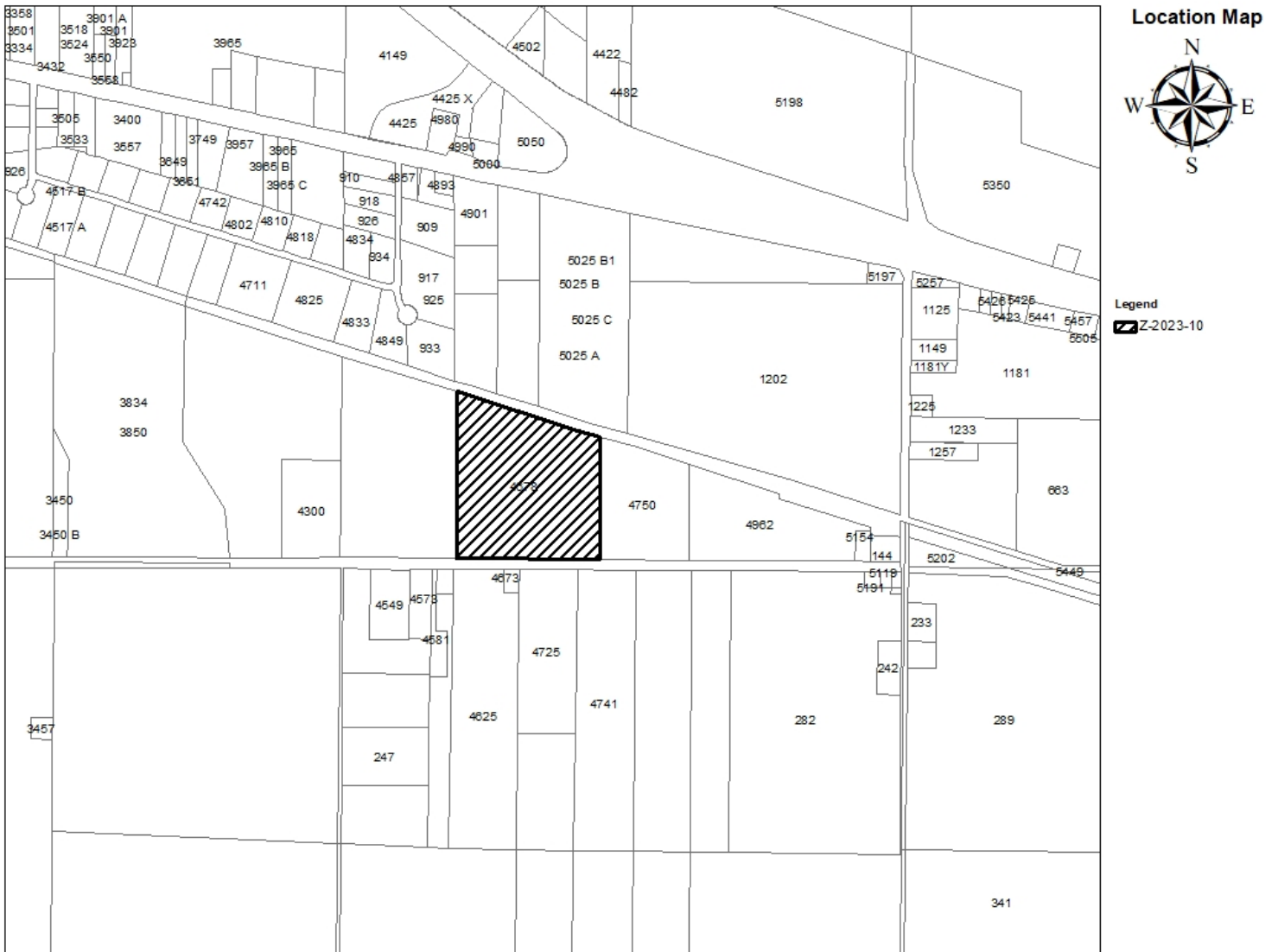
F – In favor

Owner	Property ID	Situs	Response
ABILENE MAJESTIC LLC SERIES Q	31567	4725 FM 18	
BANDAG INC	73560	4678 FM 18	
BANDAG INC	64975	4750 FM 18	
BANDAG INC	73826		
C S ADVENTURES REAL EST	74559		
C S ADVENTURES REAL EST	34098	5025 C E HWY 80	
C S ADVENTURES REAL EST	34098	5025 B E HWY 80	
C S ADVENTURES REAL EST	34098	5025 A E HWY 80	
C S ADVENTURES REAL EST	34098	5025 E HWY 80	
DEAVER CHAD & CORTNEY	30417	4741 FM 18	
MANKIN WELDON B SR	31693		
MOBILE HOME CONCEPTS	35640	933 OIL CENTER DR	
MUELLER INC	30805	4625 FM 18	
SKINNYS INC	31821	4673 FM 18	
WILLIAMSON RICHARD	74328		

Property ID

Owner	Property ID	Situs	Response
DEAVER CHAD & CORTNEY	30417	4741 FM 18	
MUELLER INC	30805	4625 FM 18	
ABILENE MAJESTIC LLC SERIES Q	31567	4725 FM 18	
MANKIN WELDON B SR	31693		
SKINNYS INC	31821	4673 FM 18	
C S ADVENTURES REAL EST	34098	5025 C E HWY 80	
C S ADVENTURES REAL EST	34098	5025 B E HWY 80	
C S ADVENTURES REAL EST	34098	5025 A E HWY 80	
C S ADVENTURES REAL EST	34098	5025 E HWY 80	
MOBILE HOME CONCEPTS	35640	933 OIL CENTER DR	
BANDAG INC	64975	4750 FM 18	
BANDAG INC	73560	4678 FM 18	
BANDAG INC	73826		
WILLIAMSON RICHARD	74328		
C S ADVENTURES REAL EST	74559		

LOCATION MAP



ZONING MAP





REZONE REQUEST

Case: Z-2023-10

Owner: Bridgestone Bandag, LLC

Agent: Chris Daniel

Request: Rezone from AO to HI

Location: 4678 FM 18

Notification: 0 in Favor, 0 Opposed

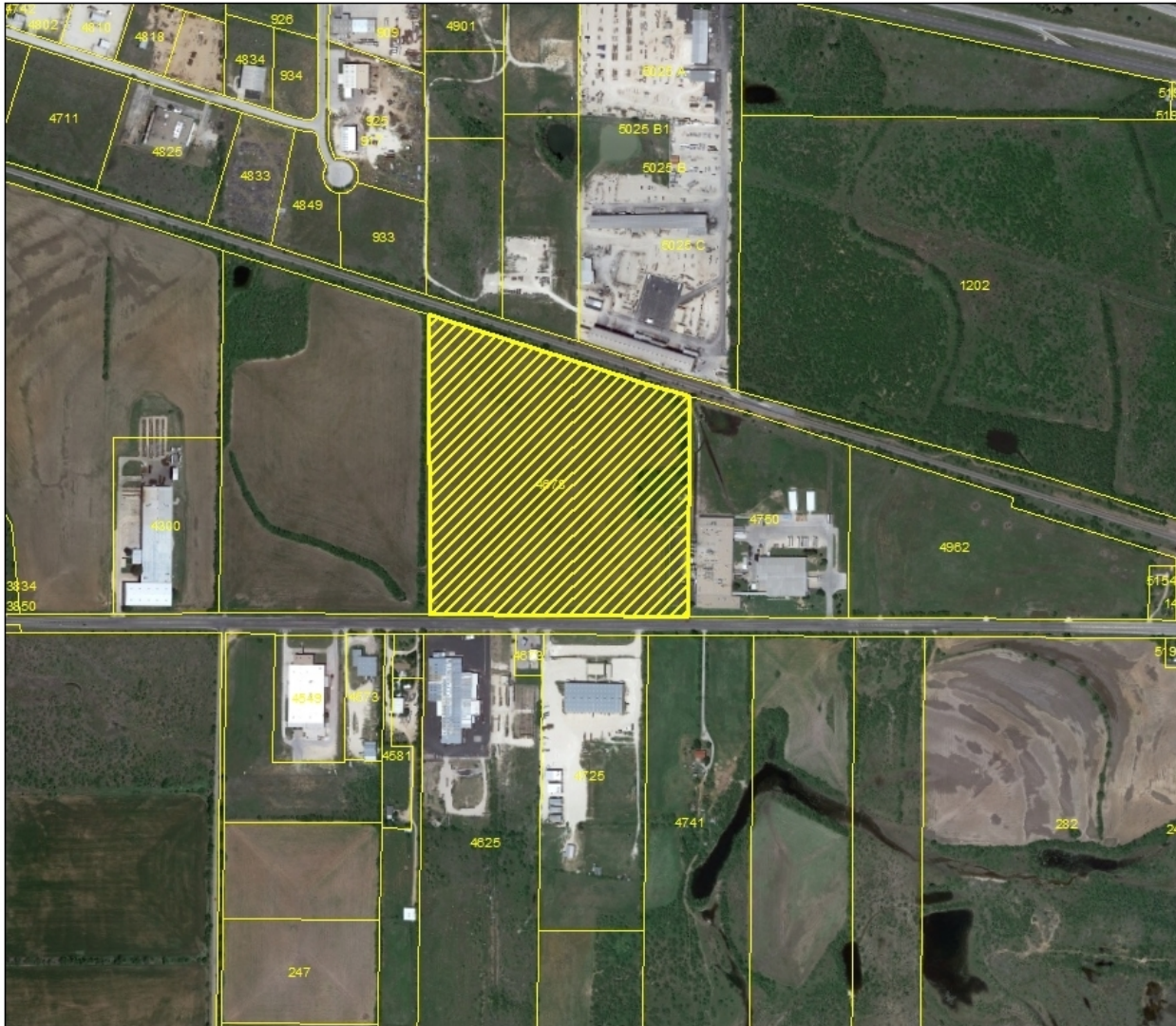
Planning & Zoning: April 4, 2023

City Council Hearing: April 27, 2023
May 11, 2023





Z-2023-10 AERIAL LOCATION MAP

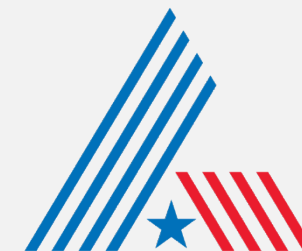


Aerial Map



Legend

- Z-2023-10
- CourierParcels



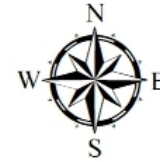
CITY OF
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Z-2023-10 ZONING MAP



Zoning Map



Legend

- Z-2023-10
- Arterial
- Expressway
- Arterial
- Collector
- Expressway
- AO - Agricultural Open Space
- MH: Manufactured/M... Home
- GR: General Retail
- GC: General Commercial
- HC: Heavy Commercial
- LI: Light Industrial
- HI: Heavy Industrial
- PD: Planned Development



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USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling— Industrialized Housing Unit
- P Dwelling – Single-Family Detached
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P Animal Lot
- P/C Day Care Operation – Home-Based*
- P Dwelling – Accessory*
- TP Field Office or Construction Office (temporary)*
- P Freight Container*
- P Garage Sale
- P Home Occupation
- C Mobile Home (permanent security residence)
- C Mobile Home (temporary security residence)
- TP Subdivision Sales Office (temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems*

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

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

TRADE – RETAIL USES

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Farming, Ranching & Livestock, Hatchery
- C Mining
- C Petroleum or Gas Well
- P Urban Garden

LEGEND

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





USES IN HEAVY INDUSTRIAL ZONING

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
- TP Field Office or Construction Office (temporary)
- P Freight Container
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recycling Collection Point
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Adult Entertainment Enterprise
- C Motorized Racing

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Fire/Police Station
- P Homeless/Emergency Shelter
- P Post Office
- P Sanitary Landfill

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- P Educational and Scientific Research
- P School: Public/Private

SERVICE

- P Contractor Services
- P Recycling Collection and Processing Center
- P Scales (public)
- P Wrecker/Towing

TRADE – RETAIL USES

- P Head Shop
- C Scrap and Waste Material

TRADE – WHOLESALE USES

- C Livestock – Wholesale or Auction
- P Wholesaling and Storage (indoor)
- P Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
- P Antenna Tower - Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Pressure Control Station
- P Public Utility Facility
- P Railroad Switching and Marshaling Yard
- P Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Mining
- P Petroleum or Gas Well
- P Liquor
- P Manufacturing (light)
- P Manufacturing (heavy)
- 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



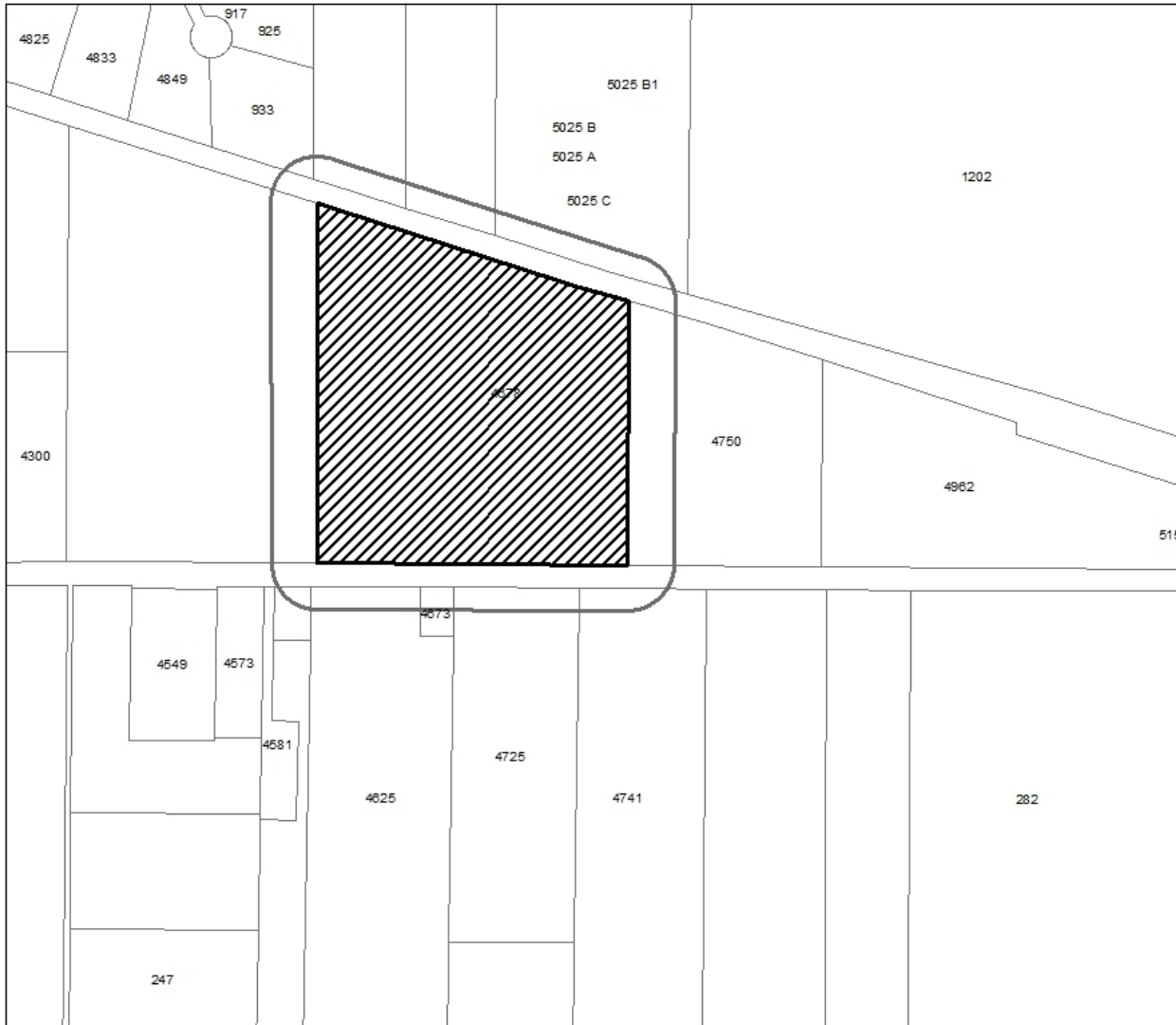


Z-2023-10 VIEWS OF SUBJECT PROPERTY





Z-2023-10 NOTIFICATION AREA MAP



Notification Map



Legend

-  200' Buffer
-  Z-2023-10

0- In Favor- 

0- Opposed- 





FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

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

Staff Recommendation: **Approval**





Questions?



ZONING CASE Z-2023-12

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: April 4, 2023
City Council 1st Reading: April 27, 2023
City Council 2nd Reading: May 11, 2023

Applicant

Owner: KPLB LLC
Agent: Clayton Farrow

Case Manager

Mason Teegardin – Planner

Request

Amend the terms of PDD-155 by changing the base zoning of PDD-155.

Location

4601 Antilley Road, in the Antilley Road West Addition, Block A, Lot 101 and 102.

Background

In 2016, Planned Development District Number 155 (PDD-155) was approved to allow for certain neighborhood office uses and single-family patio home residential use. The PD describes the northern three hundred feet (300') be governed by the terms and conditions of the Neighborhood Office (NO) zoning, except for multi-family residential use shall not be allowed. The remainder of the PD is designated to be used as for Patio Home (PH).

Existing Uses/Zoning

Properties to the east are zoned Multi-Family (MF). Properties to the south are patio homes, located within PDD-155. Properties to the west are zoned Single Family Residential-8 (RS-8). To the north is Agricultural Open (AO) zoning.

Proposed Modification

The applicant proposes to amend PDD-155 by changing the base zoning of the northern three hundred feet (300') of PDD from Neighborhood Office (NO) to Neighborhood Retail (NR).

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 new Comprehensive Plan and Future Land Use Plan and with the spirit and intent of PDD-155, which was to allow higher density single-family uses (patio homes) and low intensity office uses. The intensity of uses in the NO district are comparable with the intensity of the NR district.

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

The proposed Neighborhood Retail zoning would be compatible with the surrounding neighborhoods and school uses and appropriate at this location.

- (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 site has adequate utility services for retail uses.

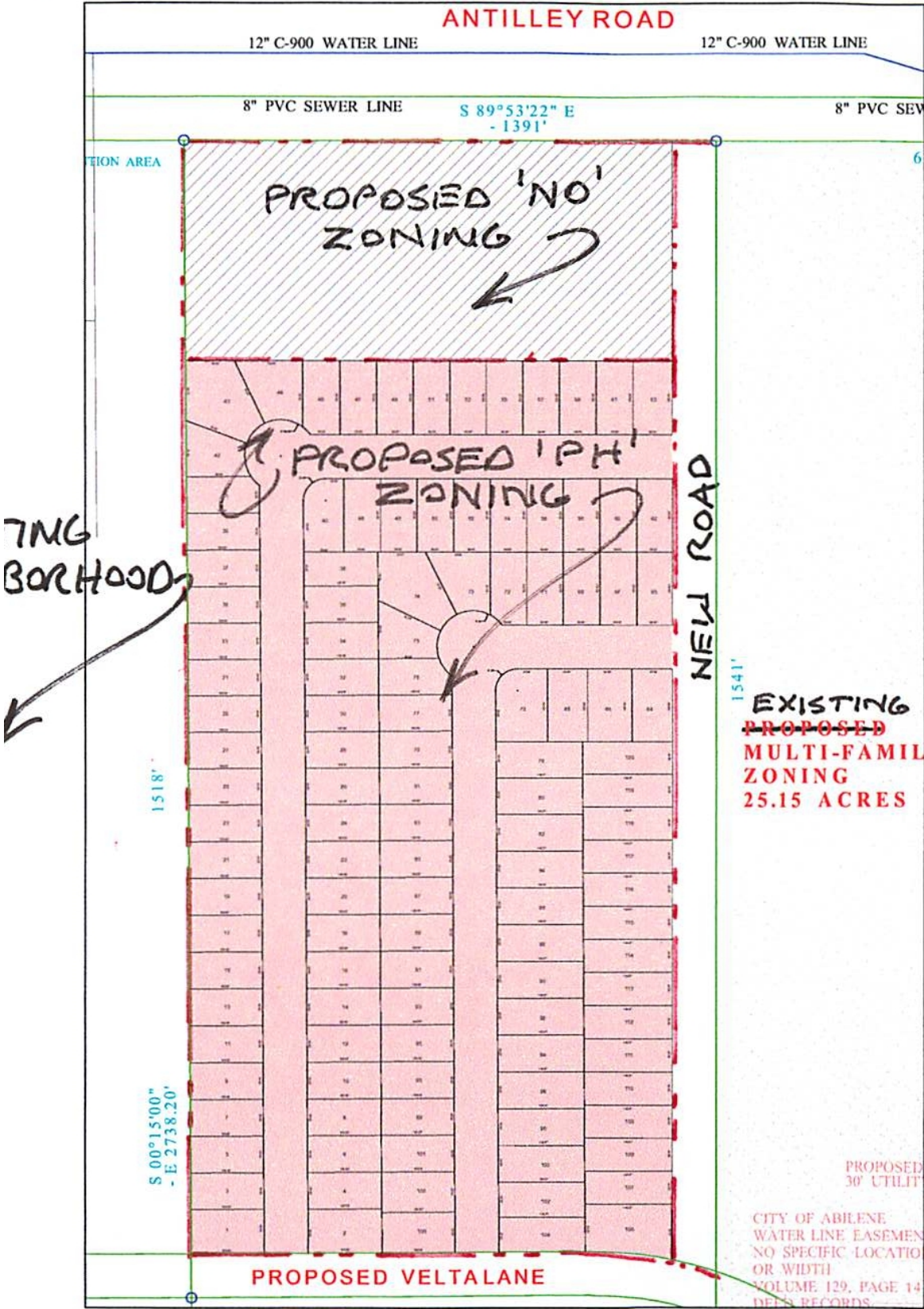
- (4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.**

None.

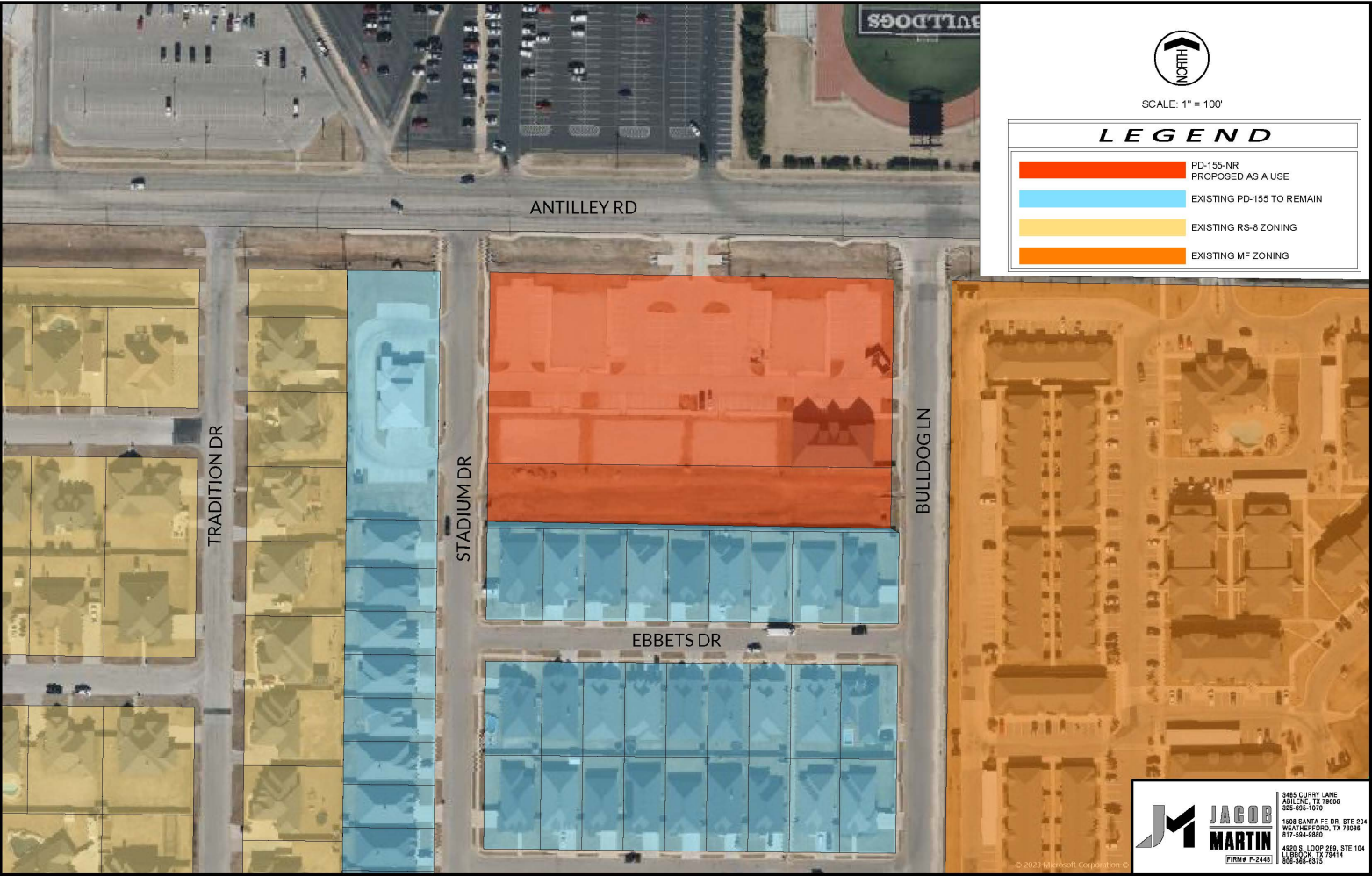
Staff Recommendation

Staff recommends **approval**.

Original Concept Plan



Proposed Concept Plan



Notification

X – Not applicable

O – Opposed

F – In favor

Owner	Property ID	Situs	Response
GRANT DERRICK JR & LAUREN N	1016402	4525 EBBETS DR	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 2101	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 2102	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 2103	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 2104	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 2105	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 2106	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 2001	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 2002	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 2003	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 2004	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 2005	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 2006	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1901	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1902	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1903	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1904	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1905	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1906	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1801	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1802	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1803	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1804	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1805	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1806	
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TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1702	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1703	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1704	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1705	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1706	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1601	
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TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 1603	

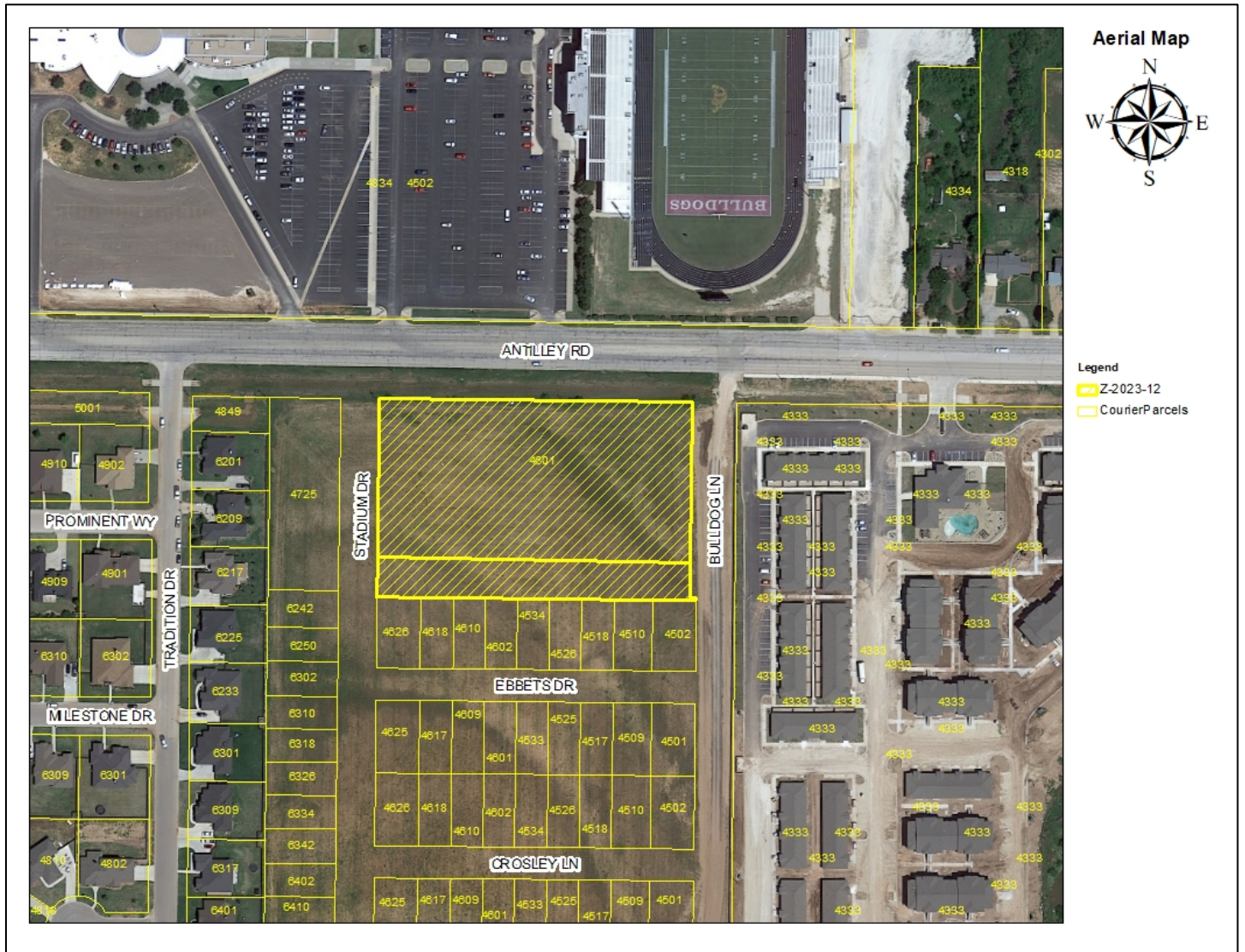
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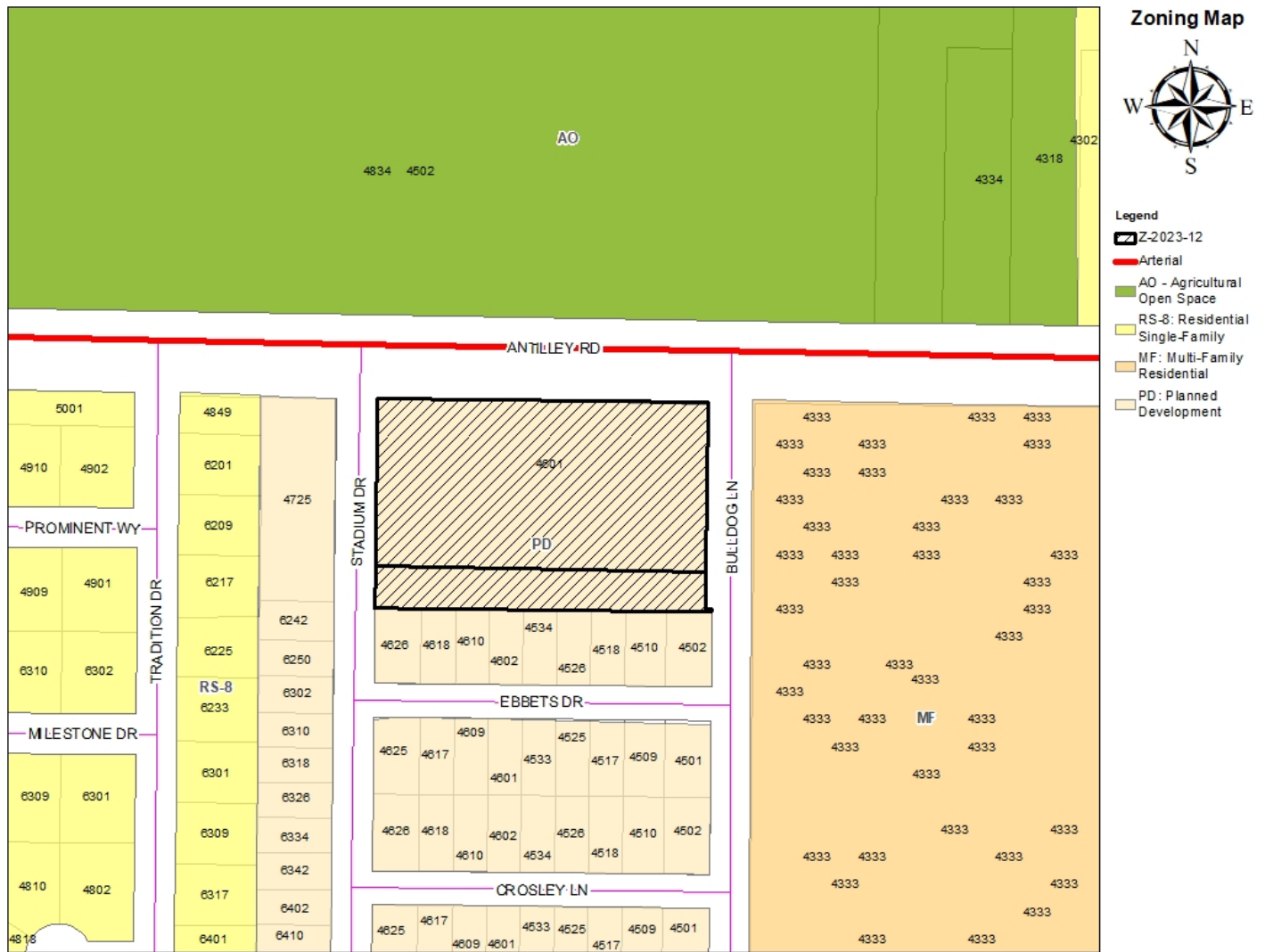
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RICHARDS JAMES Q & SANDRA Q	108909	6209 TRADITION DR	
C L B TRIBE INC	108913	4849 ANTILLEY RD	
COLE J DIANE	1016427	6302 STADIUM DR	
COLEYSQUARED MANAGEMENT LLC	1016424	4725 ANTILLEY RD	
GUERRA ELIAS SR & CORINA	108908	6201 TRADITION DR	
TRAN HA THU	1002566	6217 TRADITION DR	
VILLARREAL EDUARDO & KRYSTAL	108911	6225 TRADITION DR	
TRAN QUE VAN	1016428	6310 STADIUM DR	
RALEY BRADLEY & KAYLEY	1016390	4526 EBBETS DR	
BACON SARAH H	1016397	4625 EBBETS DR	
KENNEY RUTH	1016389	4534 EBBETS DR	
QUINTANILLA BENJAMIN &	1016400	4601 EBBETS DR	
DACO AILEEN JAN	1016386	4618 EBBETS DR	
UHLE JOSEPH ROBERT & BRIDGET MOTT	1016405	4501 EBBETS DR	
CRAMER CAITLIN M	1062793	4610 EBBETS DR	
WINTERS STEPHEN C & DEBRA K	108912	6233 TRADITION DR	
PILLOT JAMES N JR & VERONICA	1016399	4609 EBBETS DR	
BONDOC ARTHUR S & IVY	1016392	4510 EBBETS DR	
HOBSON RANDALL & CLOANNE	1016385	4626 EBBETS DR	
HIGH COUNTRY RENTALS LLC	1016425	6242 STADIUM DR	
BOLLWITT ALEXANDER J & BRIANA L	1016426	6250 STADIUM DR	
HELMLINGER MICHAEL & DEBORAH	1016403	4517 EBBETS DR	
KPLB LLC	1058243		F
JACKSON WILLIAM L & SARAH E	1016388	4602 EBBETS DR	
MAYOR JASON C & MA J	1016401	4533 EBBETS DR	
RAWLINGS JESSE EUGENE EDMONDSON &	1016393	4502 EBBETS DR	
KPLB LLC	1016394	4601 ANTILLEY RD	F
MOODY SALLY A	1016404	4509 EBBETS DR	
DUARTE KEVIN & MADISON	1016398	4617 EBBETS DR	
WYLIE IND SCHOOL DIST	980402	4502 ANTILLEY RD	
WYLIE IND SCHOOL DIST	980402	4834 ANTILLEY RD	
GORDON ANDRE STEVEN	1016391	4518 EBBETS DR	

LOCATION MAP



ZONING MAP





PLANNED DEVELOPMENT AMENDMENT

Case: Z-2023-12

Owner: KPLB LLC

Agent: Clayton Farrow

Request: Amend PDD-155 (A portion of the NO base district to the NR district)

Location: 4601 Antilley Road

Notification: 2 in Favor, 1 Opposed

Planning & Zoning: April 4, 2023

Council Hearing: April 27, 2023
May 11, 2023

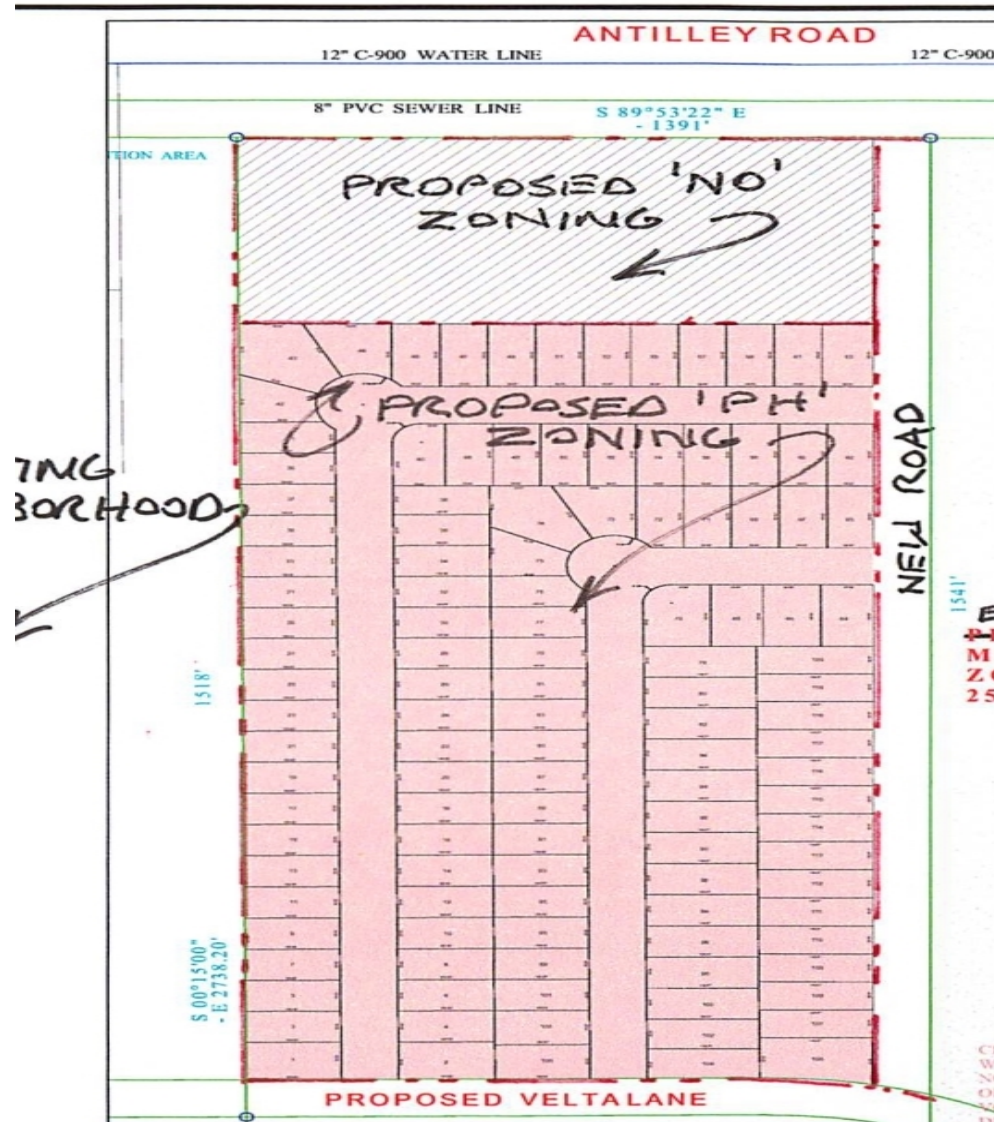






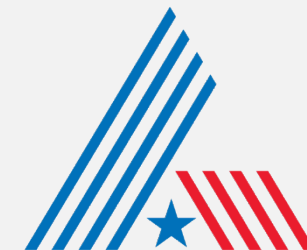
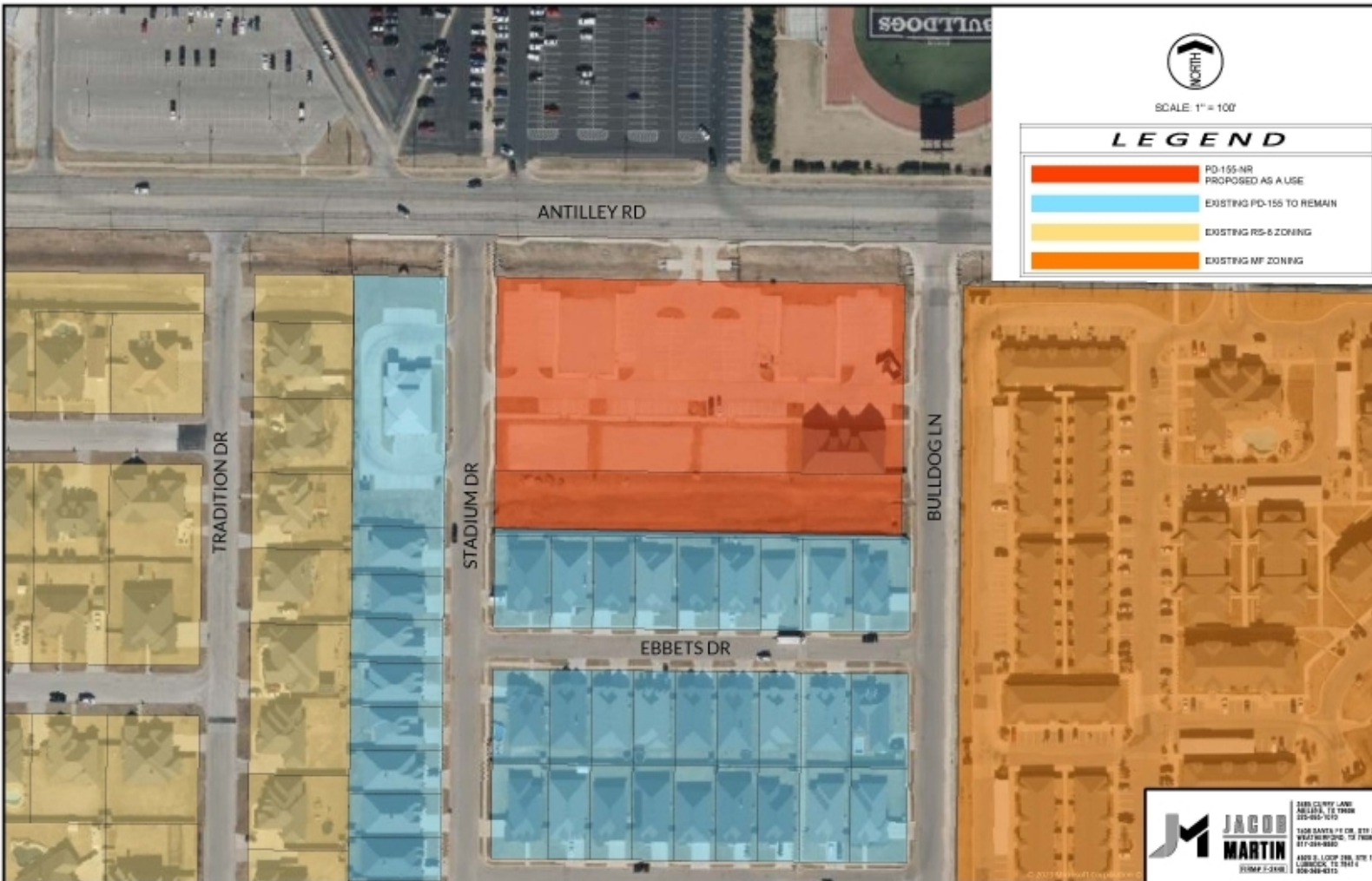


Z-2023-12 EXISTING CONCEPT PLAN





Z-2023-12 PROPOSED CONCEPT PLAN



CITY OF
ABILENE
TEXAS



USES IN NEIGHBORHOOD OFFICE 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

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

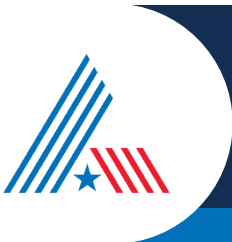
RESOURCE PRODUCTION AND EXTRACTION USES:

- 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





USES IN NEIGHBORHOOD RETAIL 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
- 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/C Day Care Operation – Home Based
- C Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Fuel Sales
- P Garage Sales
- P Home Occupation
- C Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment, Mobile (storage and parking)
- C 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
- C Cultural Facilities
- P Recreation – Outdoors (passive)
- C Recreation and Commercial Entertainment - Indoor

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Fire/Police Station
- C 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 School: Public/Private

SERVICE

- C Automobile Wash
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)
- P Personal Services
- C Printing, Copying, Reproduction, Publishing
- 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
- C Fuel Sales
- P Liquor Store (Off Premises Consumption) (*Defined under Liquor Store*)
- C Restaurant, Brew Pub
- C Restaurant, Fast Food
- P Restaurant, Standard
- P Retail Sales/Rental (indoor)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Broadcast Studio
- 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)
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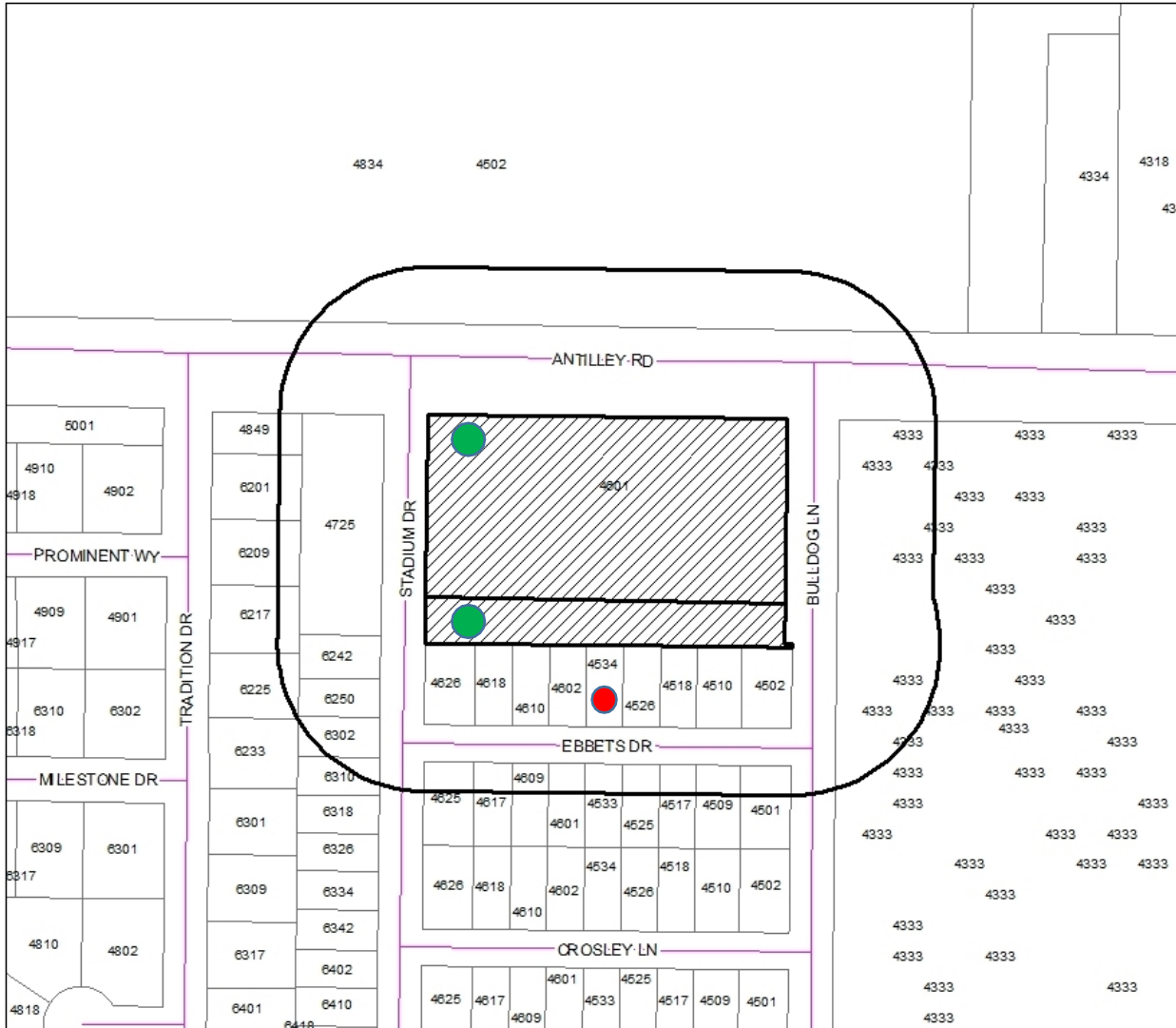


Z-2023-12 VIEWS OF SUBJECT PROPERTY

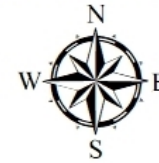




Z-2023-12 NOTIFICATION AREA MAP



Notification Map



- 2- In Favor- 
- 1- Opposed- 

Legend

-  Buffer
-  Z-2023-12





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** to amend a portion of the NO base district to the NR district, per the Proposed Concept Plan.





Questions?

