



City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the Planning & Zoning Commission of City of Abilene to be held on July 5, 2023 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Meeting Held on June 6, 2023

PLATS

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

2. **3123-PP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Preliminary Plat for Abilene Regional Airport Addition
3. **3223-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Final Plat for The Harvest Section 2.
4. **3723-MP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Final Plat for the Bright Addition.
5. **2323-MRP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a vacation of two previous plats and a minor replat of Lots 302, 303, and 304 Block A, Mall of Abilene Addition

ZONING

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

6. **CUP-2023-06:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From WV Meridian, LLC To Apply A Conditional Use Permit To Approximately 1.09 Acres On A Site Zoned PDD-130 To Allow An Automobile Wash Which Was Previously Abandoned To Be Reopened. Located At 5190 Buffalo Gap Road. Legal Description Being Lot 10, Block A, Countryside South Section 3, Abilene, Taylor County, Texas. **(Mason Teegardin)**
7. **SNC-2023-04:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Kalla Family LP, Represented By Jacob Martin, To Change The Name Of Tin Cup Drive To Phoenix Drive. Located At The Intersection Of Forrest Meadows Drive And

Phoenix Drive At The 7100 Block Of Tin Cup Drive, Abilene, Taylor County, Texas. (**Adam Holland**)

8. **TC-2023-04:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Southside Baptist Church To Abandon An Alley Located At 1425 South 7th Street. Legal Description Being The Alley Of Block 161, Original Town Of Abilene, Abilene, Taylor County, Texas. (**Clarissa Ivey**)
9. **TC-2023-05:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Brandon Lee And Mirran Cassidy Caddell To Abandon A Cul-De-Sac Located At 2301 Hilton Head, Abilene, Taylor County, Texas. (**Adam Holland**)
10. **Z-2023-14:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Jose Valenzuela To Change The Zoning Of Approximately 1.95 Acres From Residential Single Family-6 (RS-6) To General Commercial (GC). Located At 1925 Henson Street. Legal Description Being Tract 1 & 2 Out Of The John Jarmon Survey No. 82, Abilene, Taylor County, Texas. (**Mason Teegardin**)
11. **Z-2023-21:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From CKG Rentals, LLC, Represented By Jacob & Martin, To Change The Zoning Of Approximately 2.00 Acres From Agricultural Open (AO) To General Commercial (GC). Located At 6010 Highway 277 South. Legal Description Being Lot 1, Block A, First Evangelical Methodist Church Addition, Abilene, Taylor County, Texas. (**Adam Holland**)
12. **Z-2023-22:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Teartex, LLC To Change The Zoning Of Approximately 6.0 Acres From Heavy Commercial (HC) To Planned Development District 182 To Allow A Vacation Travel Trailer Park In Addition To The Existing Uses Of The Property. Located At 1075 East Highway 80. Legal Description Being Lot 101, Block 1 Bailey Industrial District No. 1, Abilene, Taylor County, Texas. (**Adam Holland**)
13. **Z-2023-23:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Industrial Blocks, LLC, Paul Grohman, And Frenchman's Creek Townhome Owners Association, Represented By Jacob & Martin, To Change The Zoning Of Approximately 2.21 Acres From Medium Density Residential (MD) And PDD-45 To Medium Density Residential (MD). Located At 45, 61, And 71 Rue Maison Street. Legal Description Being The Northeast Part Of Lot 401, Block 2, Section 2, Frenchman's Creek, Abilene, Taylor County, Texas. (**Adam Holland**)
14. **Z-2023-24:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Amazing Grace True Grit, LLC, Represented By Sara Trammel, To Change The Zoning Of Approximately 0.68 Acre From Residential Single Family (RS-12) To Neighborhood Office (NO). Located At 642 Sayles Boulevard. Legal Description Being The East 26' Of Lot A And All Of Lots B And C, Block 9, Highland Addition, Abilene, Taylor County, Texas. (**Mason Teegardin**)
15. **Z-2023-25:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From PB 6950, LLC, Represented By Jacob & Martin, To Change The Zoning Of Approximately 3.6 Acres From Medium Density Residential (MD) And Patio Home (PH) To General Retail (GR). Located At 6817x Horse Head Crossing. Legal Description Being The East 250' Of Lot 8, Block C, Denali Addition, Abilene, Taylor County, Texas. (**Clarissa Ivey**)
16. **Z-2023-27:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Melinda Hill And Rebecca King Represented By Matthew Musechenko To Change The Zoning Of Approximately 3.4 Acres From Agricultural Open To Multi-Family (MF). Located At 2349 And 2333 Huckleberry Lane. Legal Description Being 3.4 Acres Of Lot 1 W. T. Mcquary Of North Park, Abilene, Taylor County, Texas. (**Clarissa Ivey**)

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 30th day of June, 2023, at 4:10 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*