



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 August 1, 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 July 5, 2023.

PLATS

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

2. **MP-3023:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Lot 101, Greater Abilene Industrial District
3. **FP-4123:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on McCoy's Abilene Subdivision
4. **FP-4623:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Cimarron Meadows, Section 2A
5. **FP-4723:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Carriage Hills, Section 4A

ZONING

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

6. **CUP-2023-05:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Alan Wartes, Represented By Jovon Christophe, To Apply A Conditional Use Permit To Approximately 0.17 Acres To Allow For A Daycare Within Residential Single Family (RS-6) Zoning For Up To 12 Children. Located At 3236 Ambler Avenue. Legal Description Being Lot 20, Block 36, Green Acres Section 2, Abilene, Taylor County, Texas. **(Clarissa Ivey)**
7. **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 Acres From Residential Single Family (RS-12) To A Planned Development District (PDD-183) To Allow For A Medical Spa. 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)

8. **Z-2023-26:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From KKP Investments, LLC, Represented By Jacob & Martin, To Amend The Terms Of Planned Development District 172 To Allow Single-Family Residential Uses With No Through Connection To East Stamford Street. Located At 2668 Garfield Avenue. Legal Description Being The Hillcrest Addition Section 4, Block 10, Lots 4 And 5, Hillcrest Addition Section 4, Block 11, And 12.04 Acres Out Of Survey 84, T&P Railway Company, Block 14, Abilene, Taylor County, Texas. (Mason Teegardin)
9. **Z-2023-28:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from Darin Albergucci, represented by e-HT, to change the zoning of approximately 4.80 acres from Light Industrial (LI) to General Commercial (GC). Legal description being Lot 21-23, Block B, Section 3, Continuation No. 2, H&W Tool Company Addition, Abilene, Taylor County, Texas. (Clarissa Ivey)
10. **Z-2023-29:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from Moore Abilene Holdings, LP, represented by Alex Moore, to change the zoning of approximately 0.64 acres from Heavy Industrial (HI) to Heavy Commercial (HC). Located at 2222, 2234, 2250 Butternut Street. Legal description being Lot 3-6, Block 6, Bowyer Addition, Abilene, Taylor County, Texas. (Adam Holland)

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 28th day of July, 2023, at 3:25 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*