



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*



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on June 6, 2023 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas

Commissioners Present:

Mr. Clint Rosenbaum, Chairman	Ms. Alex Russell, Sergeant-at-Arms
Mr. Brad Benham, Chairman Pro Tem	Ms. Shawnte' Fleming
Mr. Mitch Barnett	Mr. Kevin Halliburton

Commissioners Absent:

Rev. Izlar Lankford, Secretary

Staff Present:

Mr. Tim Littlejohn, Director of Planning and Development Services
Mr. Randy Anderson, Assistant Director of Planning and Development Services
Ms. Kelley Messer, First Assistant City Attorney
Mr. Adam Holland, Planner I
Ms. Mason Teegardin, Planner I
Ms. Melissa Farr, Executive Assistant
Ms. Leticia Reeves, Neighborhood Services Division Manager
Mr. James McFadden, Housing Inspector II

Others Present:

Mr. Jeffery Pollitt	Ms. Marla Pollitt	Ms. Ashlee Sanchez
Ms. Kathleen Mazy	Mr. Brandon Mazy	Mr. Chad Onstead
Ms. Toni Gonzales	Mr. Darrell Stansbury	Ms. Florence Martinez
Mr. Jeff Sweat	Ms. Petra Ortiz	Mr. Michael Stansbury
Ms. Sherry Stansbury	Ms. Mary James Dansby	Mr. Jon Loudermillk
Mr. Matthew Muzechenko	Ms. LaWanda Arredondo	

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:31 p.m.

INVOCATION

Mr. Brad Benham delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Mr. Rosenbaum opened the public hearing. Seeing no one present and desiring to be heard, the public hearing was closed. Mr. Benham moved to approve the minutes from the previous meeting, which was held on May 2, 2023. Ms. Russell seconded the motion.

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

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

NAYS: None

PLATS

FP-2623: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a final plat for Summit View Estates.

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

STAFF RECOMMENDATION: Staff recommends approval with 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. Benham made the motion to approve the proposed plat. Mr. Halliburton seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

ZONING

CUP-2023-03: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Waco Parkdale, LP to Apply a Conditional Use Permit to Approximately 9.82 Acres to Allow for a Trade School Within General Retail (GR) Zoning. Located at 3301 S. 14th Street, Suite #35-A. Legal Description Being Section 1, Block Remainder 1 of The Wychwood Addition, Abilene, Taylor County, Texas.

Ms. Mason Teegardin presented this request. The subject property is located in the Wychwood Addition Subdivision. The applicant proposes to use Suite 35-A at 3301 South 14th Street as a Massage School.

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. One (1) response was received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval, subject to the compliance with the proposed Plan of Operation.

Ms. Fleming made the motion to approve this request with the CUP applying to Suite 35-A. Mr. Benham seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

CUP-2023-04: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Marla Pollitt – Clearview RV, LLC to Apply a Conditional Use Permit to Approximately 11.16 Acres on a Site Zoned Agricultural Open (AO) and PDD-42 to Allow an RV Park Within the Portion of the Lot Zoned Agricultural Open. Located at 4051 W. Lake Road. Legal Description Being Lot 411, Block 3, Section 1, Pleasant Hills Estates, Abilene, Taylor County, Texas.

Ms. Mason Teegardin presented this request. The subject property is located in the Pleasant Hills Estates Subdivision. The applicant proposes a 20 space RV Park on the portion of the site zoned Agricultural Open (AO).

Mr. Rosenbaum opened the public hearing. Ms. Marla Pollitt was available to answer questions.

Mr. Jon Loudermilk, representing West Texas Land Guys, announced he was not making a formal statement of opposition, but shared with concerns addressed in the requirements such as dust, noise, and lighting.

Ms. Florence Martinez inquired about the property becoming a “trailer park.”

After discussion among the Commission about noise from RV owners playing stereos and lighting, the public hearing was reopened. The applicant stated she is in agreement with the options provided by the Commission.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Staff can only recommend approval subject to the following conditions:

- The RV Park shall operate in accordance with the submitted Plan of Operation.
- A Type A buffer yard shall be required along the eastern property line.
- The width, design, and each turning radius of the internal ring road shall be subject to Public Works and Fire Marshal approval.
- Hard surfacing of the internal ring road and each parking pad shall be required.

If the applicant is not agreeable with the above conditions, staff would recommend denial.

Ms. Russell made the motion to approve this request with the conditions that the park is not to exceed 20 spaces, and the CUP is limited to the AO zoned portion. Mr. Benham seconded the motion. The motion to approve prevailed by the following vote:

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

NAYS: None

Z-2023-15: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from IWS2 Investments, LLC to Change the Zoning of Approximately 1.26 Acres from Residential Single Family-6 (RS-6) to Multi-Family Residential (MF) Located on the 900 Block of Minda Street. Legal Description Being Block 23, Williams Estate Subdivision, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. This property has remained vacant since annexation. The property owner would like to expand the allowed uses on this property by rezoning to a multi-family zoning district. The property owner has an accompanying application for a Thoroughfare Closure for Manila Street adjacent to the west property line. It should be noted that if the Thoroughfare Closure request is approved, and if this rezoning request is approved, the former right-of-way would automatically be zoned as MF by virtue of MF zoning on each side of the former right-of-way.

Mr. Rosenbaum opened the public hearing. Mr. Tal Fillingim spoke in support of the multi-family development. 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 with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2023-17: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Mike and Buffi Awtry to Change the Zoning of Approximately 0.08 Acres from Agricultural Open (AO) to Heavy Commercial (HC). Located at 2401 E. Stamford Street. Legal Description Being 3363 Square Feet of Land Out of a 67.4-Acre Tract Out of Block 9 and Block 3, Jackson Subdivision of Section 32, Blind Asylum Lands, Abilene, Taylor County, Texas.

Ms. Mason Teegardin presented this request. The subject property is located within the Blind Asylum Lands. The applicant had two parcels rezoned to Heavy Commercial (HC) in January 2023 (Z-2022-24, Z-2022-25). It was determined that there was not adequate space to satisfy the driveway requirements of the City, so the applicant purchased the subject for that purpose and is requesting that the additional acreage be rezoned to HC.

Mr. Rosenbaum opened the public hearing. Mr. Matthew Muzechenko informed that landscaping and irrigation is included.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2023-19: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Antonio and Elizabeth Gonzales to Change the Zoning of Approximately 0.82 Acres from Agricultural Open (AO) To Mobile Home (MH). Located at 350 Comanche Trail. Legal Description Being 0.82 Acres Out of Section 46, Block 16, T&P RR Company Surveys, Abilene, Jones County, Texas.

Mr. Adam Holland presented this request. This property has remained vacant since annexation. The owner proposes to rezone the site to the Mobile Home zoning district.

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 with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2023-20: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the City Of Abilene on Behalf of Petra Ortiz to Change the Zoning of Approximately 0.32 Acres from Heavy Commercial (HC) to Residential Single-Family (RS-6). Located at 1317 Mesquite Street. Legal Description Being the S 100 Feet, The N200 Feet, and W 140 Feet of McNairy Subdivision, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. An existing residence was torn down for the purpose of reusing the property as single-family residential. The original home was a legally nonconforming use that lost that status when the home was demoed. Rezoning is required to allow a new home.

Mr. Rosenbaum opened the public hearing. Ms. Mary Dansby asked for clarification of the effect of this rezoning to her property. Her property is currently zoned HC.

Ms. Petra Ortiz shared that she was unaware of her property being zoned HC. She prefers the residential zoning district.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

TC-2023-03: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from IWS2 Investments, LLC to Abandon the Unimproved Manilla Street Located Between Hailey Street and Minda Street, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. Manilla Street is an unimproved right-of-way that was platted in 1937. The applicant owns the properties on each side of Manilla Street and is in the process of rezoning the eastern property to Multi-Family (MF) to match the zoning of the property west of Manilla Street to facilitate multi-family development.

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 with none (0) in opposition.

STAFF RECOMMENDATION: Staff recommends approval, subject to:

- The subject rights-of-way, and all adjoining properties, shall be platted within one year of the effective date of the abandonment ordinance.
- 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.
- Any utilities located in the subject right-of-way shall be covered by an easement.

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

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

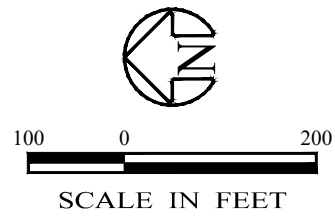
NAYS: None

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:18 p.m.

APPROVED

Mr. Clint Rosenbaum, Chairman

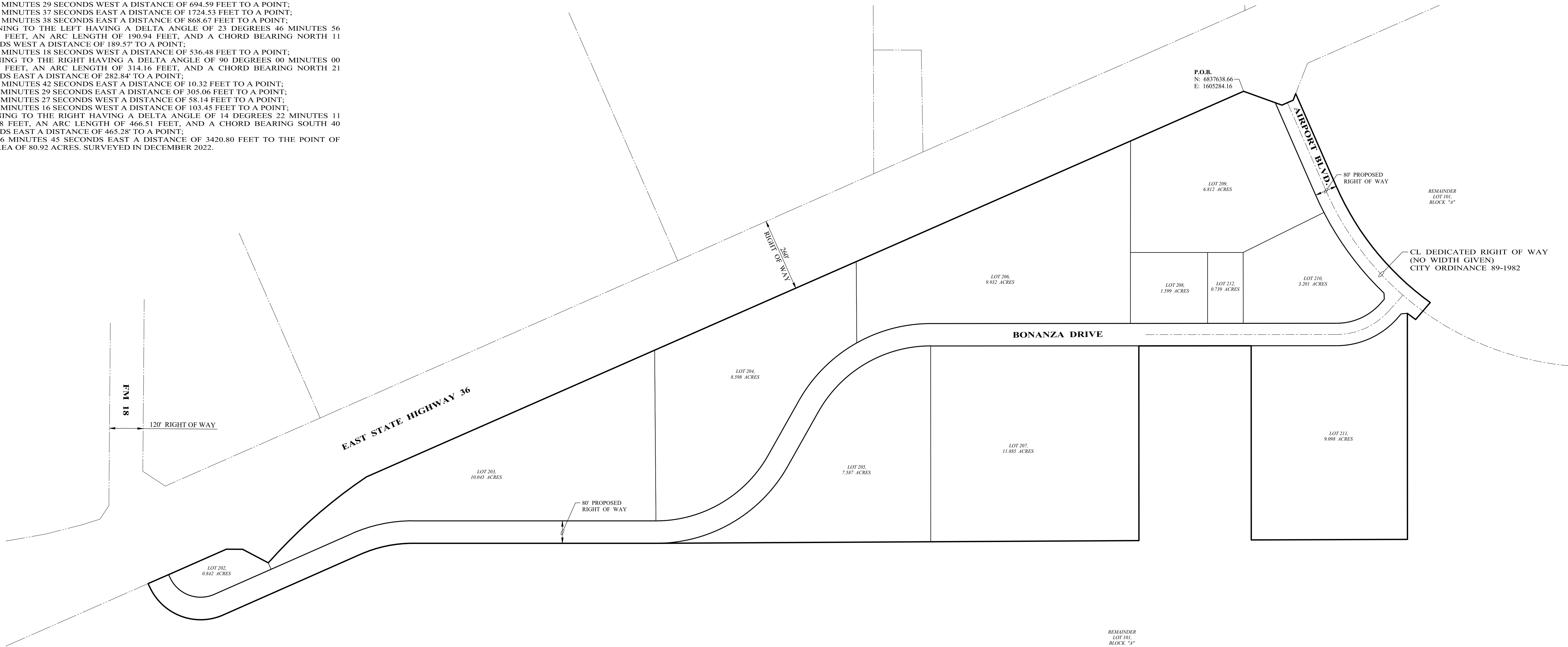


FIELD NOTES

BEING A 80.92 ACRE TRACT OUT OF LOT 101, BLOCK "A", ABILENE REGIONAL AIRPORT ADDITION, RECORDED IN CABINET 4, SLIDE 338, PLAT CABINET, TAYLOR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS GRID NORTH, NAD 83 TEXAS NORTH CENTRAL ZONE BASED ON GPS OBSERVATIONS

BEGINNING AT A POINT;
THENCE SOUTH 20 DEGREES 13 MINUTES 57 SECONDS WEST A DISTANCE OF 145.24 FEET TO A POINT;
THENCE SOUTH 23 DEGREES 16 MINUTES 44 SECONDS EAST A DISTANCE OF 44.00 FEET TO A POINT;
THENCE SOUTH 68 DEGREES 16 MINUTES 44 SECONDS EAST A DISTANCE OF 25.09 FEET TO A POINT;
THENCE SOUTH 66 DEGREES 47 MINUTES 02 SECONDS WEST A DISTANCE OF 360.70 FEET TO A POINT;
THENCE WITH A CURVE TURNING TO THE LEFT HAVING A DELTA ANGLE OF 30 DEGREES 37 MINUTES 49 SECONDS, A RADIUS OF 1010.00 FEET, AN ARC LENGTH OF 539.95 FEET, AND A CHORD BEARING SOUTH 51 DEGREES 28 MINUTES 07 SECONDS WEST A DISTANCE OF 533.54' TO A POINT;
THENCE NORTH 48 DEGREES 54 MINUTES 35 SECONDS WEST A DISTANCE OF 80.28 FEET TO A POINT;
THENCE NORTH 37 DEGREES 29 MINUTES 05 SECONDS EAST A DISTANCE OF 36.83 FEET TO A POINT;
THENCE NORTH 89 DEGREES 36 MINUTES 29 SECONDS WEST A DISTANCE OF 806.42 FEET TO A POINT;
THENCE NORTH 00 DEGREES 14 MINUTES 47 SECONDS EAST A DISTANCE OF 557.63 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 36 MINUTES 29 SECONDS EAST A DISTANCE OF 692.62 FEET TO A POINT;
THENCE NORTH 00 DEGREES 23 MINUTES 31 SECONDS EAST A DISTANCE OF 401.04 FEET TO A POINT;
THENCE NORTH 89 DEGREES 36 MINUTES 29 SECONDS WEST A DISTANCE OF 694.59 FEET TO A POINT;
THENCE NORTH 00 DEGREES 06 MINUTES 37 SECONDS EAST A DISTANCE OF 1724.53 FEET TO A POINT;
THENCE NORTH 00 DEGREES 25 MINUTES 38 SECONDS EAST A DISTANCE OF 868.67 FEET TO A POINT;
THENCE WITH A CURVE TURNING TO THE LEFT HAVING A DELTA ANGLE OF 23 DEGREES 46 MINUTES 56 SECONDS, A RADIUS OF 460.00 FEET, AN ARC LENGTH OF 190.94 FEET, AND A CHORD BEARING NORTH 11 DEGREES 27 MINUTES 50 SECONDS WEST A DISTANCE OF 189.57' TO A POINT;
THENCE NORTH 23 DEGREES 21 MINUTES 18 SECONDS WEST A DISTANCE OF 536.48 FEET TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT HAVING A DELTA ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 314.16 FEET, AND A CHORD BEARING NORTH 21 DEGREES 38 MINUTES 42 SECONDS EAST A DISTANCE OF 282.84' TO A POINT;
THENCE NORTH 66 DEGREES 38 MINUTES 42 SECONDS EAST A DISTANCE OF 10.32 FEET TO A POINT;
THENCE SOUTH 23 DEGREES 17 MINUTES 29 SECONDS EAST A DISTANCE OF 305.06 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 58.14 FEET TO A POINT;
THENCE SOUTH 28 DEGREES 18 MINUTES 16 SECONDS WEST A DISTANCE OF 103.45 FEET TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT HAVING A DELTA ANGLE OF 14 DEGREES 22 MINUTES 11 SECONDS, A RADIUS OF 1860.08 FEET, AN ARC LENGTH OF 466.51 FEET, AND A CHORD BEARING SOUTH 40 DEGREES 46 MINUTES 05 SECONDS EAST A DISTANCE OF 465.28' TO A POINT;
THENCE SOUTH 23 DEGREES 16 MINUTES 45 SECONDS EAST A DISTANCE OF 3420.80 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 80.92 ACRES. SURVEYED IN DECEMBER 2022.



NOTES

- AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485450, MAP NUMBER 48441C0245F, MAP REVISED JANUARY 6, 2012, THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.
- BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
- THIS ADDITION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.
- THIS PROPERTY IS CURRENTLY ZONED "PD"
- BEARINGS SHOWN ARE BASED ON GRID NORTH, NAD 83 TEXAS NORTH CENTRAL ZONE IN US SURVEY FEET BASED ON GPS OBSERVATIONS. ELEVATIONS SHOWN ARE NAVD 88 US SURVEY FEET.
- EXISTING UTILITY INFORMATION WAS OBTAINED FROM THE CITY OF ABILENE GIS PORTAL.

LEGEND

- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINES
- ADJACENT BOUNDARY LINES
- ROAD CENTERLINE

GENERAL LOT COUNTS:

TOTAL PROPERTY ACREAGE: 80.9 ACRES
TOTAL NUMBER OF LOTS: 11 LOTS
LARGEST LOT ACREAGE: 11.885 ACRES
SMALLEST LOT ACREAGE: 0.739 ACRES

OWNER:
CITY OF ABILENE
2933 AIRPORT BLVD. STE 200
ABILENE, TX, 79602
(325) 676-6061

SURVEYOR/ENGINEER:
ENPROTEC/HIBBS & TODD, INC.
402 CEDAR
ABILENE, TEXAS 79601
(325) 698-5560

SHEET 1 OF 3

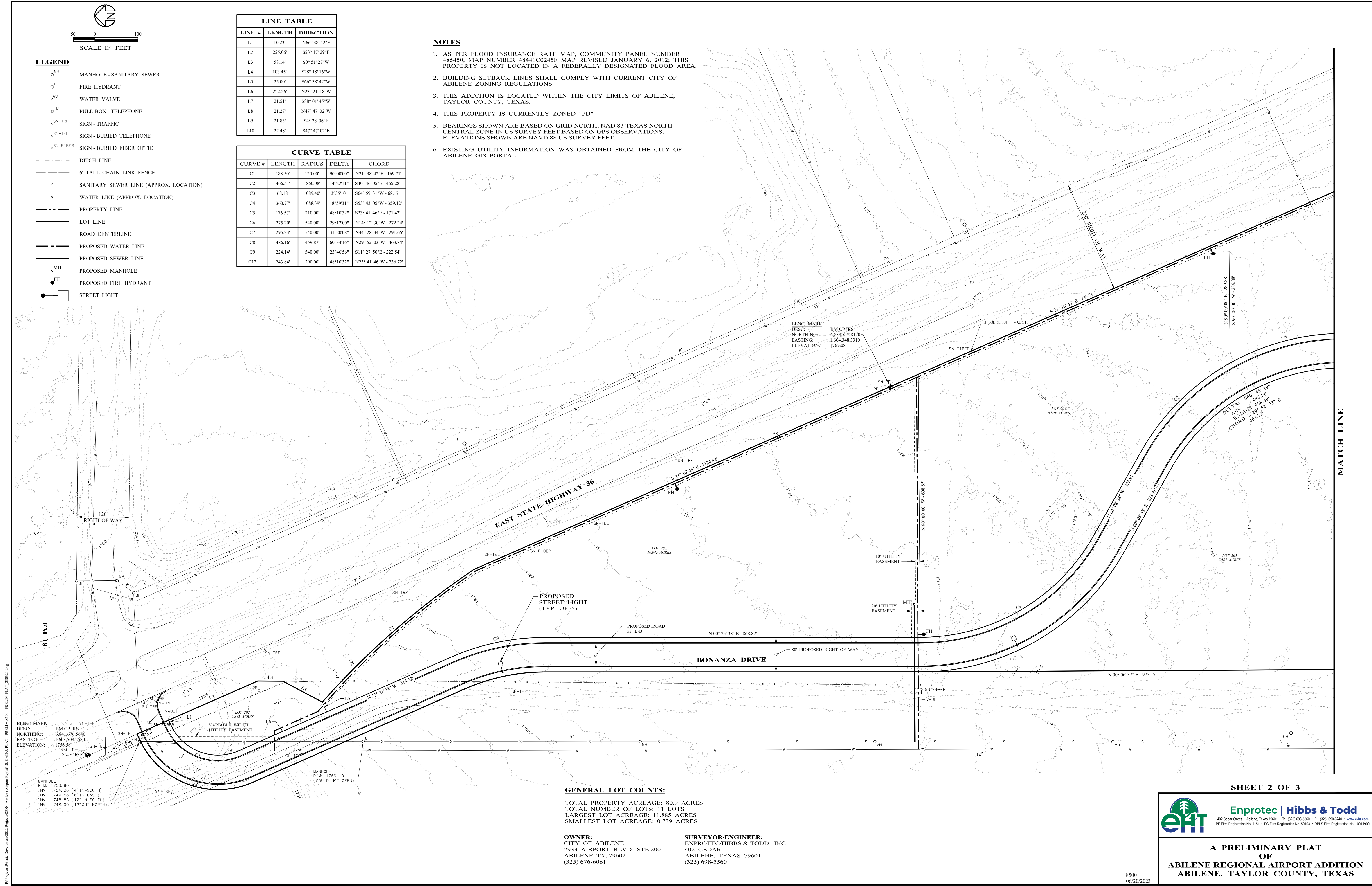


Enprotec | Hibbs & Todd

402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-h.com
PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900

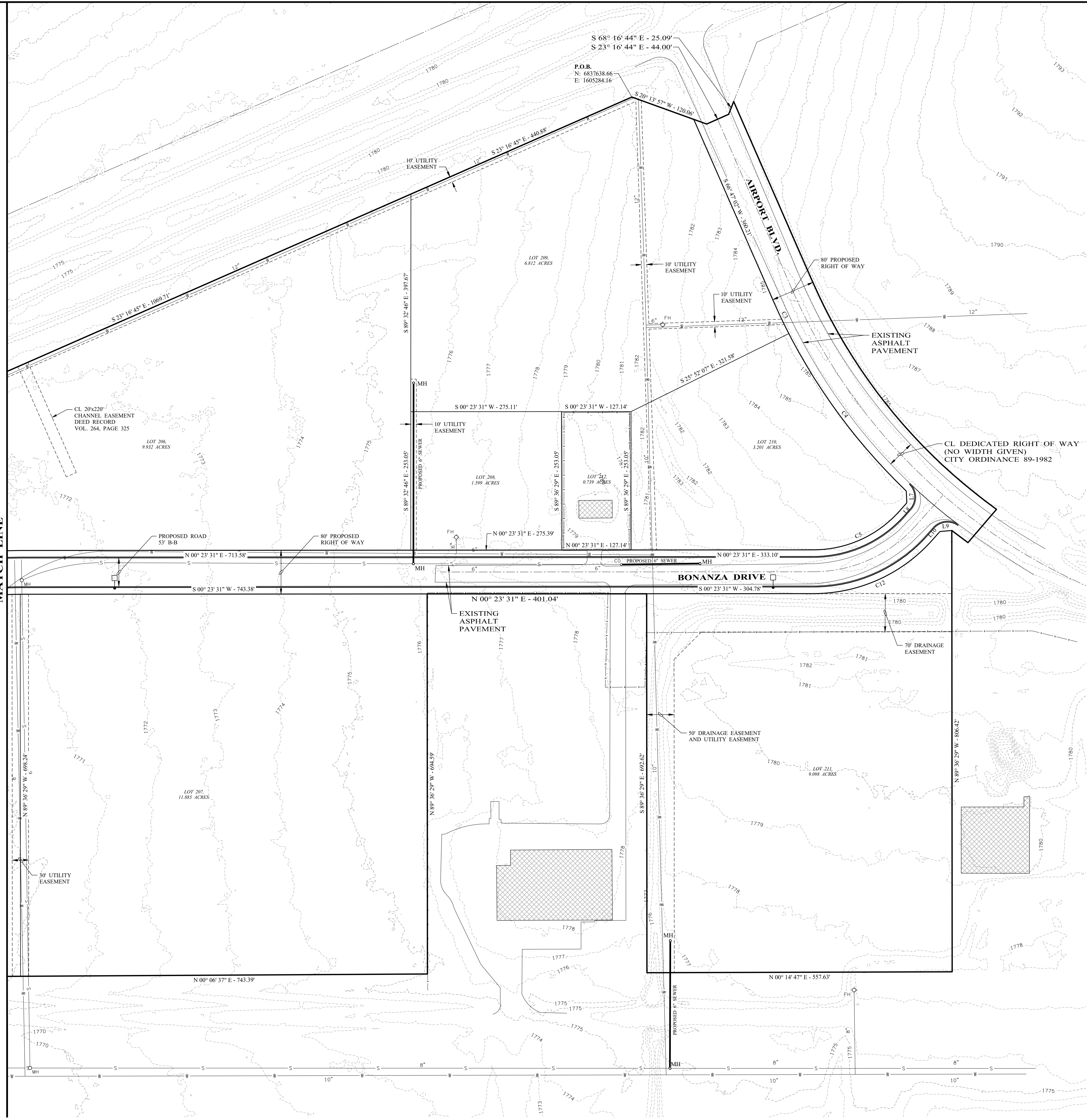
A PRELIMINARY PLAT
OF
ABILENE REGIONAL AIRPORT ADDITION
ABILENE, TAYLOR COUNTY, TEXAS

8500
06/20/2023



D:\Projects\Phase Development\2022\Proposed\8500 - Abilene Airport Regional (U. CADS PLAT - PRELIM)8500 - PRELIM PLAT - 250x250.dwg

MATCH LINE



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.23'	N66° 38' 42"E
L2	225.06'	S23° 17' 29"E
L3	58.14'	S0° 51' 27"W
L4	103.45'	S28° 18' 16"W
L5	25.00'	S66° 38' 42"W
L6	222.26'	N23° 21' 18"W
L7	21.51'	S88° 01' 45"W
L8	21.27'	N47° 47' 02"W
L9	21.83'	S4° 28' 06"E
L10	22.48'	S47° 47' 02"E

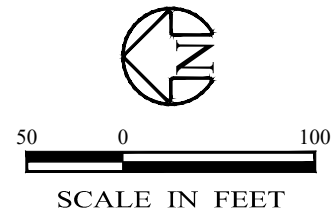
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	188.50'	120.00'	90°00'00"	N21° 38' 42"E - 169.71'
C2	466.51'	1860.08'	14°22'11"	S40° 46' 05"E - 465.28'
C3	68.18'	1089.40'	3°35'10"	S64° 59' 31"W - 68.17'
C4	360.77'	1088.39'	18°59'31"	S53° 43' 05"W - 359.12'
C5	176.57'	210.00'	48°10'32"	S23° 41' 46"E - 171.42'
C6	275.20'	540.00'	29°12'00"	N14° 12' 30"W - 272.24'
C7	295.33'	540.00'	31°20'08"	N44° 28' 34"W - 291.66'
C8	486.16'	459.87'	60°34'16"	N29° 52' 03"W - 463.84'
C9	224.14'	540.00'	23°46'56"	S11° 27' 50"E - 222.54'
C12	243.84'	290.00'	48°10'32"	N23° 41' 46"W - 236.72'

GENERAL LOT COUNTS:

TOTAL PROPERTY ACREAGE: 80.9 ACRES
TOTAL NUMBER OF LOTS: 11 LOTS
LARGEST LOT ACREAGE: 11.885 ACRES
SMALLEST LOT ACREAGE: 0.739 ACRES

OWNER:
CITY OF ABILENE
2933 AIRPORT BLVD. STE 200
ABILENE, TX, 79602
(325) 676-6061

SURVEYOR/ENGINEER:
ENPROTEC/HIBBS & TODD, INC.
402 CEDAR
ABILENE, TEXAS 79601
(325) 698-5560



LEGEND

- MH MANHOLE - SANITARY SEWER
- FH FIRE HYDRANT
- WV WATER VALVE
- PB PULL-BOX - TELEPHONE
- SN-TRF SIGN - TRAFFIC
- SN-TEL SIGN - BURIED TELEPHONE
- SN-FIBER SIGN - BURIED FIBER OPTIC
- DITCH LINE
- 6' TALL CHAIN LINK FENCE
- SANITARY SEWER LINE (APPROX. LOCATION)
- WATER LINE (APPROX. LOCATION)
- PROPERTY LINE
- LOT LINE
- ROAD CENTERLINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- STREET LIGHT

NOTES

- AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485450, MAP NUMBER 48441C0245F MAP REVISED JANUARY 6, 2012; THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.
- BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
- THIS ADDITION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.
- THIS PROPERTY IS CURRENTLY ZONED "PD"
- BEARINGS SHOWN ARE BASED ON GRID NORTH, NAD 83 TEXAS NORTH CENTRAL ZONE IN US SURVEY FEET BASED ON GPS OBSERVATIONS. ELEVATIONS SHOWN ARE NAVD 88 US SURVEY FEET.
- EXISTING UTILITY INFORMATION WAS OBTAINED FROM THE CITY OF ABILENE GIS PORTAL.

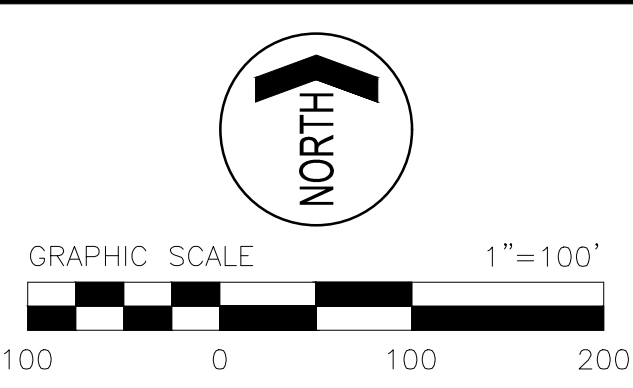
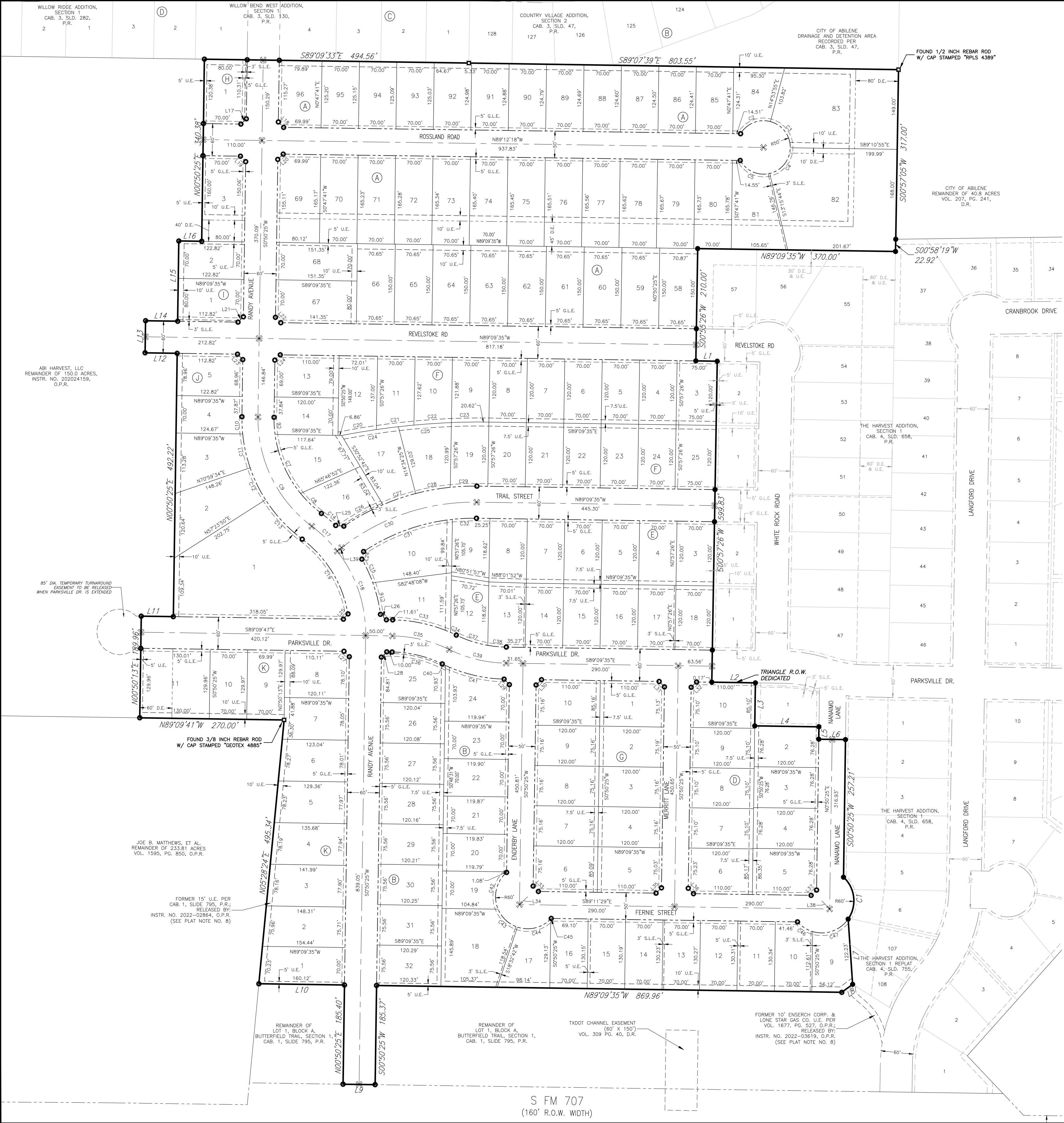
SHEET 3 OF 3



Enprotec | Hibbs & Todd
402 Cedar Street • Abilene, Texas 79601 • T. (325) 698-5560 • F. (325) 698-3240 • www.e-h.com
PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900

**A PRELIMINARY PLAT
OF
ABILENE REGIONAL AIRPORT ADDITION
ABILENE, TAYLOR COUNTY, TEXAS**

8500
06/20/2023



LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROP. UTILITY EASEMENTS
- PROP. DRAINAGE EASEMENTS
- EXIST. UTILITY EASEMENTS
- PROP. STREET R.O.W.
- EXIST. STREET R.O.W.

- SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
- ⊗ SET MAGNAIL WITH METAL WASHER
- FOUND 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
- FOUND 1/2 INCH REBAR ROD (UNLESS OTHERWISE NOTED)

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

DEVELOPER/SUBDIVIDER:
ABI HARVEST, LLC.
3409 S. 14TH STREET, SUITE 204
ABILENE, TX 79605
325-260-6935

BASIS OF BEARINGS:
BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.000142351.

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:**
- AREA OF SUBDIVISION = 43.552 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 9.805 ACRES.
 - NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441-C-0331-E EFFECTIVE JANUARY 6, 2012.
 - NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
 - THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
 - BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
 - UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY".
 - IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.

A FINAL PLAT OF
THE HARVEST ADDITION, SECTION 2
BEING 43.552 ACRES OUT OF THE
M. TALBOT SURVEY NO. 103, ABSTRACT NO. 319,
CITY OF ABILENE, TAYLOR COUNTY, TEXAS

PLANNING COMMISSION		PLANNING DIRECTOR	
THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, SUBCHAPTER A, AS AMENDED.		FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.	
DATE	CHAIRMAN	DATE	FILE NUMBER
ATTEST	SECRETARY	PLANNING DIRECTOR	
DATE	PLANNING DIRECTOR	FEES	
COUNTY CLERK		DIRECTOR OF PUBLIC WORKS	
I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON		THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.	
DATE	FILE NUMBER	DATE	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			
A FINAL PLAT OF THE HARVEST ADDITION, SECTION 2 BEING 43.552 ACRES OUT OF THE M. TALBOT SURVEY NO. 103, ABSTRACT NO. 319, CITY OF ABILENE, TAYLOR COUNTY, TEXAS			
AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON. THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:			
SEE ATTACHED METES & BOUNDS DESCRIPTION			
EXECUTED THIS _____ DAY OF _____ A.D. 2023			
KYLE PAUL ABI HARVEST, LLC			
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			
KYLE PAUL			
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			
ABI HARVEST, LLC.			
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. 2023			
TAYLOR COUNTY TEXAS			
GENERAL NOTES			
ACREAGE:		43.552 ACRES	
SCALE: 1"=100'		SMALLEST LOT: 0.181 ACRES ACRES LARGEST LOT: 1.128 ACRES ACRES	
LOT WIDTH: MIN. 69.99'		MAX. 130.00'	
LOT DEPTH: MIN. 119.79'		MAX. 165.78'	
CENTERLINE MARKER SET (SYMBOL)			
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:			
A FINAL PLAT OF THE HARVEST ADDITION, SECTION 2 BEING 43.552 ACRES OUT OF THE M. TALBOT SURVEY NO. 103, ABSTRACT NO. 319, CITY OF ABILENE, TAYLOR COUNTY, TEXAS			
SIGNATURE			
(PRINT)			
REGISTERED PROFESSIONAL LAND SURVEYOR			
DATE			
PRELIMINARY This document shall not be recorded for any purpose.			
3465 CURRY LANE ABILENE, TX 79606 325-695-1070			
1924 S. FORT WORTH HWY. WEATHERFORD, TX 76086 817-594-9880			
4920 S. LOOP 289, STE 104 LUBBOCK, TX 79414 806-368-6375			

BLOCK A

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
58	10,614	0.244	441.52'
59	10,598	0.243	441.30'
60	10,598	0.243	441.30'
61	10,598	0.243	441.30'
62	10,598	0.243	441.30'
63	10,598	0.243	441.30'
64	10,598	0.243	441.30'
65	10,598	0.243	441.30'
66	10,598	0.243	441.30'
67	12,058	0.277	456.84'
68	10,594	0.243	442.70'
69	13,171	0.302	484.55'
70	11,564	0.265	470.40'
71	11,568	0.266	470.51'
72	11,572	0.266	470.62'
73	11,576	0.266	470.73'
74	11,580	0.266	470.85'
75	11,583	0.266	470.96'
76	11,587	0.266	471.07'
77	11,591	0.266	471.18'

BLOCK B

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
78	11,595	0.266	471.29'
79	11,599	0.266	471.40'
80	11,603	0.266	471.51'
81	13,078	0.300	497.37'
82	41,451	0.952	805.59'
83	32,854	0.754	731.97'
84	8,906	0.204	402.61'
85	8,705	0.200	388.72'
86	8,712	0.200	388.91'
87	8,718	0.200	389.10'
88	8,725	0.200	389.29'
89	8,732	0.200	389.48'
90	8,738	0.201	389.67'
91	8,745	0.201	389.86'
92	8,750	0.201	390.01'
93	8,754	0.201	390.12'
94	8,758	0.201	390.24'
95	8,762	0.201	390.35'
96	9,961	0.229	404.49'

BLOCK D

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
2	9,154	0.210	392.56'
3	9,154	0.210	392.56'
4	9,154	0.210	392.56'
5	10,308	0.237	406.77'
6	10,174	0.234	404.54'
7	9,012	0.207	390.20'
8	9,012	0.207	390.20'
9	9,012	0.207	390.20'
10	10,162	0.233	404.35'

BLOCK E

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
3	8,400	0.193	380.00'
4	8,400	0.193	380.00'
5	8,400	0.193	380.00'
6	8,400	0.193	380.00'
7	8,400	0.193	380.00'
8	8,352	0.192	378.63'
9	7,906	0.181	365.16'
10	14,130	0.324	489.72'
11	11,700	0.269	459.22'
12	7,986	0.183	369.01'
13	8,416	0.193	378.77'
14	8,400	0.193	380.00'
15	8,400	0.193	380.00'
16	8,400	0.193	380.00'
17	8,400	0.193	380.00'
18	8,400	0.193	380.00'

BLOCK F

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
3	9,000	0.207	390.00'
4	8,400	0.193	380.00'
5	8,400	0.193	380.00'
6	8,400	0.193	380.00'
7	8,400	0.193	380.00'
8	8,400	0.193	380.00'
9	8,439	0.194	381.93'
10	8,711	0.200	389.76'
11	9,240	0.212	405.27'
12	10,300	0.236	430.84'
13	9,430	0.216	392.14'
14	8,375	0.192	377.75'
15	11,596	0.266	436.10'
16	9,321	0.214	393.53'
17	11,662	0.268	451.62'
18	10,241	0.235	415.58'
19	8,408	0.193	381.11'
20	8,400	0.193	380.00'
21	8,400	0.193	380.00'
22	8,400	0.193	380.00'
23	8,400	0.193	380.00'
24	8,400	0.193	380.00'
25	9,000	0.207	390.00'

BLOCK G

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	10,168	0.233	404.44'
2	9,021	0.207	390.36'
3	9,019	0.207	390.32'
4	9,019	0.207	390.32'
5	10,157	0.233	404.27'
6	10,165	0.233	404.39'
7	9,019	0.207	390.32'
8	9,019	0.207	390.32'
9	9,019	0.207	390.32'
10	10,169	0.233	404.46'

BLOCK I

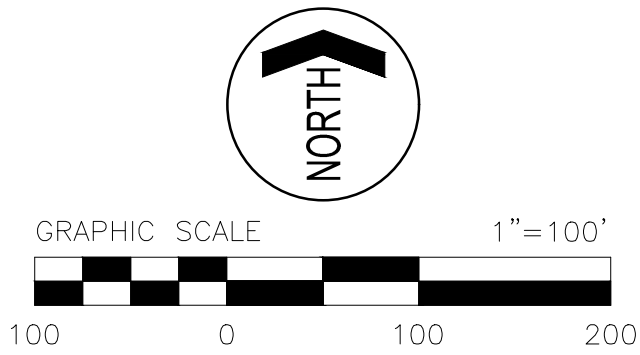
LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	9,776	0.224	399.79'
3	12,752	0.293	474.20'

BLOCK J

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	49,147	1.128	912.27'
2	14,998	0.344	538.09'
3	11,741	0.270	451.00'
4	8,617	0.198	387.56'
5	9,648	0.221	397.71'

BLOCK H

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	9,578	0.220	394.84'



LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	39.88'	S89°09'35"E
L2	81.50'	S89°02'34"E
L3	80.39'	S0°50'25"W
L4	120.00'	S89°09'35"E
L5	23.18'	S0°50'25"W
L6	50.00'	S89°09'35"E
L7	122.23'	S3°58'38"E
L8	25.20'	S53°51'54"W
L9	60.00'	N89°11'19"W
L10	160.12'	N89°09'35"W
L11	60.01'	S89°09'47"E
L12	60.00'	N89°09'35"W
L13	60.00'	S0°50'25"W
L14	60.00'	S89°09'35"E
L15	150.00'	N0°50'25"E
L16	42.82'	S89°09'35"E
L17	14.15'	N45°49'04"E
L18	14.14'	N44°10'56"W
L19	14.14'	S44°10'56"E
L20	14.15'	N45°49'04"E

LINE TABLE		
LINE NO.	LENGTH	BEARING
L21	14.14'	S45°50'25"W
L22	14.14'	N44°09'35"W
L23	14.14'	N44°09'35"W
L24	14.59'	S12°21'07"W
L24	14.14'	S45°50'25"W
L25	15.34'	S85°04'10"E
L25	12.97'	N41°16'08"E
L26	15.00'	S47°44'55"E
L27	14.14'	S44°09'41"E
L28	14.14'	S45°50'31"W
L29	14.16'	N44°06'00"W
L30	14.14'	S45°50'25"W
L31	14.14'	N44°09'35"W
L32	14.14'	N45°50'25"E
L33	14.14'	S44°10'32"E
L34	21.22'	N45°49'28"E
L35	14.15'	N45°49'04"E
L36	14.14'	N44°10'32"W
L37	14.15'	S45°49'28"W
L38	21.21'	N44°10'32"W

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD LENGTH
C1	85.93'	60.00'	82°03'22"	52.21°	56°19'17"E
C2	64.67'	50.00'	74°06'13"	37.75°	S67°50'49"W
C3	66.25'	50.00'	75°55'10"	39.01°	N37°08'30"W
C4	66.25'	50.00'	75°55'10"	39.01°	N38°46'41"E
C5	64.63'	50.00'	74°03'27"	37.72°	S66°14'01"E
C6	32.28'	220.00'	8°24'23"	16.17°	S32°1'46"E
C7	121.54'	220.00'	31°39'08"	62.36°	S23°23'32"E
C8	54.17'	220.00'	14°06'29"	27.22°	S46°16'20"E
C9	236.35'	250.00'	54°10'00"	127.84°	S26°14'35"E
C10	32.20'	280.00'	6°35'18"	16.12°	N2°27'14"W
C11	84.80'	280.00'	13°15'33"	32.54°	N12°22'39"W
C12	66.44'	280.00'	13°35'44"	33.38°	N28°48'18"W
C13	101.27'	280.00'	20°43'25"	51.20°	N42°57'52"W
C14	34.97'	280.00'	7°09'20"	17.51°	S49°44'55"E
C15	48.49'	280.00'	9°55'24"	24.31°	S24°48'12"E
C16	61.01'	280.00'	12°29'05"	30.63°	S13°35'58"E
C17	66.65'	250.00'	15°16'31"	33.52°	S45°41'19"E
C18	169.70'	250.00'	38°53'29"	88.26°	S18°36'19"E
C19	167.89'	220.00'	43°43'30"	88.27°	N31°27'49"W
C20	65.97'	1370.81'	2°45'27"	32.99°	N80°21'23"E
C21	70.65'	1370.81'	2°57'11"	35.33°	N83°12'42"E
C22	70.25'	1370.81'	2°56'11"	35.13°	N86°09'23"E
C23	49.42'	1370.81'	2°03'57"	24.71°	N88°39'27"E
C24	107.24'	1370.81'	4°28'57"	53.65°	N81°13'08"E

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING
C25	99.64'	1370.81'	4°09'52"	49.84°	N85°32'33"E
C26	83.64'	430.00'	11°08'41"	41.95°	N61°14'52"E
C27	64.59'	430.00'	8°36'23"	32.36°	N71°07'23"E
C28	65.93'	430.00'	8°47'04"	33.03°	N79°49'07"E
C29	49.75'	430.00'	6°37'42"	24.90°	N87°31'30"E
C30	271.51'	400.00'	38°53'29"	141.22°	S71°23'41"W
C31	178.39'	370.00'	27°37'30"	90.97°	S70°04'43"W
C32	44.87'	370.00'	6°56'52"	22.46°	S87°21'54"W
C33	111.61'	280.00'	22°50'16"	56.55°	S77°44'28"E
C34	11.83'	280.00'	2°29'16"	5.92°	S65°06'43"E
C35	110.21'	250.00'	25°15'31"	56.02°	S76°31'49"E
C36	96.99'	220.00'	25°15'31"	49.29°	N76°31'49"W
C37	62.11'	220.00'	16°10'36"	31.27°	S71°59'22"E
C38	34.87'	220.00'	9°04'54"	17.47°	S84°37'08"E
C39	110.21'	250.00'	25°15'31"	56.02°	S76°31'49"E
C40	6.75'	272.52'	1°25'11"	3.38°	N64°16'05"W
C41	113.39'	272.52'	23°50'20"	57.52°	N76°53'51"W
C42	75.37'	60.00'	71°58'12"	43.57°	N13°02'42"E
C43	50.80'	60.00'	48°30'54"	27.04°	N47°11'51"W
C44	67.70'	60.00'	64°38'56"	37.97°	S76°13'14"W
C45	1.34'	60.00'	1°16'37"	0.67°	S43°15'27"W
C46	34.07'	60.00'	32°32'06"	17.51°	N57°16'09"W
C47	75.14'	60.00'	71°45'24"	43.40°	S70°35'07"W

METES & BOUNDS DESCRIPTION:

BEING 43.552 acres of land situated within the M. Talbot Survey No. 103, Abstract No. 139, Taylor County, Texas, and being a part of Lot 1, Block A, Butterfield Trail, as shown most southerly southwest corner of the herein described tract;

BEGINNING at a 1/2 inch rebar rod with plastic cap stamped "RPLS 4389" found for the northeast corner of the herein described tract, and being the northeast corner of said 150.0 acre tract, same being the southeast corner of Country Village Addition, Section 2, as shown per plat recorded in Cabinet 3, Slide 47, of said Plat Records, and said point being located in the west line of said 150.0 acre tract and across said Lot 1, Block A, Butterfield Trails to a SET REBAR for an interior corner of the herein described tract;

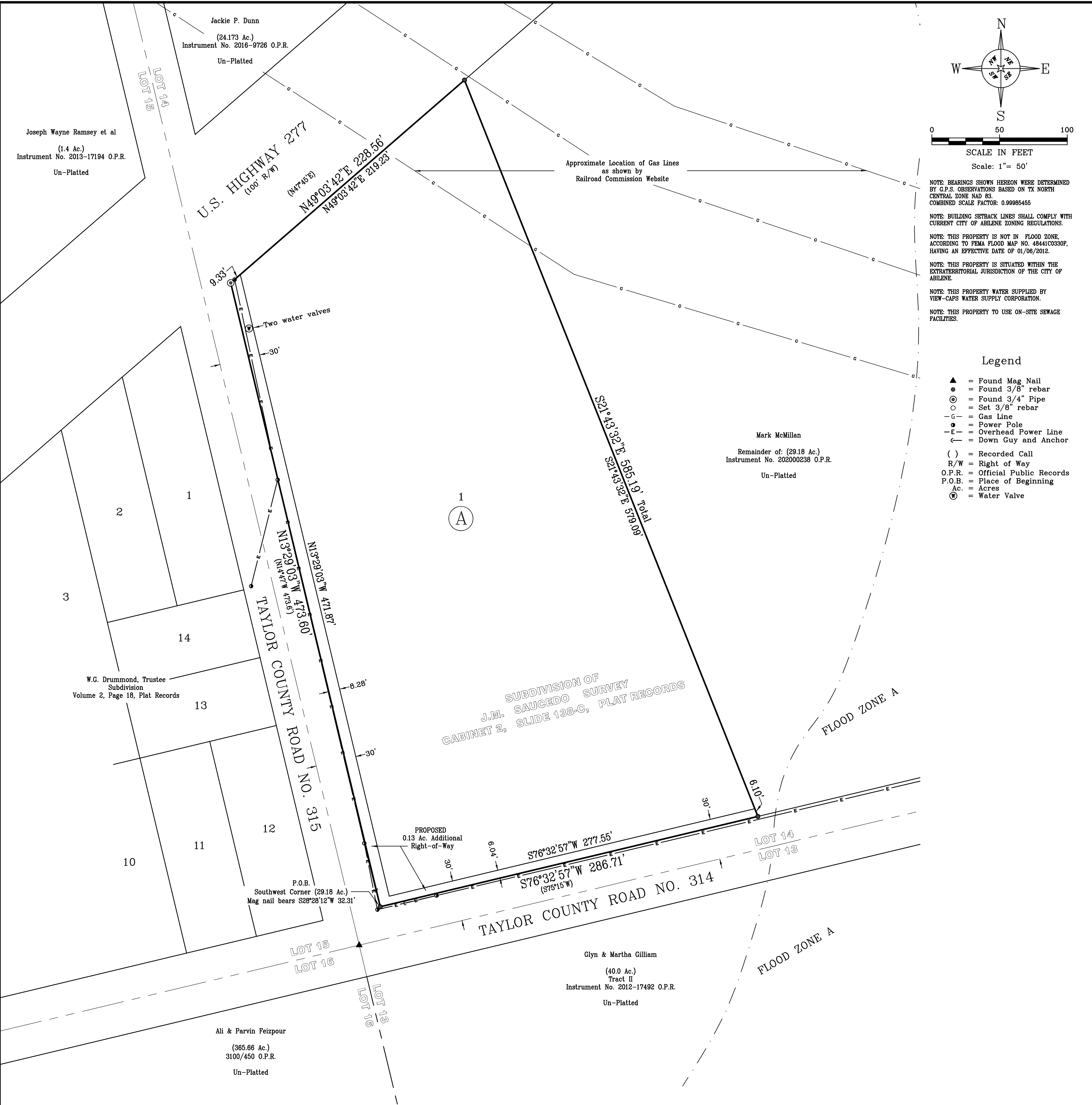
THENCE S00°57'05"W, 317.00 feet along the east line of the herein described tract and said 150.0 acre tract, and along the west line of said City of Abilene tract to a 3/8 inch rebar rod with plastic cap stamped "GEOTEX 4885" found for an angle corner of the herein described tract, same being the southwest corner of said City of Abilene tract, also being the northwest corner of the Harvest Addition, Section 1, as shown per plat recorded in Cabinet 4, Slide 658, of said Plat Records;

THENCE along the easterly line of the herein described tract and the remainder of said 150.0 acre tract, and along the westerly line of the Harvest Addition, Section 1, over and across said Lot 1, Block A, of said Butterfield Trails, the following bearings and distances:

- S00°58'19"W, 22.92 feet to a 1/2 inch rebar rod with plastic cap stamped "J&M BOUNDARY" found (henceforth being known as a FOUND REBAR for corner;
- N89°09'35"W, 370.00 feet to a FOUND REBAR for corner;
- S00°55'26"W, 210.00 feet to a FOUND REBAR for corner;
- S89°09'35"E, 39.88 feet to a FOUND REBAR for corner;
- S00°57'26"W, 599.83 feet to a FOUND REBAR for corner;
- S89°02'34"E, 81.50 feet to a FOUND REBAR for corner;
- S00°50'25"W, 80.39 feet to a FOUND REBAR for corner;
- S89°09'35"E, 120.00 feet to a FOUND REBAR for corner;
- S00°50'25"W, 23.18 feet to a FOUND REBAR for corner;
- S89°09'35"E, 50.00 feet to a FOUND REBAR for corner;
- S00°50'25"W, 257.21 feet to a FOUND REBAR for corner, being the beginning of a non-tangent curve to the right, said curve has a radius of 60.00 feet, with a delta angle of 82°03'22" and a chord bearing S06°19'17"E, 78.77 feet;
- Southerly along said curve to the right an arc distance of 85.93 feet to a FOUND REBAR for corner;
- S03°58'38"E, 122.23 feet to a FOUND REBAR for the most easterly southeast corner of the herein described tract and a southwest corner of Lot 108, Block B, of said The Harvest Addition, Section 1, as shown per plat recorded in Cabinet 4, Slide 755, of said Plat Records;

THENCE along the southerly line of the herein described tract and over and across said 150.0 acre tract and across said Lot 1, Block A, Butterfield Trails the following bearings and distances:

- S53°51'54"W, 25.20 feet to a SET REBAR for corner;
- N89°09'35"W, 869.96 feet to a SET REBAR for corner;
- S00°50'25"W, 185.37 feet to a SET REBAR for the most southerly southeast corner of the herein described tract, said point being in the south line of said 150.0 acre tract and said Lot 1, Block A, Butterfield Trails, same being in the north right-of-way line of S. FM 707 (100' R.O.W. Width);



FIELD NOTES
3.0 ACRES

BEING 3.0 acres out of Lot 14 of the subdivision of the J.M. Saucedo Survey, Taylor County, Texas, as shown by plat recorded in Cabinet 2, Slide 138-C, Plat Records, Taylor County, Texas, said 3.0 acres being part of a 29.18 acre tract recorded in Instrument No. 202000238, Official Public Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" rebar set on the north side of Taylor County Road No. 314 and the east side of Taylor County Road No. 315 at the southwest corner of said 29.18 acre tract for the southwest corner of this tract, whence a mag nail found in the intersection of said county roads at the southwest corner of said Lot 14 bears S28°28'12"W 32.31' feet;

THENCE N13°29'03"W 473.60 feet, along the east side of Taylor County Road No. 315, to a 3/4" pipe found on the SBL of U.S. Highway 277 (100 foot right-of-way) at the northwest corner of said 29.18 acre tract for the northwest corner of this tract;

THENCE N49°03'42"E 228.56 feet, along the SBL of U.S. Highway 277, to a 3/8" rebar set on the NBL of said 29.18 acre tract for the northeast corner of this tract;

THENCE S21°43'32"E 585.19 feet to a 3/8" rebar set on the north side of Taylor County Road No. 314 and the SBL of said 29.18 acre tract for the southeast corner of this tract;

THENCE S76°32'57"W 286.71 feet, along the SBL of said 29.18 acre tract and the north side of Taylor County Road No. 314, to the place of beginning and containing 3.0 acres of land.

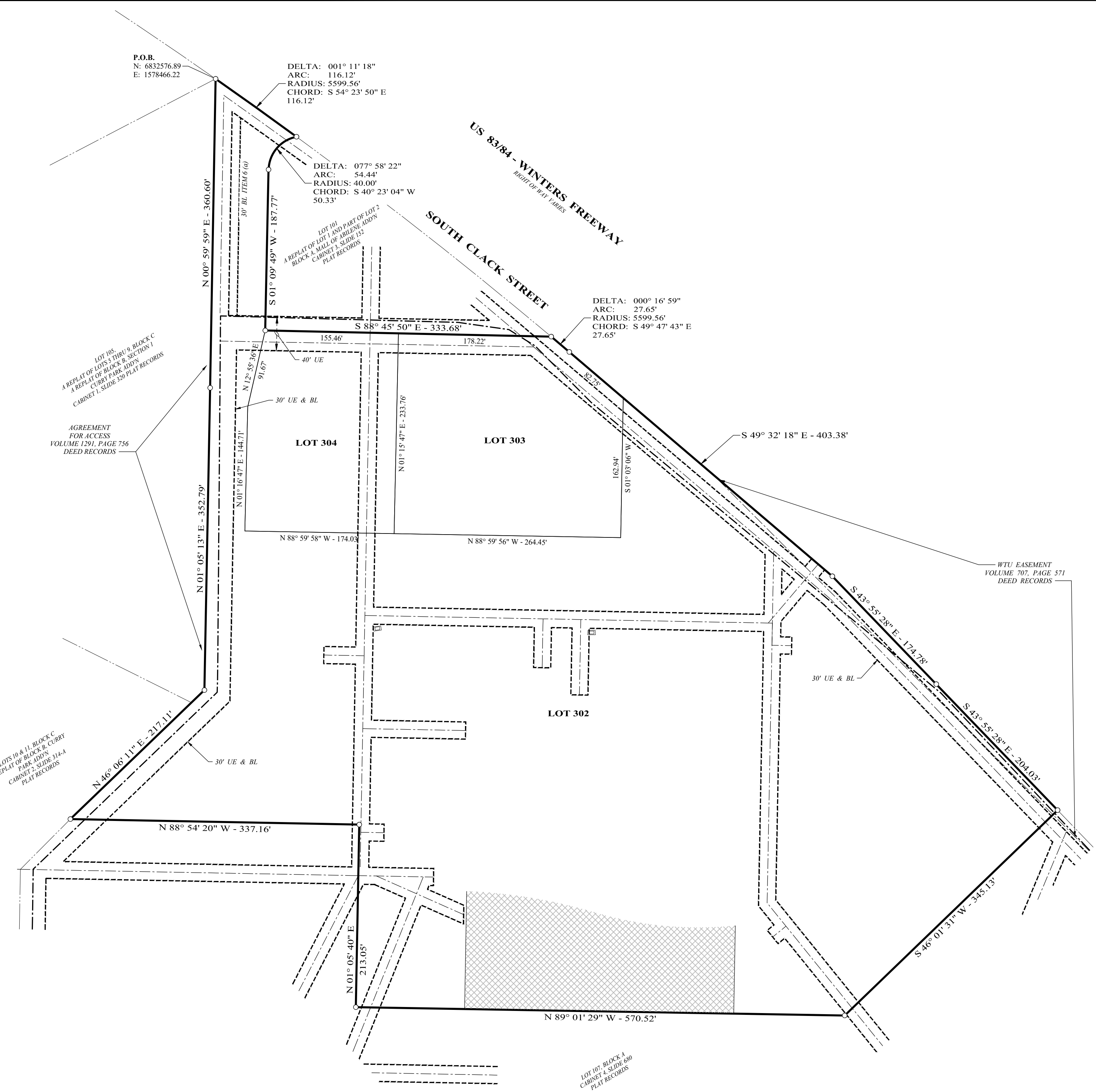
BRIGHT ADDITION
of 3.0 acres out of Lot 14 of the Subdivision of
the J.M. Saucedo Survey, Taylor County, Texas.

Owner: Bobby Bright
P.O. Box 2322
Abilene, Texas 79604

GEOTEX PROPERTY SOLUTIONS
4701 S. 3rd Street
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134

PLANNING & ZONING COMMISSION		PLANNING DIRECTOR	
THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, SUBCHAPTER A, AS AMENDED.		FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.	
DATE	CHAIRMAN	DATE	FILE NUMBER
ATTEST	SECRETARY	PLANNING DIRECTOR	
DATE	PLANNING DIRECTOR	FEES	
DIRECTOR OF PUBLIC WORKS		COUNTY CLERK	
THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.		I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON	
DATE	DIRECTOR OF PUBLIC WORKS	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			
BRIGHT ADDITION of 3.0 acres out of Lot 14 of the Subdivision of the J.M. Saucedo Survey, Taylor County, Texas.			
AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:			
"SEE FIELD NOTES SHOWN HEREON"			
EXECUTED THIS _____ DAY OF _____ 20 _____			
OWNER		OWNER	
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			
GENERAL NOTES			
ACREAGE 3.0 acres			
SCALE 1" = 50' SMALLEST LOT 2.87 acres LARGEST LOT 2.87 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 :			
BRIGHT ADDITION of 3.0 acres out of Lot 14 of the Subdivision of the J.M. Saucedo Survey, Taylor County, Texas.			
June, 1, 2023 DATE			
PLAT PREPARATION DATE: June 1, 2023			
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.			
SIGNATURE			
James L. Williams, Jr. R.P.L.S. #4885 REGISTERED PROFESSIONAL LAND SURVEYOR			

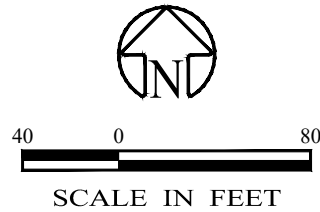
8585



LOTS 302, 303 AND 304
BLOCK A
MALL OF ABILENE
ABILENE, TAYLOR COUNTY, TEXAS

OWNER:
HENDRICK MEDICAL CENTER
1900 PINE STREET
ABILENE, TEXAS 79601

RADIANT PARTNERS LLC
305 W BROADWAY UNIT 288
NEW YORK, NY 10013



FIELD NOTES

BEING LOT 302, 303 AND 304, BLOCK A, MALL OF ABILENE, ABILENE, TAYLOR COUNTY, TEXAS, SAME BEING COMPRISED OF:
• ALL OF TRACT ONE AND TRACT TWO RECORDED IN DOCUMENT NO. 2021-11558, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, AND;
• ALL OF AN AMENDING PLAT OF LOT 110, BLOCK A, MALL OF ABILENE ADDITION, RECORDED IN CABINET 4, SLIDE 741, PLAT RECORDS, TAYLOR COUNTY, TEXAS;
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS GRID NORTH, NAD 83 TEXAS NORTH CENTRAL
ZONE BASED ON GPS OBSERVATIONS

BEGINNING AT A CHISELED X WITH DRILL HOLE IN CONCRETE ON THE SOUTHWESTERLY RIGHT OF WAY OF SOUTH CLACK STREET (A.K.A. US HIGHWAY 83/84) AT THE NORTHERN MOST CORNER OF THIS TRACT, SAID PARCEL ONE, AND SAID LOT 2, WHERE A FOUND BRONZE DISK RIGHT OF WAY MONUMENT AT THE CALLED POINT OF CURVE STATION 474+67 RIGHT 130' BEARS 472.86' N 57°24'41" W;
THENCE, ALONG THE SOUTHWESTERLY RIGHT OF WAY OF SOUTH CLACK STREET, WITH A CURVE TURNING TO THE RIGHT HAVING A DELTA ANGLE OF 01 DEGREES 11 MINUTES 18 SECONDS, A RADIUS OF 5599.56 FEET, AN ARC LENGTH OF 116.12 FEET, AND A CHORD BEARING SOUTH 54 DEGREES 23 MINUTES 50 SECONDS EAST A DISTANCE OF 116.12' (CALLED - 116.34') TO A CHISELED X IN CONCRETE AT A CORNER OF SAID LOT 2, SAID PARCEL ONE, AND THIS TRACT;
THENCE WITH A REVERSE CURVE TURNING TO THE LEFT HAVING A DELTA ANGLE OF 77 DEGREES 58 MINUTES 22 SECONDS, A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 54.44 FEET, AND A CHORD BEARING SOUTH 40 DEGREES 23 MINUTES 04 SECONDS WEST A DISTANCE OF 50.33' TO A FOUND 1/2 INCH IRON ROD AT A CORNER OF SAID LOT 2, SAID PARCEL ONE, AND THIS TRACT;
THENCE SOUTH 01 DEGREES 09 MINUTES 49 SECONDS WEST, AT A DISTANCE OF 59.90 FEET PASSING A FOUND DRILL HOLE IN CONCRETE AT THE END OF A CURVE IN THE WEST LINE OF LOT 1, SAID BLOCK A, MALL OF ABILENE, SAME BEING A CORNER OF THE SAVE AND EXCEPT 0.570 ACRE TRACT OUT OF SAID PARCEL ONE, CONTINUING FOR A TOTAL DISTANCE OF 187.77 FEET TO A CHISELED X IN CONCRETE AT A CORNER OF SAID 0.570 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 101, A REPLAT OF PART OF LOT 1 AND PART OF LOT 2, BLOCK A, MALL OF ABILENE ADDITION, RECORDED IN CABINET 3, SLIDE 152, PLAT RECORDS, TAYLOR COUNTY, TEXAS, AND BEING A CORNER OF THIS TRACT;
THENCE SOUTH 88 DEGREES 45 MINUTES 50 SECONDS EAST A DISTANCE OF 333.68 FEET TO A FOUND 3/8 INCH IRON ROD ON THE SOUTHWESTERLY RIGHT OF WAY OF SOUTH CLACK STREET AT THE SOUTHEAST CORNER OF SAID LOT 101 AND A CORNER OF THIS TRACT;
THENCE, ALONG THE SOUTHWESTERLY RIGHT OF WAY OF SOUTH CLACK STREET, WITH A CURVE TURNING TO THE RIGHT HAVING A DELTA ANGLE OF 00 DEGREES 16 MINUTES 59 SECONDS, A RADIUS OF 5599.56 FEET, AN ARC LENGTH OF 27.65 FEET, AND A CHORD BEARING SOUTH 49 DEGREES 47' 43" E - 333.68' TO A FOUND BRONZE DISK RIGHT OF WAY MONUMENT AT THE POINT OF TANGENT STATION 484+85.33 RIGHT 130' AT A CORNER OF SAID LOT 2, SAID PARCEL ONE, AND THIS TRACT;
THENCE SOUTH 49 DEGREES 32 MINUTES 18 SECONDS EAST, BEING THE REFERENCE BEARING FOR THIS TRACT (CALLED - S 50°09' E), A DISTANCE OF 403.38 FEET (CALLED - 403.77) TO A FOUND BRONZE DISK RIGHT OF WAY MONUMENT AT CALLED STATION 488+88.99 RIGHT 130' AT A CORNER OF SAID LOT 2, SAID PARCEL ONE, AND THIS TRACT;
THENCE SOUTH 43 DEGREES 55 MINUTES 28 SECONDS EAST A DISTANCE OF 174.78 FEET TO A FOUND 3/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 7, SAME BEING THE NORTHWEST CORNER OF LOT 110, BLOCK A, RECORDED IN CABINET 4, SLIDE 741, PLAT RECORDS, TAYLOR COUNTY, TEXAS, AND BEING AN ANGLE POINT IN THE NORTH BOUNDARY LINE OF THIS TRACT;
THENCE SOUTH 43 DEGREES 55 MINUTES 28 SECONDS EAST A DISTANCE OF 204.03 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 110, SAME BEING THE NORTHEAST CORNER OF THIS TRACT, WHERE A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "TRANSGLOBAL" BEARS 0.73' N 46°01'31" E, WHERE A FOUND 1/2 INCH IRON ROD ON THE SOUTHWESTERLY RIGHT OF WAY OF SOUTH CLACK STREET AT THE WESTERN CORNER OF LOT 5, BLOCK A, MALL OF ABILENE, RECORDED IN CABINET 2, SLIDE 313-B, PLAT RECORDS, TAYLOR COUNTY, TEXAS, BEARS 406.84' S 43°55'28" E;
THENCE SOUTH 46 DEGREES 01 MINUTES 31 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 110, A DISTANCE OF 345.13 FEET TO A FOUND MAG NAIL IN ASPHALT AT THE SOUTHWEST CORNER OF SAID LOT 110 AND BEING AT AN ANGLE POINT IN THE SOUTH BOUNDARY LINE OF THIS TRACT;
THENCE NORTH 89 DEGREES 01 MINUTES 29 SECONDS WEST A DISTANCE OF 19.58 FEET TO A FOUND MAG NAIL IN ASPHALT AT THE CORNER OF SAID LOT 2, SAID PARCEL ONE, AND THIS TRACT;
THENCE NORTH 88 DEGREES 59 MINUTES 01 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, AT A DISTANCE OF 109.5 FEET PASSING THE SOUTHEAST CORNER OF THE SEARS BUILDING, SAME BEING THE ON THE NORTH LINE OF THE MALL OF ABILENE BUILDING, AT A DISTANCE OF 423.5 FEET PASSING THE SOUTHWEST CORNER OF SAID SEARS BUILDING, CONTINUING FOR A TOTAL DISTANCE OF 550.85 FEET TO A SET 3/4 INCH ALUMINUM ROD WITH 2 INCH ALUMINUM CAP MARKED "HIBBS & TODD" FOR THE SOUTHERN SOUTHWEST CORNER OF SAID LOT 2, SAID PARCEL ONE, AND THIS TRACT;
THENCE NORTH 01 DEGREES 05 MINUTES 40 SECONDS EAST A DISTANCE OF 213.05 FEET TO A FOUND PK NAIL IN ASPHALT AT A CORNER OF SAID LOT 2, SAID PARCEL ONE, AND THIS TRACT;
THENCE NORTH 88 DEGREES 54 MINUTES 20 SECONDS WEST A DISTANCE OF 337.16 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" FOR A CORNER OF SAID LOT 2, SAID PARCEL ONE, AND THIS TRACT, WHERE A FOUND 3/8 INCH IRON ROD AT THE SOUTH CORNER OF LOT 11, BLOCK C, REPLAT OF BLOCK "B", CURRY PARK, ADDITION, RECORDED IN CABINET 2, SLIDE 314-A, PLAT RECORDS, TAYLOR COUNTY, TEXAS, BEARS 119.49' S 46°06'11" W;
THENCE NORTH 46 DEGREES 06 MINUTES 11 SECONDS EAST A DISTANCE OF 217.11 FEET (CALLED - 217.84') TO A FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "LANDPOINT" AT A CORNER OF SAID LOT 2, SAID PARCEL ONE, AND THIS TRACT;
THENCE NORTH 01 DEGREES 05 MINUTES 13 SECONDS EAST A DISTANCE OF 352.79 FEET (CALLED - 352.0') TO A FOUND DRILL HOLE IN CONCRETE AT A CORNER OF SAID LOT 2, SAID PARCEL ONE, AND THIS TRACT;
THENCE NORTH 00 DEGREES 59 MINUTES 59 SECONDS EAST A DISTANCE OF 360.60 FEET (CALLED - 360.3') TO THE POINT OF BEGINNING CONTAINING AN AREA OF 11.429 ACRES. SURVEYED ON APRIL 26, 2023.

NOTES

- AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485450, MAP NUMBER 48441C0219F MAP REVISED JANUARY 6, 2012; THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.
- BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
- THIS ADDITION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.

LEGEND

- MONUMENTS AS DESCRIBED IN FIELD NOTES
- UE UTILITY EASEMENT
- BL BUILDING SETBACK LINE
- EB ELECTRIC BOX
- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINES
- ADJACENT BOUNDARY LINES
- - - PIPELINE AFFIDAVIT
- - - CL 20' UTILITY EASEMENT (UNLESS OTHERWISE LABELED)

PLANNING COMMISSION	PLANNING DIRECTOR
THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, SUBCHAPTER A, AS AMENDED.	FILED WITH PLANNING DIRECTOR. CITY OF ABILENE, TEXAS
DATE _____ CHAIRMAN _____	DATE _____ FILE NUMBER _____
ATTEST _____ SECRETARY _____	PLANNING DIRECTOR _____
DATE _____ PLANNING DIRECTOR _____	FEES _____
DIRECTOR OF PUBLIC WORKS _____	COUNTY CLERK _____
THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.	I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON _____
DATE _____ DIRECTOR OF PUBLIC WORKS _____	DATE _____ FILE NUMBER _____
	COUNTY CLERK _____ COUNTY, TEXAS _____
	DEPUTY _____

OWNER'S CERTIFICATE AND DEDICATION

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

LOTS 302, 303 AND 304
BLOCK A
MALL OF ABILENE
ABILENE, TAYLOR COUNTY, TEXAS

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

"FIELD NOTES HEREON"

OWNER'S CERTIFICATE AND DEDICATION

EXECUTED THIS _____ DAY OF _____, 20____

PRINTED NAME

SIGNATURE

ACKNOWLEDGMENT

THE STATE OF TEXAS:
COUNTY OF _____

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

PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON _____ WHOSE NAME _____ SUBSCRIBED TO THE FOREGOING INSTRUMENT AND

ACKNOWLEDGED TO ME THAT _____ EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A D 20____

NOTARY PUBLIC

GENERAL NOTES

SHEET 1 OF 1 SHEETS _____ ACREAGE 12.00

SCALE 1" = 80' SMALLEST LOT 39,910 SQ FT LARGEST LOT 492,120 SQ FT

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:

LOTS 302, 303 AND 304
BLOCK A
MALL OF ABILENE
ABILENE, TAYLOR COUNTY, TEXAS



SIGNATURE

06/23/2023
DATE

RILEY ELMER GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR



Enprotec | Hibbs & Todd

402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-h-t.com
PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900

TO BE VACATED:

Hendrick Medical Center (“HMC”) acquired the property at the Mall of Abilene formerly owned by Sears (the “Sears Tract”), as evidenced by a Special Warranty Deed with an effective date of May 25, 2021, filed on May 27, 2021, and recorded in Document No. 2021-11558, Official Public Records, Taylor County, Texas. Concurrent with its acquisition of the Sears Tract, HMC agreed with the owner of the Mall of Abilene, Partners Mall Abilene LLC (“PMA”), for HMC to swap a portion of its parking lot (the “HMC Swap Tract”) for a portion of the parking lot owned by PMA (the “PMA Swap Tract”). Following such swap, the PMA Swap Tract was to be combined with the remainder of the Sears Tract to create a single lot. In furtherance thereof, PMA and HMC needed to obtain replats for (i) the initial subdivision of the HMC Swap Tract, and (ii) the replat of the Sears Tract, less the HMC Swap Tract, plus the PMA Swap Tract, as a combined Tract (the “Combined Tract”). In furtherance thereof, an engineer and a surveyor submitted a minor replat of the property to the City of Abilene that were filed by the Taylor County Clerk without the approval and signature of HMC, as more particularly described below:

- The plat dedicated on April 14, 2022, and filed on June 2, 2022, recorded in Cabinet 4, Slide 681, Plat Records, Taylor County, Texas, with an OWNERS CERTIFICATE AND DEDICATION signed by Daniel P. Friedman, Managing Member of Radiant Partners, LLC, and with the note “663.18 – Texas Administrative Code: Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document” in the SURVEYOR CERTIFICATE AND PLAT DESCRIPTION, under the name of “MALL OF ABILENE, BLOCK A, LOT 2 REPLAT, Lot 102 being the 9.571 Acre remainder of Lot 2 after Lot 103, Being an area of 2.261 acres of land taken out of MALL OF ABILENE Block A, Lot 2, John Doak Survey, Abstract 1294, City of Abilene, Taylor County, Texas according to the map or plat recorded in Cabinet 2, Slide 313-B and C, Plat Records of Taylor County, Texas.”

The minor replat is signed and notarized only by Daniel P. Friedman, Managing Member of Radiant Partners, LLC in the “Owner’s Certificate and Dedication” on behalf of PMA, and not by any authorized representative of HMC. As such, PMA and HMC are seeking to abandon this minor replat and to replace it with a single minor replat of the Combined Tract properly signed and notarized by authorized representatives of both PMA and HMC, as agreed to by the parties.

TO BE VACATED:

Hendrick Medical Center (“HMC”) acquired the property at the Mall of Abilene formerly owned by Sears (the “Sears Tract”), as evidenced by a Special Warranty Deed with an effective date of May 25, 2021, filed on May 27, 2021, and recorded in Document No. 2021-11558, Official Public Records, Taylor County, Texas. Concurrent with its acquisition of the Sears Tract, HMC agreed with the owner of the Mall of Abilene, Partners Mall Abilene LLC (“PMA”), for HMC to swap a portion of its parking lot (the “HMC Swap Tract”) for a portion of the parking lot owned by PMA (the “PMA Swap Tract”). Following such swap, the PMA Swap Tract was to be combined with the remainder of the Sears Tract to create a single lot. In furtherance thereof, PMA and HMC needed to obtain replats for (i) the initial subdivision of the HMC Swap Tract, and (ii) the replat of the Sears Tract, less the HMC Swap Tract, plus the PMA Swap Tract, as a combined Tract (the “Combined Tract”). In furtherance thereof, an engineer and a surveyor submitted a minor replat of the property to the City of Abilene that were filed by the Taylor County Clerk without the approval and signature of HMC, as more particularly described below:

- The plat dedicated on October 13, 2022, and filed on November 3, 2022, recorded in Cabinet 4, Slide 731, Plat Records, Taylor County, Texas, with an OWNERS CERTIFICATE AND DEDICATION signed by Daniel P. Friedman, Managing Member of Radiant Partners, LLC under the name of “MALL OF ABILENE, BLOCK A, LOT 103 DIVISION, Being an area of 2.261 acres of land, Being all of Lot 103, Block A, Mall of Abilene, City of Abilene, Taylor County, Texas, according to the map or plat recorded in Plat Cabinet 4, Slide 681, Plat Records of Taylor county, Texas. Said Lot 103 now being divided into a Lot 203, 1.217 acre tract and a 1.044 acre tract remainder of Lot 103”

-and-

With the note “663.18 – Texas Administrative Code: Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document” in the SURVEYOR CERTIFICATE AND PLAT DESCRIPTION, under the name of “MALL OF ABILENE, BLOCK A, LOT 103 REPLAT, Lot 203, 1.217 acre tract of land and Lot 204, 1.044 acre tract of land, being out of Mall of Abilene, block A, Lot 103 according to the map or plat recorded in Cabinet 4, Slide 681, Plat Records of Taylor County, Texas.”

The minor replat is signed and notarized only by Daniel P. Friedman, Managing Member of Radiant Partners, LLC in the “Owner’s Certificate and Dedication” on behalf of PMA, and not by any authorized representative of HMC. As such, PMA and HMC are seeking to abandon this minor replat and to replace it with a minor replat of the Combined Tract properly signed and notarized by authorized representatives of both PMA and HMC, as agreed to by the parties.

ZONING CASE CUP-2023-06

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: July 5, 2023
City Council 1st Reading: July 27, 2023
City Council 2nd Reading: August 10, 2023

Applicant

Owner: WV Meridian, LLC
Agent: Eric Emerson

Case Manager

Mason Teegardin – Planner

Request

Apply a Conditional Use Permit to approximately 1.09 acres on a site zoned PDD-130/COR to allow the reopening of a carwash that has been abandoned.

Location

Lot 10, Block A, Countryside South Section 3 at 5190 Buffalo Gap Road.

Background

The applicant proposes to use the existing self-service carwash and vacuums in same manner that it historically operated. The applicant does propose to install an automatic drive through car wash in one of the existing wash bays. A proposed Plan of Operation describing the proposed use is attached with this report.

Existing Uses/Zoning

Properties to the north are zoned Residential Single Family-6 (RS-6). Properties to the east are zoned Neighborhood Retail (NR) and Planned Development District (PDD-9). Properties to the south are zoned Neighborhood Retail (NR). Properties to the west are zoned Patio Home (PH). All surrounding properties are also located in the Buffalo Gap Road Corridor Overlay (COR).

Criteria Assessment

Staff has reviewed the request based upon the factors established in Section 1.4.3.5, Criteria for Approval, of the Land Development Code. These factors are identified and addressed below:

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.

The Future Land Use Map designates the site as Very Low Density Residential. The proposed use is not consistent with the Comprehensive Plan recommendations; however, it is consistent with the surrounding uses along the Buffalo Gap Corridor and the historic use of the property.

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations

The proposed use of the subject site as a carwash is consistent with the previous use of the property and the surrounding zoning districts that front onto Buffalo Gap Road.

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 use will operate consistent with the historic use of this site and will not negatively affect the surrounding commercial uses. It should be noted that a 25' grassy buffer and wooden fence exists between the neighborhood and developed portion of the subject site. That buffer will be maintained. The existing carwash buildings are located approximately 34' and 43' from the nearest residential property lines. Those distances will be maintained.

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 proposed use will not generate additional pedestrian and vehicular traffic relative to the historic use of the site.

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.**

As described above in Criteria 3, the proposed use will maintain the existing buffers and building separations from the adjoining RS-6 neighborhood.

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.**

The use would comply with all applicable LDC requirements. A Site Plan is not required because no new site improvements are proposed. A site plan will be required prior to the issuance of permits for the proposed automatic carwash to ensure that it maintains the existing building footprint.

Staff Recommendation

Staff recommends **approval**, subject to:

1. Compliance with the proposed Plan of Operation.
2. Approval of a site plan that indicates the location and dimensions of the proposed automatic wash bay.

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

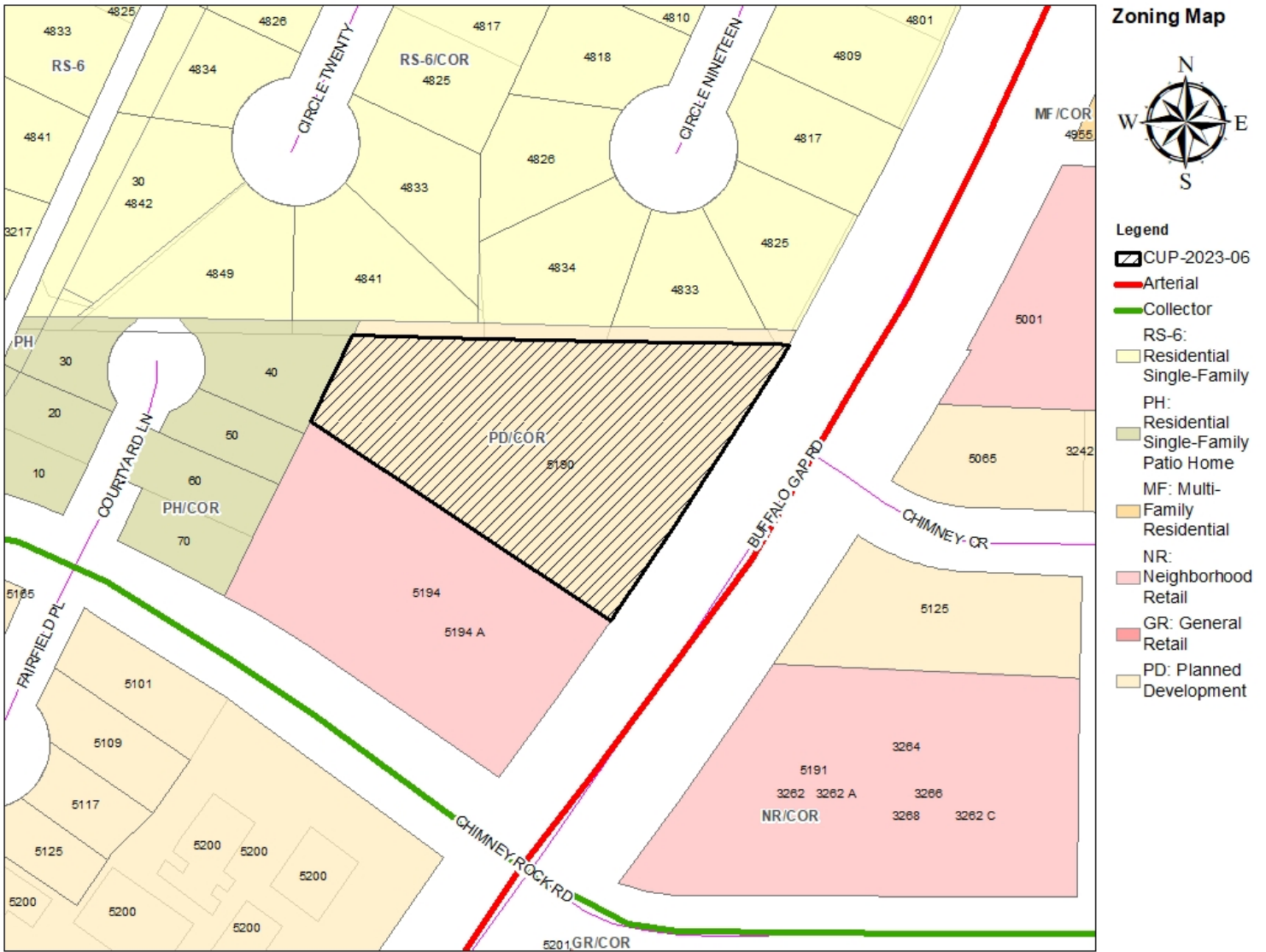
OWNER			
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ANDERS BRYCE L & SHARON D	75287	4842 CIRCLE TWENTY	
ANDERS BRYCE L & SHARON D	75287	30 COURTYARD LN	
BW GAS & CONVENIENCE	12801	5194 A BUFFALO GAP RD	
BW GAS & CONVENIENCE	12801	5194 BUFFALO GAP RD	
COULTER NATHAN	76665	5065 BUFFALO GAP RD	
DE JESUS LUIS G & MADISON R CRUZ	12797	10 COURTYARD LN	
DIRKS DOUGLAS W & LUCINDA	12845	50 COURTYARD LN	
ELLIS RAY H III & KIMBERLY C	73579	4825 CIRCLE NINETEEN	
ENGLEDOW JOE C & MARY	74810	4825 CIRCLE TWENTY	
GASKIN RENEE Y	12828	40 COURTYARD LN	
GFC LEASING CORP	12108	5125 BUFFALO GAP RD	
GREGG ALEXANDER PROMETHEUS	73852	4834 CIRCLE NINETEEN	
HEAD JUSTIN & CHLOE	75405	4834 CIRCLE TWENTY	
HUDSON MARK A	73989	4826 CIRCLE NINETEEN	
LYONS ELOISE	74126	4818 CIRCLE NINETEEN	
LYONS KENNETH F & JANICE FAYE	73448	4817 CIRCLE NINETEEN	
MILL IRON J & CO LLC	71537	5001 BUFFALO GAP RD	
R M LEASING GROUP LLC	12818	30 COURTYARD LN	
R M LEASING GROUP LLC	75288		
ROBERTS JAMES TERRY &	75166	4849 CIRCLE TWENTY	
SEARFOSS KENNETH & AMBER	74932	4833 CIRCLE TWENTY	
SKINNYS INC	75547	3262 C CHIMNEY ROCK RD	
SKINNYS INC	75547	3262 A CHIMNEY ROCK RD	
SKINNYS INC	75547	3266 CHIMNEY ROCK RD	
SKINNYS INC	75547	5191 BUFFALO GAP RD	
SKINNYS INC	75547	3264 CHIMNEY ROCK RD	
SKINNYS INC	75547	3262 CHIMNEY ROCK RD	
SKINNYS INC	75547	3268 CHIMNEY ROCK RD	
SNOW LINDA K	12805	20 COURTYARD LN	
SPESTERT MATTHEW A	75046	4841 CIRCLE TWENTY	
SPESTERT MATTHEW A	75046		
THOMPSON SCOTT MICHAEL &	73711	4833 CIRCLE NINETEEN	
TILBROOK PATTI M	12863	60 COURTYARD LN	
TUSCOLENE INVESTMENTS LLC	12881	70 COURTYARD LN	
WV MERIDIAN LLC	12800	5190 BUFFALO GAP RD	
YATES CAROL ANN	73314	4809 CIRCLE NINETEEN	

PROP ID

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
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DE JESUS LUIS G & MADISON R CRUZ	12797	10 COURTYARD LN	
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BW GAS & CONVENIENCE	12801	5194 A BUFFALO GAP RD	
BW GAS & CONVENIENCE	12801	5194 BUFFALO GAP RD	
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SKINNYS INC	75547	3264 CHIMNEY ROCK RD	
SKINNYS INC	75547	3262 CHIMNEY ROCK RD	
SKINNYS INC	75547	3268 CHIMNEY ROCK RD	
COULTER NATHAN	76665	5065 BUFFALO GAP RD	

LOCATION MAP

ZONING MAP





CONDITIONAL USE PERMIT

Case: CUP-2023-06

Owner: WV Meridian, LLC

Agent: Eric Emerson

Request: A CUP to allow for the reopening of a carwash on a site zoned PDD-130/COR.

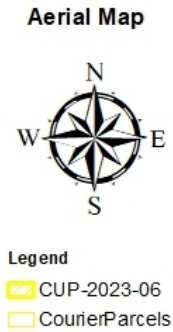
Location: 5190 Buffalo Gap Road

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: July 5, 2023

Council Hearing: July 27, 2023
August 10, 2023

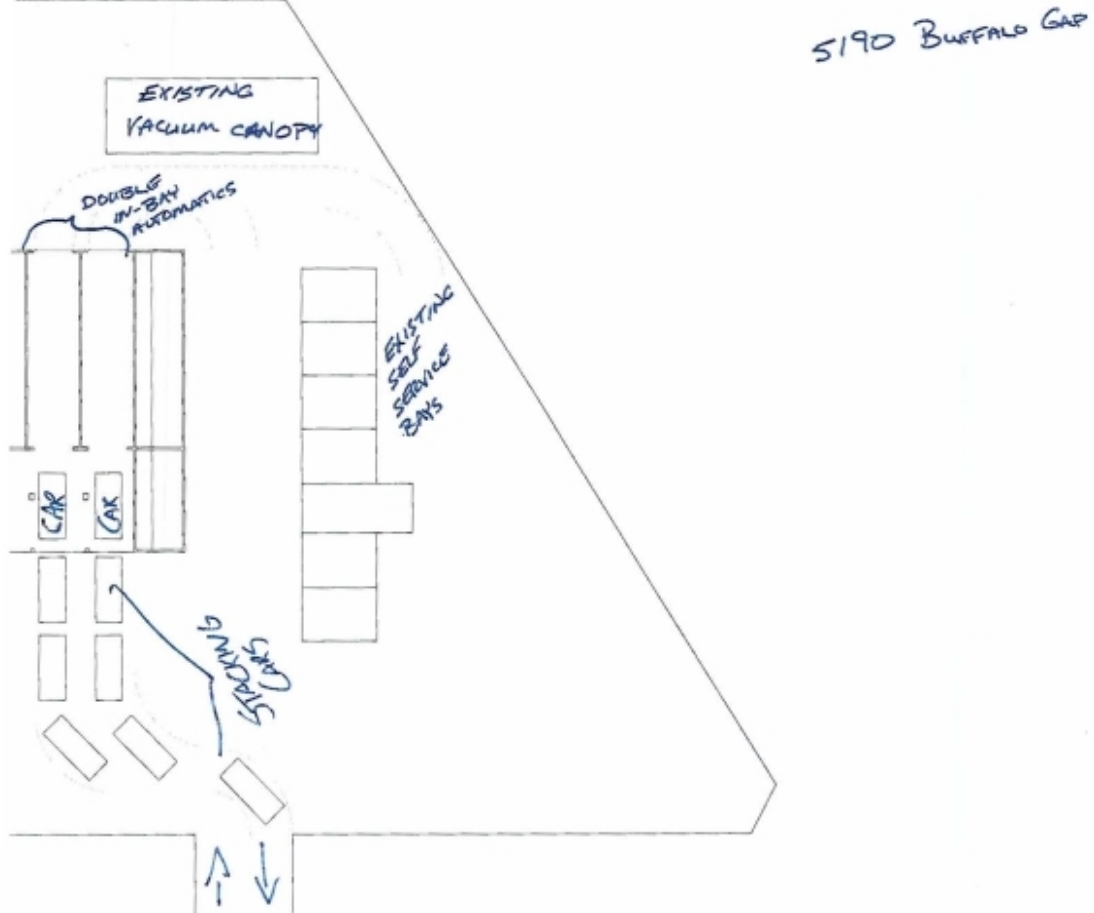








PROPOSED SITE LAYOUT





VIEWS OF SUBJECT PROPERTY



Subject Property



North Neighboring
Property



South Neighboring
Property



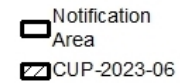
West Neighboring
Property



East Neighboring
Property



CITY OF
ABILENE
TEXAS



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATIONS

The proposed request is **not** consistent with the Comprehensive Plan, but is consistent with:

- The surrounding uses and zoning and historic use of the site;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

Staff Recommendation: **Approval**, subject to the following conditions:

1. Compliance with the proposed Plan of Operation.
2. Approval of a site plan that indicates the location and dimensions of the proposed automatic wash bay.





Questions?





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: SUPER SUDS CARWASH
Address: 5190 BUFFALO GAP RD Number of Lots: 1 Acreage: 1.0988
Legal Description: COUNTRYSIDE SOUTH, SEC 3, BLOCK A, LOT 10, CONT
Subdivision Name: COUNTRYSIDE SOUTH Block: A Lot: 10
Current Zoning: PDD-130/COR Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: WV MERIDIAN, LLC
Address: 1500 RANKIN HIGHWAY
City, State, Zip: MIDLAND, TX 79701 Fax: _____
Phone: _____ Email: _____
Agent Name: ERIC EMERSON
Address: 3766 WOODRIDGE DR
City, State, Zip: ABILENE, TX 79605 Fax: _____
Phone: 325-660-8428 Email: SUPERSLUDSABILENE@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 of Owner: [Signature] Date: 5/29/23

FOR OFFICE USE ONLY

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

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

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): ERIC EMERSON

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

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: _____

Owner Authorization and Representative Designation

Property Description

Subdivision: COUNTRYSIDE SOUTH Total Number of Acres: 1.0988
 Zoning Classification(s): PDD-130/COR Total Number of Lots: 1
 Location: 5190 BUFFALO GAP ROAD

Property Owner Information & Authorization

Name/Company: WV MERIDIAN, LLC
 Address: 1300 RANKIN HIGHWAY
 City: MIDLAND State: TX Zip Code: 79701
 Phone: _____ Email: _____

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate ERIC EMERSON (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.

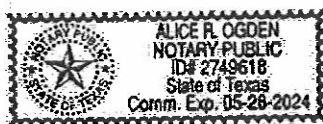
Property Owner's Signature: M. Brandon Williams Date: 05-25-2023

STATE OF: TEXAS

COUNTY OF: TAYLOR

BEFORE ME, a Notary Public, on this day personally appeared M. Brandon Williams (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 25th day of May, 2023

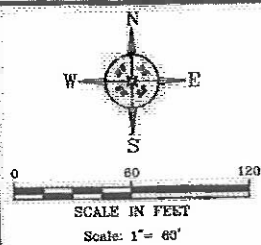


Alice R. Ogden
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: ERIC EMERSON Company: E2 HOLDINGS, LLC
 Address: 3766 WOODBRIDGE DR City: ABILENE State: TX
 Zip Code: 79605 Number: 325-660-8428 Email: SUPERSUDSABILENE@GMAIL.COM

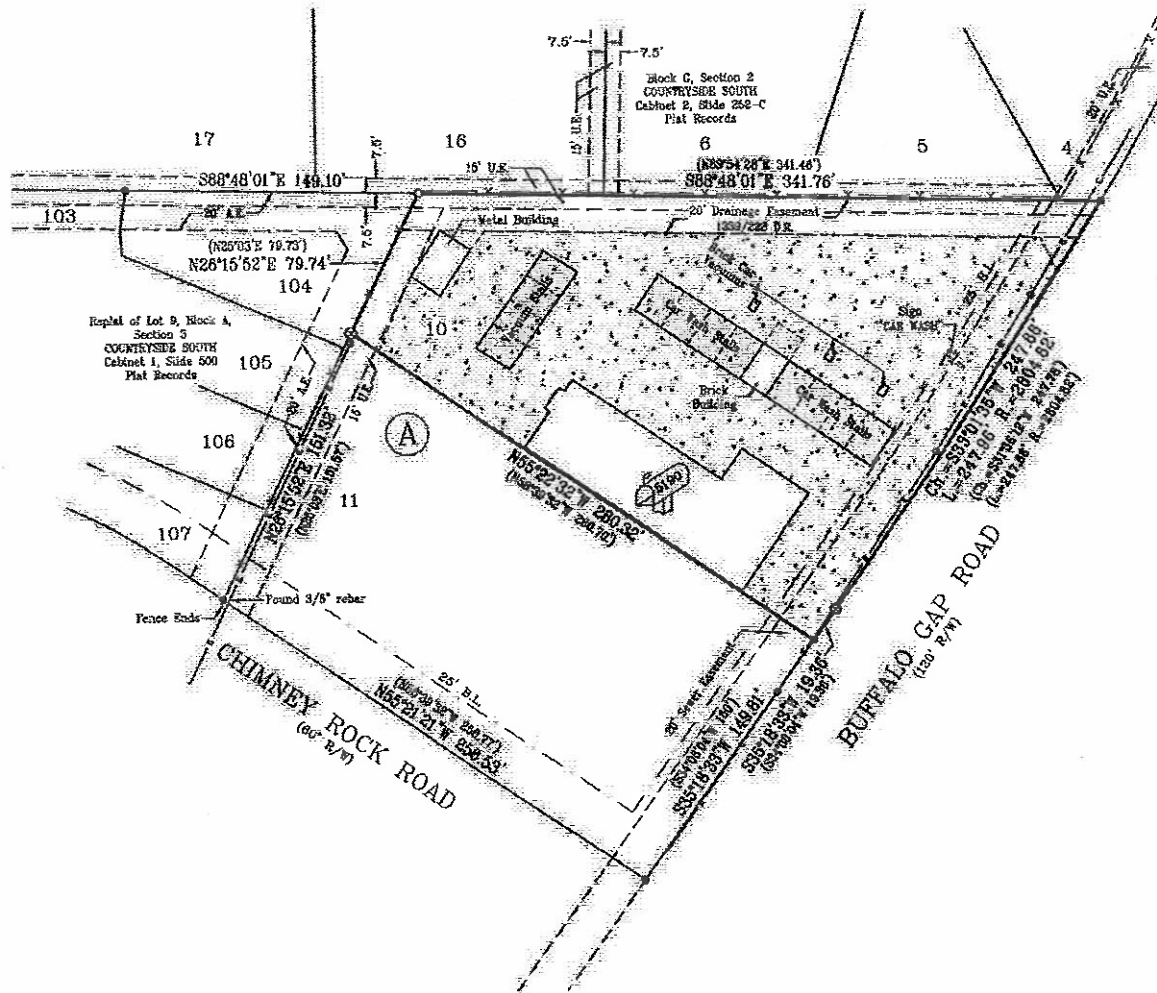


NOTE: Bearings shown hereon are based on Geodetic North, determined by G.P.S. observations.

NOTE: There may be easements on or near this property which are not reflected by title commitment or this survey plat.

EASEMENT NOTES FROM TITLE COMMITMENT SCHEDULE B:
103. subject to, shown hereon.
11c. subject to, shown hereon.

- Legend**
- Found 1/2" rebar unless noted otherwise
 - ⊗ Found "X" in Concrete
 - ⊙ Set "X" in Concrete
 - Set 5/8" rebar
 - X- Fence
 - Power Pole
 - E- Overhead Power Line
 - () Recorded Call
 - A.E. Access Easement
 - U.E. Utility Easement
 - B.L. Building Setback Line
 - R/W Right of Way
 - Ch. Chord
 - R. Radius
 - L. Length
 - Concrete
 - Covered Concrete
 - Gravel



E2 Holdings, LLC
5190 Buffalo Gap Road
Abilene, Texas 79606
GF No. WTA-80C-48802324088-MR

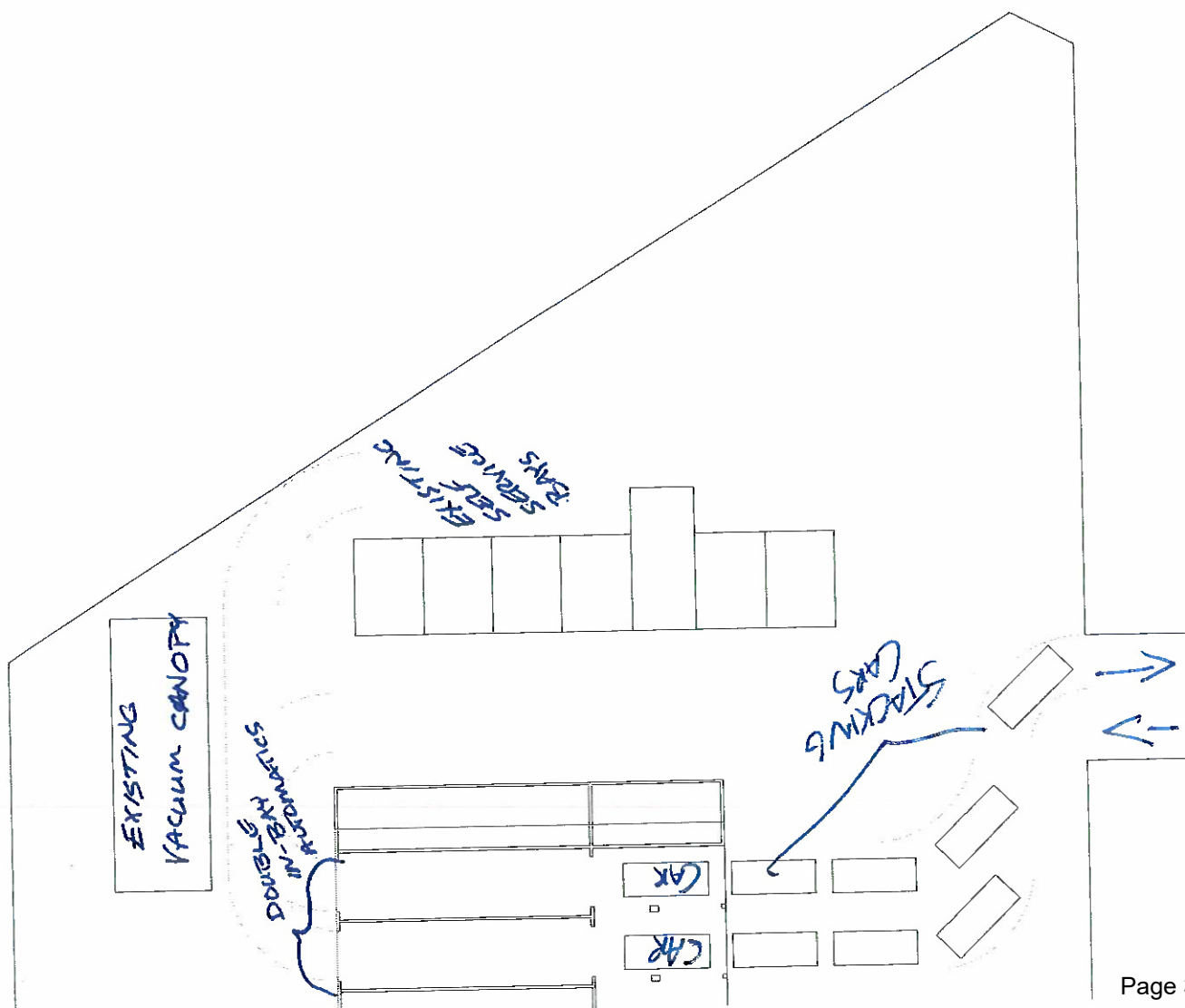
I hereby certify to E2 Holdings, LLC and West Texas Abstract & Title Company, this to be a correct plat showing the location of the improvements situated upon Lot 10, Block A, of Lots 10 & 11, Block A, Lot 2, Block B, Continuation of Section 3 and Lot 101 & 102 Replat of Lot 1, Block B of Section 3, Countryside South Addition, an Addition to the City of Abilene, Taylor County, Texas, according to the plat recorded in Volume 1, Page 25, Plat Records, Taylor County, Texas.
Surveyed on the ground May 17, 2023.

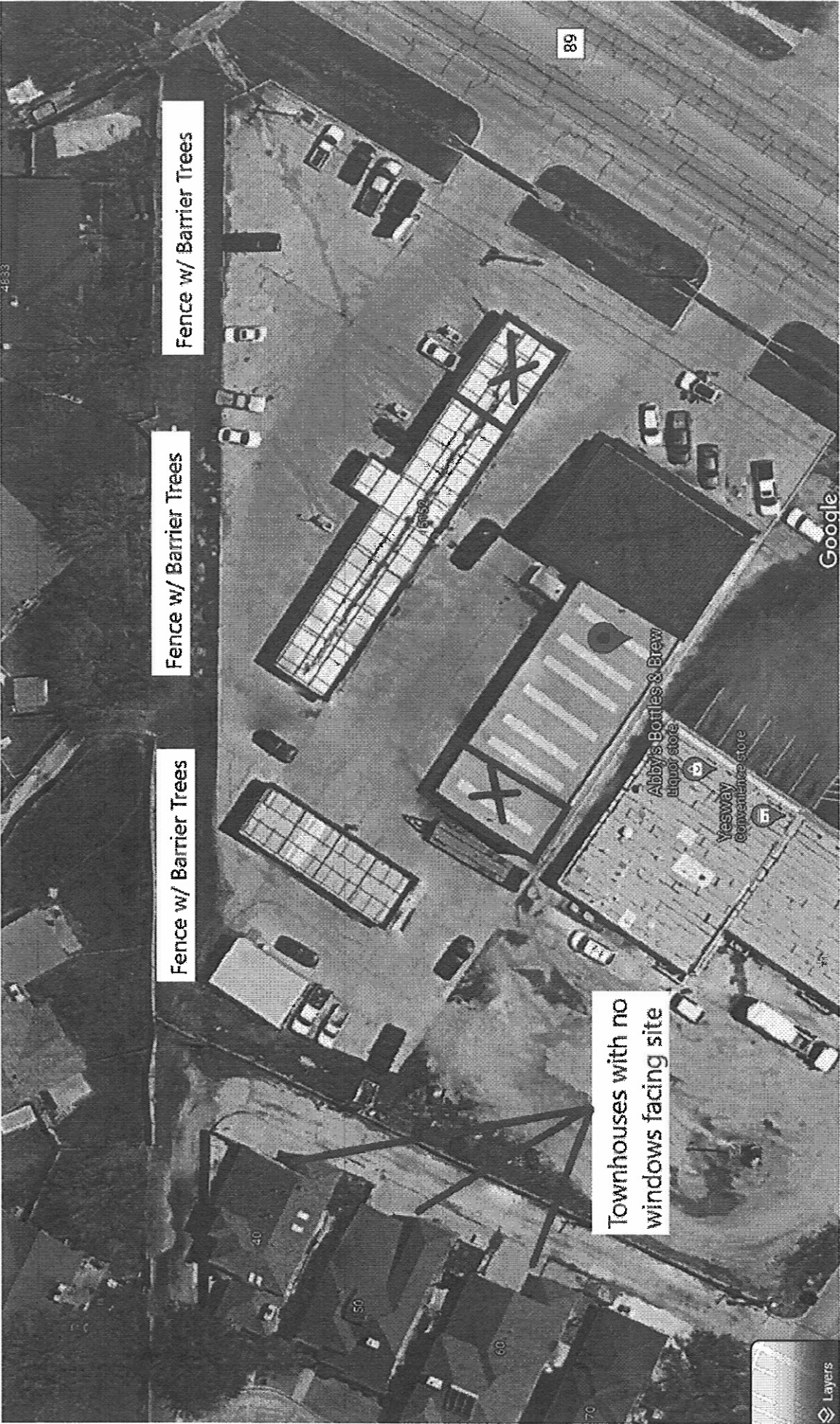
There are no visible or apparent protrusions or overlapping of improvements upon or off this property other than shown. (Fences are not entirely upon property lines.)

GEOTEX PROPERTY SOLUTIONS 4701 S. 3rd Street Abilene, Texas 79605 325-677-8712 Firm Registration No. 10194134	File No: 990-59-28 File Name: 5190 Buffalo Gap Location: D:\ABILENE\2023\ Geotex Property Solutions Drawn by: © 2023 All Rights Reserved RL	GEOTEX PROPERTY SOLUTIONS <i>James L. Williams, Jr.</i> James L. Williams, Jr. RPLS #4885
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5190 Buffalo Gap





5190 Buffalo Gap Rd

CUP Plan of Operation

The Conditional Use Permit (CUP) is being requested for the operation of a car wash. To the best of our knowledge, this wash has already existed and operated for 25+ years at this site. The CUP is necessary because the car wash has been closed for over six months due to COVID-19 ramifications in 2021. As this location has historically operated as a car wash for decades, we believe re-granting a CUP for this site is appropriate. It is our belief that there is a need for a well-operated self-service car wash in this area. In addition, we are excited to offer a "touch-free" in-bay automatic as a differentiator from any other wash in the entire Abilene car wash market. We currently operate self-service and in-bay washes at 5 locations in Abilene as Super Suds Car Wash.

The plan is to revitalize and re-open the existing self-service car wash on the site. We envision using 6 of the 8 existing self-service bays for customers to hand wash their cars. We plan to remove the 2 bays closest to Buffalo Gap Road to facilitate traffic flow due to the Buffalo Gap Road renovation and the combining of the two existing ingress/egresses into one new drive. We plan to maintain self-service vacuums where they are currently housed under the canopy at the back of the site.

In addition, the existing tire shop on the property will be renovated to house two in-bay automatics within the structure. The planned renovations include removing the retail front of the store and approximately 15' from the back of the building. These two in-bay automatics will be fully contained within the building, including all blowers for drying the car. Each in-bay automatic will have entrance and exit openings of approximately 12'x12'.

The largest potential issue of a car wash is noise. The dryers of the in-bay automatics are the largest sound generators. We will place the dryers inside the building to muffle the noise level. The manufacturer's dryer literature says our set-up will produce 95 decibels at 10 ft from the building, dropping to 76 decibels at 60 ft. We have measured dimensions and anticipate our building being 120 ft from the back of the property line, at which dryer noise will be negligible at most. We do not believe our other equipment will generate noise levels higher than the wash and tire shop have generated in the past and will not add to the traffic noise of Buffalo Gap Road that neighboring lots already experience. We will install appropriate signage concerning radio volume and monitor customers' radio volume when staff is on site. Fences and trees are effective sound barriers, and all houses backing up to the site have existing 6-8' wooden fencing, as well as large trees along the fence line. Therefore, the noise of the normal operation of both the in-bay automatics and self-service bays will not materially alter the existing noise pollution of surrounding lots.

The self-service and in-bay car wash models necessitate the site to be well-lit. We will seek to use directional LED lighting that does not create undue light pollution for residential neighbors.

In conclusion, this site has already functioned as a self-service car wash for many years, and we believe that re-approving a CUP for operations is appropriate. The rehabilitation of the existing wash, as well as an update and redesign of the tire shop building, will be a positive contribution to Buffalo Gap's thriving commercial corridor, and the effect on neighboring lots will be minimal and within the bounds of what the site has historically produced.

5190 Buffalo Gap Rd

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STREET NAME CHANGE SNC-2023-04

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: July 5, 2023

City Council 1st Reading: July 27, 2023

City Council 2nd Reading: August 10, 2023

Applicant

Owner: Kalla Family LP

Agent: Jacob & Martin

Case Manager

Adam Holland

Request

Change the name of the southern portion of Tin Cup to Phoenix Drive extending east from Forrest Meadows Drive.

Background

- Forest Meadows Section 1 was recorded showing a segment of Tin Cup immediately east of Forrest Meadows Drive that would eventually connect to an existing segment of Tin Cup to the north.
- The Preliminary Plat of Forest Meadows Section 2 was approved with a design that would not the proposed southern segment of Tin Cup with the existing segment of Tin Cup to the north. This resulted in two disconnected street segments named Tin Cup.
- As a condition of approval of the Final Plat of Forest Meadows Section 2 requires that southern segment of Tin Cup be renamed as Phoenix Drive to match the existing street name west of the intersection of Forest Meadow Drive and Tin Cup.

Assessment

The Development Review Committee reviewed this request and had the following comments:

911/Addressing

- A total of thirteen (13) addresses will need to be changed, which includes both the address number and the street name
- An address change incurs a \$100 fee per address, which would total \$1,300.

Staff Recommendation

Staff recommends approval with the following condition:

1. All address changes shall be completed through the 911/Addressing Department prior to the issuance of permits for any affected property and for all addresses within one year of the effective date of approval.

Notification

Owner

Owner	Property ID	Situs	Response
ABILENE FORREST HILL LLC	1063981	7117 TIN CUP	
ABILENE FORREST HILL LLC	1063981	7119 TIN CUP	
ABILENE FORREST HILL LLC	1063975	7017 FORREST MEADOWS DR	
ABILENE FORREST HILL LLC	1063979	7133 TIN CUP	
ABILENE FORREST HILL LLC	10258		
ABILENE FORREST HILL LLC	1063976	7025 FORREST MEADOWS DR	
ABILENE FORREST HILL LLC	1063912	7142 PHOENIX DR	
ABILENE FORREST HILL LLC	1063977	7149 TIN CUP	
ABILENE FORREST HILL LLC	1063977	7147 TIN CUP	
ABILENE FORREST HILL LLC	1063978	7141 TIN CUP	
ABILENE FORREST HILL LLC	1063978	7143 TIN CUP	
ABILENE FORREST HILL LLC	1063913	7150 PHOENIX DR	
ABILENE FORREST HILL LLC	1063930	7137 PHOENIX DR	
ABILENE FORREST HILL LLC	1063980	7125 TIN CUP	
ABILENE FORREST HILL LLC	1063980	7127 TIN CUP	
ABILENE FORREST HILL LLC	1063931	7149 PHOENIX DR	
ABILENE FORREST HILL LLC	1063974	7009 FORREST MEADOWS DR	
ABILENE FORREST HILL LLC	1063982	7109 TIN CUP	
ABILENE FORREST HILL LLC	1063982	7111 TIN CUP	
ABILENE FORREST HILL LLC	1063932	3601 YAMINI DR	
CROWN MONEY LLC	10149		

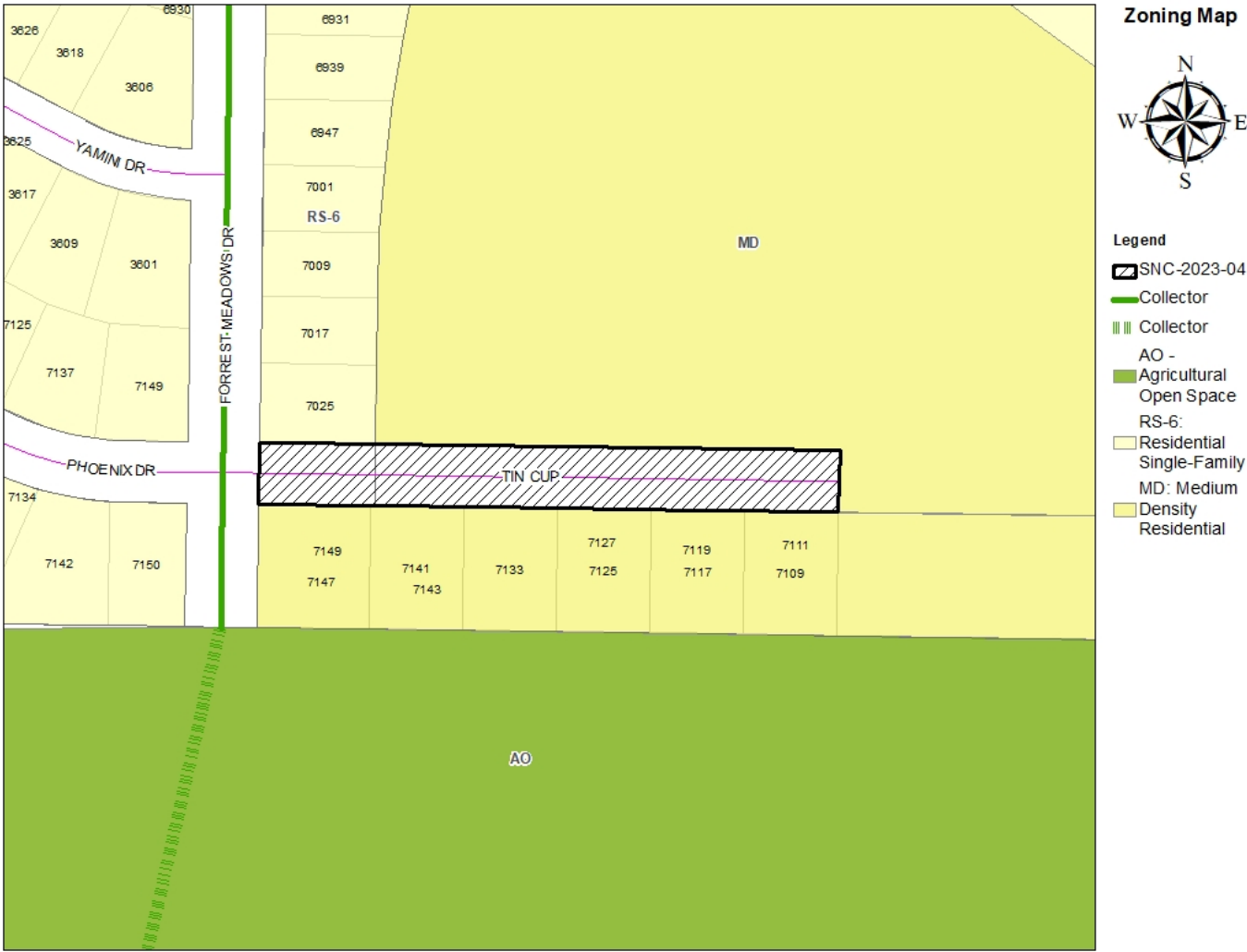
Prop ID

Owner	Property ID	Situs	Response
CROWN MONEY LLC	10149		
ABILENE FORREST HILL LLC	10258		
ABILENE FORREST HILL LLC	1063912	7142 PHOENIX DR	
ABILENE FORREST HILL LLC	1063913	7150 PHOENIX DR	
ABILENE FORREST HILL LLC	1063930	7137 PHOENIX DR	
ABILENE FORREST HILL LLC	1063931	7149 PHOENIX DR	
ABILENE FORREST HILL LLC	1063932	3601 YAMINI DR	
ABILENE FORREST HILL LLC	1063974	7009 FORREST MEADOWS DR	
ABILENE FORREST HILL LLC	1063975	7017 FORREST MEADOWS DR	
ABILENE FORREST HILL LLC	1063976	7025 FORREST MEADOWS DR	
ABILENE FORREST HILL LLC	1063977	7149 TIN CUP	
ABILENE FORREST HILL LLC	1063977	7147 TIN CUP	
ABILENE FORREST HILL LLC	1063978	7141 TIN CUP	
ABILENE FORREST HILL LLC	1063978	7143 TIN CUP	
ABILENE FORREST HILL LLC	1063979	7133 TIN CUP	
ABILENE FORREST HILL LLC	1063980	7125 TIN CUP	
ABILENE FORREST HILL LLC	1063980	7127 TIN CUP	
ABILENE FORREST HILL LLC	1063981	7117 TIN CUP	
ABILENE FORREST HILL LLC	1063981	7119 TIN CUP	
ABILENE FORREST HILL LLC	1063982	7109 TIN CUP	
ABILENE FORREST HILL LLC	1063982	7111 TIN CUP	

LOCATION MAP



ZONING MAP





STREET NAME CHANGE REQUEST

Case: SNC-2023-04

Owner: Kalla Family LP

Agent: Jacob & Martin

Request: Change the street name of Tin Cup for that segment of the street located immediately east of Forrest Meadows Drive to Phoenix Drive.

Notification: 0 in Favor, 0 Opposed

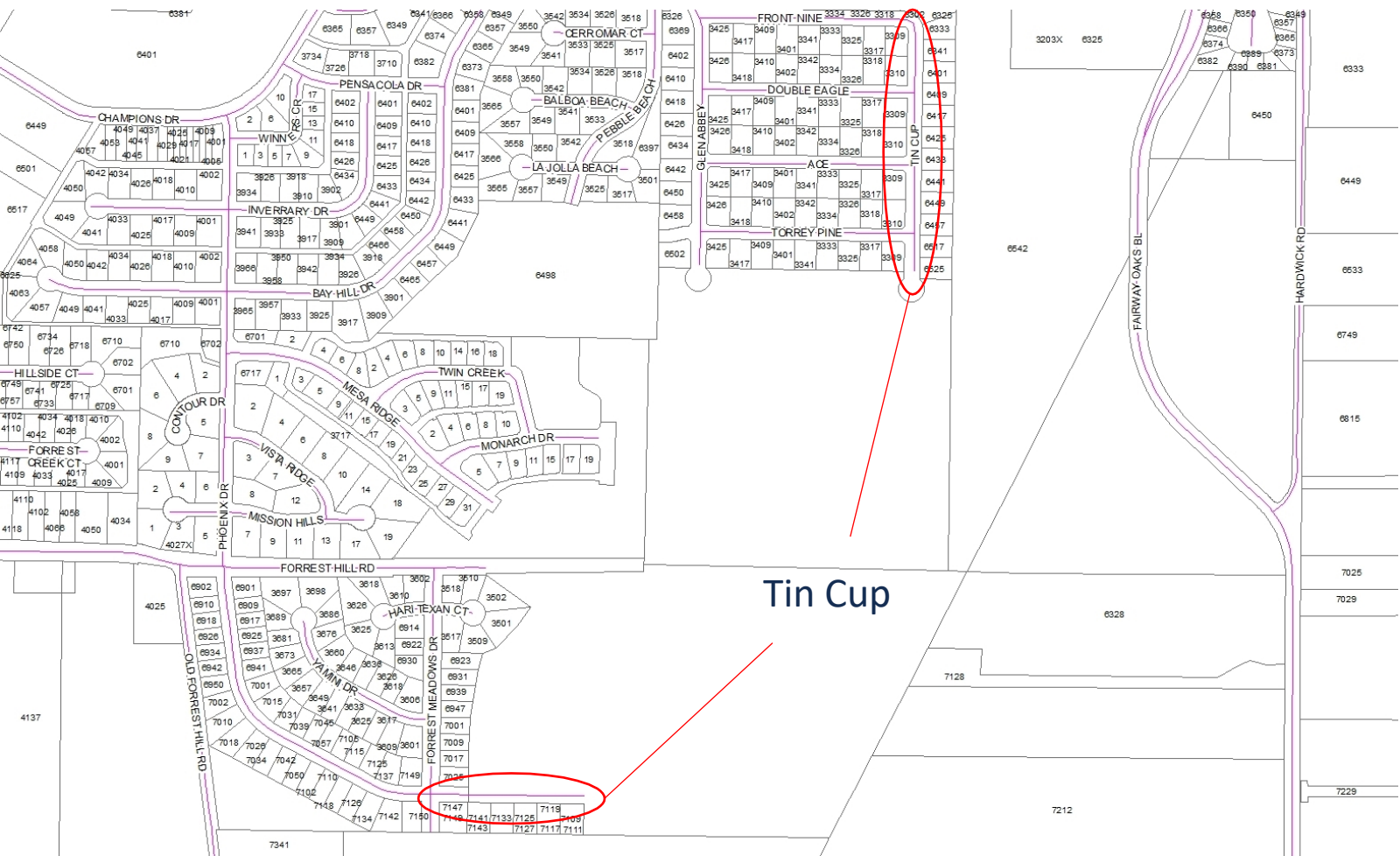
Planning & Zoning: July 5, 2023

City Council Hearing: July 27, 2023
August 10, 2023

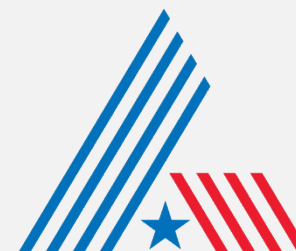




LOCATION MAP



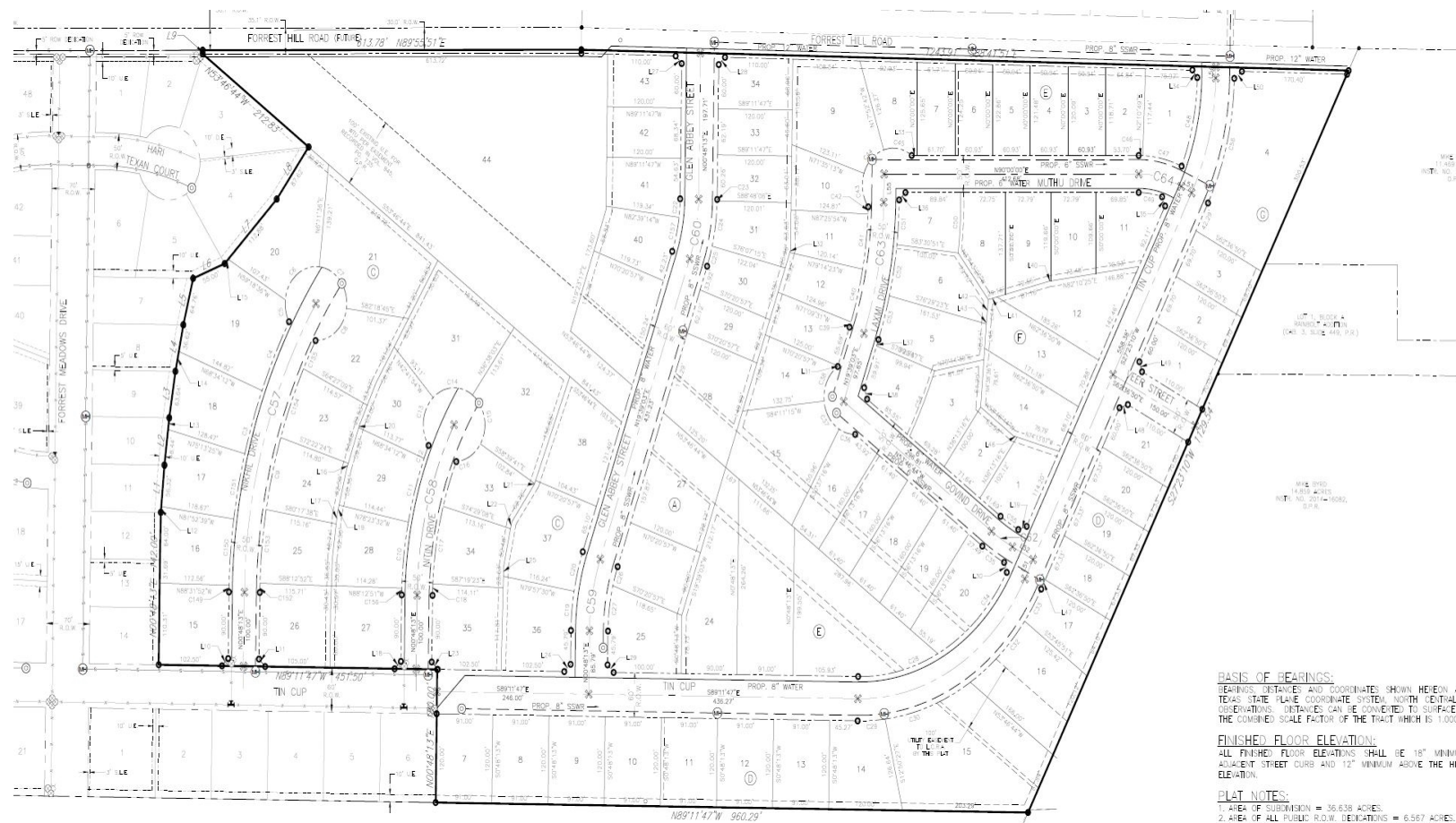
Tin Cup



CITY OF
ABILENE
TEXAS



ORIGINAL PRELIMINARY PLAT



BASIS OF BEARINGS:

BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE 1983 NAD 83 STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE. DISTANCES CAN BE CONVERTED TO SURFACE FEET BY THE COMBINED SCALE FACTOR OF THE TRACT WHICH IS 1.0001.

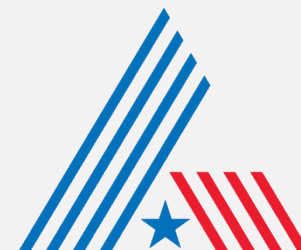
FINISHED FLOOR ELEVATION:

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

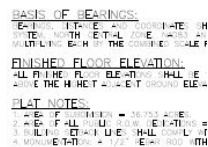
PLAT NOTES:

1. AREA OF SUBMISSION = 36.638 ACRES.

2. AREA OF ALL PUBLIC R.O.W. DEDICATIONS = 6.567 ACRES.



CITY OF
ABILENE
TEXAS





AERIAL LOCATION MAP



Aerial Location



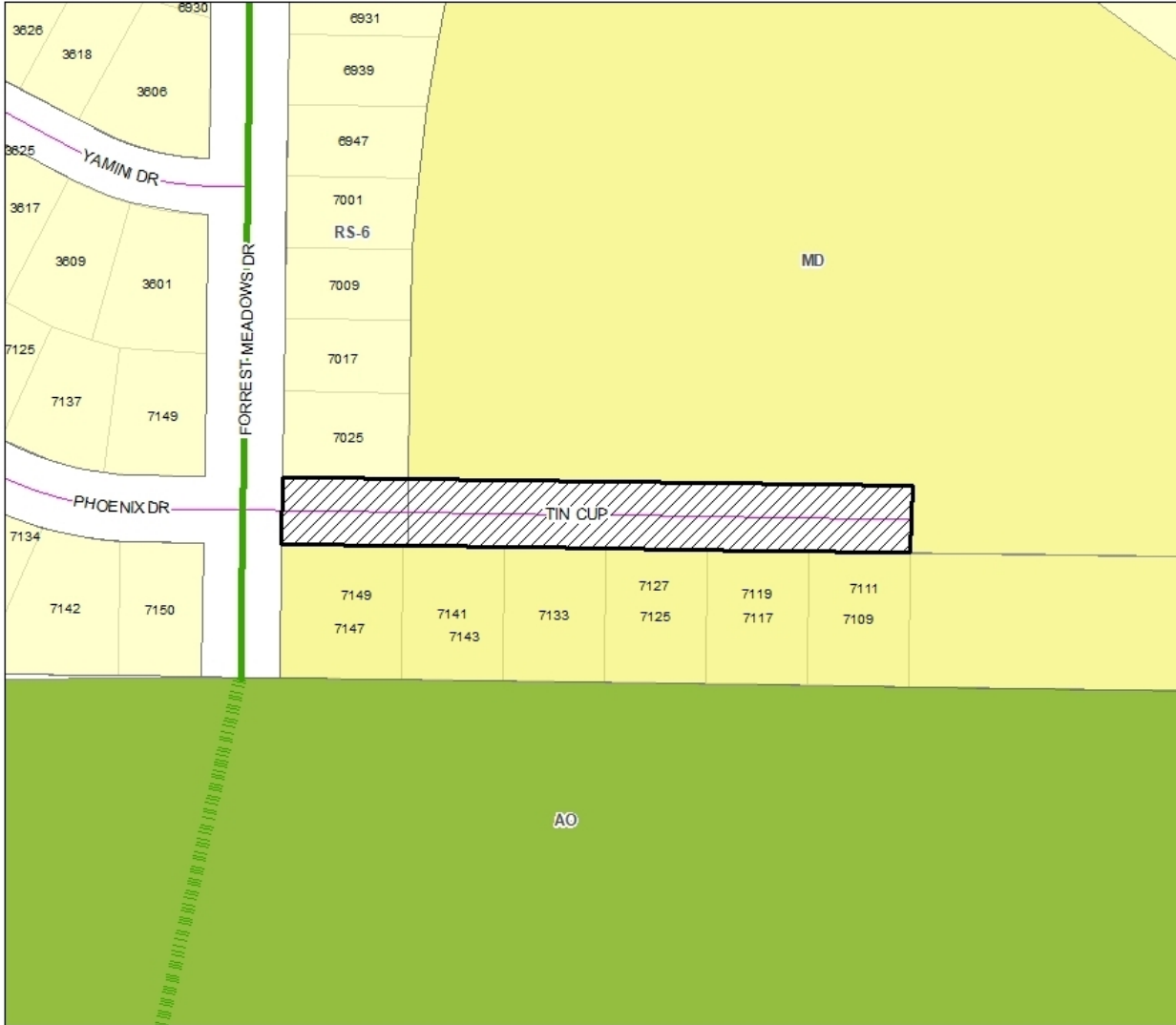
Legend

-  SNC-2023-04
-  CourierParcels





ZONING MAP



Zoning Map



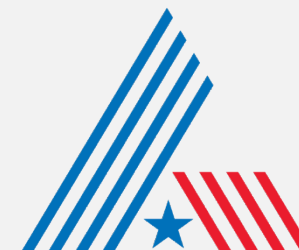
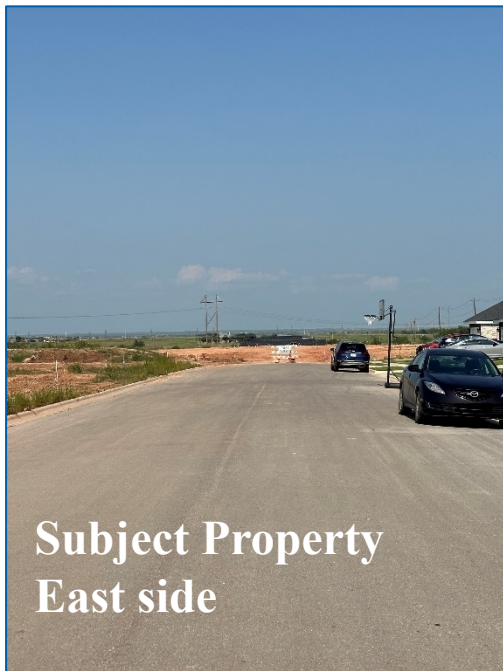
Legend

- SNC-2023-04
- Collector
- Collector
- AO -
Agricultural
Open Space
- RS-6:
Residential
Single-Family
- MD: Medium
Density
Residential





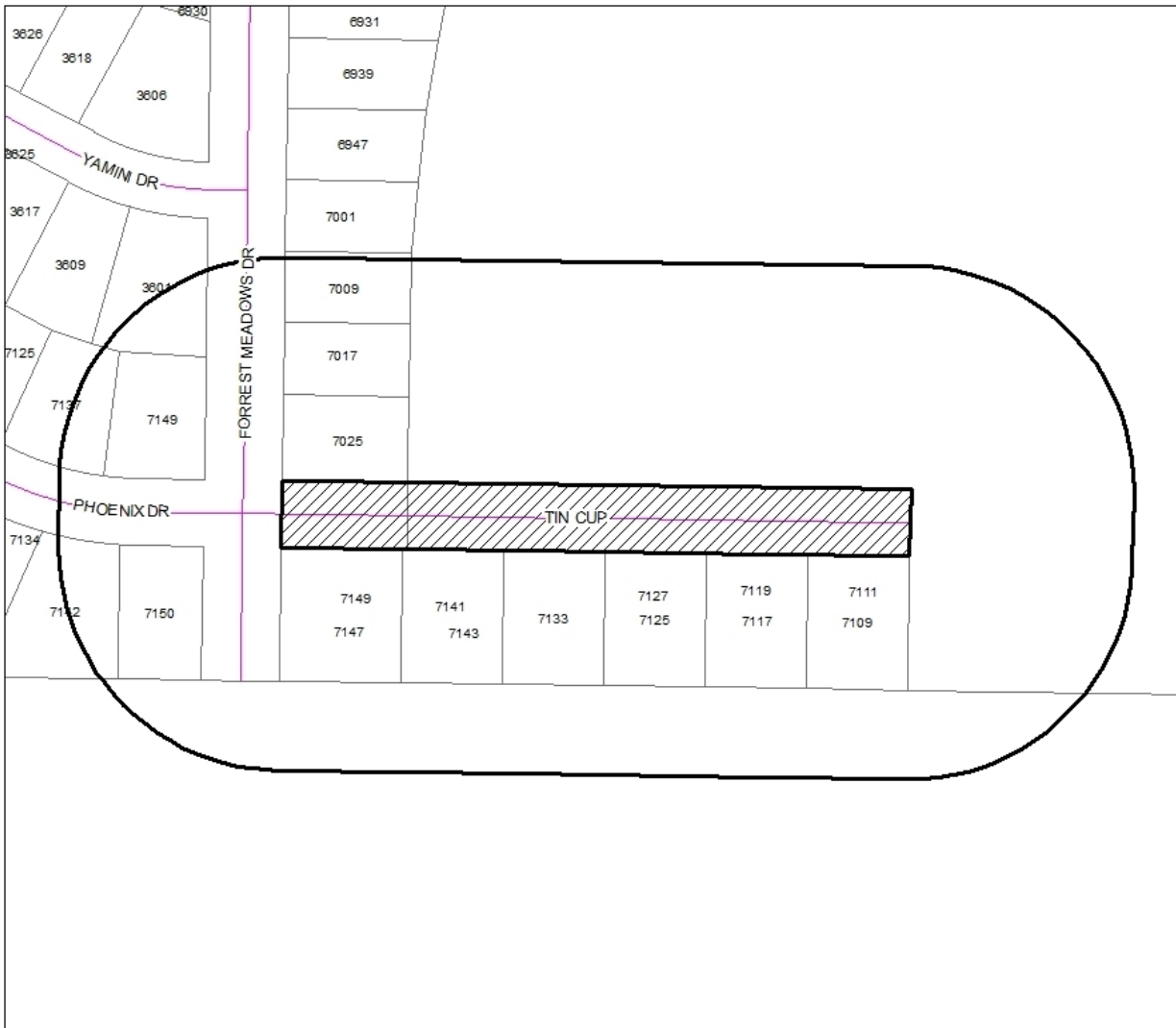
VIEWS OF SUBJECT PROPERTY



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



Notification Map



Legend

- SNC-2023-04
- Notification Area

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





FINDINGS AND RECOMMENDATIONS

- A total of thirteen (13) addresses will need to be changed, both the address number and the street name
- An address change incurs a \$100 fee per address, which would total \$1,300.

Staff recommends **approval**, subject to the following condition:

1. All address changes shall be completed through the 911/Addressing Department prior to the issuance of permits for any affected property and for all affected addresses within one year of the effective date of approval.





Questions?



CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	54.70'	330.00'	9°29'52"	27.41'	S11°57'55"E	54.64'
C2	62.00'	330.00'	10°45'53"	31.09'	S22°05'48"E	61.91'
C3	62.00'	330.00'	10°45'53"	31.09'	S32°51'40"E	61.91'
C4	62.00'	330.00'	10°45'53"	31.09'	S43°37'33"E	61.91'
C5	62.00'	330.00'	10°45'53"	31.09'	S54°23'26"E	61.91'
C6	11.31'	330.00'	1°57'47"	5.65'	S60°45'16"E	11.31'
C7	70.90'	330.00'	12°18'34"	35.59'	S67°53'26"E	70.76'
C8	70.90'	330.00'	12°18'34"	35.59'	S80°12'00"E	70.76'
C9	16.37'	330.00'	2°30'30"	8.18'	S87°46'32"E	16.36'
C10	29.41'	270.00'	6°14'28"	14.72'	S10°20'13"E	29.40'
C11	90.30'	270.00'	19°09'45"	45.58'	S23°02'19"E	89.88'
C12	110.21'	270.00'	23°23'17"	55.88'	S44°18'50"E	109.45'
C13	26.99'	270.00'	5°43'41"	13.51'	S58°52'19"E	26.98'
C14	97.40'	270.00'	20°40'12"	49.24'	S72°04'10"E	96.88'
C15	32.00'	270.00'	6°47'26"	16.02'	S85°48'04"E	31.98'
C16	71.12'	275.00'	14°49'04"	35.76'	S81°47'15"E	70.92'
C17	58.44'	275.00'	12°10'32"	29.33'	S68°17'27"E	58.33'
C18	2.24'	275.00'	0°28'02"	1.12'	S61°58'10"E	2.24'
C19	1.32'	275.00'	0°16'30"	0.66'	S61°35'54"E	1.32'
C20	58.19'	275.00'	12°07'24"	29.20'	S59°23'57"E	58.08'

CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C21	58.39'	275.00'	12°09'54"	29.30'	S43°15'18"E	58.28'
C22	57.35'	275.00'	11°56'53"	28.78'	S31°11'55"E	57.24'
C23	56.46'	275.00'	11°45'49"	28.33'	S19°20'34"E	56.36'
C24	29.97'	275.00'	6°14'40"	15.00'	S10°20'19"E	29.96'
C25	25.39'	50.00'	29°05'25"	12.97'	S52°40'17"E	25.11'
C26	54.70'	50.00'	62°41'07"	30.45'	S67°47'01"E	52.02'
C27	50.18'	50.00'	57°30'17"	27.43'	S55°18'41"W	48.10'
C28	59.31'	50.00'	67°51'03"	33.63'	N64°00'40"W	55.81'
C29	62.16'	50.00'	71°13'42"	35.82'	N53°11'43"E	58.23'
C30	10.16'	50.00'	11°38'27"	5.10'	N48°57'47"E	10.14'
C31	75.19'	225.00'	19°08'50"	37.95'	S16°47'24"E	74.84'
C32	111.05'	225.00'	28°16'41"	56.68'	S40°30'10"E	109.92'
C33	27.86'	225.00'	7°05'39"	13.95'	S58°11'20"E	27.84'
C34	107.84'	225.00'	27°27'38"	54.98'	S75°27'58"E	106.81'
C35	110.26'	375.00'	16°50'46"	55.53'	S82°22'50"W	109.86'
C36	13.05'	50.00'	14°57'31"	6.56'	N18°10'49"E	13.02'
C37	72.45'	50.00'	83°01'33"	44.26'	N67°10'24"E	66.28'
C38	50.24'	50.00'	57°34'06"	27.47'	S34°28'34"E	48.15'
C39	53.08'	50.00'	60°49'18"	29.35'	S16°39'57"W	50.62'
C40	66.69'	50.00'	76°24'57"	39.36'	S65°17'04"W	61.85'

CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C41	6.21'	50.00'	7°06'41"	3.11'	N52°57'07"W	6.20'
C42	51.33'	425.00'	6°50'10"	25.89'	S77°01'40"W	51.29'
C43	76.52'	425.00'	10°18'57"	38.36'	S85°38'44"W	76.42'
C44	59.34'	425.00'	7°59'58"	28.72'	N89°14'43"W	59.29'
C45	11.03'	425.00'	1°29'11"	5.51'	N80°30'09"W	11.03'
C46	58.45'	50.02'	66°57'14"	33.08'	S76°47'46"W	55.18'
C47	56.08'	50.02'	64°14'21"	31.40'	N37°36'27"W	53.18'
C48	54.05'	50.02'	61°54'50"	30.00'	N29°28'09"E	51.45'
C49	66.29'	50.02'	75°56'03"	39.03'	S85°36'25"E	61.54'
C50	26.94'	50.02'	30°51'41"	13.81'	S32°12'32"E	26.62'
C51	59.48'	375.00'	9°05'16"	29.80'	N84°41'56"W	59.42'
C52	34.95'	280.00'	7°09'06"	17.50'	S33°38'26"E	34.93'
C53	27.46'	220.00'	7°09'06"	13.75'	N33°38'26"E	27.44'
C54	31.21'	250.00'	7°09'06"	15.62'	S33°38'26"E	31.19'
C55	285.46'	300.00'	54°31'10"	154.57'	S34°28'34"E	274.82'
C56	143.78'	300.00'	27°27'38"	73.30'	S75°27'58"E	142.41'
C57	119.82'	250.00'	27°27'38"	61.08'	S75°27'58"E	118.68'
C58	237.89'	250.00'	54°31'10"	128.61'	S34°28'34"E	229.01'
C59	162.35'	400.00'	23°15'19"	82.31'	S79°10'33"W	161.24'
C60	108.23'	400.00'	10°30'09"	54.45'	N87°26'43"W	107.90'

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	87.62'	S36°13'16"W
L2	121.02'	S47°05'53"W
L3	56.00'	S68°35'57"W
L4	64.76'	S14°11'46"W
L5	84.13'	S11°35'16"W
L6	63.64'	S8°56'01"W
L7	64.38'	S7°02'44"W
L8	64.20'	S9°16'14"W
L9	64.00'	S11°15'04"W
L10	142.00'	S0°48'13"W
L11	451.50'	S89°11'47"E
L12	495.21'	N89°12'45"W
L13	1004.30'	N7°12'59"W
L14	1181.86'	N89°55'51"E
L15	5.00'	S00°04'E
L16	212.83'	S53°46'44"E
L17	5.12'	S00°3'53"E
L18	5.12'	N00°3'53"E
L19	12.93'	N89°11'47"W
L20	12.93'	N89°11'47"W

PLAT NOTES:

- AREA OF SUBDIVISION = 27.312 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 6.095 ACRES.
- 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.
- NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
- THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
- BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
- UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY".
- IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.
- 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 ALONG WITH VARIOUS R.O.W. DEDICATIONS (OF 30' TYPICALLY, SOME GREATER) DURING THE SEQUENCE OF MULTIPLE PLATS FOR THE VISTA RIDGE ADDITION (NUMEROUS SECTIONS) ON THE NORTH SIDE.

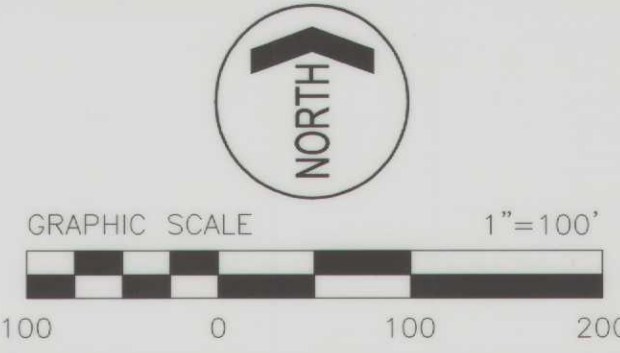
BASIS OF BEARINGS:

BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 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.

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



LEGEND

- SUBDIVISION BOUNDARY
 - ADJACENT PROPERTY
 - PROPOSED LOT LINES
 - PROPOSED STREET R.O.W.
 - PROPOSED STREET C.L.
 - PROP. UTILITY EASEMENTS
 - PROP. DRAINAGE EASEMENTS
 - EXIST. UTILITY EASEMENTS
 - EXIST. STREET R.O.W.
- SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
- ✱ SET MAG NAIL WITH METAL WASHER
- FOUND 3/8 INCH (RF38) OR 1/2 INCH (RF12) REBAR ROD
- FOUND 1/2 INCH REBAR ROD WITH PLASTIC CAP
- FOUND 3/4 INCH REBAR ROD
- D.E. = DRAINAGE EASEMENTS
U.E. = UTILITY EASEMENTS
R.O.W. = RIGHT-OF-WAY
S.L.E. = STREET LIGHT EASEMENTS
T.L.E. = TRANSMISSION LINE EASEMENT
D.R. = DEED RECORDS, TAYLOR CO., TEXAS
P.R. = PLAT RECORDS, TAYLOR CO., TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS
W.L.E. = WATER LINE EASEMENT

BLOCK A

LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	8,717	0.200
2	6,820	0.157
3	6,820	0.157
4	6,820	0.157
5	6,820	0.157
6	6,820	0.157
7	7,972	0.183
8	9,310	0.214
9	12,240	0.281
10	12,342	0.283
11	10,641	0.241
12	8,684	0.199
13	8,370	0.192
14	8,370	0.192
15	8,370	0.192
16	8,370	0.192
17	8,370	0.192
18	11,067	0.254
19	10,440	0.240
20	12,408	0.285
21	9,002	0.207
22	97,163	2.231

BLOCK B

LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	8,901	0.204
2	6,813	0.156
3	6,821	0.156
4	6,829	0.156
5	6,836	0.156
6	8,245	0.189
7	9,316	0.214
8	10,554	0.242
9	7,567	0.174
10	6,641	0.152
11	6,641	0.152
12	6,641	0.152
13	6,734	0.155
14	7,195	0.165
15	7,880	0.180
16	9,209	0.211
17	9,367	0.215
18	11,067	0.254
19	9,065	0.208
20	7,708	0.177
21	7,661	0.176
22	7,661	0.176
23	7,661	0.176
24	8,638	0.198

BLOCK C

LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	8,595	0.197
2	7,596	0.174
3	14,686	0.337
4	15,721	0.361
5	11,618	0.267
6	11,048	0.254
7	9,671	0.222
8	8,820	0.202
9	8,159	0.187
10	7,776	0.179
11	7,392	0.170
12	7,216	0.166
13	7,312	0.168
14	8,663	0.199

BLOCK D

LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	13,080	0.300
2	10,920	0.251
3	10,920	0.251
4	10,920	0.251
5	10,920	0.251
6	10,920	0.251

FORREST MEADOWS ADDITION, SECTION 1
BEING 27.312 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

PLANNING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 874A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B, PENAL CODE OF TEXAS, AS AMENDED.

DATE: *3/9/21* CHAIRMAN: *[Signature]*

ATTEST: *[Signature]* SECRETARY

DATE: *3/9/21* PLANNING DIRECTOR: *[Signature]*

COUNTY CLERK

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

DATE: *3/9/21* FILE NUMBER: *2021-04811*

Larry G. Beall COUNTY CLERK
Carolyn Flores DEPUTY

CITY OF ABILENE, TEXAS

PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.

DATE: *3/9/21* FILE NUMBER: *34-21 FP-1421*

PLANNING DIRECTOR: *[Signature]*

FEES: *[Signature]*

DIRECTOR OF PUBLIC WORKS

THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.

DATE: *3/9/21* DIRECTOR OF PUBLIC WORKS: *[Signature]*

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 1
BEING 27.312 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

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

SEE ATTACHED METES & BOUNDS DESCRIPTION

EXECUTED THIS *3rd* DAY OF MARCH A.D. 2021

K. Han Krissum
HARI KALLA
ABILENE FORREST HILL, LLC

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

HARI KALLA

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

ABILENE FORREST HILL, LLC

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 *3rd* DAY OF MARCH A.D. 2021

Rachel Vassar
Notary Public, State of Texas
Comm. Expires 10-28-2024
Notary ID 132751413

GENERAL NOTES

ACREAGE: 27.312 ACRES

SCALE: 1"=100' SMALLEST LOT: 0.152 ACRES LARGEST LOT: 2.231 ACRES

LOT WIDTH: MIN. 60.00' MAX. 212.83' LOT DEPTH: MIN. 105.00' MAX. 177.21'

CENTERLINE MARKER SET (SYMBOL)

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:

FORREST MEADOWS ADDITION, SECTION 1
BEING 27.312 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

[Signature]
LEE W. ROSENBAUM
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR

MARCH 3, 2021
DATE

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

JACOB MARTIN
TBPELS FIRM # 10194493

Comments List

Project Type: Thoroughfare Closure Application | ID # 23-000099



GIS Team

Permits & Inspections, Jun 05, 2023 at 9:21 AM ago PRIVATE

Blake Tulloch

GIS/Addressing Technician

Abilene/Taylor County 9-1-1 District

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

Comment(s):

- A total of thirteen (13) addresses will need to be changed, both the address number and the street name
- An address change incurs a \$100 fee per address change totaling \$1,300

THOROUGHFARE CLOSURE TC-2023-04

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: July 5, 2023
City Council 1st Reading: July 27, 2023
City Council 2nd Reading: August 10, 2023

Applicant

Owner: Southside Baptist Church
Agent: Taylor Routon

Case Manager

Clarissa Ivey

Request

Abandonment of an alleyway connecting South 7th Street and South 8th Street.

Background

This alleyway located in Original Town Abilene is an active alley between two buildings owned by Southside Baptist Church built in 1960. Currently a non-conforming structure connects the two buildings across the alley, the agent for the applicant reached out to the Planning Department proying to fence off this area, but was advised by staff that abandonment of the alley would negate the need for a fence and would, if approved, eliminate the non-nonconformity.

Assessment

The Development Review Committee reviewed this request and had the following comments:

AEP

- AEP Texas has an existing 3 phase 12.47 kV in this alley that feeds the church and a house on the south side of the alley. AEP will need either a 15' utility easement to cover this utility or the rerouting of the utility at the expense of the owner.
- If the utility is rerouted, there would also be a requirement to redo the metering point for the church and require a new utility easement on the south side of the site to cover the rerouted line to provide service to the homeowner on the southeast side of the subject site.

Atmos Energy

- The alley has a gas running the length of the alley. A utility easement is required if the alley is abandoned to cover this utility.

Public Works

- A sewer line is located in the alley. It appears that this line is primarily servicing the church. Solid waste is currently collected at 782 Poplar Street rather than the alley.

Staff Recommendation

Staff would not object to this request subject to the following conditions:

1. The subject alley 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 abandonment of the subject right-of-way shall be void.
3. Any utilities that may be located in the subject alley right-of-way shall be covered by a utility easement or relocated at the owners' expense.

Notification

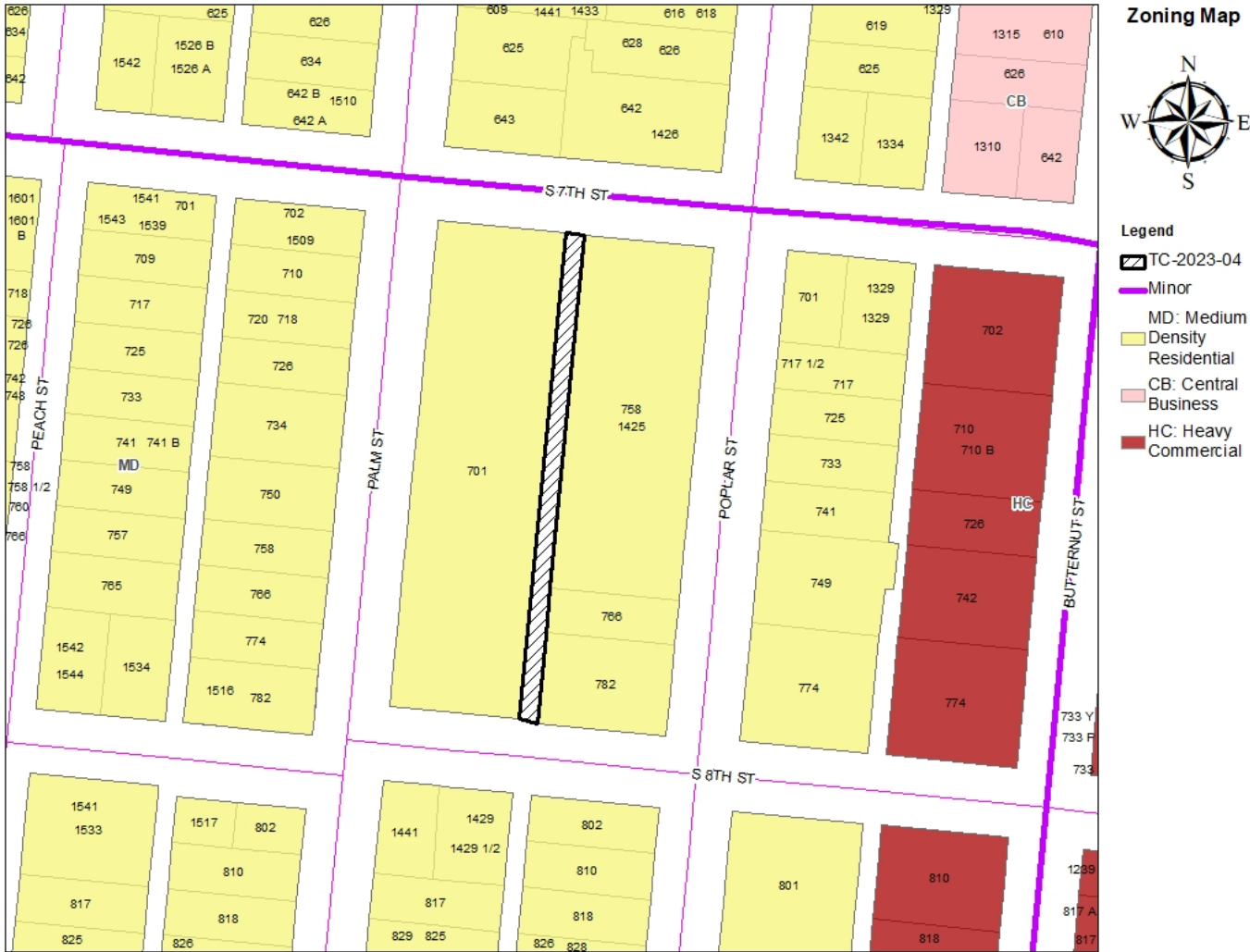
Owner

Owner	Property ID	Situs	Response
ROSETTI MARY T	55485	810 POPLAR ST	
ROSETTI MARY T	55603	818 POPLAR ST	
SOUTHSIDE BAPTIST CHURCH	38722	758 POPLAR ST	
SOUTHSIDE BAPTIST CHURCH	38722	1425 S 7TH ST	F
MEONO CLAUDIA IVETTE DIAZ ETAL	57470	817 PALM ST	
LARA DAVID & MARIE K	993956	625 PALM ST	
WRIGHT PATSY P LIFE ESTATE	44799	642 POPLAR ST	
WRIGHT PATSY P LIFE ESTATE	44799	1426 S 7TH ST	
SOUTH SIDE BAPTIST CHURCH	55355	802 POPLAR ST	
PRICE CHARLES ALLEN	39319	782 POPLAR ST	
INGRAM MIKE R	57720	1441 S 8TH ST	
SOUTH SIDE BAPTIST CHURCH	39203	766 POPLAR ST	
MAY KRISTIAN R	44686	626 POPLAR ST	
MAY KRISTIAN R	44686	628 POPLAR ST	
RODRIGUEZ NORA H DEL RIO &	57587	1429 S 8TH ST	
RODRIGUEZ NORA H DEL RIO &	57587	1429 1/2 S 8TH ST	
SOUTHSIDE BAPTIST CHURCH	38722	701 PALM ST	
CGB RENTALS LLC	44931	643 PALM ST	

LOCATION MAP



ZONING MAP





THOROUGHFARE ABANDONMENT REQUEST

Case: TC-2023-04

Owner: Southside Baptist Church

Agent: Taylor Routon

Request: Abandon an alley located at 1425 South 7th Street.

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: July 5, 2023

City Council Hearing: July 27, 2023
August 10, 2023





ABANDONMENT EXHIBIT





AERIAL LOCATION MAP

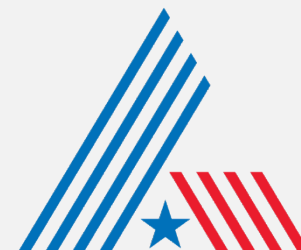


Aerial Location



Legend

- TC-2023-04
- CourierParcels



CITY OF
ABILENE
TEXAS



ZONING MAP

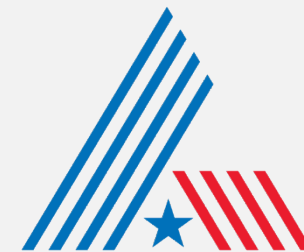


Zoning Map



Legend

- TC-2023-04
- Minor
- MD: Medium Density Residential
- CB: Central Business
- HC: Heavy Commercial



CITY OF
ABILENE
TEXAS



VIEWS OF SUBJECT PROPERTY



North Neighboring Property



South Neighboring Property



Close view of non-conformity



Subject Property (North View)



Subject Property (South View)





NOTIFICATION AREA MAP



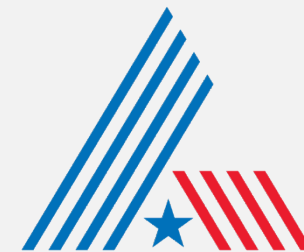
Notification Map



Legend

- Notification Area
- TC-2023-04

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



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATIONS

Staff recommends **approval**, subject to:

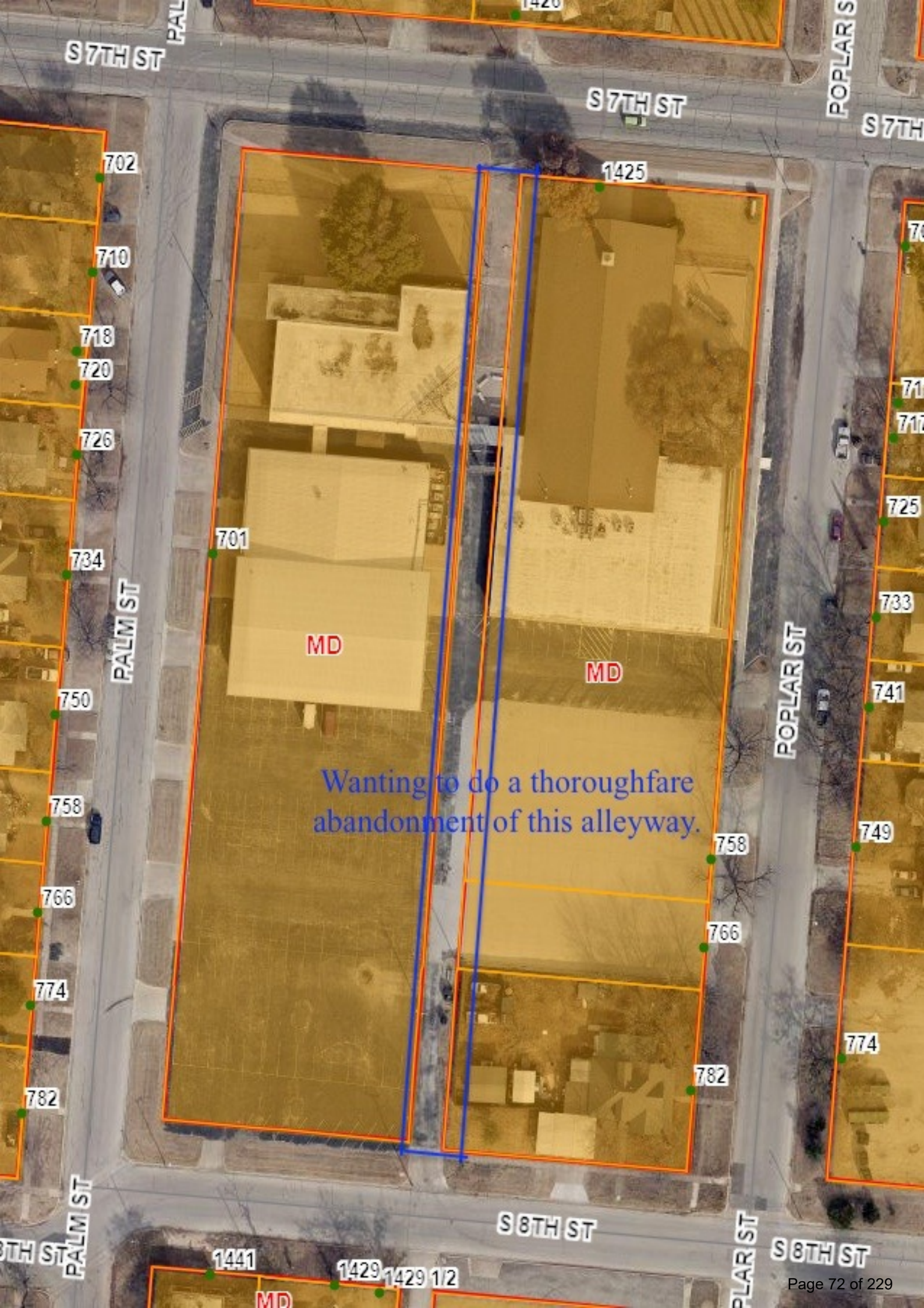
1. The subject right-of-way, and all adjoining properties, shall be platted within one year of the effective date of the abandonment ordinance.
2. If a replat is not approved and recorded within one year, the granting of the abandonment of the subject right-of-way shall be void.
3. Any utilities that may be located in the subject right-of-way shall be covered by an easement or relocated at the owners' expense.





Questions?





Wanting to do a thoroughfare
abandonment of this alleyway.

Comments List

Project Type: Thoroughfare Closure Application | ID # 23-000094



Michael Miller

Jun 01, 2023 at 1:25 PM ago

Alley currently has a sewer line in it however it looks as though it is primarily servicing the church. Also, 782 Poplar currently has alley garbage pickup.



Timothy Biggs

Jun 05, 2023 at 10:11 AM ago

Alley has a gas line all the way through it. Would need a utility easement to be in place.



Athan Himmelstein

Planning Division, Jun 06, 2023 at 8:57 AM ago

Athan Himmelstein

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

AEP Texas has an existing 3 phase 12.47 kV in this alley that feeds the church and a house on the south side of the alley. Either will need a 15' utility easement to retain easement rights or get with AEP for cost of relocation of line. For cost of relocation of line, South side Baptist Church would also need to redo metering point for any relocation and in addition still need a utility easement on the southside for the homeowner on the southeast side.

THOROUGHFARE CLOSURE TC-2023-05

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: July 5, 2023

City Council 1st Reading: July 27, 2023

City Council 2nd Reading: August 10, 2023

Applicant

Owner: Brandon & Mirran Caddell

Agent: Enprotec Hibbs & Todd

Case Manager

Adam Holland

Request

Abandonment of a cul-de-sac located at 2301 Hilton Head.

Background

Hilton Head is a cul-de-sac in The Villages of Abilene Subdivision which was platted in 2005. The owner intends to gate off the property and address the property off of Memorial Drive.

Assessment

The Development Review Committee reviewed this request and had the following comments:

AEP

- This is good with our medium distribution lines. However, our high voltage lines runs through this ROW, Contact Robbie Baxter rbaxter@aep.com & 325-674-7552 if this is good with the AEP transmission group.

911/Addressing

- Abandoning Hilton Head would require the two addresses (2301 & 2302 Hilton Head) to change to Memorial Drive addresses
- A change of address incurs a \$100 fee per change of address, totaling \$200

Public Works

- Will require drainage easements for the water coming down the existing drainage facilities.

Solid Waste

- Trash pickup will be on Memorial Drive

Planning

- The location and design of the gate shall be subject to Public Works and Fire Marshal approval to ensure that adequate space is provided behind the gate to allow vehicles to stack without extending into Memorial Drive and to allow emergency vehicle accessibility.

Staff Recommendation

Staff would not object to this 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 abandonment of the subject right-of-way shall be void.
3. Any utilities that may be located in the subject right-of-way shall be covered by an easement or relocated at the owners' expense.
4. All accompanying address changes must be completed within two (2) months of the granting of this request through the 911 Addressing Department.
5. The placement and design of the proposed gate shall be subject to approval by the Public Works Department and the Fire Marshal.
6. The owners shall be fully responsible for the maintenance of the pavement, curb, and gutter of the former Hilton Head right-of-way upon the approval of the abandonment ordinance.

Notification

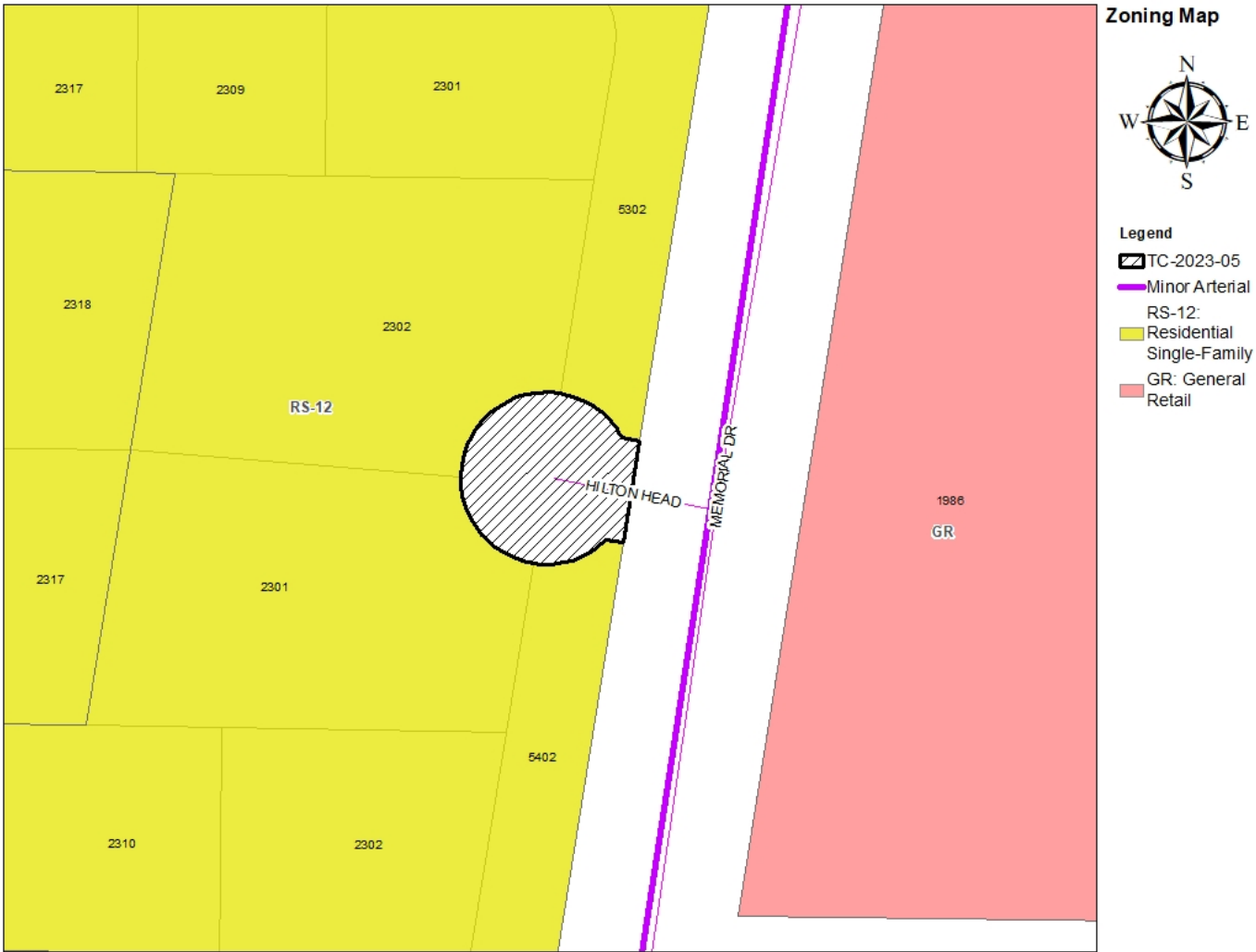
Owner

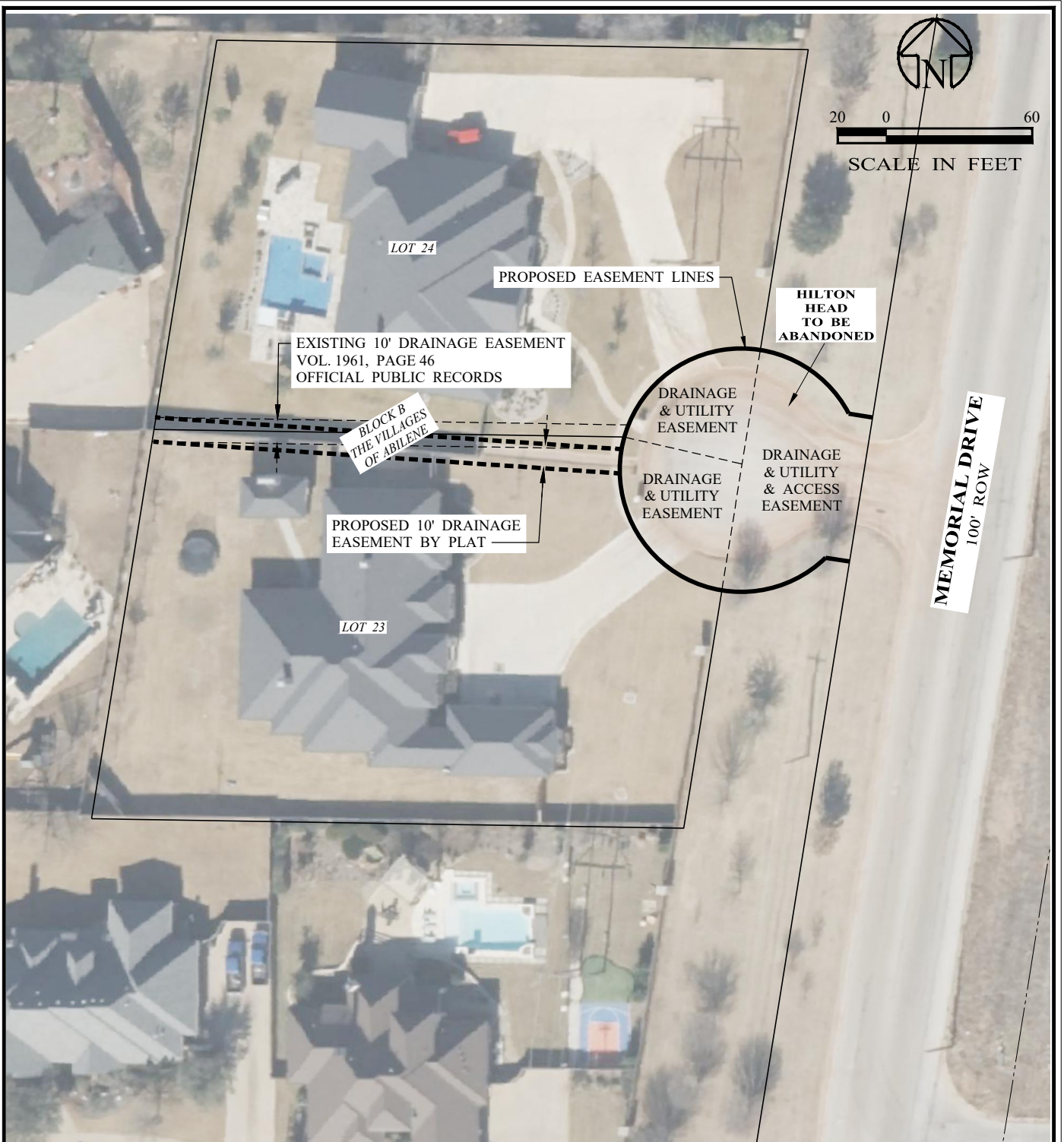
Owner	Property ID	Situs	Response
CADDELL BRANDON LEE &	107345	2301 HILTON HEAD	
CONDER WESTON	1088363	2310 VALHOLLA CT	
GRIGGS TRUST	107348	2309 LYNBROOK DR	
JOHN BERRY TRUSTEES ET AL	40354	1986 COVENANT DR	
KING JEREMY & TIFFANY	41929	2317 WYNDHAM CT	
MCFARLAND DANIEL G & DEBORAH G	107344	2302 VALHOLLA CT	
SITZES ZACHARY & AMY	107347	2301 LYNBROOK DR	
VILLAGES OF ABILENE MEADOWS LP	107354	5402 MEMORIAL DR	
VILLAGES OF ABILENE MEADOWS LP	107355	5302 MEMORIAL DR	
WEIR WOODY & NANCY	42064	2318 WYNDHAM CT	
WHITE JOHN & IRENE	107346	2302 HILTON HEAD	

LOCATION MAP



ZONING MAP





NOTES

1. HILTON HEAD IS A PRIVATE STREET DEDICATION AND IS A DRAINAGE, STREET, UTILITY, EMERGENCY AND ACCESS EASEMENT.

**EXHIBIT OF
HILTON HEAD CUL-DE-SAC
LOTS 23, 24 & COMMON OPEN SPACE
BLOCK B, THE VILLAGES OF ABILENE**

8615

06/23/2023



Enprotec | Hibbs & Todd

402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-6560 • F: (325) 698-3240 • www.eht.com
PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900

Comments List

Project Type: Thoroughfare Closure Application | ID # 23-000113



GIS Team

Permits & Inspections, Jun 05, 2023 at 9:16 AM ago PRIVATE

Blake Tulloch

GIS/Addressing Technician

Abilene/Taylor County 9-1-1 District

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

Comment(s):

- Abandoning Hilton Head would require the two addresses (**2301 & 2302 Hilton Head**) to change to Memorial Drive addresses
- A change of address incurs a \$100 fee per change of address, totaling \$200



Athan Himmelstein

Planning Division, Jun 06, 2023 at 8:12 AM ago

Athan Himmelstein

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

This is good with our medium distribution lines. However, our high voltage lines runs through this ROW, Contact Robbie Baxter rbaxter@aep.com & 325-674-7552 if this is good with the AEP transmission group.



Michael Miller

Jun 06, 2023 at 11:45 AM ago

Will require a drainage easements for the water coming down the existing drainage facilities.



THOROUGHFARE ABANDONMENT REQUEST

Case: TC-2023-05

Owner: Brandon & Mirran Caddell

Agent: Enprotec Hibbs & Todd

Request: Abandon a cul-de-sac at 2301 Hilton Head

Notification: 0 in Favor, 0 Opposed

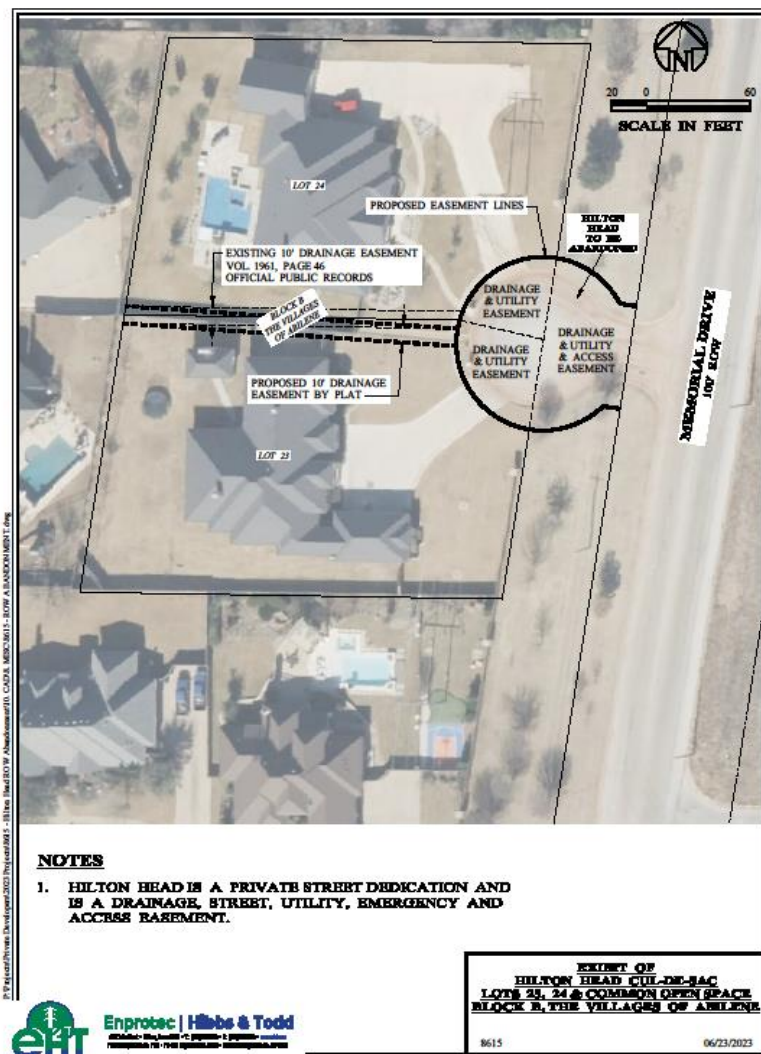
Planning & Zoning: July 5, 2023

City Council Hearing: July 27, 2023
August 10, 2023





ABANDONMENT EXHIBIT





AERIAL LOCATION MAP



Aerial Map



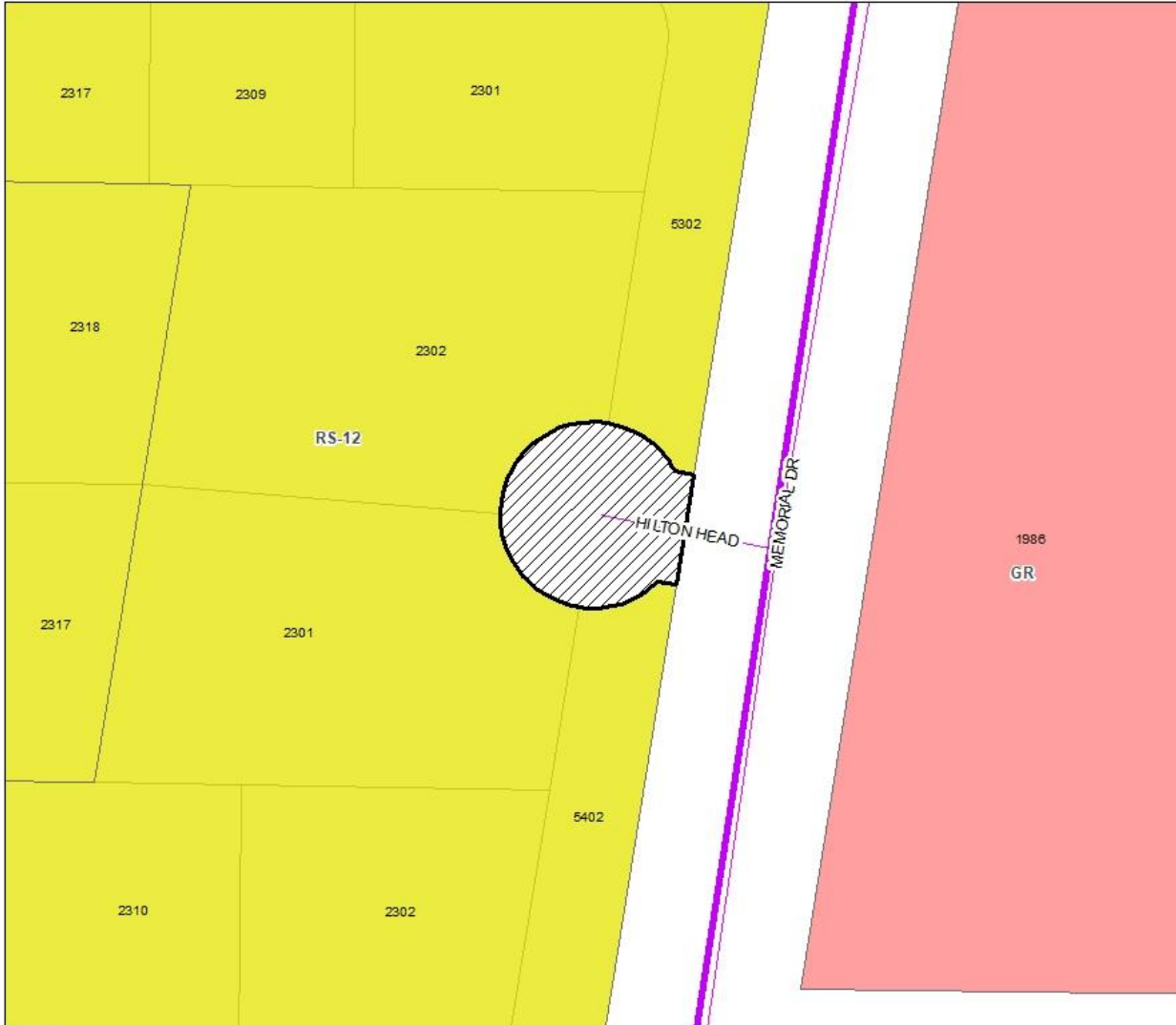
Legend

- TC-2023-05
- CourierParcels





ZONING MAP



Zoning Map



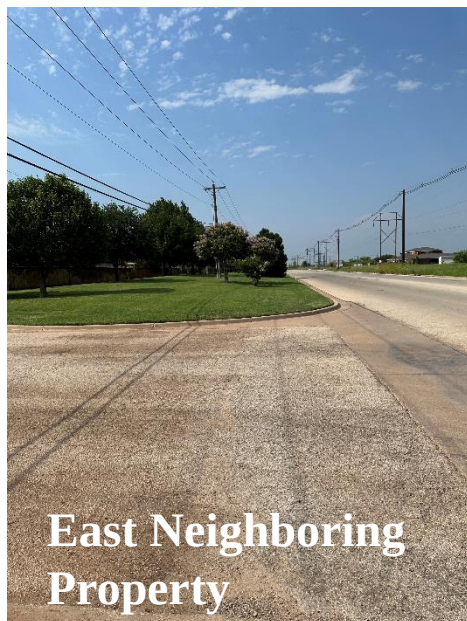
Legend

- TC-2023-05
- Arterial
- RS-12:
Residential
Single-Family
- GR: General
Retail



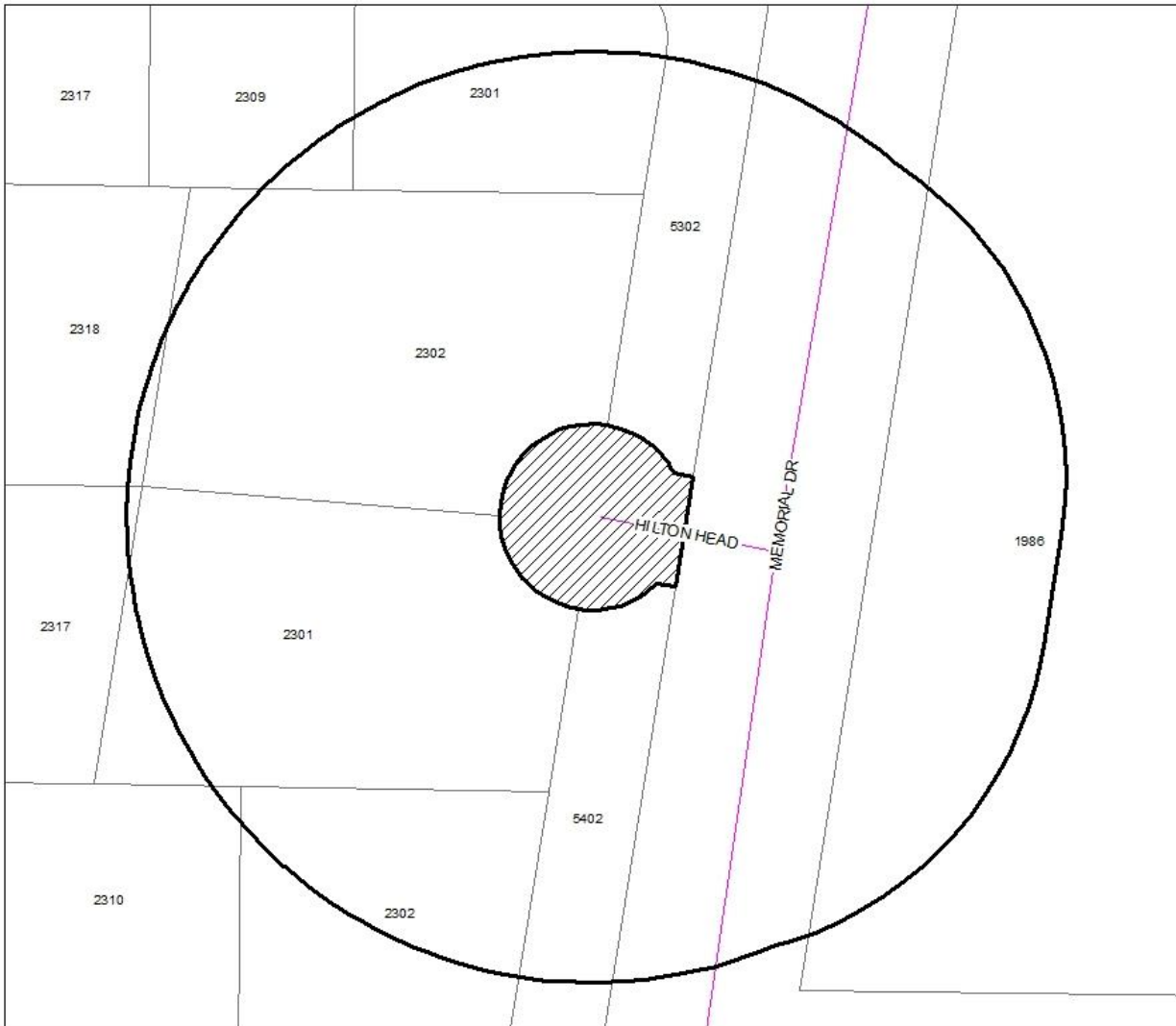


VIEWS OF SUBJECT PROPERTY





NOTIFICATION AREA MAP



Notification Area



Legend

- Notification Area
- TC-2023-05

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





FINDINGS AND RECOMMENDATIONS

Staff recommends **approval**, subject to:

- The subject right-of-way, and all adjoining properties, shall be platted within one year of the effective date of the abandonment ordinance.
- 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.
- Any utilities that may be located in the subject right-of-way shall be covered by an easement or relocated at the owners' expense.
- All accompanying address changes must be completed through the 911 Addressing Department.
- The proposed gate must be approved by the Public Works Department and the Fire Department.





Questions?



ZONING CASE Z-2023-14

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: July 5, 2023
City Council 1st Reading: July 27, 2023
City Council 2nd Reading: August 10, 2023

Applicant

Owner/Agent: Jose Valenzuela

Case Manager

Mason Teegardin – Planner

Request

Change the zoning of approximately 1.95 acres from Residential Single Family-6 (RS-6) to General Commercial (GC).

Location

Lot 1 & 2 out of the John Jarmon Survey No. 82, at 1925 Henson Street.

Background

The subject property is located within John Jarmon Survey No. 82. The lot has never been developed since annexation in 1963. The applicant is requesting a zoning change to allow a shop and a commercial business on the lot.

Zoning, Existing and Proposed Land Use

The properties to the north and west are zoned Residential Single Family-6 (RS-6). The properties to the east and south are zoned Heavy Industrial (HI). The property to immediate west is also zoned RS-6 but is not utilized for residential purposes. When the subject property was zoned as RS-6, it was assumed that Kansas Street, to the west, would be extended to the subject property to allow additional single-family residential development.

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 Comprehensive Plan and Future Land Use Map. Based on the surrounding land uses and zoning, the extension of Kansas Street to allow residential uses at this location is probably not realistic.

(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 would be appropriate as most of the lots surrounding the subject site are undeveloped and better suited to general commercial uses given their size and proximity to similar 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 access to all required utilities.

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

None.

Staff Recommendation

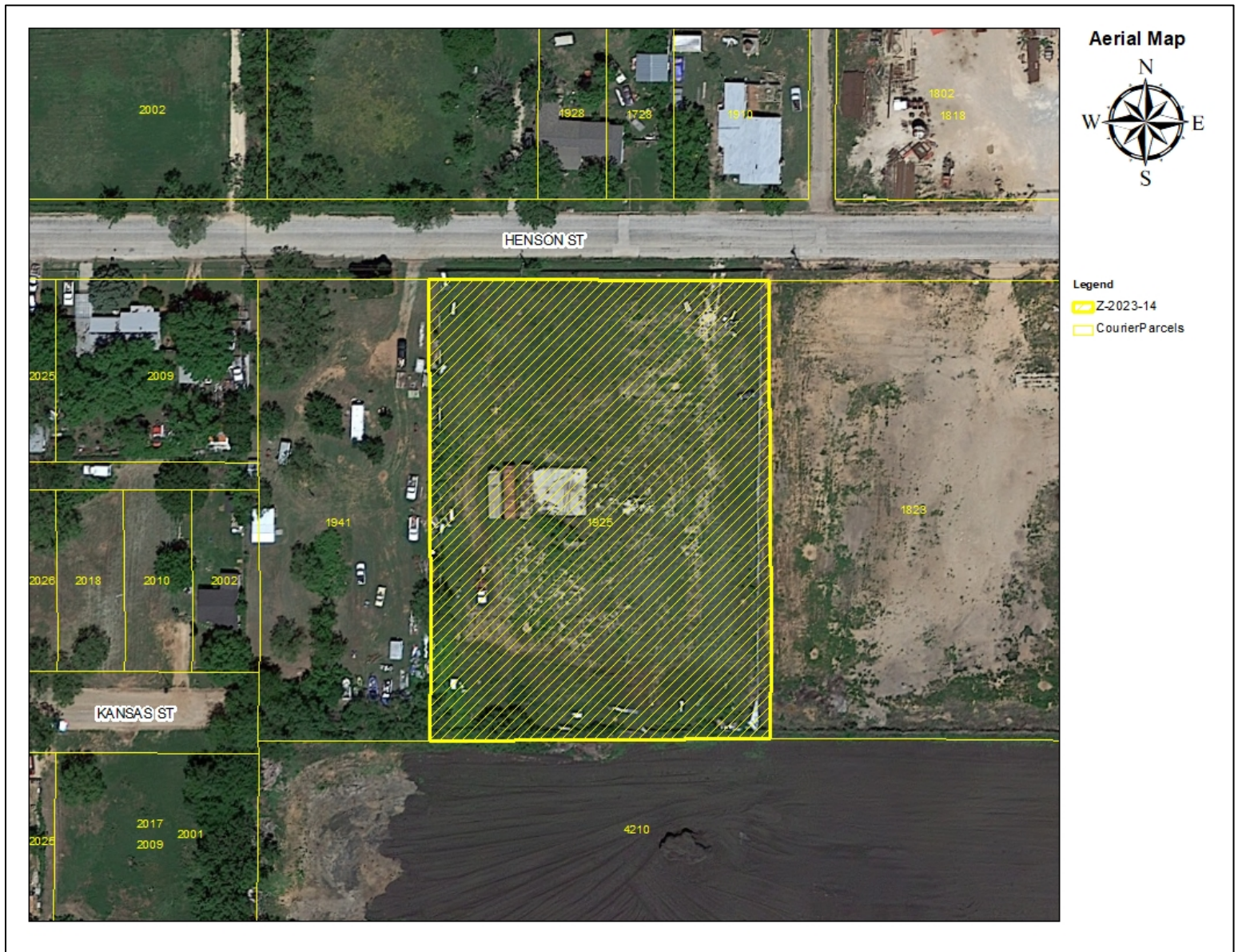
Staff recommends **approval**.

NOTIFICATIONS

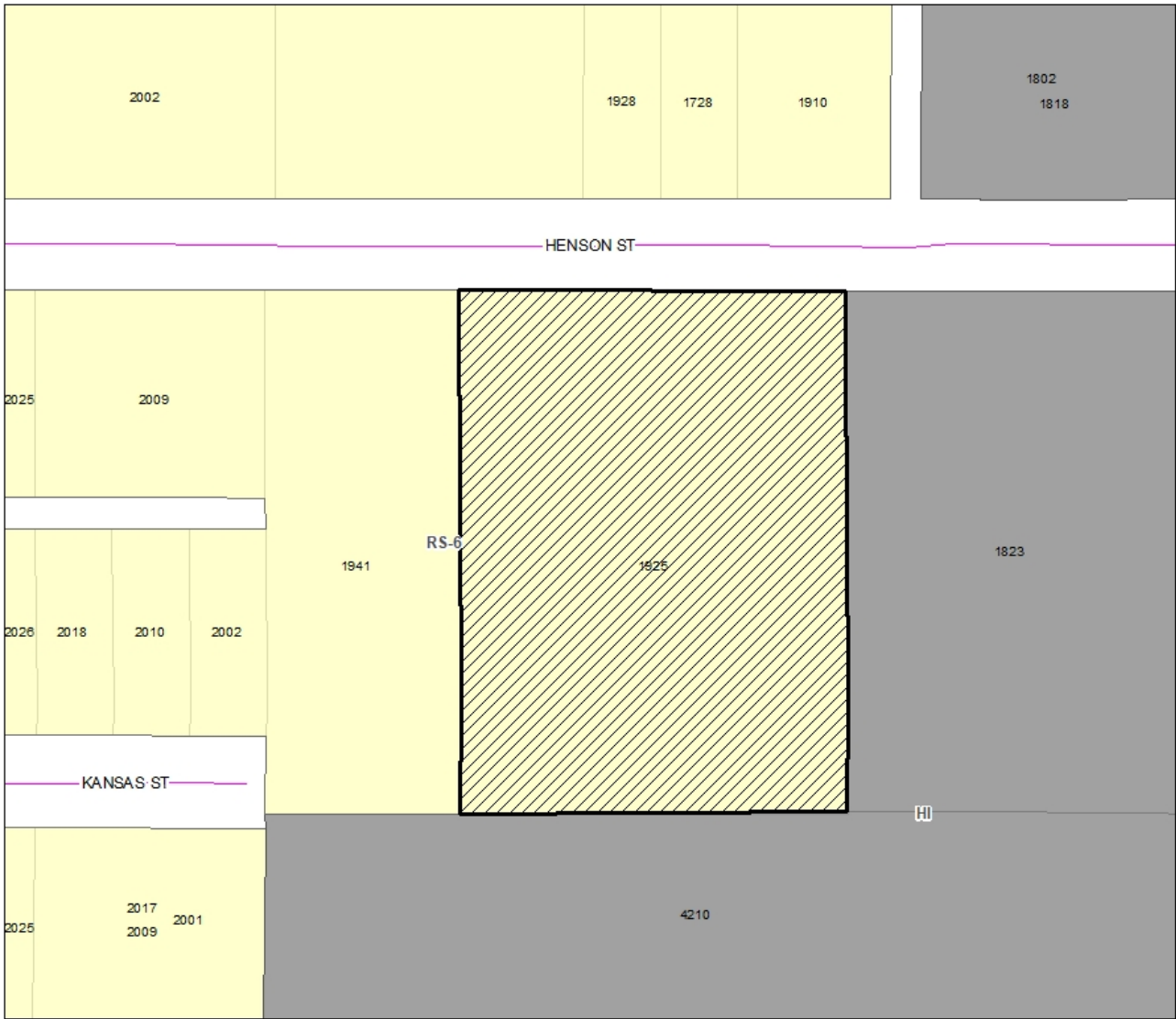
Legend:
O- Opposed
F- In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
STOKES REBECCA PORTILLO	32152	1728 HENSON ST	
	30323	1941 HENSON ST	
STANSBERRY SHERRY	29910	1823 HENSON ST	
VALENZUELA JOSE	30180	1925 HENSON ST	
TORRES GREGORIO & AMANDA	30616	4210 GRAPE ST	
ARIZPE LUCINDA V	52089	2002 KANSAS ST	
ICE DAVID N	33227	1818 HENSON ST	
ICE DAVID N	33227	1802 HENSON ST	
DAVILA MARGARET	51961	2010 KANSAS ST	
LAWRENCE MICKEY R	50124	2009 HENSON ST	
STOKES REBECCA PORTILLO	32275	1928 HENSON ST	
STANSBURY FRANCIS JR & DARRELL STANSBURY	21477	2002 HENSON ST	
STOKES REBECCA	32403		
HUDSON KENNETH DAVID	66056	1850 TEXAS ST	
DAVILA PETE & RUTH C	32022	1910 HENSON ST	
CAMACHO FIDENCIO JR	57057	2017 KANSAS ST	
CAMACHO FIDENCIO JR	57057	2009 KANSAS ST	
CAMACHO FIDENCIO JR	57057	2001 KANSAS ST	

LOCATION MAP



ZONING MAP



Zoning Map



- Legend
- Z-2023-14
 - RS-6: Residential Single-Family
 - HI: Heavy Industrial



REZONE REQUEST

Case: Z-2023-14

Owner/Agent: Jose Valenzuela

Request: Rezone from RS-6 to GC

Location: 1925 Henson Street

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: July 5, 2023

Council Hearing: July 27, 2023
August 10, 2023





AERIAL LOCATION MAP

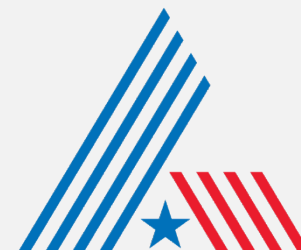


Aerial Map



Legend

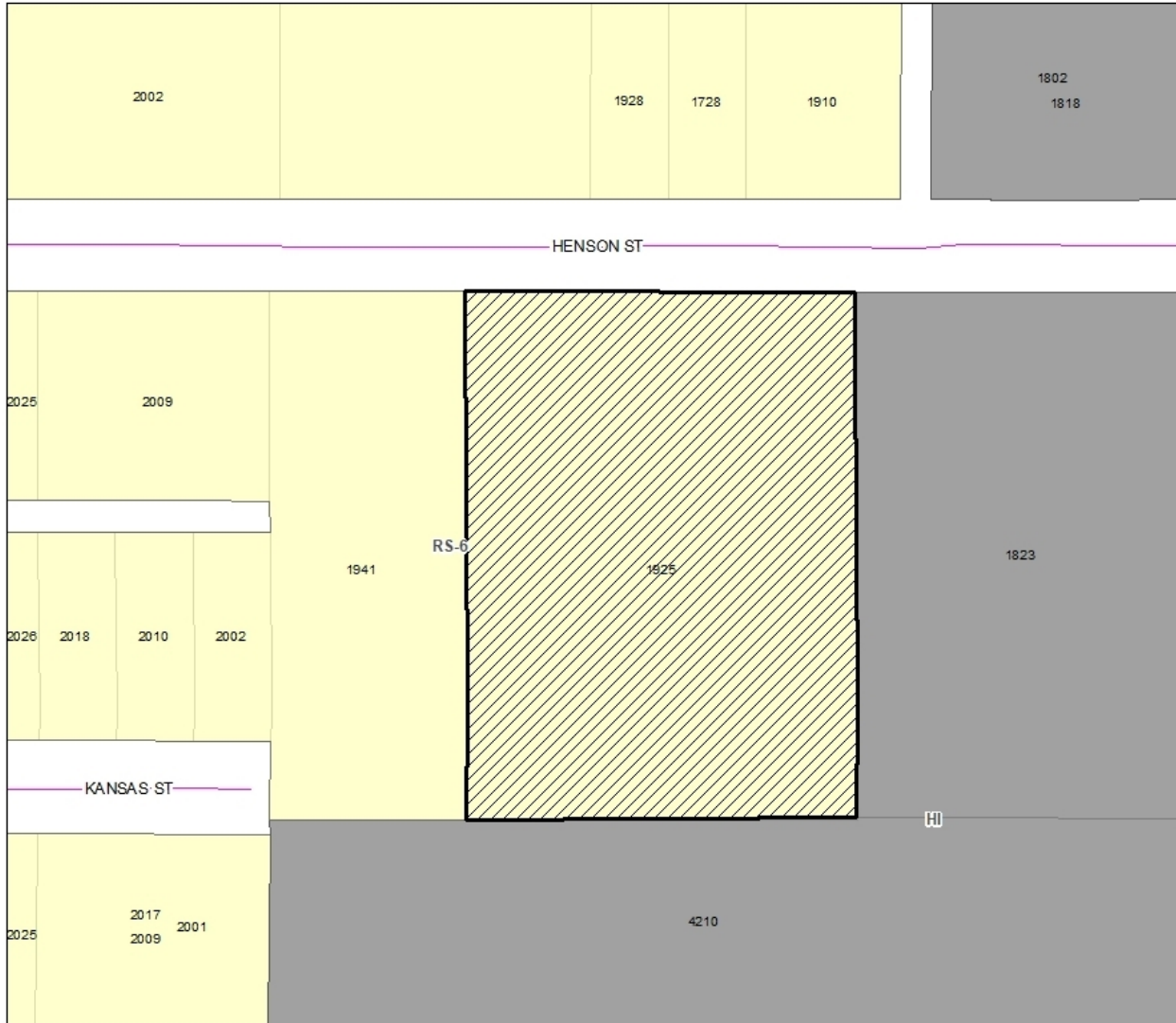
- Z-2023-14
- CourierParcels



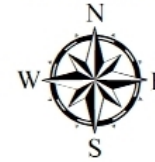
CITY OF
ABILENE
TEXAS



ZONING MAP

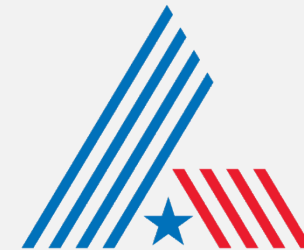


Zoning Map



Legend

- Z-2023-14
- RS-6: Residential Single-Family
- HI: Heavy Industrial



CITY OF
ABILENE
TEXAS



VIEWS OF SUBJECT PROPERTY



Subject Property



West Neighboring
Property



East Neighboring
Property



North Neighboring
Property





PERMITTED USES IN RS-6 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





PERMITTED USES IN GC ZONING

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Freight Container
- P Fuel Sales
- TP Itinerant Business
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
- C Mobile Home or Temporary Building (office for sales and service)
- P Recycling Collection Point
- C Travel Trailers (accessory to hospitals)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

- P/C Automobile Wash
- C Contractor Services
- P Funeral Home/ Mortuary/Morgue
- C Kennel (With Outdoor Pens)
- P Kennel (Without Outdoor Pens)
- P Laundry, Dry Cleaning, Dyeing, and Linen Service (no retail customers)
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)
- P Personal Services
- P Printing, Copying, Reproduction, Publishing
- C Recycling Collection and Processing Center
- P Repair and Maintenance Services - Automobile/Small Truck (major)
- P Repair and Maintenance Services - Automobile/Small Truck (minor)
- P Repair and Maintenance Services (indoor)
- C Repair and Maintenance Services (outdoors)
- P Storage - Self-Service Units
- P Tattoo Parlor
- P Taxidermist
- P Veterinary Service (small animals)

TRADE – RETAIL USES

- C Aircraft and Accessories
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Fuel Sales
- P Liquor Store (Off Premises Consumption) (*Defined under Liquor Store*)
- P Liquor Store (On Premises Consumption) (*Defined under Liquor Store*)
- P Restaurant, Brew Pub
- P Restaurant, Fast Food
- P Restaurant, Standard
- P Retail Sales/Rental (automobile/small truck)
- P Retail Sales/Rental (indoor)
- P Retail Sales/Rental (outdoors, non-vehicle)
- C Retail Sales/Rental (trucks and other large vehicles and equipment)

TRADE – WHOLESALE USES

- C Wholesaling and Storage (indoor)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Antenna Tower - Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Broadcast Studio
- P Passenger Ground Transportation Terminal
- P Pressure Control Station
- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

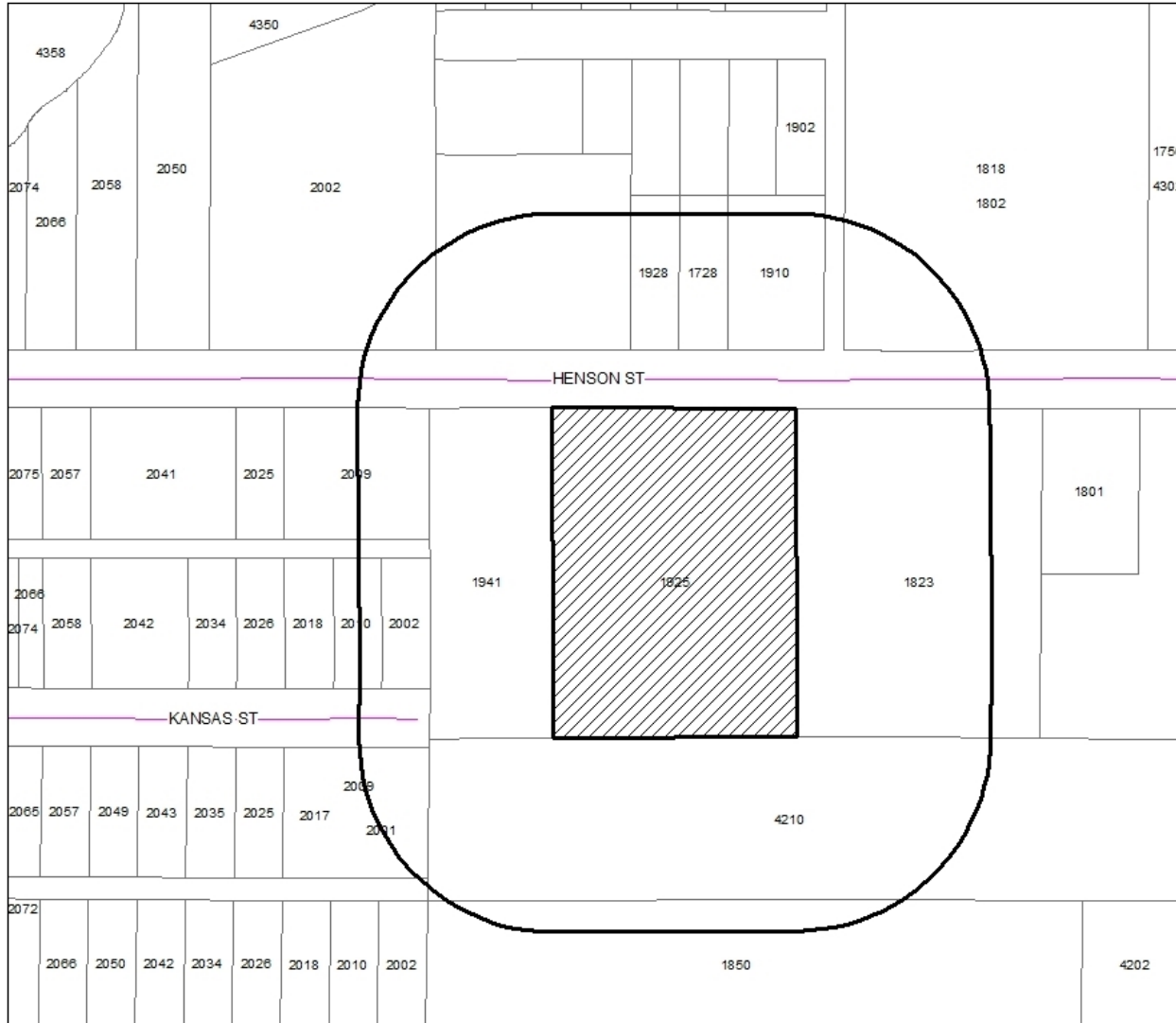
- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only,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



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



Notification Map



Legend

- Z-2023-14
- Notification Area

0- In Favor- 
0- Opposed- 
% OPPOSITION





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?





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: Hanson St
Address: 1925 Hanson St No. of lots: _____ Acreage: 1.95
Legal Description: _____
Subdivision Name: _____ Block: _____ Lot: _____
Current Zoning: residential R5-6 Proposed Zoning (if applicable): GC

OWNER AND AUTHORIZATION

Owner Name: Jose Valenzuela
Address: 1210 Queens Ct
City, State, Zip: Abilene TX 79602 Fax: _____
Phone: 325-627-3188 Email: unique3solutions@gmail.com
Agent Name: _____
Address: _____
City, State, Zip: _____ Fax: _____
Phone: _____ Email: _____

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

Signature Owner: _____ Date: 3-7-23

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 |
| ☐ R5-12 | 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

To be able to put shop on yard : commercial business

RS-6 to GC General Commercial

Fees

FOR DEVELOPMENT FEES CTRL & CLICK LINK BELOW AND CHOOSE "2"

<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?

The whole 1.95 acres commercial

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 commercial currently around it

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

No? I need to get water utilities to property found to connect

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

No

Other Required Forms – Disclosure of Interest (See Attached)



Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: _____ Total Number of Acres: 1.95 AC
 Zoning Classification(s): RS-6 Total Number of Lots: _____
 Location: 1925 Henson St

Property Owner Information & Authorization

Name/Company: Jose Valenzuela
 Address: 1210 Queens Ct
 City: Abilene State: TX Zip Code: 79602
 Phone: 325-627-3188 Email: uniqu3solutions@gmail.com

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: 3-7-23

STATE OF: TX

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Jose Valenzuela
 (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: _____ home: _____ Email: _____



Development Application

Disclosure of Interest

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.

Disclosure Questions

- 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.

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

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): Jose Valenzuela

Property Owner ☒ Project Representative ☐

Signature of Certifying Person: [Signature]

*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



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.

its zoned residential I don't want house on property just shop & coverings

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?

Yes it 2 acres but would like to not require a house to be built on it



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: 3-7-23



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 3-7, 2023

*(cross out the inapplicable phrase)

costs expended on the purchase of the land as follows: purchase

LEGAL DESCRIPTION

Two tracts out of the John Jarman Survey No. 82, Taylor County, Texas, being the same land conveyed to A A Towing in Deed recorded in Volume 3354, Page 534, Official Public Records, Taylor County, Texas, described by metes and bounds as follows:

Tract 1:

Being the East 126 feet of the West 252 feet of the North 338 feet of a certain tract of land in the John Jarman Survey No. 82, Taylor County, Texas described in deed from C. J. Henson and wife, Ollie Henson, to J. N. Bradshaw and wife Nadine Bradshaw, which is deed is dated July 16, 1946, and recorded in Volume 349, Page 437, of the Deed Records of Taylor County, Texas, reference to which is here made; and being the West one-half of that certain tract of land conveyed to R. W. Jones by deed of J. J. Jones, and wife, Lillie Maude Jones, dated August 4, 1948, and recorded in Volume 380, Page 91, of the Deed Records of Taylor County, Texas, reference to which is here made.

Tract 2:

Being 126 feet East and West by 338 feet North and South out of the John Jarman Survey No. 82, Taylor County, Texas, described by metes and bounds as follows, to-wit:

BEGINNING at a point 252 feet East of the Northwest corner of a 15-acre tract of land out of said Survey, described in Deed from C. J. Henson, et ux to J. N. Bradshaw, et ux, dated July 16, 1946, and recorded in Volume 349, Page 437 of the Deed Records of Taylor County, Texas;

THENCE East 126 feet to corner on North line of said 15-acre tract

THENCE South 338 feet to corner;

THENCE West 126 feet to corner.

THENCE North 338 feet to the place of beginning.

EXHIBIT

ZONING CASE Z-2023-21

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: July 5, 2023
City Council 1st Reading: July 27, 2023
City Council 2nd Reading: August 10, 2023

Applicant

Owner: First Evangelical Methodist Church
Agent: Jacob & Martin

Case Manager

Adam Holland

Request

Change the zoning of approximately 2.00 acres from Agricultural Open (AO) to General Commercial (GC).

Location

6010 Highway 277 South.

Background

The subject lot has been used as a church near the time of its annexation in 1986. The applicant is requesting a zoning change to allow self-storage units.

Zoning, Existing and Proposed Land Use

Adjacent properties are zoned General Commercial to the east and west, and Agricultural Open to the north. On the south side of Highway 277 South is a Patio Home district. Existing land uses are self-storage units just west of the subject property and retail sales-outdoors (non-vehicle) across Bishop Road to the east.

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 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 zoning would be appropriate as most of the lots surrounding the subject site are currently zoned as General Commercial.

- (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 known.

Staff Recommendation

Staff recommends **approval**.

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

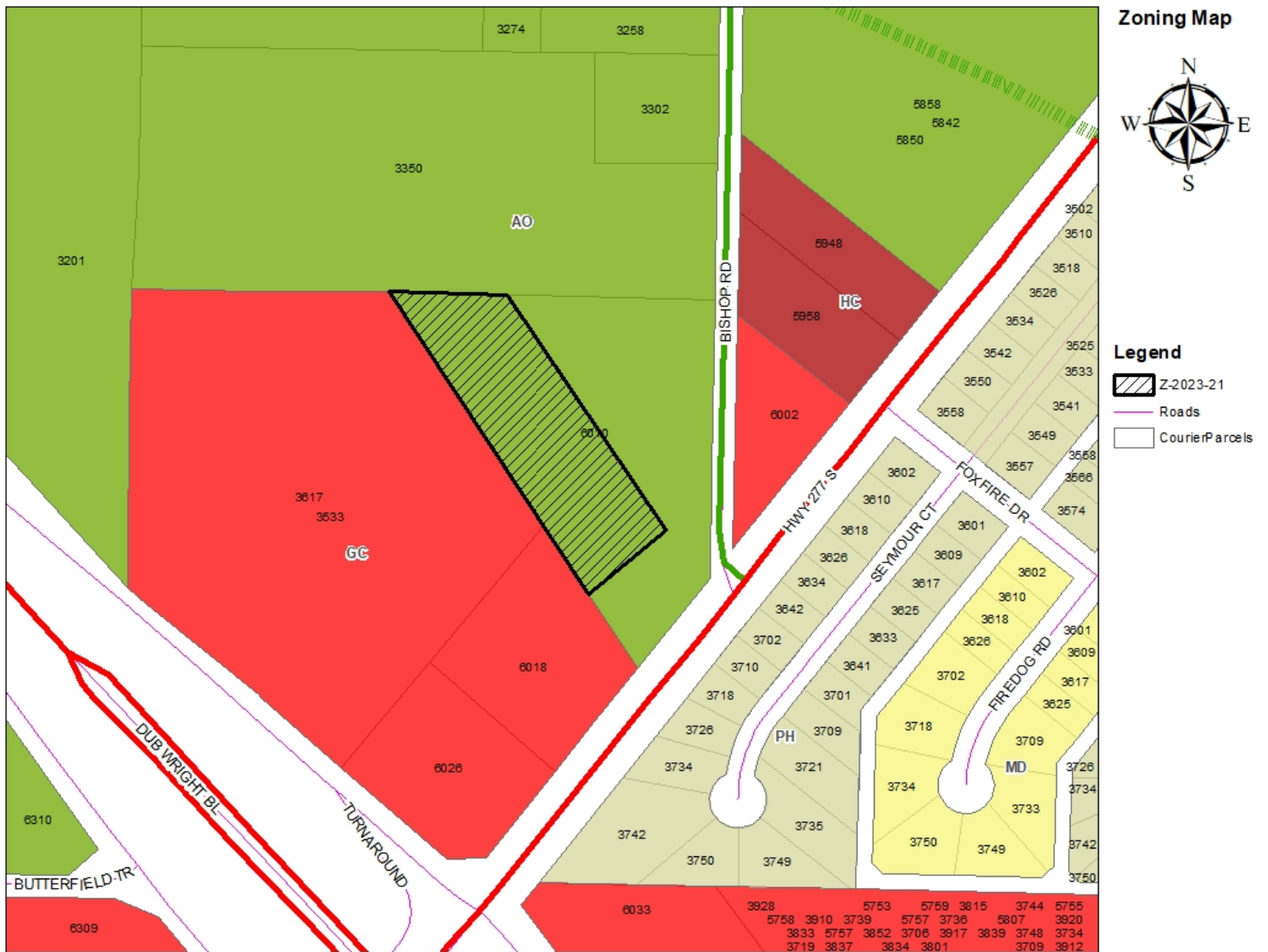
Owner

Owner	Property ID	Situs	Response
CKG RENTALS LLC	104564	6018 HWY 277 S	
DUB WRIGHT BOULEVARD LP	101610	3533 DUB WRIGHT BL	
DUB WRIGHT BOULEVARD LP	101610	3617 DUB WRIGHT BL	
FIRST EVANGELICAL	16084	6010 HWY 277 S	
ROPER ANTHONY & AMANDA	100079	3350 BISHOP RD	
SUMRALL CALVIN L &	55871	6002 HWY 277 S	

LOCATION MAP



ZONING MAP





REZONE REQUEST

Case: Z-2023-21

Owner: First evangelical Methodist Church

Agent: Jacob & Martin

Request: Rezone from AO to GC

Location: 6010 Highway 277 South

Notification: 1 in Favor, 0 Opposed

Planning & Zoning: July 5, 2023

City Council Hearing: July 27, 2023
August 10, 2023





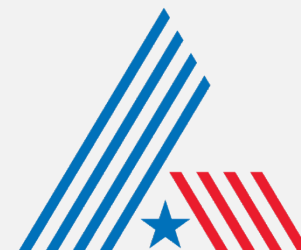
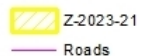
AERIAL LOCATION MAP



Aerial Map



Legend



CITY OF
ABILENE
TEXAS



ZONING MAP

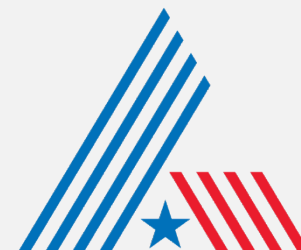


Zoning Map



Legend

- Z-2023-21
- Roads
- Courier Parcels



CITY OF
ABILENE
TEXAS



Permitted Uses in AO Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

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

TRADE – RETAIL USES

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

P

C
TP

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





Permitted Uses in GC Zoning

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Freight Container
- P Fuel Sales
- TP Itinerant Business
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
- C Mobile Home or Temporary Building (office for sales and service)
- P Recycling Collection Point
- C Travel Trailers (accessory to hospitals)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

- P/C Automobile Wash
- C Contractor Services
- P Funeral Home/ Mortuary/Morgue
- C Kennel (With Outdoor Pens)
- P Kennel (Without Outdoor Pens)
- P Laundry, Dry Cleaning, Dyeing, and Linen Service (no retail customers)
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)
- P Personal Services
- P Printing, Copying, Reproduction, Publishing
- C Recycling Collection and Processing Center
- P Repair and Maintenance Services - Automobile/Small Truck (major)
- P Repair and Maintenance Services - Automobile/Small Truck (minor)
- P Repair and Maintenance Services (indoor)
- C Repair and Maintenance Services (outdoors)
- P Storage - Self-Service Units
- P Tattoo Parlor
- P Taxidermist
- P Veterinary Service (small animals)

TRADE – RETAIL USES

- C Aircraft and Accessories
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Fuel Sales
- P Liquor Store (Off Premises Consumption) (*Defined under Liquor Store*)
- P Liquor Store (On Premises Consumption) (*Defined under Liquor Store*)
- P Restaurant, Brew Pub
- P Restaurant, Fast Food
- P Restaurant, Standard
- P Retail Sales/Rental (automobile/small truck)
- P Retail Sales/Rental (indoor)
- P Retail Sales/Rental (outdoors, non-vehicle)
- C Retail Sales/Rental (trucks and other large vehicles and equipment)

TRADE – WHOLESALE USES

- C Wholesaling and Storage (indoor)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Antenna Tower - Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Broadcast Studio
- P Passenger Ground Transportation Terminal
- P Pressure Control Station
- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

- P 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





VIEWS OF SUBJECT PROPERTY



Adjacent Right-of-Way



West Neighboring Property



East Neighboring Property



Subject Property





NOTIFICATION AREA MAP



Notification Area



Legend

- Notification Area
- Z-2023-21
- Roads
- CourierParcels

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



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATIONS

The proposed request for GC 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?



FIELD NOTES
2.00 ACRES

BEING 2.00 acres out of Lot 1, Block A, First Evangelical Methodist Church Addition to the City of Abilene, Taylor County, Texas, according to the plat recorded in Cabinet 1, Slide 736, Plat Records, Taylor County, Texas, and being more particularly described as follows:

BEGINNING at a recovered 3/8" rebar at the most northerly northeast corner of Lot 201, Block A, APB Subdivision, according to the plat recorded in Cabinet 4, Slide 169, Plat Records, Taylor County, Texas, on the SBL of a called 5.0 acre tract recorded as Tract Two in Instrument No. 2022-19338, Official Public Records, Taylor County, Texas, and at the northwest corner of said Lot 1, Block A, for the northwest corner of this tract;

THENCE S89°12'22"E 196.82 feet, along the SBL of said 5.0 acre tract, and the NBL of said Lot 1, Block A, to a set 3/8" rebar, for the northeast corner of this tract, whence a recovered 1/2" rebar at the northeast corner of said Lot 1, Block A, and the southeast corner of said 5.0 acre tract bears S89°12'22"E 369.42 feet;

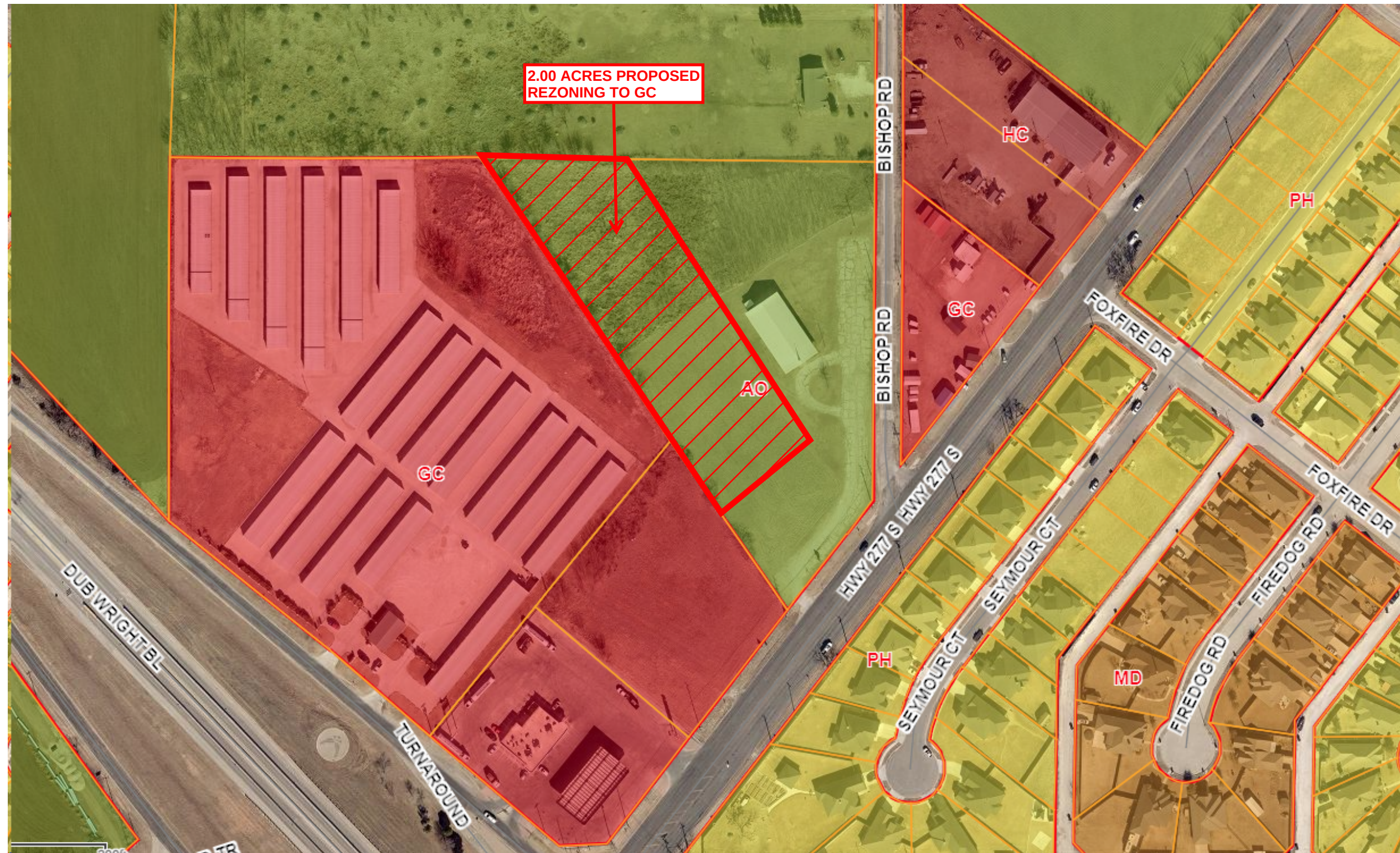
THENCE S33°03'00"E 450.96 feet, over and across said Lot 1, Block A, to a set 3/8" rebar, for the southeast corner of this tract;

THENCE S38°37'06"W 172.21 feet, over and across said Lot 1, Block A, to a set 3/8" rebar, on the WBL of said Lot 1, Block A, and on the northeasterly line of the remainder of Lot 1, Block A, Beitscher Spec. Center Addition, according to the plat recorded in Cabinet 3, Slide 549, Plat Records, Taylor County, Texas, for the southwest corner of this tract, whence a recovered 3/8" rebar at the east corner of said Lot 1, Block A, Beitscher Spec. Center Addition, and the southwest corner of said Lot 1, Block A, First Evangelical Methodist Church Addition, bears S33°03'00"E 180.40 feet;

THENCE N33°03'00"W, along the northeasterly line of said Lot 1, Block A, Beitscher Spec. Center Addition, at 119.33 feet, pass a recovered 1/2" rebar at the north corner of said Lot 1, Block A, Beitscher Spec. Center Addition, and continue along the northeasterly line of said Lot 201, Block A, APB Subdivision, and the WBL of said Lot 1, Block A, First Evangelical Methodist Church Addition, a total distance of 614.74 feet, to the place of beginning and containing 2.00 acres of land.

Surveyed on the ground April 4, 2023.

SEE ACCOMPANYING PLAT.



ZONING CASE Z-2023-22

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: July 5, 2023
City Council 1st Reading: July 27, 2023
City Council 2nd Reading: August 10, 2023

Applicant

Owner: Teartex, LLC

Case Manager

Adam Holland

Request

Change the zoning of approximately 5.96 acres from Heavy Commercial (HC) to Planned Development District (PDD-182) to allow a vacation travel trailer park.

Location

1075 and 1083 East Highway 80

Background

- The owner proposes to convert covered storage spaces that were rented as storage into a vacation travel trailer park, which would include RVs, in the southern portion of the property.
- The applicant intends to continue the use of his business on the north portion of the lot which includes an office and indoor manufacturing space.
- The applicant proposes to install a fence to divide the commercial uses of the property from the proposed vacation travel trailer park. No additional buildings or structures are proposed.

Zoning, Existing and Proposed Land Use

Properties zoned Light Industrial (LI) are located west, east, and south of the subject site. General Retail (GR) zoning also is located to the west. Heavy Commercial (HC) zoning is located to the north. Properties zoned Multi-Family (MF) are located to the southeast.

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 recommends heavy industrial uses at this location. The existing use of the site is consistent with that recommendation. The proposed use is not consistent with the recommendation. However, the Comprehensive Plan also designates the subject site as "transitional character area" where more mixed uses are appropriate. The proposed use, if approved, would reduce the intensity of use of this site and serve as a land use transition and satisfy the intent of "transitional character area".

- (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 lies within the immediate area of an existing multi-family development, but is adequately buffered by the existing railroad. The remaining portion of the subject property shall retain a heavy commercial/light industrial use of manufacturing which is consistent with the general area. The proposed use, if approved, would result in a land use between the HC uses to the north and the MF uses to the southeast.

- (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. It is assumed that the applicant will install electric and water hook-ups for each lease space.

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

None known.

Staff Recommendation

Staff recommends **approval**.

NOTIFICATIONS

Legend:

O- Opposed

F- In Favor

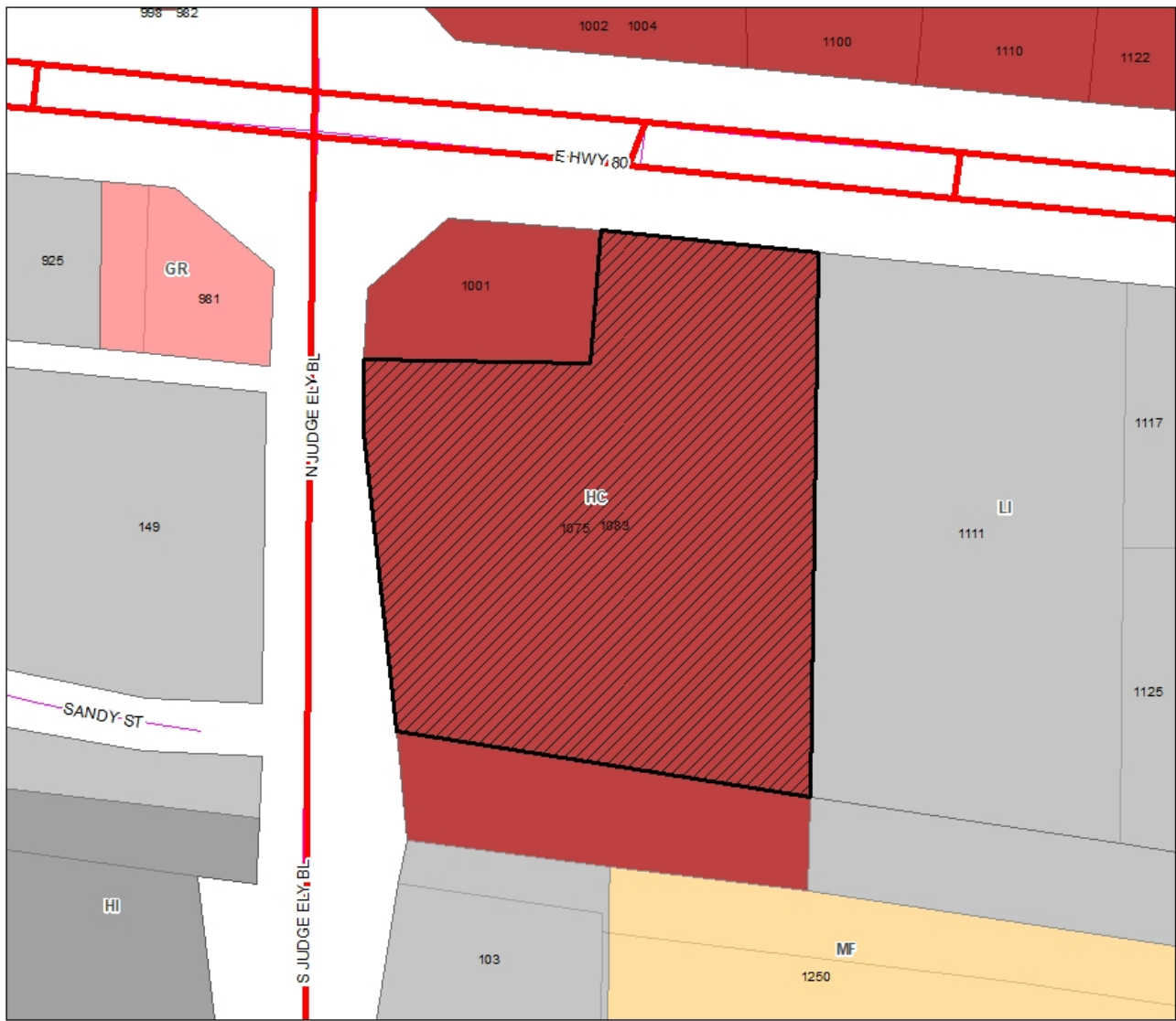
Owner

Owner	Property ID	Situs	Response
ALL CLARK INDUSTRIES INC	27787	103 S JUDGE ELY BL	
CANTERBURY CROSSING LTD	92352	1250 YEOMANS RD	
CITY OF ABILENE	59407	149 GANN ST	
JKK PROPERTIES LP	15921	1111 E HWY 80	
MB RENTALS LLC	58668	1002 E HWY 80	
MB RENTALS LLC	58668	1004 E HWY 80	
SKINNYS INC	15800	1001 E HWY 80	
TEARTEX LLC	15801	1083 E HWY 80	
TEARTEX LLC	15801	1075 E HWY 80	
TX XPRESS LLC	33405	981 E HWY 80	
WORGULL INC	44056	1100 E HWY 80	

LOCATION MAP



ZONING MAP



Zoning Map



- Legend
- Z-2023-22
 - Arterial
 - MF: Multi-Family Residential
 - GR: General Retail
 - HC: Heavy Commercial
 - LI: Light Industrial
 - HI: Heavy Industrial



REZONE REQUEST

Case: Z-2023-22

Owner: Teartex, LLC

Request: Rezone from HC to PDD-182 (Vacation Travel Trailer Park)

Location: 1075 and 1083 East Highway 80

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: July 5, 2023

City Council Hearing: July 27, 2023
August 10, 2023





AERIAL LOCATION MAP

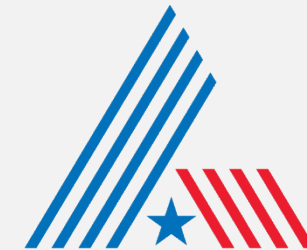


Aerial Map



Legend

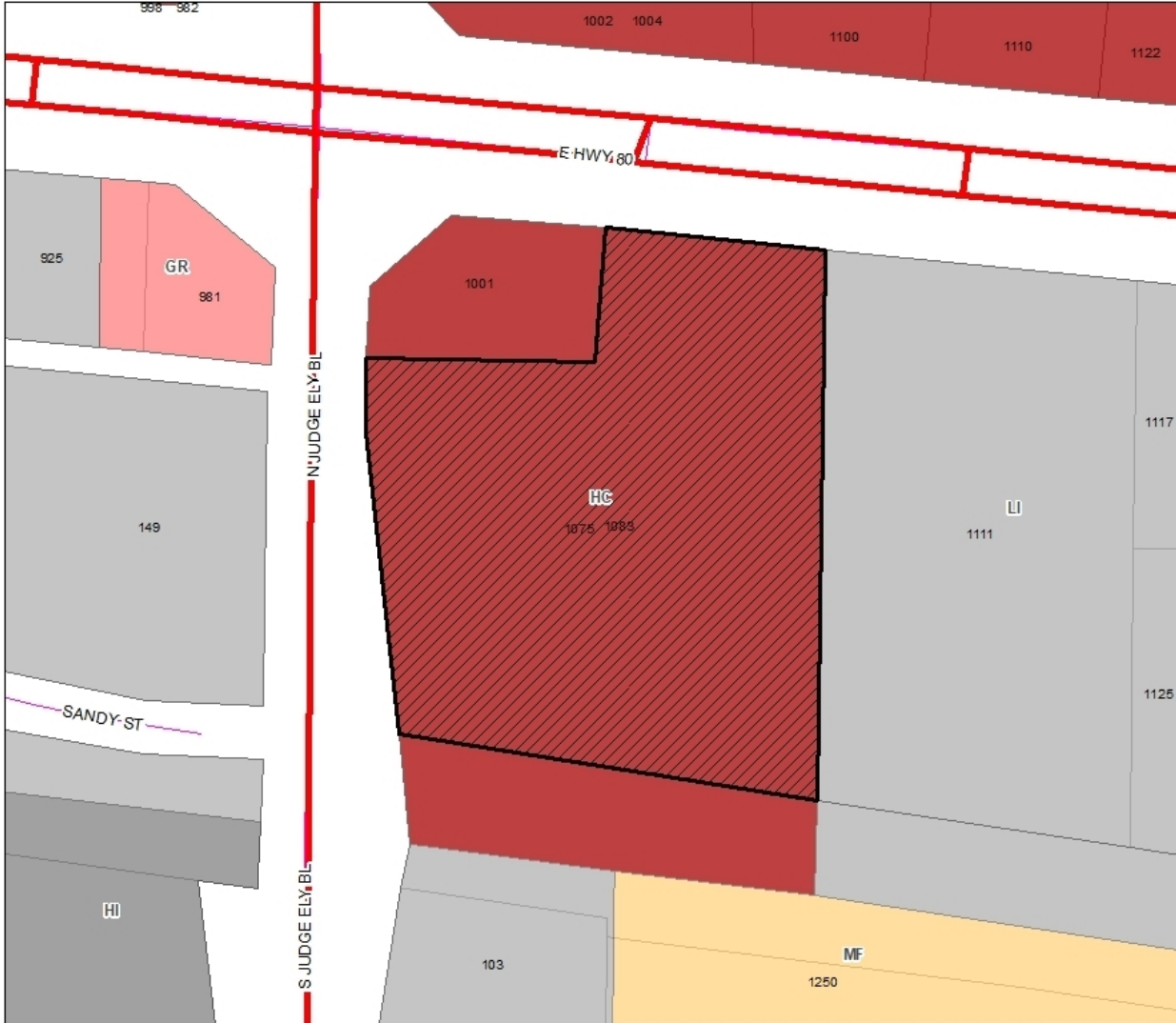
- Z-2023-22
- CourierParcels



CITY OF
ABILENE
TEXAS



ZONING MAP



Zoning Map



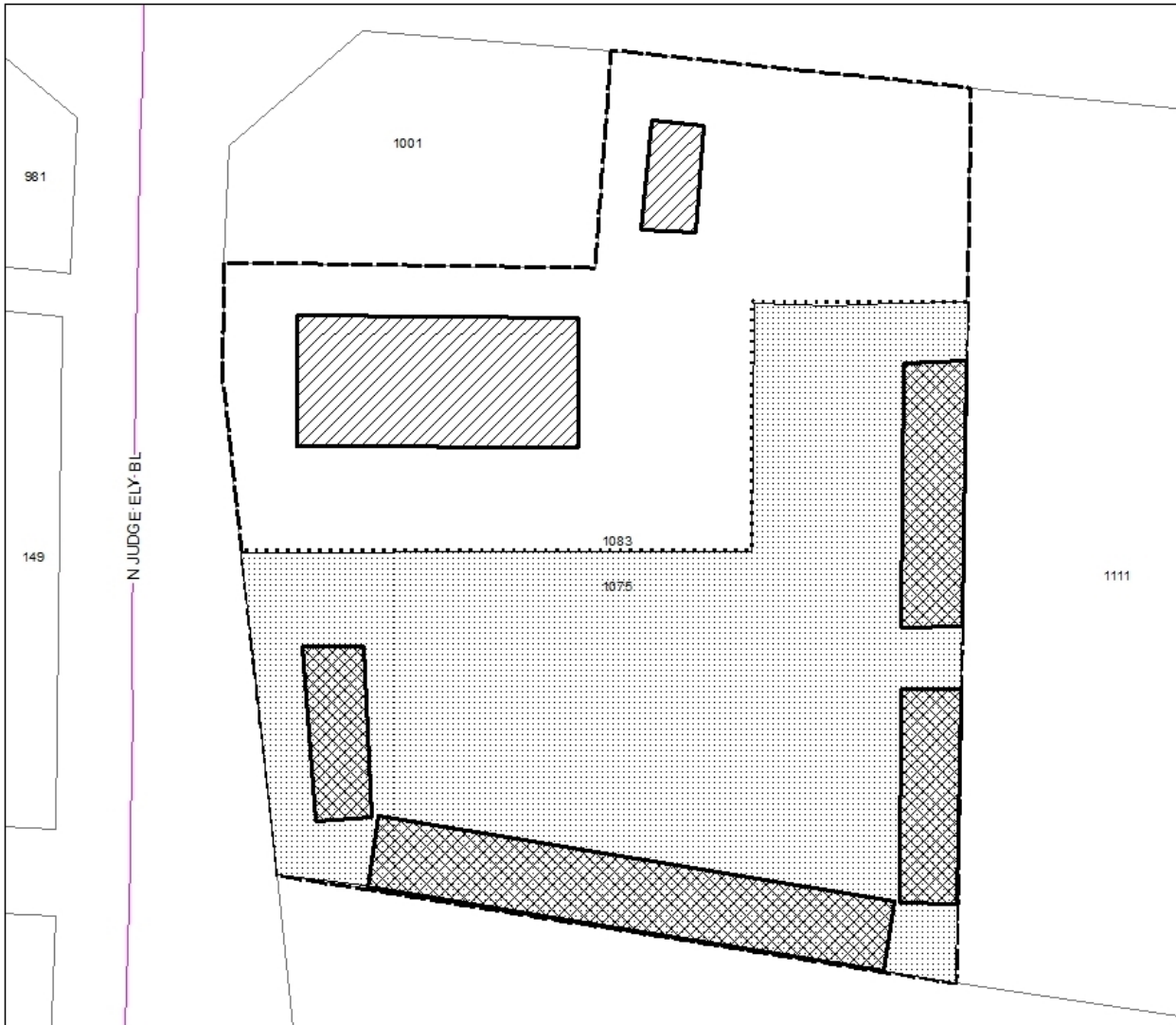
Legend

- Z-2023-22
- Arterial
- MF: Multi-Family Residential
- GR: General Retail
- HC: Heavy Commercial
- LI: Light Industrial
- HI: Heavy Industrial





CONCEPTUAL PLAN



Concept Plan



Legend

- RV Pads
- Fence
- Existing Offices
- RV Park Extent
- Subject Property
- Roads
- Courier Parcels





VIEWS OF SUBJECT PROPERTY



Subject Property



West Neighboring Property



East Neighboring Property

Need to Change
Pictures

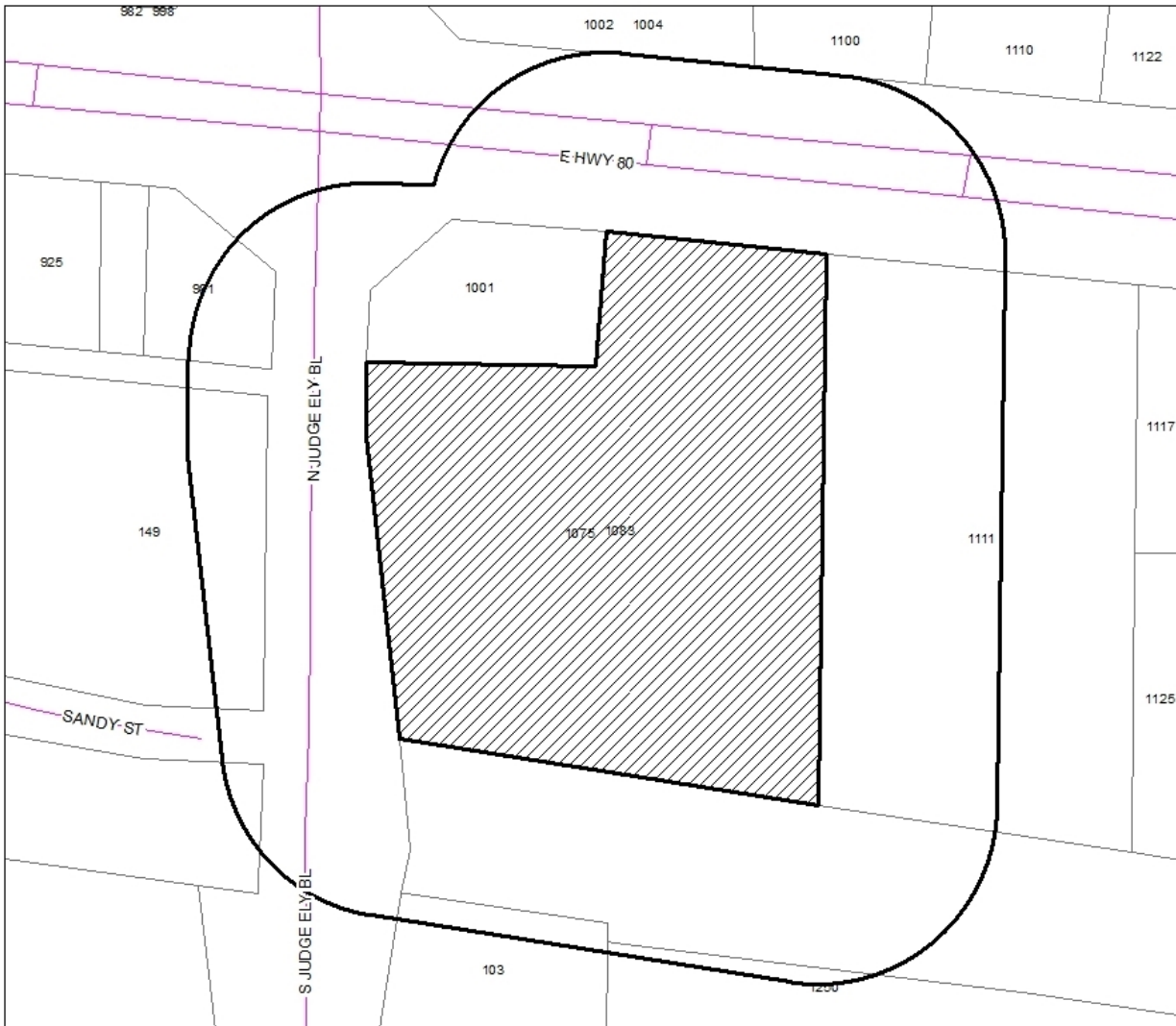


Adjacent Right-of-way





NOTIFICATION AREA MAP



Notification Map



Legend

- Notification Area
- Z-2023-22

0- In Favor-



0- Opposed-



0% Opposed





FINDINGS AND RECOMMENDATIONS

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

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

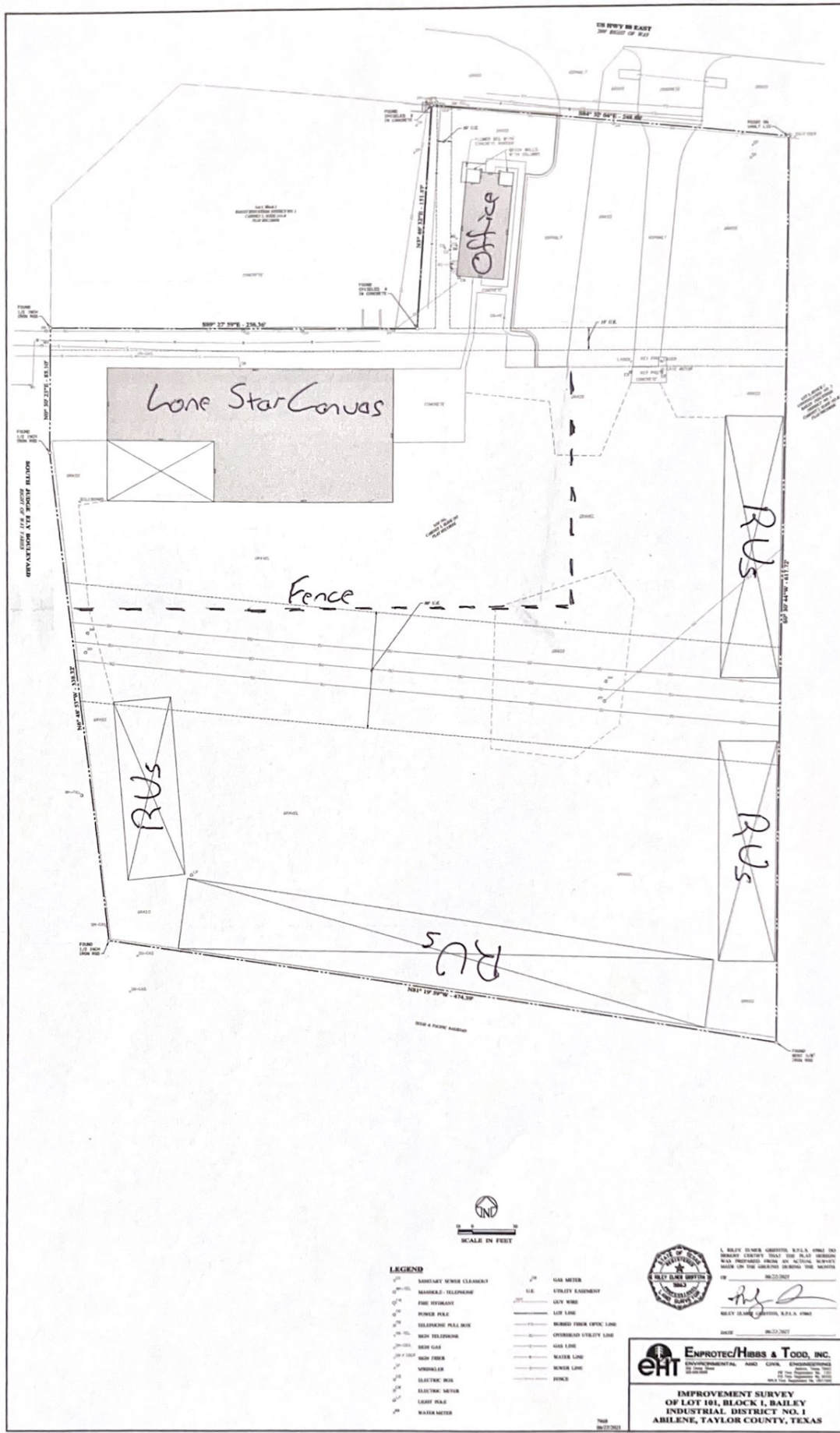
Staff Recommendation: **Approval**





Questions?







Legend

- RV Pads
- Fence
- Existing Offices
- RV Park Extent
- Subject Property
- Roads
- Courier Parcels



ZONING CASE Z-2023-23

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: July 5, 2023
City Council 1st Reading: July 27, 2023
City Council 2nd Reading: August 10, 2023

Applicant

Owner: Industrial Blocks, LLC and Frenchman's Creek Townhome Owners' Association Inc.
Agent: Jacob & Martin

Case Manager

Adam Holland

Request

Change the zoning of approximately 2.21 acres from Planned Development District (PD-45) and Medium Density Residential (MD) to Medium Density Residential (MD).

Location

61, 71, and 45 Rue Maison

Zoning, Existing and Proposed Land Use

The subject property is included in the "Frenchman's Creek PDS" District when it was created in 1986. The Frenchman's Creek PDS allowed general retail uses and self-storage units. This request, if approved, would allow the owner to create additional units in the Frenchman's Creek Subdivision.

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 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 zoning would be appropriate as most of the lots surrounding the subject site are undeveloped. The site also better suited for medium density residential uses given the proximity of the site to similar 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 access to all required utilities.

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

None known.

Staff Recommendation

Staff recommends **approval**.

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

By Owner

Owner	Property ID	Situs	Response
ABILENE FRENCHMANS CREEK 93	38585	4695 S 14TH ST	
ABILENE FRENCHMANS CREEK 93	38585	4693 S 14TH ST	
ABILENE FRENCHMANS CREEK 93	38585	4657 S 14TH ST	
ABILENE FRENCHMANS CREEK 93	38585	4653 S 14TH ST	
ABILENE FRENCHMANS CREEK 93	38585	4705 S 14TH ST	
ABILENE FRENCHMANS CREEK 93	38585	4699 S 14TH ST	
BENCH PATRICIA LANDERS	57572	2058 RIVER OAKS CR	
ESTES JOHN E & NANCY K	40019	42 RUE MAISON	
ESTES JOHN E & NANCY K	40019	41 RUE MAISON	
ESTES JOHN E & NANCY K	40019	43 RUE MAISON	
ESTES JOHN E & NANCY K	40019	44 RUE MAISON	
FRENCHMANS CREEK JOINT VENTURE 93 ET AL	38706	4757 FRENCHMANS CREEK RD	
FRENCHMANS CREEK TOWNHOME	38586	45 RUE MAISON	
GEE ROBERT S & MARY	48602	1454 TANGLEWOOD RD	
HARRISON RANDOLPH B & BONNIE G	39187	31 RUE MAISON	
HARRISON RANDOLPH B & BONNIE G	39187	22 RUE MAISON	
HARRISON RANDOLPH B & BONNIE G	39187	24 RUE MAISON	
HARRISON RANDOLPH B & BONNIE G	39187	21 RUE MAISON	
HARRISON RANDOLPH B & BONNIE G	39187	23 RUE MAISON	
HOWARD CHRISTOPHER BLAKE & MARLINDA	48461	1456 TANGLEWOOD RD	
INDUSTRIAL BLOCKS LLC &	39428	71 RUE MAISON	
INDUSTRIAL BLOCKS LLC &	39426	61 RUE MAISON	
LENKER PAUL A & MOLLY J	57323	2042 RIVER OAKS CR	
LOWRANCE JETT & ASHLEY	57895	2102 RIVER OAKS CR	
MEADOR WILLIAM ALLAN & EMILY E	39535	12 RUE MAISON	
MEADOR WILLIAM ALLAN & EMILY E	39535	14 RUE MAISON	
MEADOR WILLIAM ALLAN & EMILY E	39535	13 RUE MAISON	
MEADOR WILLIAM ALLAN & EMILY E	39535	11 RUE MAISON	
NEIE STEVEN D & MARIA C	57705	2066 RIVER OAKS CR	

OLIVER ERIC L & DANNA M	48731	1452 TANGLEWOOD RD	
PETROSS STANLEY M & CONNIE L	40798	32 RUE MAISON	
PETROSS STANLEY M & CONNIE L	40798	33 RUE MAISON	
PETROSS STANLEY M & CONNIE L	40798	34 RUE MAISON	
ROEDER AUSTIN & CALLIE	48871	1450 TANGLEWOOD RD	
SCFRC HW V LLC	38462	4709 S 14TH ST	
STEELE MATTHEW EVAN & JILLIAN	57457	2050 RIVER OAKS CR	
TEBOW JAMES ROYAL &	58023	2110 RIVER OAKS CR	
WELLHAUSEN CLINT &	1011213	54 RUE MAISON	
WELLHAUSEN CLINT &	1011213	52 RUE MAISON	
WELLHAUSEN CLINT &	1011213	51 RUE MAISON	

By Property ID

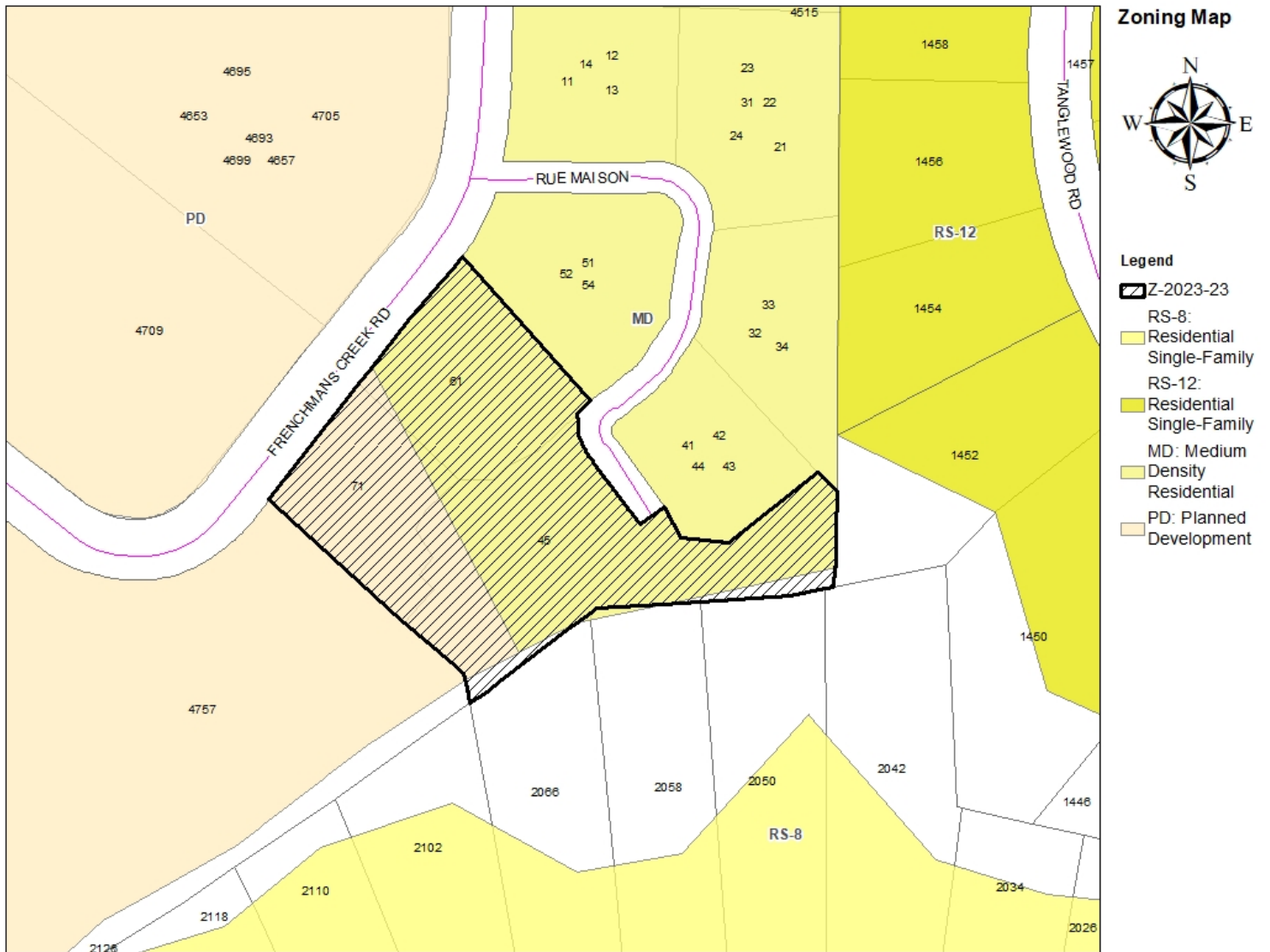
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ABILENE FRENCHMANS CREEK 93	38585	4699 S 14TH ST	
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WELLHAUSEN CLINT &	1011213	52 RUE MAISON	
WELLHAUSEN CLINT &	1011213	51 RUE MAISON	

LOCATION MAP



ZONING MAP





REZONE REQUEST

Case:	Z-2023-23
Owner:	Industrial Blocks, LLC and Frenchman’s Creek Townhome Owners’ Association Inc.
Agent:	Jacob & Martin
Request:	Rezone from PD-45 to MD
Location:	61, 71, and 45 Rue Maison
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	July 5, 2023
City Council Hearing:	July 27, 2023 August 10, 2023





AERIAL LOCATION MAP



Aerial Map



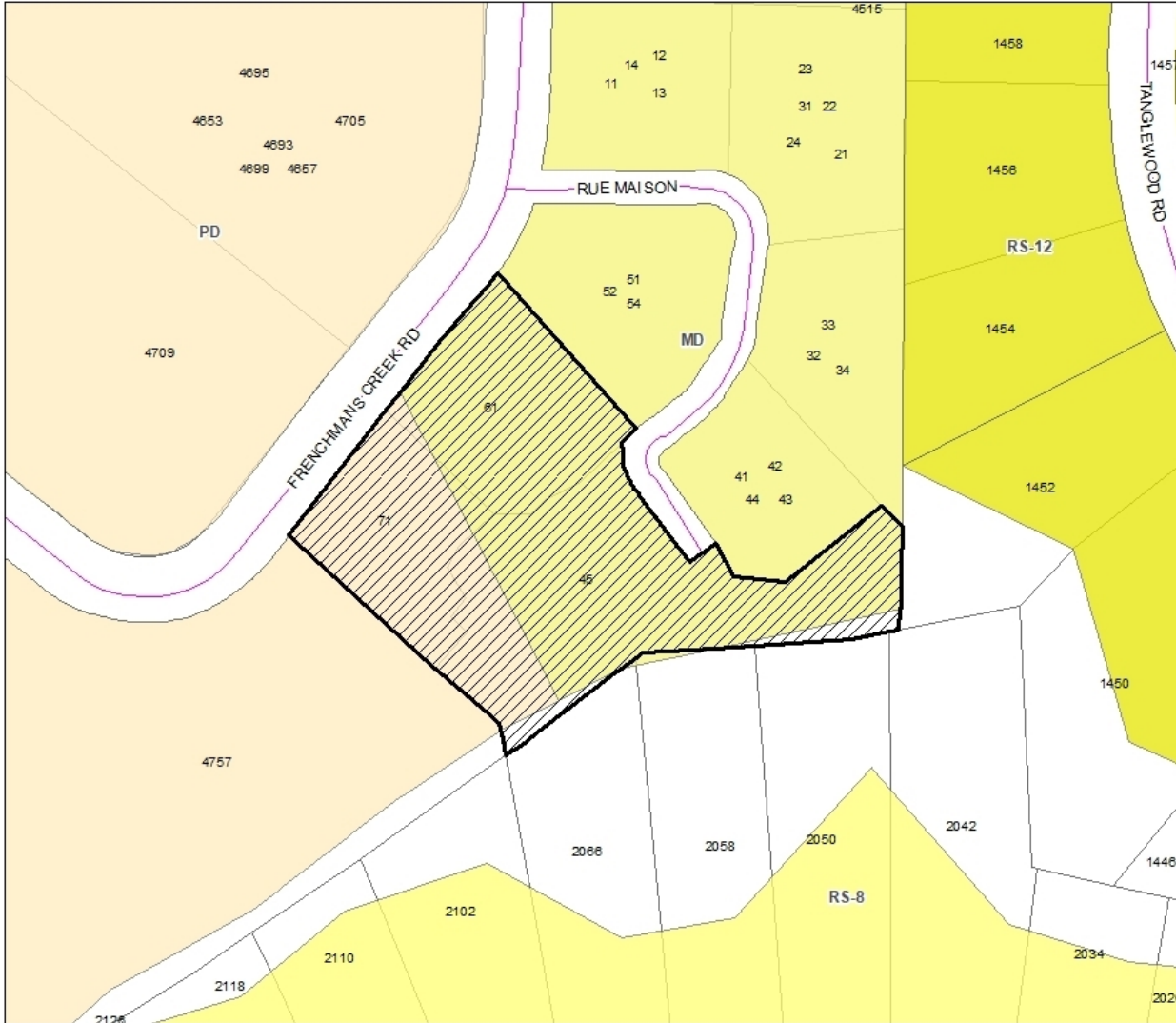
Legend

- Z-2023-23
- CourierParcels





ZONING MAP

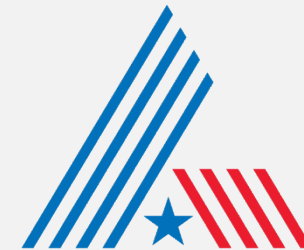


Zoning Map



Legend

- Z-2023-23
- RS-8: Residential Single-Family
- RS-12: Residential Single-Family
- MD: Medium Density Residential
- PD: Planned Development



CITY OF
ABILENE
TEXAS



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

LEGEND

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





Permitted Uses in 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

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

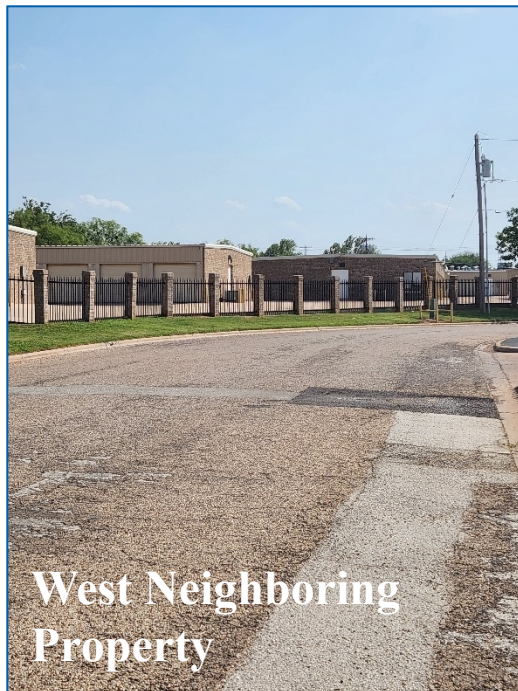




VIEWS OF SUBJECT PROPERTY



Subject Property



West Neighboring Property



East Neighboring Property



North Neighboring Property





NOTIFICATION AREA MAP



Notification Map



Legend

- Notification Area
- Z-2023-23

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





FINDINGS AND RECOMMENDATIONS

The proposed request for MD 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?



ORDINANCE NO. 68-1986

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23,
SUBPART E, ZONING, OF THE ABILENE MUNICIPAL CODE, CONCERNING
FRENCHMAN'S CREEK PDS PLANNED DEVELOPMENT DISTRICT;
CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance of the City of Abilene, is hereby amended; as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than One Thousand Dollars (\$1,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 14 day of August,
A.D. 19 86.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 3 day of August, 19 86, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 9:00 a.m., on the 28 day of August, 19 86, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING this 28 day of _____
August, A.D. 19 86.

ATTEST:

Patricia Patton
CITY SECRETARY

David Stullman
MAYOR

APPROVED:

Harry Cargill
CITY ATTORNEY

EXHIBIT "A"

Legal Description:

Lots 301 & 302, Block 1 & Lots 402 & part of 401, Block 2, Frenchman's Creek Addition, Abilene, Taylor County, Texas.

Name. This PDS district shall hereafter be known as the "Frenchman's Creek PDS" district.

Purpose. The purpose of the Frenchman's Creek Planned Development Shopping Center District is to integrate the development of commercial facilities with surrounding residential and commercial uses. District regulations described in the following Specific Modifications are designed to achieve the following:

- A. Designate the district for appropriate selected activities, and
- B. integrate the scale of building development with surrounding land use.

Specific Modifications.

- A. The following regulations shall govern the use and development of the Planned Development Shopping Center district:

- 1. Permitted Use. Except as otherwise provided herein, use and development shall be subject to the provisions of the Shopping Center (SC) zoning district of the Zoning Ordinance of the City of Abilene.

In addition to the SC zoning district uses, the retail-trade of Lumber and Other Building Materials shall be permitted, provided that all storage, sales, and displays are from within the perimeter walls of the buildings.

- 2. All activities conducted in the PDS, including sales and displays, shall be conducted from within the interior of structures on this site.
 - 3. Off-Street Parking. Off-street parking spaces shall be required at a ratio of one space per 222 square feet gross leasable floor area for all uses of the PDS district.

4. Off-Street Loading. For every building with a minimum gross floor area of 10,000 square feet, there shall be provided and maintained on the lot, at least one off-street loading space plus one additional space for each additional 20,000 square feet, or major fraction thereof. Each loading space shall not be less than 12 feet in width, 30 feet in length and 14 feet in height.
5. Truck parking shall be prohibited along either side of Frenchman's Road, as it is illustrated on the attached site plan Exhibit "B".
6. Signs. The City of Abilene Sign Regulations shall apply to all signs mounted along South 14th Street. Only one free standing pole-mount business/identification sign shall be permitted along South Danville Drive. No free standing business/identification signs or portable signs shall be placed along Frenchman's Creek Road. Wall signs shall be permitted within the PDS subject to City of Abilene Sign Regulations.
7. Driveways. Driveways onto the PDS from South 14th Street shall be limited to five and limited to three from South Danville Drive, similar to that depicted on the Site Plan "Exhibit B".
8. Building Setbacks. Setbacks for buildings shall be as follows:

South Danville Drive 30 feet
South 14th Street 30 feet
Frenchman's Creek Road 15 feet; adjacent to turnaround - 0'
Rear & interior side as per site plan
9. Building Permits and Site Plans. Prior to the issuance of a building permit for any new construction on this property, a site plan shall be required in conformance with the site plan requirements set forth in the Zoning Ordinance.
10. Screening. A screening wall or fence between 6 and 8 feet in height shall be constructed along the property boundary between the townhouse area and the shopping center as depicted on the attached site plan Exhibit "B" immediately following passage of this ordinance.

11. Exterior Lighting. Glare and illumination onto nearby residential property from lighting fixtures located in the rear of structures in the shopping center shall be minimized. The resulting initial foot candles from fixtures utilized shall be .2 vertical and .07 horizontal at the property boundary line(s) between the shopping center and the townhouse areas. This objective can be accomplished, for example, by using 50 watt high pressure sodium units mounted to the walls of structures no higher than 16 feet above grade and no closer than 30 feet to property boundary lines.
12. Subdivision or resubdivision of the property shall be undertaken in conformance with Subdivision Regulations of the City of Abilene applicable at the time of resubdivision. Amendment of the Planned Development ordinance shall not be necessary for resubdivision; however, above-described regulations regarding use and development shall remain applicable to the lots represented on the attached site plan, unless such regulations are modified by amendment to this ordinance.

The replat associated with the PDS district may be approved, but shall not be filed of record unless and until street improvements as indicated on the replat are completed and accepted by the City and utility relocation is completed.

ORDINANCE NO. 27-1987

AN ORDINANCE AMENDING CHAPTER 22, "PARKS AND RECREATION," OF THE ABILENE CITY CODE, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING A PENALTY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 22, "Parks and Recreation," of the Abilene City Code be amended as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That if any provision or any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Hundred Dollars (\$200.00). Each day such violation shall continue, or be permitted to continue, shall be deemed a separate offense. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FIRST READING this 14 day of May,
A. D. 19 87.

PASSED ON SECOND AND FINAL READING this 28 day of
May, A. D. 19 87.

ATTEST:

Datucio Hancock
CITY SECRETARY

Dale Ferguson
MAYOR

APPROVED:

Deborah Burleson
CITY ATTORNEY

ORDINANCE NO. 27-1987

Exhibit "A"

Amend Chapter 22, "Parks and Recreation," by adding Section 22-11,
"Prohibiting Parking in Abilene Parks," as follows:

Sec. 22-11. Prohibiting Parking in Abilene Parks.

No vehicle shall park off the paved portion of a parking lot or roadway, except in areas designated by the Director of Community Services, in any of the following parks:

Bowie, Carver, Cobb, Reyes Flores, C. W. Gill,
Will Hair, Jackson, Kirby, Lee, Vera Hall Minter,
Grover Nelson, North Park, Redbud, Rose, Scarborough,
Arthur Sears, South Park, Stevenson, Vaughn-Camp,
Nelson Wilson, and Cal Young.

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE; AND ORDINANCE NO. 68-1986 CONCERNING THE PDD #45 PLANNED DEVELOPMENT DISTRICT; DECLARING A PENALTY AND CALLING A PUBLIC HEARING; AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance of the City of Abilene, is hereby amended by changing Ordinance No. 68-1986, as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

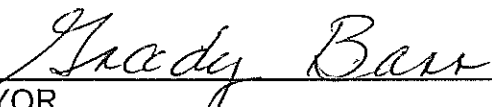
PASSED ON FIRST READING this 9 day of September A.D. 19 99.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 5 day of September, 19 99, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 9:00 a.m., on the 23 day of September, 19 99, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

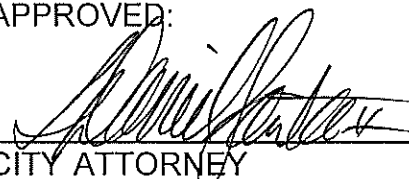
PASSED ON SECOND AND FINAL READING THIS 23 day of September, A.D. 19 99.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

ORDINANCE NO. 51-1999

EXHIBIT "A"

2nd Amendment to Ordinance No. 68-1986

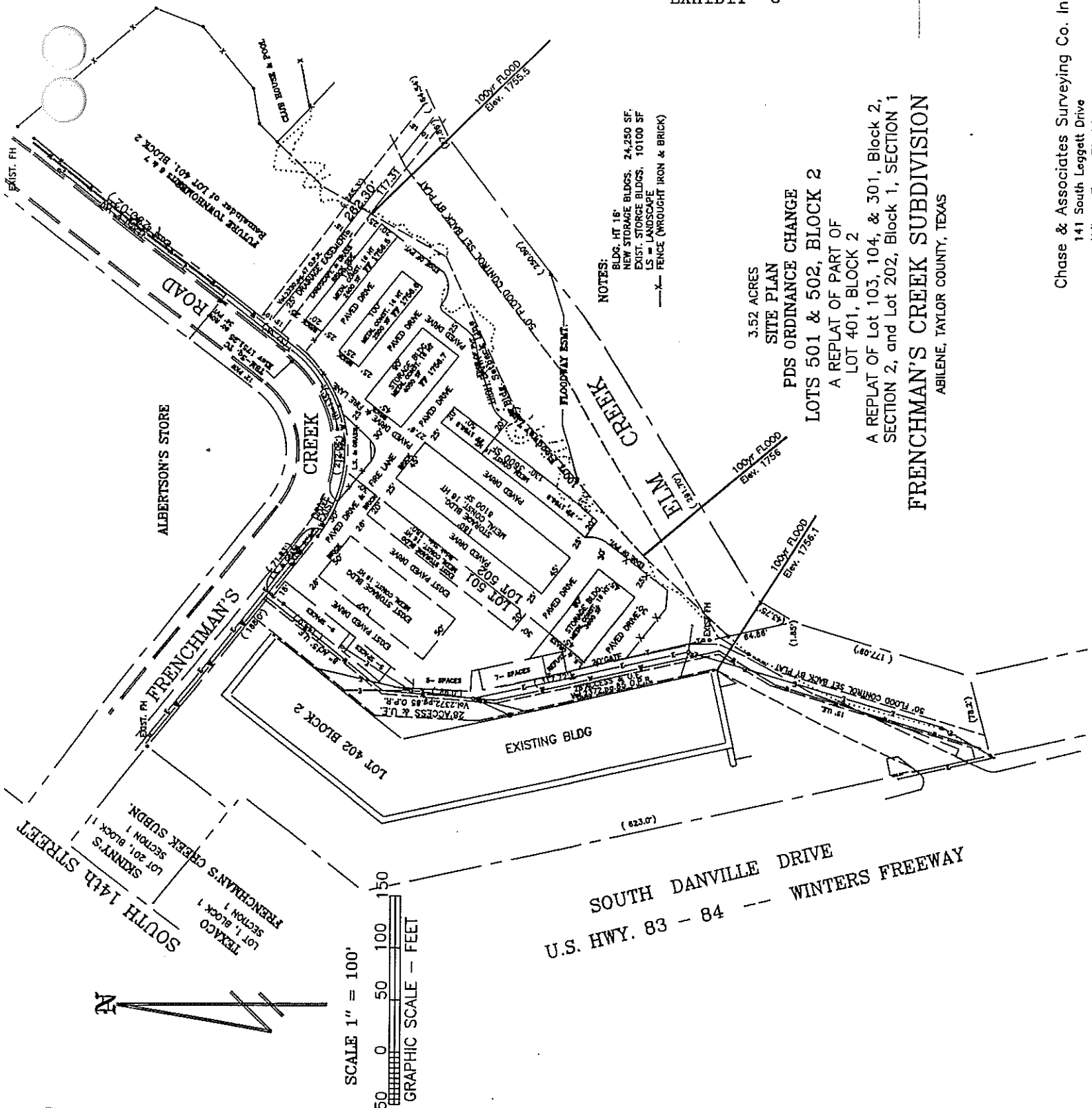
AMEND: Site Plan shown as Exhibit C.

Location:

Frenchman's Creek Road

-END-

Chase & Associates Surveying Co. Inc.
141 South Leggett Drive
Abilene, Texas 79601



NOTES:
BLDG. HT. 18'
NEW STORAGE BLDGS. 24,250 SF,
EXIST. STORAGE BLDGS. 10,100 SF
LS = LANDSCAPE
X = FENCE (WROUGHT IRON & BRICK)

3.52 ACRES
SITE PLAN
PDS ORDINANCE CHANGE
LOTS 501 & 502, BLOCK 2
A REPLAT OF PART OF
LOT 401, BLOCK 2
A REPLAT OF Lot 103, 104, & 301, Block 2,
SECTION 2, and Lot 202, Block 1, SECTION 1
FRENCHMAN'S CREEK SUBDIVISION
ABILENE, TAYLOR COUNTY, TEXAS



REZONE REQUEST

Case: Z-2023-24

Owner: Amazing Grace True Grit, LLC

Agent: Sara Trammell

Request: Rezone from RS-12/H to NO/H

Location: 642 Sayles Boulevard

Notification: 0 in Favor, 2 Opposed

Planning & Zoning: July 5, 2023

Council Hearing: July 27, 2023
August 10, 2023





AERIAL LOCATION MAP



Aerial Map



Legend

- Z-2023-24
- CourierParcels



CITY OF
ABILENE
TEXAS



ZONING MAP





VIEWS OF SUBJECT PROPERTY



Subject Property



East Neighboring
Property



South Neighboring
Property



CITY OF
ABILENE
T E X A S



PERMITTED USES IN RESIDENTIAL 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





PERMITTED 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





NOTIFICATION AREA MAP



Notification Map



Legend

- Notification Area
- Z-2023-24

0- In Favor- 
2- Opposed- 
7.22 % OPPOSITION





FINDINGS AND RECOMMENDATIONS

The proposed request is **not** consistent with:

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





Questions?



ZONING CASE Z-2023-24

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: July 5, 2023
City Council 1st Reading: July 27, 2023
City Council 2nd Reading: August 10, 2023

Applicant

Owner: Amazing Grace True Grit, LLC
Agent: Sara Trammell

Case Manager

Mason Teegardin – Planner

Request

Change the zoning of approximately 0.68 acre from Residential Single Family (RS-12/H) to Neighborhood Office (NO/H).

Location

Located within the Highland Addition Subdivision, the east 26' of Lot A and all of lots B and C, Block 9, at 642 Sayles Boulevard, Abilene, Taylor County, Texas.

Background

The subject property is located within the Highland Addition. The lot has been used as a residential lot since 1889. The residence is currently being used as a Bed and Breakfast (Ordinance No. 53-2011), as well as an event space. This property was zoned Historic Overlay (H) in July 1985.

Zoning, Existing and Proposed Land Use

The properties surrounding 642 Sayles Boulevard are all zoned for, and use as, single-family residential. There is a mix of RS-6 and RS-12 zoning. While none of the properties that border 642 Sayles Boulevard have Historic Overlay zoning (HO), there are properties with HO zoning across Sayles Boulevard and South 7th Street. The applicant is proposing to use the space as a med-spa, doing-business-as “The Beauty Bus”, to offer injectable services, laser hair removal, facials, body care, lash services, and brow services. The owners have an existing location on Buffalo Gap that offers more spa services.

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 not consistent with the Comprehensive Plan or the Future Land Use Map. The Future Land Use Map proposes this area as “very low density residential”, which is consistent with the existing zoning of the subject site. The Comprehensive Plan also states that it is most desirable to maintain the stability and integrity of existing neighborhoods and to

maintain the historical heritage of Abilene. The introduction of commercial zoning into a historic neighborhood is contrary to all of these recommendations of the Comprehensive Plan.

(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.

All of the surrounding properties have been utilized for single-family residential purposes for over 100-years. There are no business uses or commercial zoning anywhere in the vicinity of the subject property. The introduction of commercial zoning at this location is not appropriate.

The introduction of commercial zoning at this location could be used by future applicants to constitute a precedent to allow the conversion of other properties along Sayles Boulevard to commercial uses. The introduction of commercial zoning could begin the process of destabilizing the Sayles Avenue neighborhood.

It should be noted that if this request is approved, the current and future owners of this site would be allowed to convert the home into any use permitted in the NO district and far exceed to the limited scope of The Beauty Bus. The site could also be redeveloped.

(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 known.

Staff Recommendation

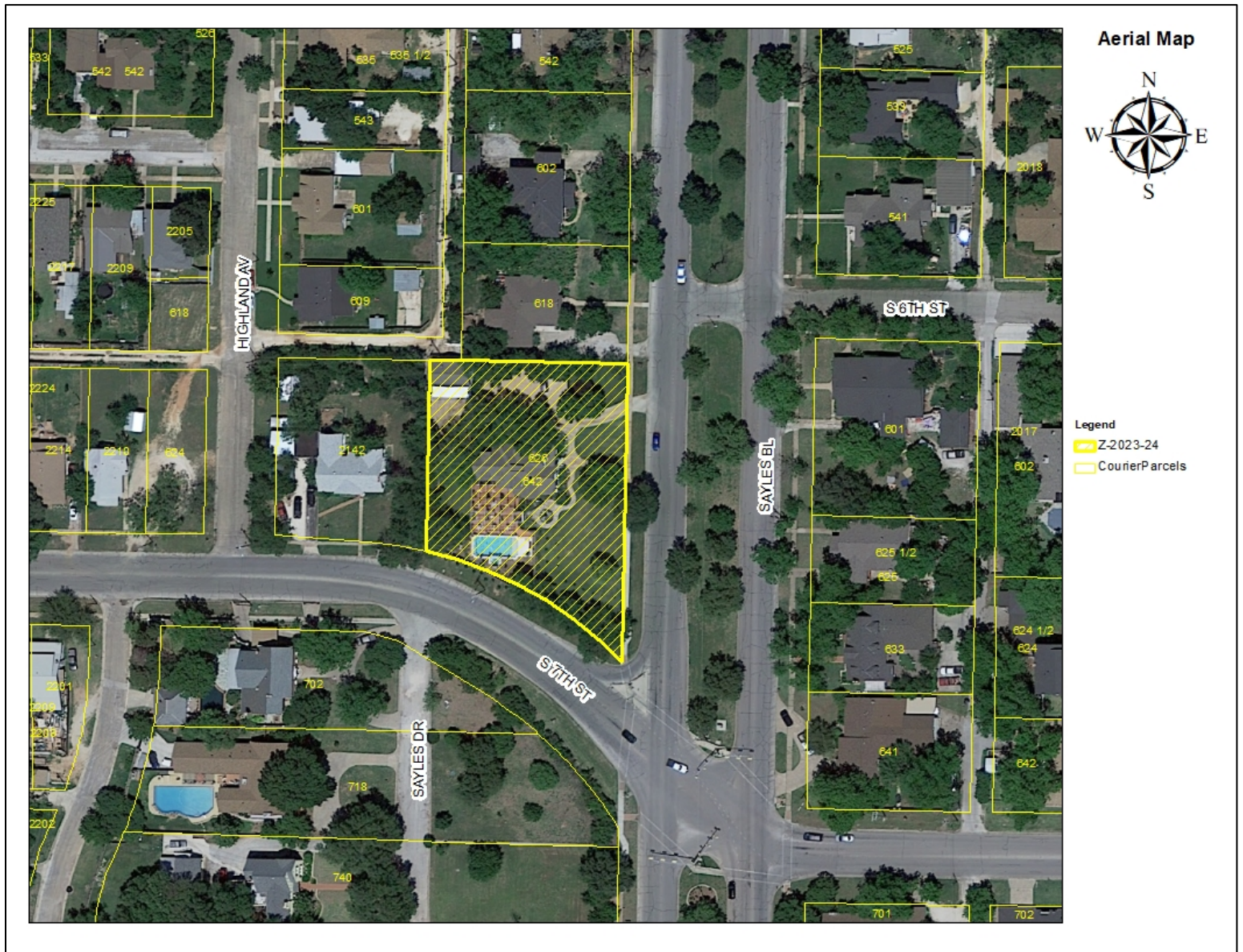
Staff recommends **denial**.

NOTIFICATIONS

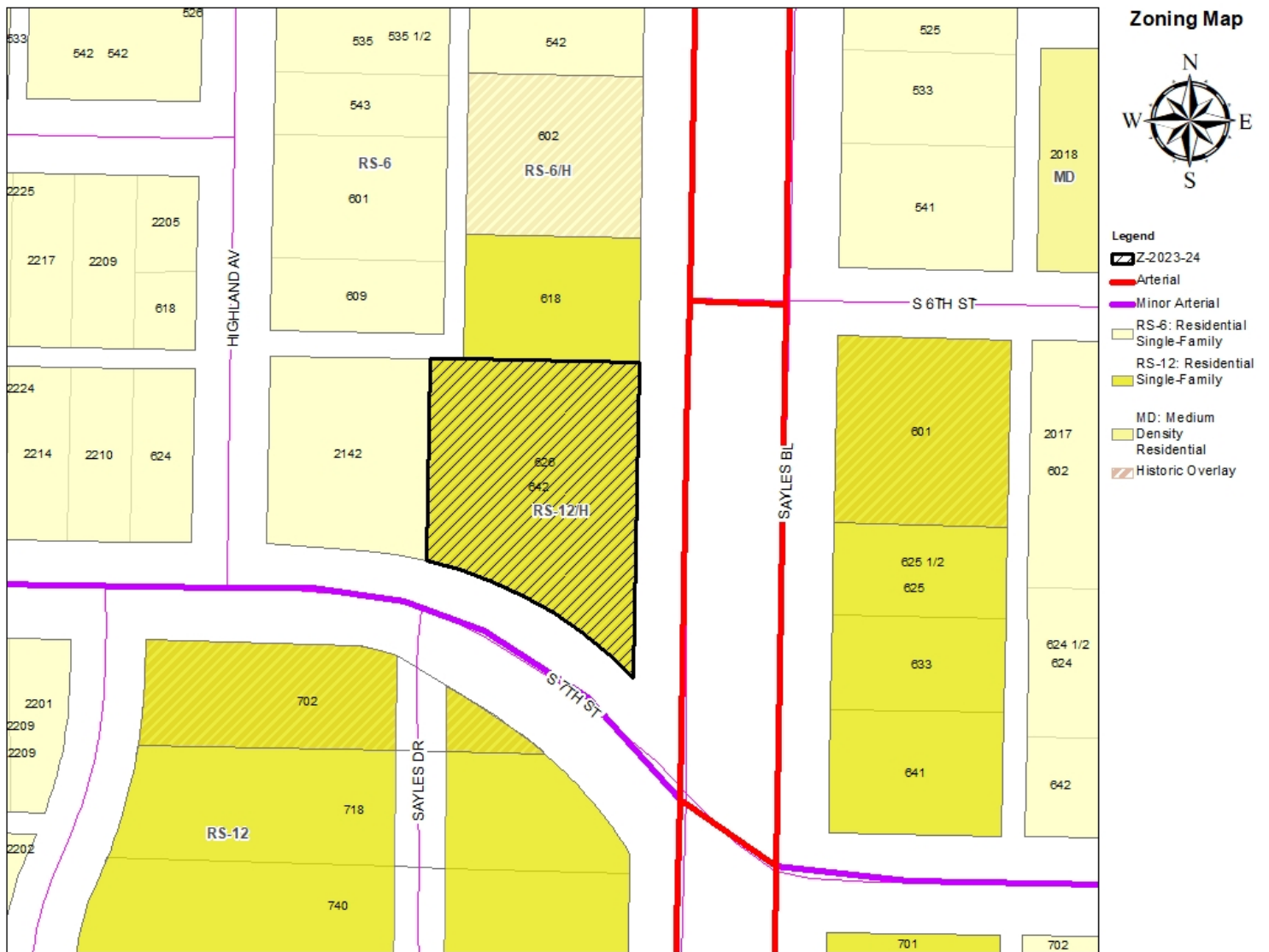
Legend:
O- Opposed
F- In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
CONLEY EDWARD A &	18669	633 SAYLES BL	
BILES JOE GRADY & AMANDA BELLE	23159	602 SAYLES BL	
MILLER BONNIE H LF EST	25615	618 HIGHLAND AV	
KAPPEL MARK T & JANA S	76197	718 SAYLES DR	
MC NEILL DAN STEVEN & TRACY A MORGAN	76070	702 SAYLES DR	
HALL MICHAEL	23281	618 SAYLES BL	
TAMCKE JAIDEN D & VICTORIA M	23560	609 HIGHLAND AV	
HALL GLEN D & CAROL K	76313	740 SAYLES DR	
FULLER KRISTI R	22377	2142 S 7TH ST	
SNOW JOSEPH H III &	23687	601 HIGHLAND AV	
GARRETT BRYANT & DAWN	18553	625 1/2 SAYLES BL	
GARRETT BRYANT & DAWN	18553	625 SAYLES BL	
VALERIO HECTOR	27008	624 HIGHLAND AV	
DAVID MARIA LF EST	18323	601 SAYLES BL	
TEMPLIN BONELL	18207	541 SAYLES BL	
AMAZING GRACE TRUE GRIT LLC	22507	642 SAYLES BL	
AMAZING GRACE TRUE GRIT LLC	22507	626 SAYLES BL	
HISCOCK CAREY C & SLINA M	18776	641 SAYLES BL	
KEY CITY MANAGEMENT LLC	23826	543 HIGHLAND AV	

LOCATION MAP



ZONING MAP



JUN 28 AM 9:46

CASE #: Z-2023-24

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below.
You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.
Name: MC NEILL DAN STEVEN & TRACY A
MORGAN

Parcel I.D.: 76070
Address: 702 SAYLES DR

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

Email: planning@abilenetx.gov

I am in favor ☐

I am opposed ☒

Additional Comments:

Signature: _____

Tracy Morgan McNeill

The house is already being used as a B&B. If it's not zoned for a business why is this being allowed? We've already had to contact the police on several occasions.

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

CASE #: Z-2023-24

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: HALL GLEN D & CAROL K

Parcel I.D.: 76313

Address: 740 SAYLES DR

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

Email: planning@abilenetx.gov

I am in favor ☐

I am opposed ☒

Additional Comments:

very much

Signature:

Glen K Hall
CD Hall

*Not in favor of the encroachment of
business office zoning to this residential
neighborhood*

JUN 28 AM 9:45



2023 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: Altavista, Highland Total Number of Acres: 0.6874
 Zoning Classification(s): RS12/H Total Number of Lots: 1
 Location: 642 Sayles Blvd.

Property Owner Information & Authorization

Name/Company: Amazing Grace True Grit LLC
 Address: 5728 Wyndham Ct.
 City: Abilene TX State: TX Zip Code: 79606
 Phone: 325.370.1993 Email: hathieshouse.abilene@gmail.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Sara Trammell (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: Kathy Hampton Date: 5-25-2023

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Kathy Hampton Tracie Hartman (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 25 day of May, 20 23



Kari Polk
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Sara Trammell Company: The Beauty Bus LLC
 Address: 758 Sayles Dr. City: Abilene State: TX
 Zip Code: 79605 Number: 325.370.3735 Email: SBT0804@gmail.com

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.

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

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): Sara Trammell Kathy Hampton Tracie Hartman

Property Owner ☐ Project Representative ☒

Signature of Certifying Person: Sara Trammell Kathy Hampton Tracie Hartman

*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

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: 642 Sayles
 Address: 642 Sayles Blvd. Number of Lots: 1 Acreage: 0.6874
 Legal Description: Highland Addn, Block 9, Lot E 26' LTA + ALL LTS B+C
 Subdivision Name: Alta Vista, Highland Block: Lot:
 Current Zoning: RS 12/H Proposed Zoning (if applicable): NO/H

OWNER AND AUTHORIZATION

Owner Name: Amazing Grace Trust Grit LLC
 Address: 5728 Wyndham Ct.
 City, State, Zip: Abilene TX 79606 Fax:
 Phone: 325.370.1993 Email: Hattieshouseabilene@gmail
 Agent Name: Sara Trammell
 Address: 758 Sayles DR.
 City, State, Zip: Abilene, TX 79605 Fax:
 Phone: 325.370.3735 Email: SRT484@gmail

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: Kathy Dwyer Grace Hartman Date: 5/25/23

FOR OFFICE USE ONLY

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

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?

This addition of commercial property would help the strategy of combining residential and commercial uses.

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?

yes - low intensity office, no structural change on the outside, <15,000 sq ft, hours are 9am-5pm Monday-Saturday, ~~state~~ usage under personal services.

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?

yes No changes will be made in these categories

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

no

Other Required Forms - Disclosure of Interest (See Attached)

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

I am requesting change to NO. The business activities will have minimal traffic, hours of 9am-5pm, no heavy signage. The use will fall under personal ~~serv~~ services. Day spa activities.

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

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.

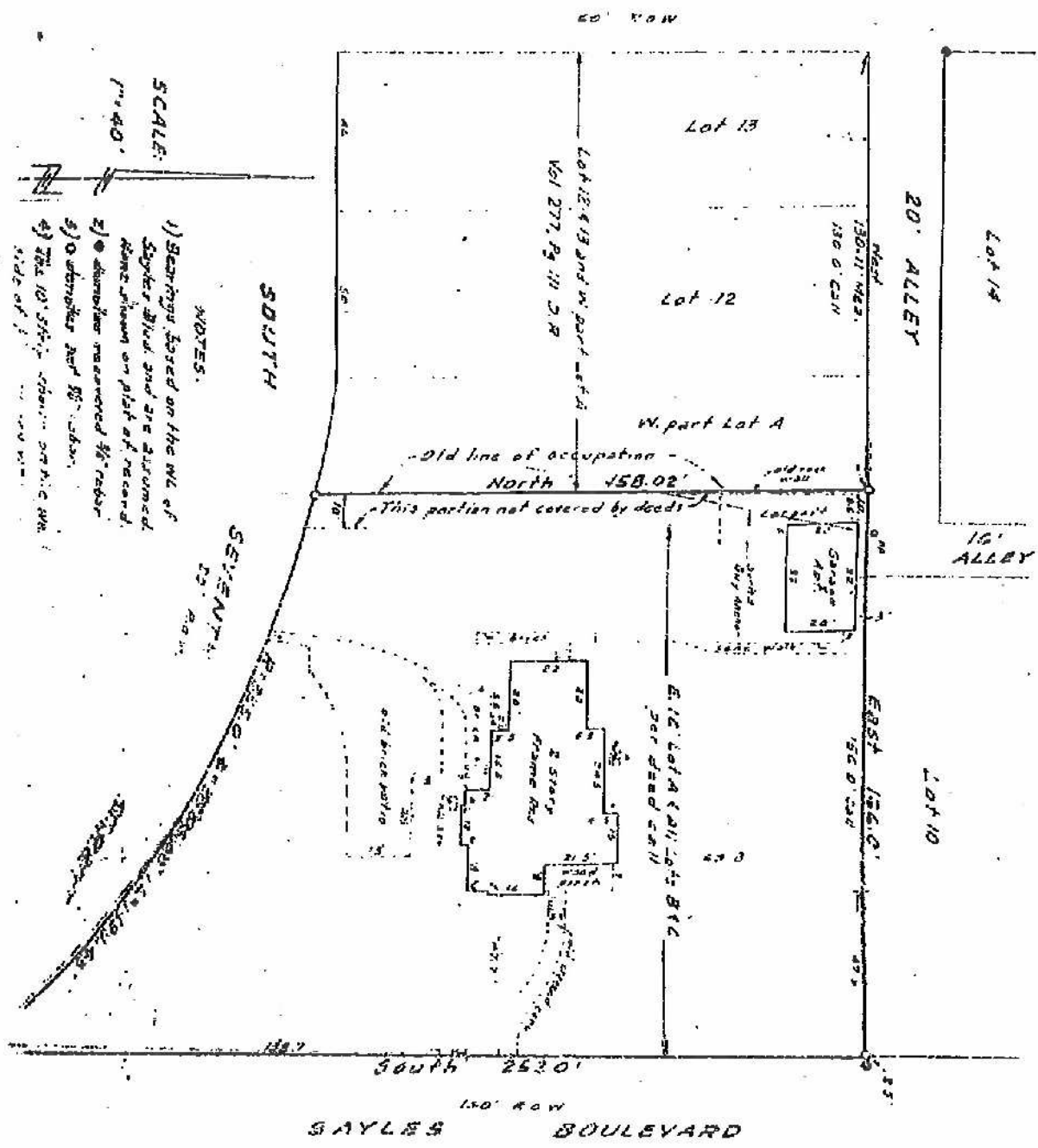
I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of 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: _____

A handwritten signature in black ink, appearing to read "S. [unclear]".

DATE: _____

5/21/23



SCALE:
1" = 40'

NOTES:
1) Bearings based on the N.E. of
Sayles Blvd. and are assumed.
None shown on plat of record.
2) 0 diameter measured 3/8" radius
3) 0 diameter not 1/8" - 1/4"
4) 20' 10" strip shown on the N.E.
side of 1/8" - 1/4" - 1/2" - 3/4" - 1"

SAYLES BOULEVARD

G.F. 19350
Richard Ray Dillard
and wife, Kathryn K. Dillard
642 Sayles Boulevard
Abilene, Texas 79605

I hereby certify this plat to show the correct location of the improvements situated upon the East 26 feet of Lot A and all of Lots B and C, of John Sayles Subdivision of Lot 11, Block 9, THE HIGHLANDS, an Addition to the City of Abilene, Taylor County, Texas, according to the map or plat thereof recorded in Volume 1, Page 234, Plat Records of Taylor County, Texas.

There are no visible encroachments upon this property.

This property does not lie in the flood zone according to FIRM, Community-Town No. 485450 0020 C.

Surveyed on the ground September 16 & 17, 1993.

Rex D. Dillard
R.P.L.S. No. 44778

C. & E. SURVEYING & ENGINEERING
451 W. 5th Street, Suite 105
Abilene, Texas 79601
Ph. 325-676-0115
Fax 325-676-6702



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)



REZONE REQUEST

Case: Z-2023-24

Owner: Amazing Grace True Grit, LLC

Agent: Sara Trammell

Request: Rezone from RS-12/H to NO/H

Location: 642 Sayles Boulevard

Notification: 0 in Favor, 2 Opposed

Planning & Zoning: July 5, 2023

Council Hearing: July 27, 2023
August 10, 2023





AERIAL LOCATION MAP



Aerial Map



Legend

- Z-2023-24
- CourierParcels



CITY OF
ABILENE
TEXAS



ZONING MAP





VIEWS OF SUBJECT PROPERTY



Subject Property



East Neighboring
Property



South Neighboring
Property



CITY OF
ABILENE
T E X A S



PERMITTED USES IN RESIDENTIAL 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





PERMITTED 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
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NOTIFICATION AREA MAP



Notification Map



Legend

- Notification Area
- Z-2023-24

0- In Favor- 
2- Opposed- 
7.22 % OPPOSITION





FINDINGS AND RECOMMENDATIONS

The proposed request is **not** consistent with:

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





Questions?



ZONING CASE Z-2023-25

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: July 5, 2023
City Council 1st Reading: July 27, 2023
City Council 2nd Reading: August 10, 2023

Applicant

Owner: PB 6950 LLC
Agent: Jacob & Martin

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 3.6 acres from Medium Density Residential (MD) and Patio Home (PH) to General Retail (GR).

Location

Located within the Denali Addition Subdivision, the East 250' of Lot 8, Block C, at 6817X Horse Head Crossing, Abilene, Taylor County, Texas.

Background

The subject property has remained vacant since it's annexation in 1980.

Zoning, Existing and Proposed Land Use

The properties surrounding the subject site portion of a lot are primarily residential. Property to the north is zoned Residential Single-Family 8 (RS-8). Property to the south is zoned Multi-Family (MF). Properties to the west across Memorial Drive are zoned Medium Density (MD) residential. Properties to the west are zoned Patio Home (PH) and MD.

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 not consistent with the Comprehensive Plan or the Future Land Use Map. The Future Land Use Map recommends "Medium Density Residential" as this location, which is consistent with the existing zoning of the subject property.

(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.

Properties at the southwest corner of Memorial Drive and Antilley Road, north of the subject site, are zoned GR and are undeveloped. GR zoning is appropriate at that location because

of its location at the intersection of two arterial streets. In contrast, the subject site is surrounded by residential zoning. Given that fact, Neighborhood Retail (NR) may be more appropriate. Speculative rezoning of property to GR would result in residential properties backing up to the high intensity uses allowed in the GR district, similar to Buffalo Gap, which would not be desirable.

(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 known.

Staff Recommendation

Based on the criteria listed above, staff recommends **denial** of the request to rezone the subject property to General Retail (GR).

If the request is downzoned to Neighborhood Retail (NR), it would still not be consistent with the Comprehensive Plan, but may be appropriate because:

1. The site is located on an arterial street;
2. Neighborhood Retail zoning is compatible with residential zoning; and
3. The LDC "Criteria for Approval" would be satisfied.

Staff recommends **approval** if the request is downed to Neighborhood Retail (NR).

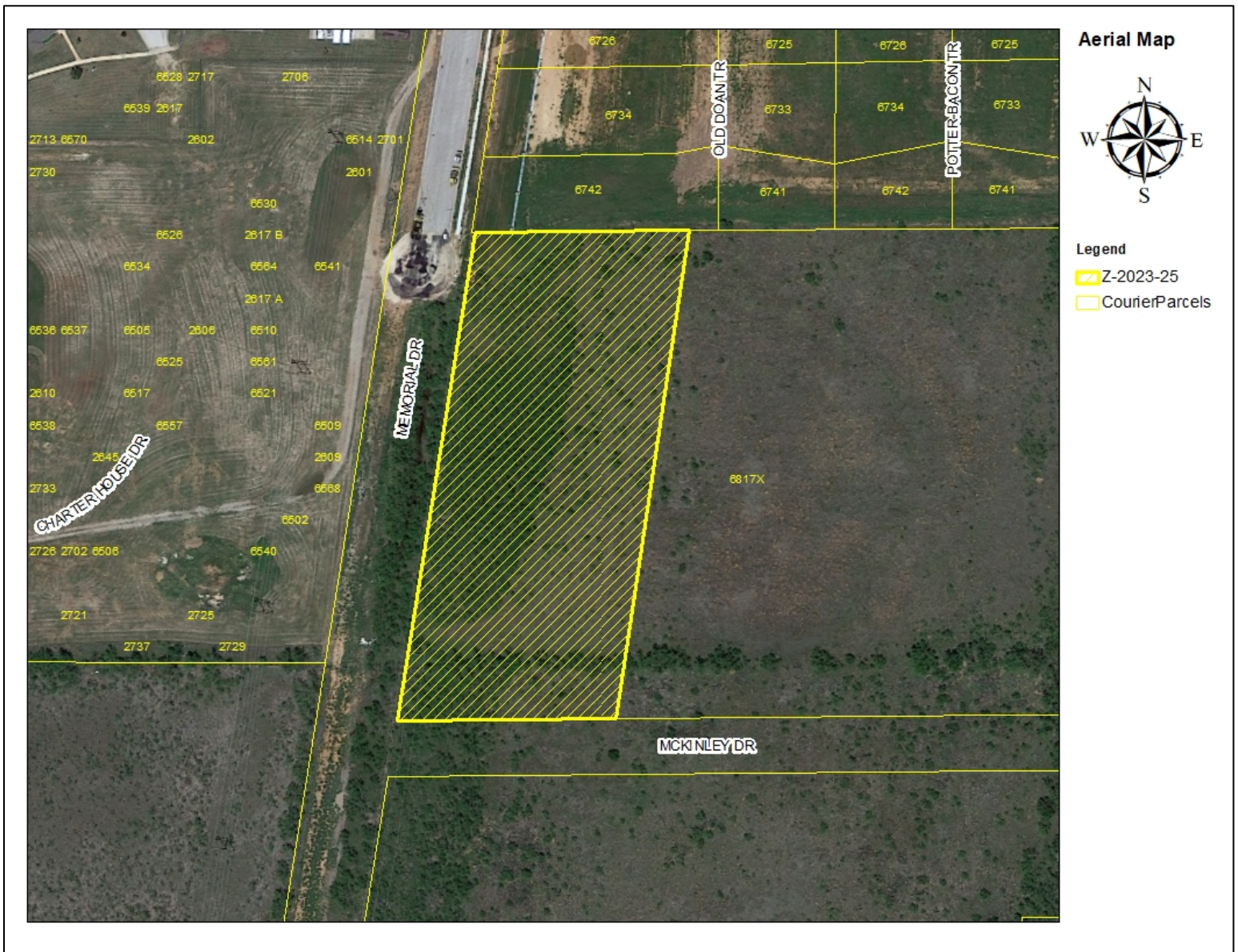
NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

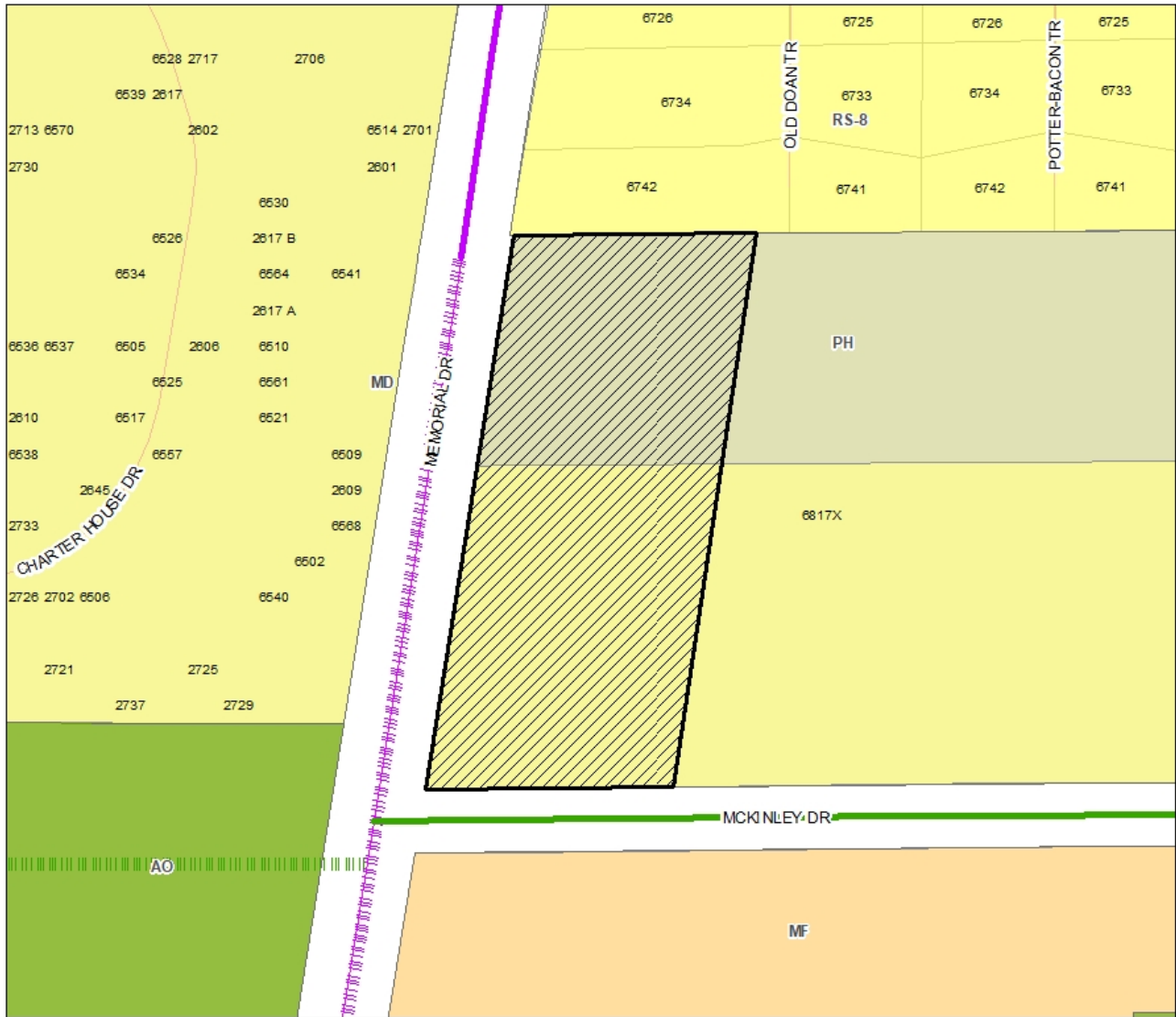
Owner	Situs	Property ID	Response
PB 6950 LLC		37975	
WESLEY COURT LLC	2606 BRISTOL CT	968668	
WESLEY COURT LLC	6525 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6510 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6564 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6557 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6526 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6505 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6561 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6530 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6521 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6534 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6517 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	2602 BRISTOL CT	968668	
WESLEY COURT LLC	6541 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6570 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6537 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6502 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	2617 ANTILLEY RD	968668	
WESLEY COURT LLC	6509 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6540 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6539 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6514 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	2609 BRISTOL CT	968668	
WESLEY COURT LLC	6506 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6568 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	2601 BRISTOL CT	968668	
WESLEY COURT LLC	6536 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6533 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	2610 BRISTOL CT	968668	
WESLEY COURT LLC	6528 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6538 LINCOLNSHIRE WY	968668	

WESLEY COURT LLC	2702 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2717 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2706 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2701 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2730 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2733 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2725 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2713 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2721 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2726 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2737 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2729 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2722 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2718 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	6725 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2709 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	6529 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6513 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	2605 BRISTOL CT	968668	
WESLEY COURT LLC	6562 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	6532 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	2617 A ANTILLEY RD	968668	
WESLEY COURT LLC	2705 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	6558 LINCOLNSHIRE WY	968668	
WESLEY COURT LLC	2617 B ANTILLEY RD	968668	
WESLEY COURT LLC	2649 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2648 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2645 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2642 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2641 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2637 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2636 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2633 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2630 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2629 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2626 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2625 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2622 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2621 CHARTER HOUSE DR	968668	
WESLEY COURT LLC	2618 CHARTER HOUSE DR	968668	
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	6742 POTTER-BACON TR	1079566	
	6817X HORSE HEAD CROSSING	1079390	
		1079391	
	6734 POTTER-BACON TR	1079567	
	6741 OLD DOAN TR	1079575	
	6742 OLD DOAN TR	1079576	
	6733 OLD DOAN TR	1079574	

LOCATION MAP



ZONING MAP



Zoning Map



- Legend**
- Z-2023-25
 - Collector
 - Minor Arterial
 - Collector
 - Minor Arterial
 - AO - Agricultural Open Space
 - RS-8: Residential Single-Family
 - PH: Residential Single-Family Patio Home
 - MD: Medium Density Residential
 - MF: Multi-Family Residential



REZONE REQUEST

Case: Z-2023-25

Owner: PB 6950 LLC

Agent: Jacob & Martin

Request: Rezone from MD and PH to GR

Location: 6817x Horse Head Crossing

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: July 5, 2023

Council Hearing: July 27, 2023
August 10, 2023





AERIAL LOCATION MAP

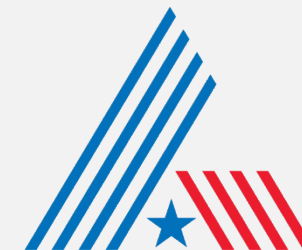


Aerial Map



Legend

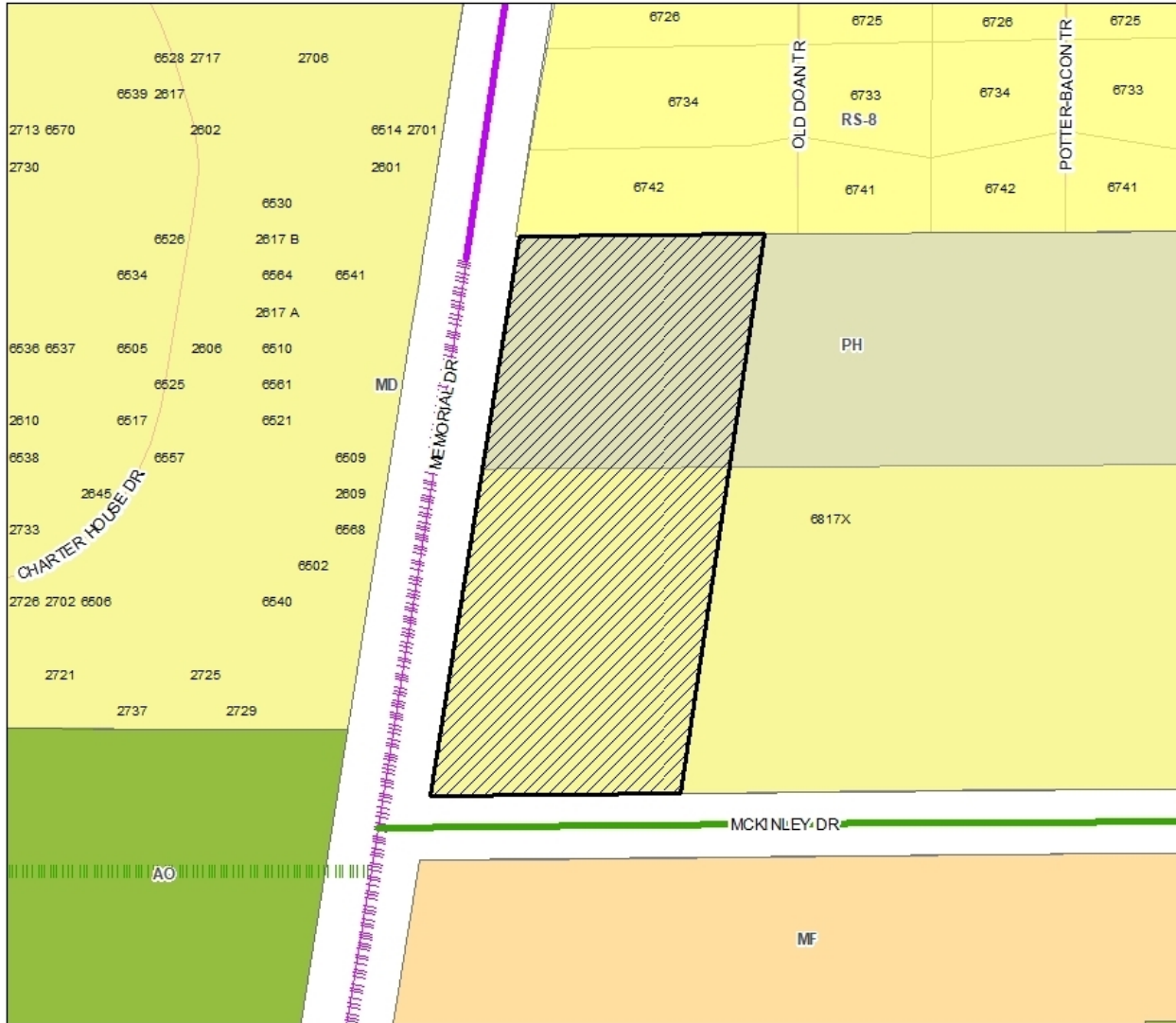
- Z-2023-25
- CourierParcels



CITY OF
ABILENE
TEXAS



ZONING MAP



Zoning Map



Legend

- Z-2023-25
- Collector
- Minor Arterial
- Collector
- Minor Arterial
- AO -
Agricultural
Open Space
- RS-8:
Residential
Single-Family
- PH:
Residential
Single-Family
Patio Home
- MD: Medium
Density
Residential
- MF: Multi-
Family
Residential

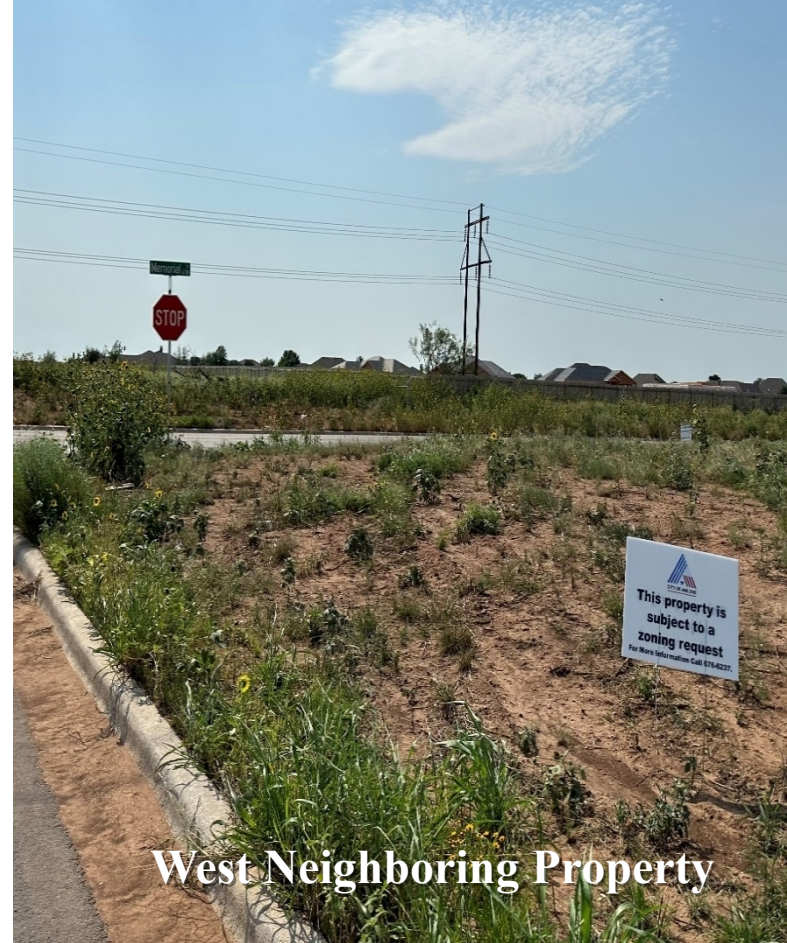




VIEWS OF SUBJECT PROPERTY



Subject Property



West Neighboring Property



North Neighboring Property





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

LEGEND

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





Permitted Uses in PH Zoning

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Patio Home
- 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/C Day Care Operation – Home-Based
- TP Field Office or Construction Office (temporary)
- P Garage Sale
- P Home Occupation
- 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 Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station

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





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

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



CITY OF
ABILENE
TEXAS



Permitted Uses in NR 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:

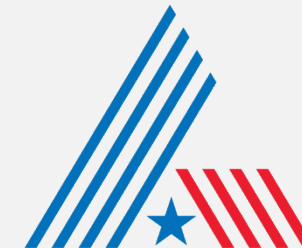
- C Broadcast Studio
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RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

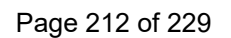
- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3-Requirements Applicable to Specific Land Uses of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only,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



CITY OF
ABILENE
TEXAS



0- In Favor- 
0- Opposed- 
% OPPOSITION





FINDINGS AND RECOMMENDATIONS

The proposed request to General Retail (GR) is **not** consistent with:

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

Downzoning to Neighborhood Retail (NR) is not consistent with the Comprehensive Plan but may be appropriate because:

1. The site is located on an arterial street;
2. Neighborhood Retail zoning is compatible with residential zoning; and
3. The LDC “Criteria for Approval” would be satisfied.

Staff Recommendation: **Denial** of GR zoning. **Approval** of NR zoning.





Questions?



ZONING CASE Z-2023-27

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: July 5, 2023
City Council 1st Reading: July 27, 2023
City Council 2nd Reading: August 10, 2023

Applicant

Owner: Melinda Hill and Rebecca King
Agent: Matthew Musechenko

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 3.4 acres from Agricultural Open to Multi-Family (MF).

Location

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.

Background

The subject property has remained vacant since it's annexation in 1959.

Zoning, Existing and Proposed Land Use

The properties surrounding this portion of a lot are primarily zoned Agricultural Open (AO), with a mobile home park zoned MH to the east, a lot to the north zoned General Commercial (GC), and a single-family residence to the south on a lot zoned Single-Family Residential (RS-6).

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 Comprehensive Plan and Future Land Use Map. The Future Land Use Map proposes this area as "Highway Commercial", thus allowing the proposed Multi-Family district to create a transition between residential uses to the north and existing/future commercial uses along Old Anson Road.

(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 is located in an area that is in need of additional reinvestment to restore and maintain the residential character of the neighborhood. It's likely that the area to the west,

across Old Anson Road will be developed for commercial or industrial purposes. For that reason, the proposed MF district would create a land use buffer for the neighborhood to the east. During the site planning process, a buffer yard would be required to buffer the single-family residence to the south.

(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 known.

Staff Recommendation

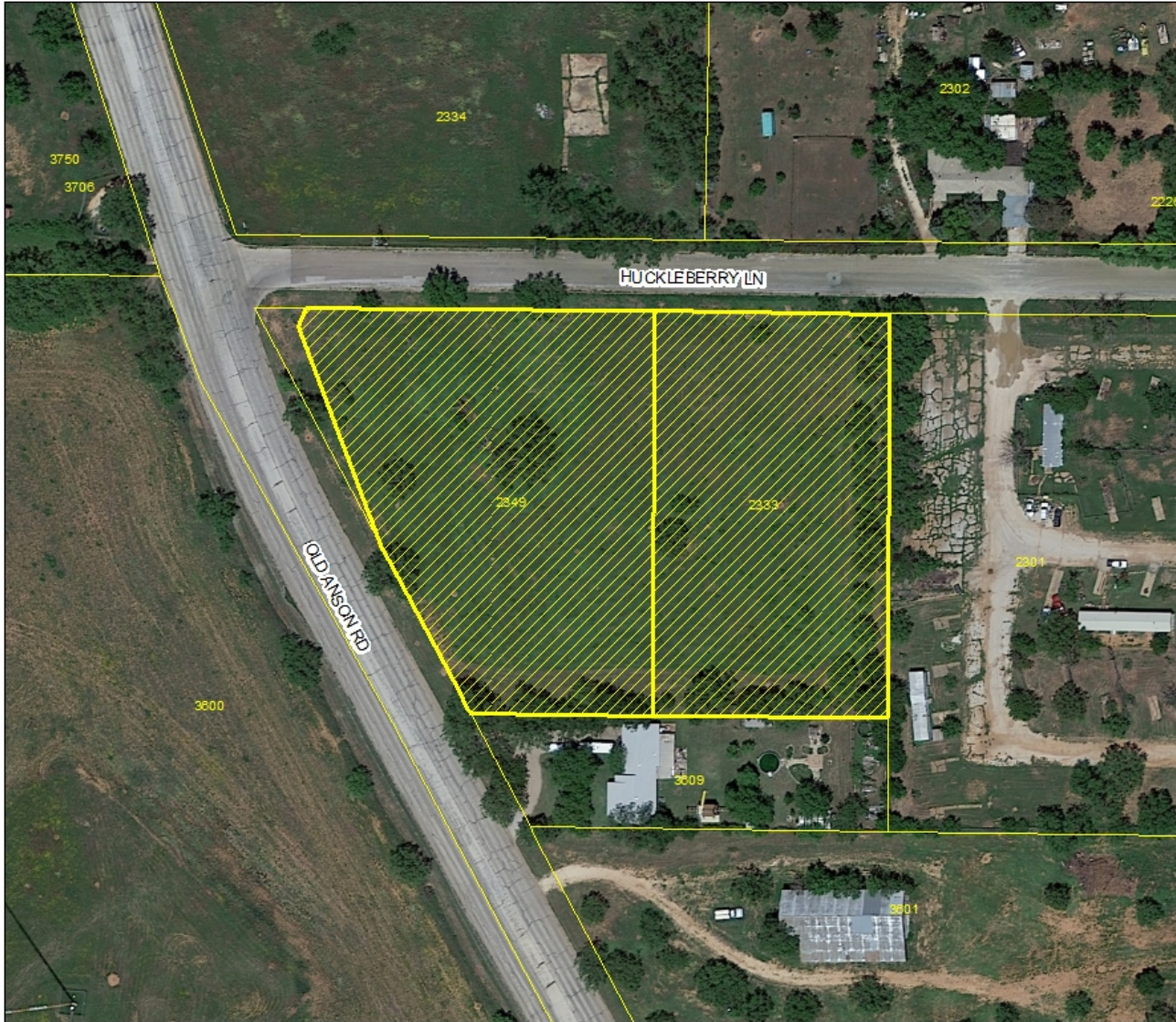
Staff recommends **approval**.

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor
E-Exempt

Owner	Situs	Property ID	Response
OWENS MACK	3601 OLD ANSON RD	39311	
CITY OF ABILENE		39793	E
JIMENEZ JORGE MORENO &	2334 HUCKLEBERRY LN	25173	
KING REBECCA MARIE	2333 HUCKLEBERRY LN	39193	
RODRIQUEZ VINCENTE EDWARD &	2301 HUCKLEBERRY LN	38711	
COUCH JOHN SHANNON & KELLY L	3609 OLD ANSON RD	38593	
HIGGINS EVA MARLENE	2302 HUCKLEBERRY LN	24551	
HILL MELINDA JOY	2349 HUCKLEBERRY LN	39085	
GAP BROADCASTING ABILENE LLC	3600 OLD ANSON RD	15739	
FRAZIER JOE & BRENDA	3750 OLD ANSON RD	993156	
FRAZIER JOE & BRENDA	3706 OLD ANSON RD	993156	

LOCATION MAP



Aerial Map



Legend

-  Z-2023-27
-  CourierParcels

ZONING MAP





REZONE REQUEST

Case: Z-2023-27

Owner: Melinda Hill and Rebecca King

Agent: Matthew Mosechenko

Request: Rezone from AO to MF

Location: 2349 and 2333 Huckleberry Ln

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: July 5, 2023

City Council Hearing: July 27, 2023
August 10, 2023





AERIAL LOCATION MAP



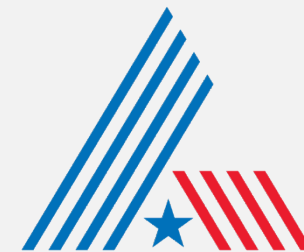
Aerial Map



Legend

 Z-2023-27

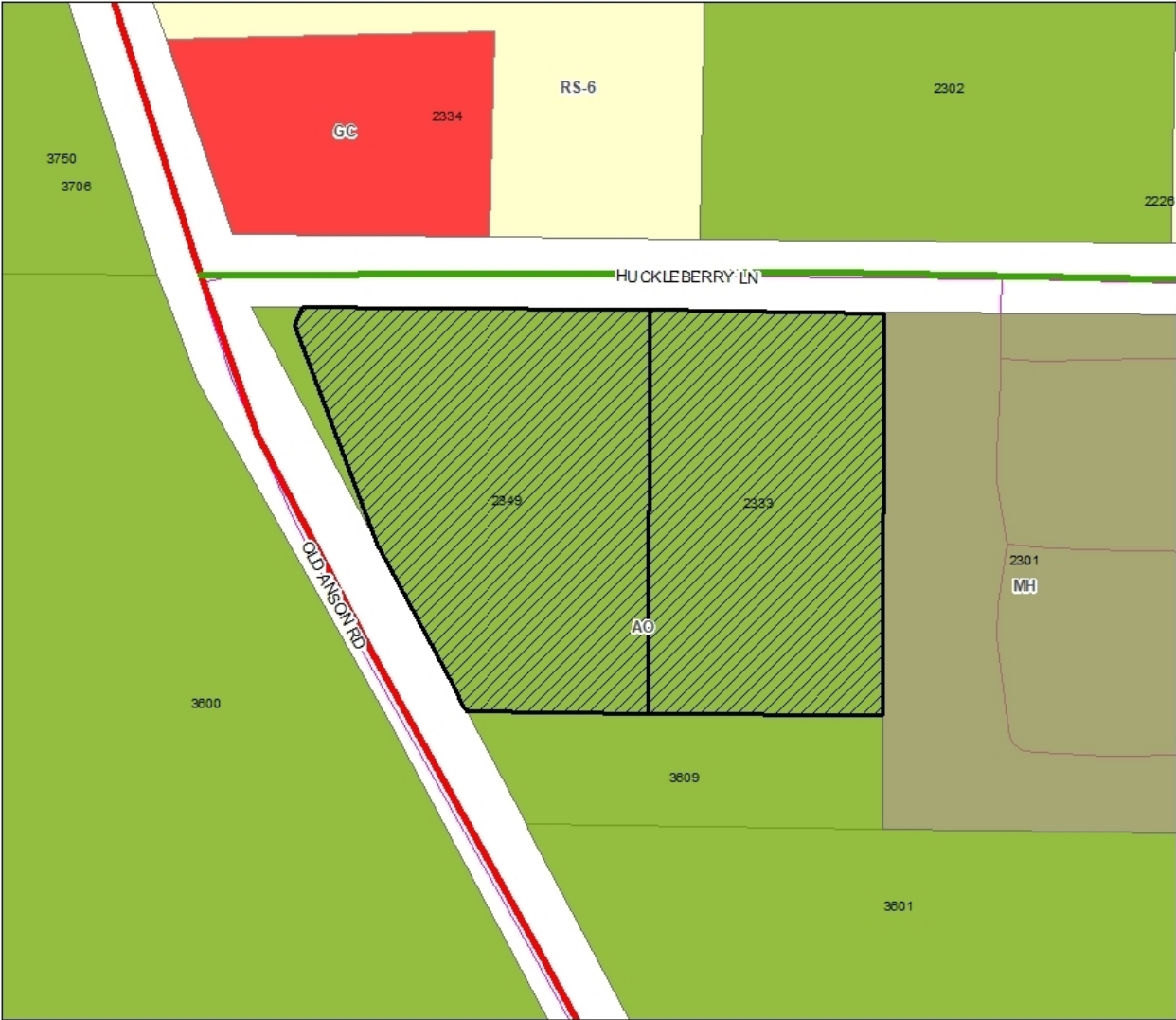
 CourierParcels



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TEXAS



ZONING MAP



Zoning Map



Legend

- Z-2023-27
- Arterial
- Collector
- AO - Agricultural Open Space
- RS-6: Residential Single-Family
- MH: Manufacture... Home
- GC: General Commercial





Permitted Uses in AO Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

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

TRADE – RETAIL USES

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

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Permitted Uses in MF Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P/C Day Care Operation – Home-Based
- TP Field Office or Construction Office (temporary)
- P Garage Sale
- P Home Occupation
- C Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment, Mobile (storage & parking)
- TP Subdivision Sales Office (temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- C Civic, Social, and Fraternal Organization
- C Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station
- C Homeless/Emergency Shelter
- C Personal Care Facility
- C Rehabilitation Facility
- C Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

- P 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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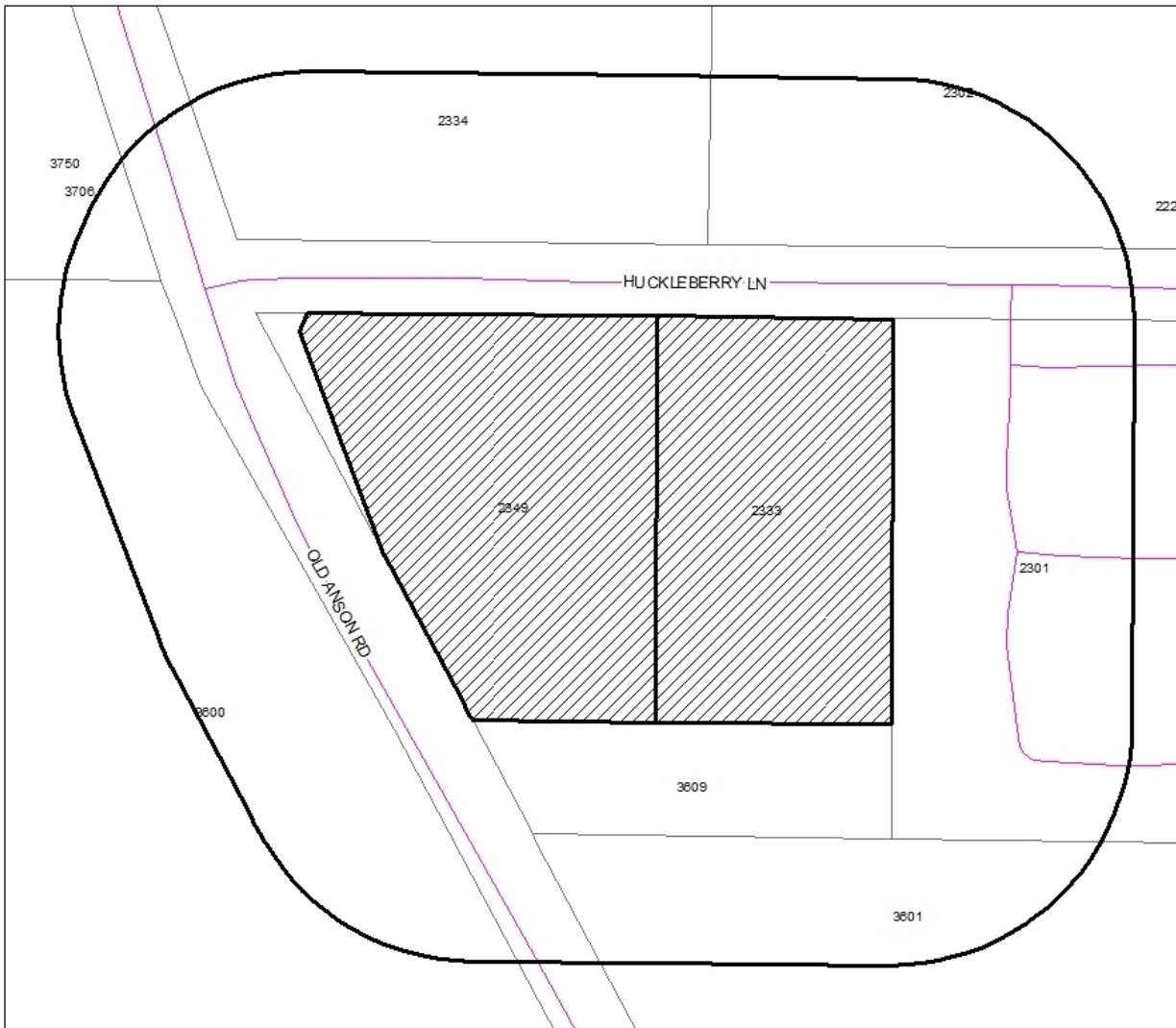


VIEWS OF SUBJECT PROPERTY





NOTIFICATION AREA MAP



Notification Map



Legend

- Notification Area
- Z-2023-27

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





FINDINGS AND RECOMMENDATIONS

The proposed request for MF 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?

