



City of Abilene

Planning and Zoning Commission Agenda

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

CALL TO ORDER

INVOCATION

MINUTES

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

PLATS

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

2. **5123-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a final replant for lots 201-206, Block B, Denali Addition
3. **5523-PP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a preliminary plat for the Caliber Collision Addition.

ZONING

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

4. **Z-2023-31:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from Abilene Christian University, Represented by TJC Development and McMahon Surovik Suttle, to Amend the Terms and Conditions and Concept Plan of Planned Development District 157. Specifically, to Allow Single-Family Uses in the West Portion of the Allen Ridge Development. Located on the West Side 2500 Block of Judge Ely Blvd. Legal Description Being Lot 207, Block A, ACU Drive 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 1st day of September, 2023, at 3:45 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 August 1, 2023 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas

Commissioners Present:

Mr. Clint Rosenbaum, Chairman

Mr. Brad Benham, Chairman Pro Tem

Mr. Mitch Barnett

Rev. Izlar Lankford, Secretary

Ms. Alex Russell, Sergeant-at-Arms

Mr. Kevin Halliburton

Commissioners Absent:

Ms. Shawnte' Fleming

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. Clarissa Ivey, Planner I

Ms. Mason Teegardin, Planner I

Ms. Melissa Farr, Executive Assistant

Ms. Kera Valois, Planning Technician

Ms. Kiley Hannah, Planner I

Others Present:

Mr. Tal Fillingim

Mr. Darin Albergucci

Ms. Nicole Warrion

Ms. Sara Trammell

Mr. Edward Walker

Mr. Edward Conley

Mr. John Pugsley

Mr. Sam Walker

Ms. Javon Christophe

Mr. B.J. Prichard

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

INVOCATION

Reverend Lankford delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Mr. Rosenbaum opened the public hearing. Seeing no one present and desiring to be heard, the public hearing was closed. Mr. Rosenbaum informed that the document should show the name “Mr. John White” as speaking in the public hearing for TC-2023-05.

Mr. Benham moved to approve the minutes from the previous meeting, which was held on July 5, 2023. Mr. Barnett seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Benham, Halliburton, Lankford, Rosenbaum

NAYS: None

PLATS

MP-3023: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Lot 101, Greater Abilene Industrial District

STAFF RECOMMENDATION: Approval with conditions.

FP-4123: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on McCoy's Abilene Subdivision

STAFF RECOMMENDATION: Approval with conditions

FP-4623: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Cimarron Meadows, Section 2A

STAFF RECOMMENDATION: Approval with conditions

FP-4723: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Carriage Hills, Section 4A

STAFF RECOMMENDATION: Approval with conditions

Mr. Adam Holland presented the proposed plats.

Mr. Rosenbaum opened the public hearing. Mr. Sam Walker made himself available to answer questions. Seeing no one else present and desiring to be heard, the public hearing was closed.

Mr. Halliburton made the motion to approve the proposed plats with conditions as recommended by Staff. Ms. Russell seconded the motion. The motion prevailed by the following vote:

AYES: Barnett, Benham, Halliburton, Lankford, Rosenbaum

NAYS: None

ZONING

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.

Ms. Clarissa Ivey presented this request. The subject property has been used as a single-family residence since 1958. Currently the property is being used as a single-family residence with the accessory use of day-care with less than six children, which is an allowed home occupation.

Mr. Rosenbaum opened the public hearing. Ms. Jovon Christophe was available to answer questions. She confirmed that she currently has no issues with parking at the site. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

STAFF RECOMMENDATION: Staff recommends approval subject to:

1. Compliance with the proposed Plan of Operation.
2. The issuance of any required local and state licenses for 6 additional children.
3. A copy of all required licenses shall be provided to the Building Official.
4. The issuance of a Certificate of Occupancy prior to expanding the size of the day-care for up to 12 children.

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

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

NAYS: None

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.

Reverend Lankford made the motion to **remove this item from the table.** Mr. Benham seconded the motion.

At the July 5, 2023 Commission meeting, a neighbor testified that the current use of the property as a bed and breakfast and event center was having an adverse impact on the surrounding neighborhood due to noise, late hours of operation, and guest parking/traffic in the neighborhood. The applicant testified that the bed and breakfast/event center would no longer operate if the request is approved. New notice was published and provided to the surrounding owners entitled to notice.

Mr. Randy Anderson presented this request. The applicant originally requested the rezoning of 0.68 acre from Residential Single Family (RS-12/H) to Neighborhood Office (NO/H). The applicant now requests the rezoning of this property to PD-184, with a base zoning district of RS-12/H, with a medical spa.

Mr. Rosenbaum opened the public hearing. Ms. Sara Trammell was available to answer questions. 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. One (1) response was received in favor, with (3) in opposition.

STAFF RECOMMENDATION: Staff recommends approval, subject to the following conditions:

1. The base zoning shall be PD-183/H, with a medical spa being a permitted use, subject to the attached Plan of Operation.
2. A Certificate of Occupancy (CO) shall be obtained from the Building Inspection Division prior to commencing business.
3. The property may continue to be used as a bed and breakfast and event center until a CO is issued to allow the proposed medical spa. Upon the issuance of the CO, the use of the property as a bed and breakfast or an event center shall be prohibited.
4. The exterior appearance of the home shall not be altered in a manner that diminishes the historic character of the home.

Mr. Barnett made the motion to **approve** this request as presented and **subject to conditions**. Mr. Benham seconded the motion. The motion to **approve subject to conditions** prevailed by the following vote:

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

NAYS: None

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.

Ms. Mason Teegardin presented this request. The applicant proposes to amend PDD-172 by:

1. Changing the base zoning of Tract 1 from Medium Density (MD) to Single Family Residential (RS-6); and
2. Eliminating the “Development Regulation” cited above and replacing it “No road connection between Garfield Avenue and East Stamford Street.”

Mr. Rosenbaum opened the public hearing. Mr. Tal Fillingim spoke in favor and clarified the request by providing background details.

Ms. Carmen Price shared some of the topics that were discussed when Mr. Fillingim spoke with the Homeowners Association in May. She shared that they support this specific request and are very appreciative of the cooperation between the developer and neighborhood. 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. Four (4) responses were received in favor, with one (1) in opposition.

STAFF RECOMMENDATION: Staff recommends approval.

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

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

NAYS: None

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.

Ms. Clarissa Ivey presented this request. The subject property has remained vacant since it's annexation in 1964. The proposed use of a baseball training facility is compatible with the current uses in the immediate area. Those uses are mostly retail, non-intensive uses, and vacant properties. There are other properties zoned GC in the immediate vicinity of the subject site.

Mr. Rosenbaum opened the public hearing. Mr. B.J. Prichard spoke in favor to represent the applicant. He explained there will be indoor batting cages with an outdoor field behind.

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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.

Mr. Adam Holland presented this request. The subject property was previously used for warehousing/retail sales. The owner proposes to expand the permitted uses for these properties by down zoning the lots to less intensive HC zoning classification.

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

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

STAFF RECOMMENDATION: Approval

Mr. 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, Lankford, Rosenbaum

NAYS: None

Adjournment

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:13 p.m.

APPROVED

Mr. Clint Rosenbaum, Chairman

LEGEND

SUBDIVISION BOUNDARY

ADJACENT PROPERTY

PROPOSED LOT LINES

PROP. UTILITY EASEMENTS

EXIST. UTILITY EASEMENTS

PROP. DRAINAGE EASEMENTS

EXIST. STREET R.O.W.

●

SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"

●

FOUND CHISELED "X"

■

FOUND CONCRETE TXDOT MONUMENT

A.E. = ACCESS EASEMENTS

D.E. = DRAINAGE EASEMENTS

U.E. = UTILITY 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

METES & BOUNDS DESCRIPTION:

BEING a 2.935 acres of land, and being all of Lots 101 and 102, Block B, The Denali Addition, as shown per plat recorded in Cabinet 4, Slide 639, Plat Records, Taylor County, Texas, and being out of the northeast-quarter of Section No. 12, Lunatic Asylum Lands, Abstract No. 832, City of Abilene, Taylor County, Texas, and being out of Subdivision No. 4, Alfred and Mary Fasshauer Subdivision of Survey No. 12, Lunatic Asylum Land, as shown per plat recorded in Volume 1, Page 274 of said Plat Records, Taylor County, Texas. Said 2.935 acre tract being more particularly described in metes and bounds as follows:

BEGINNING at a chiseled "X" found in concrete, the coordinates thereof being (N=6,818,669.8', E=1,583,498.1'), for the northwest corner of the herein described tract, and being at the northwest corner of said Lot 101, Block B, and being in the east line of Horse Head Crossing, as shown per The Denali Addition, and being in the south line of Lot 64 of said South Ridge Addition, Section 2, as shown per plat recorded in Cabinet 4, Slide 596, Plat Records, Taylor County, Texas;

THENCE N89°35'43"E along the north line of the herein described tract and said Lots 101 and 102, Block B, and along the south line of said South Ridge Addition, Section 2 and the South Ridge Addition, Section 1, as shown per plat recorded in Cabinet 4, Slide 186, of said Plat Records, a distance of 524.51' feet to a chiseled "X" found in concrete at the northeast corner of the herein described tract and said Lot 102, Block B, and being the northwest corner of Lot 103, Block B, said point being located in the south line of Lot 42;

THENCE S00°32'34"E along the east line of the herein described tract and said Lot 102, Block B and along the west line of said Lot 103, Block B, a distance of 201.66 feet to a 1/2 inch rebar rod with plastic cap stamped "J&M BOUNDARY" found (henceforth being known as a FOUND REBAR) for the southeast corner of the herein described tract and said Lot 102, Block B, same being the southwest corner of said Lot 103, Block B;

THENCE S89°27'26"W, along the south line of the herein described tract and said Lots 102 and 101, Block B, and along the north right-of-way line of Denali Drive, for a distance of 497.41 feet, to a FOUND REBAR at the most easterly corner of the northeast clip corner of the intersection of said Denali Drive and said Horse Head Crossing, and being at the most southerly southwest corner of the herein described tract and said Lot 101, Block B;

THENCE N45°07'57"W along the southwesterly line of the herein described tract and said Lot 101, Block B, and along said northeast clip corner, for a distance of 42.12 feet, to a FOUND REBAR at the most westerly southwest corner of the herein described tract and said Lot 101, Block B, and being at the most westerly corner of said northeast clip corner;

THENCE N00°16'40"E along the west line of the herein described tract and said Lot 101, Block B, and along the east right-of-way line of said Horse Head Crossing, for a distance of 173.21 feet to the POINT OF BEGINNING and containing 2.935 acres of land, more or less.

PLAT NOTES:

- AREA OF SUBDIVISION = 2.935 ACRES.
- NO R.O.W. DEDICATED PER THIS PLAT.
- BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
- MONUMENTATION: A 1/2 INCH REBAR ROD WITH CAP MARKED "J&M BOUNDARY" IS SET AT EACH SUBDIVISION CORNER, LOT CORNER, AND AT EACH P.C., P.T. AND P.I. IN THE PROPOSED STREET RIGHT-OF-WAY LINES SHOWN.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441-C-0355-F, EFFECTIVE JANUARY 6, 2012.
- NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OPEN SPACE, OR FLOODWAY.
- THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF ABILENE, TEXAS.

BASIS OF BEARINGS:

BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83, AND GPS OBSERVATIONS. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF THE TRACT WHICH IS 1.000158656.

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.

OWNER OF LOTS 201, 202, 203, 204, AND 205:
PB 6950, LLC
3409 S. 14TH STREET, SUITE 204
ABILENE, TEXAS 79605

OWNER OF LOT 206:
SCARLET RIVER, LLC
801 TEXAS AVENUE, SUITE 100
LUBBOCK, TEXAS 79401

DEVELOPER/SUBDIVIDER:
PB 6950, LLC
3409 S. 14TH STREET,
SUITE 204
ABILENE, TX 79605
325-260-6935

A FINAL PLAT OF
LOTS 201 THRU 206,
BLOCK B,
A REPLAT OF LOTS 101 AND
102, BLOCK B,
THE DENALI ADDITION
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

JM

JACOB
MARTIN

TBPELS FIRM # 10194493

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

1508 SANTA FE DR, STE 203
WEATHERFORD, TX 76086
817-594-9880

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

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 TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, SUBCHAPTER A, AS AMENDED. DATE _____ CHAIRMAN _____ ATTEST: _____ SECRETARY _____ DATE _____ PLANNING DIRECTOR _____	PLANNING DIRECTOR FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS. DATE _____ FILE NUMBER _____ PLANNING DIRECTOR _____ FEES _____
COUNTY CLERK I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON: DATE _____ FILE NUMBER _____ COUNTY CLERK _____ COUNTY TEXAS _____ DEPUTY _____	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 _____ DIRECTOR OF PUBLIC WORKS _____
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 LOTS 201 THRU 206, BLOCK B, A REPLAT OF LOTS 101 AND 102, BLOCK B, THE DENALI ADDITION 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 MANAGER PB 6950, LLC EXECUTED THIS _____ DAY OF _____ A.D. 2023 CAMERON KULBETH MANAGER SCARLET RIVER, 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 PERSONS AND MANAGERS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID PB 6950, LLC TEXAS LIMITED LIABILITY COMPANIES, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH COMPANIES FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D. 2023 TAYLOR NOTARY PUBLIC COUNTY TEXAS	
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 CAMERON KULBETH KNOWN TO ME TO BE THE PERSON AND MANAGERS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID SCARLET RIVER, LLC A TEXAS LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH COMPANY FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D. 2023 TAYLOR NOTARY PUBLIC COUNTY TEXAS	
GENERAL NOTES ACREAGE: 2.935 ACRES SCALE: 1"=40' SMALLEST LOT: 0.454 ACRES LARGEST LOT: 0.523 ACRES LOT WIDTH: MIN. 97.82' MAX. 113.00' LOT DEPTH: MIN. 201.66' MAX. 202.81'	
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 LOTS 201 THRU 206, BLOCK B, A REPLAT OF LOTS 101 AND 102, BLOCK B, THE DENALI ADDITION CITY OF ABILENE, TAYLOR COUNTY, TEXAS SIGNATURE _____ (PRINT) _____ REGISTERED PROFESSIONAL LAND SURVEYOR DATE _____	

PRELIMINARY
This document shall not be
recorded for any purpose.

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A TRACT OR PARCEL CONTAINING 9.723 ACRES OR 423,521 SQUARE FEET OF LAND SITUATED IN THE JOHN C. DONLY SURVEY NO. 95, ABSTRACT NO. 466, TAYLOR COUNTY, TEXAS, BEING A PORTION OF A CALLED 104 ACRE TRACT AND ALL OF A CALLED 0.302 ACRE TRACT, CONVEYED IN DEED TO KICKAPOO LAND COMPANY, ET AL, AS RECORDED IN VOLUME 1551, PAGE 823, OF THE DEED RECORDS OF TAYLOR COUNTY, TEXAS (T.C.D.R.), WITH SAID 9.723 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83):

THENCE, WITH THE SAID WEST R.O.W. LINE OF POST OAK DRIVE AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 16 DEG. 58 MIN. 32 SEC., AN ARC LENGTH OF 114.07 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 13 DEG. 29 MIN. 04 SEC., - 113.65 FEET TO AN ANGLE POINT FOR A CORNER IN THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SAID NORTH R.O.W. LINE OF SOUTHWEST DRIVE AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,523.27 FEET, A CENTRAL ANGLE OF 03 DEG. 07 MIN. 47 SEC., AN ARC LENGTH OF 137.83 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 66 DEG. 01 MIN. 17 SEC., - 137.81 FEET TO AN ANGLE POINT FOR A CORNER IN THE HEREIN DESCRIBED TRACT, SAME BEING THE MOST EASTERLY CORNER OF A SAID 0.302 ACRE TRACT;

THENCE, WITH THE EAST BANK OF ELM CREEK FOR THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES:

- THENCE, SOUTH 49 DEG. 05 MIN. 03 SEC. EAST, WITH THE WEST LINE OF SAID 40.73 ACRE TRACT, A DISTANCE OF 369.38 FEET TO A FOUND 1/2 IRON ROD, BEING A WESTERLY ANGLE POINT OF SAID 40.73 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 64 DEG. 09 MIN. 37 SEC. WEST, CONTINUING WITH THE WEST LINE OF SAID 40.73 ACRE TRACT, A DISTANCE OF 178.26 FEET TO THE POINT OF BEGINNING TO A CURVE TO THE RIGHT;

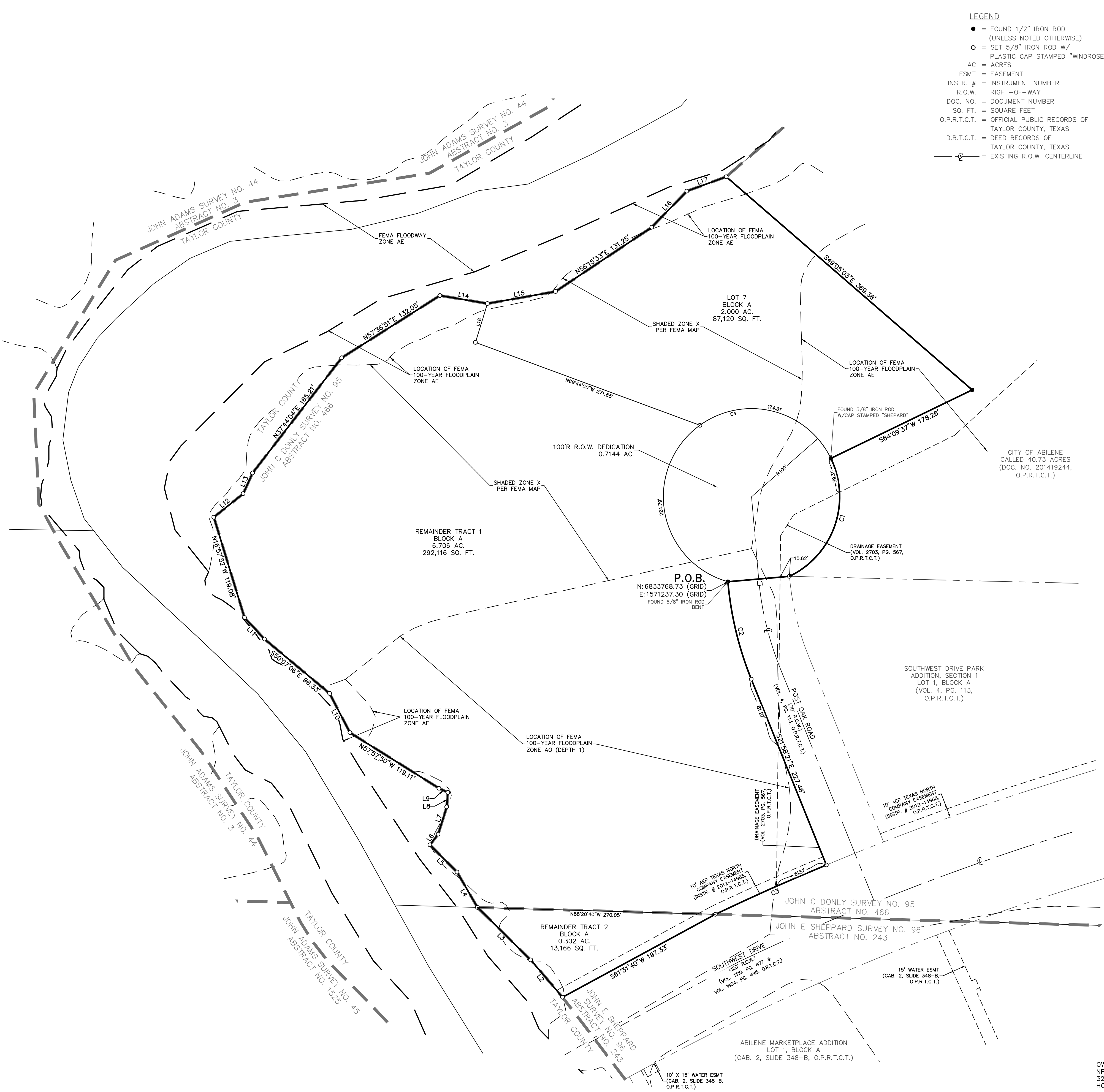
THENCE, SOUTH 85 DEG. 00 MIN. 12 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SOUTHWEST DRIVE (70' WIDE), A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.723 ACRES OR 423,521 SQUARE FEET OF LAND

1. COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING SCALE FACTOR: 0.99985501.
2. A PORTION OF THIS TRACT IS WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TAYLOR COUNTY AND INCORPORATED AREAS, MAP NO. 48441C0216F, EFFECTIVE DATE: JANUARY 6, 2012.

3. THIS SUBDIVISION DOES LIE WITHIN THE CITY LIMITS OF THE CITY OF ABILENE.

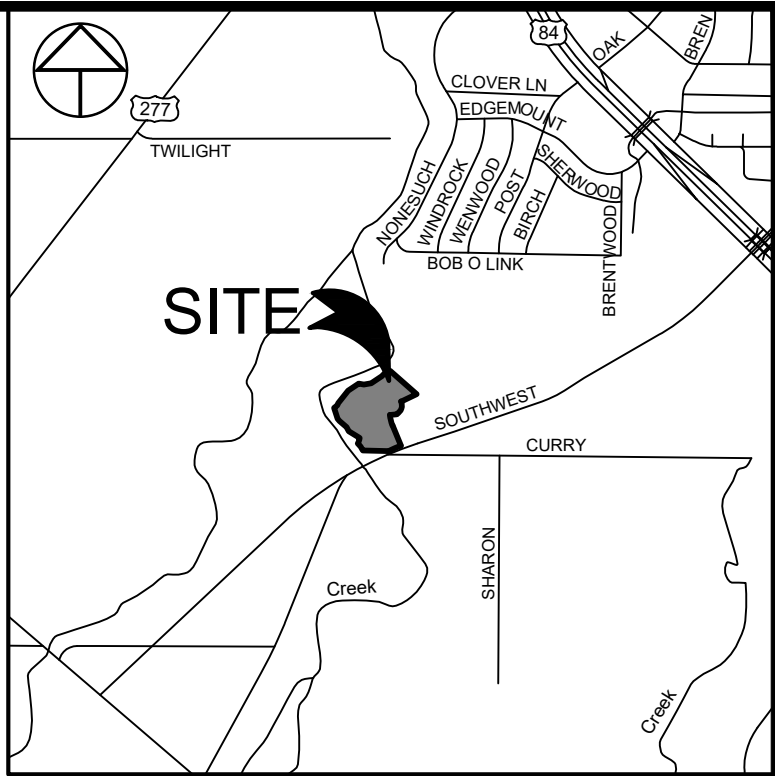
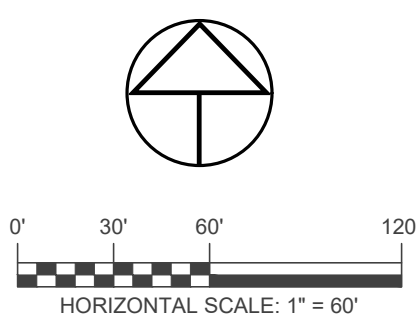
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	70.00'	S85°00'12"W
L2	55.69'	N40°23'21"W
L3	84.75'	N62°26'46"W
L4	46.44'	S29°59'36"E
L5	43.48'	S45°00'37"E
L6	15.38'	S37°29'44"W
L7	32.41'	S17°30'21"W
L8	16.51'	S64°26'10"W
L9	11.16'	S64°57'02"E
L10	50.07'	S27°29'12"E
L11	33.31'	S42°57'19"E
L12	42.63'	S51°18'43"W
L13	25.87'	S24°21'14"W
L14	54.64'	N80°21'51"W
L15	78.50'	N79°56'21"E
L16	57.21'	N44°08'56"E
L17	47.53'	N69°59'47"E
L18	46.14'	N17°07'37"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	157.77'	100.00'	090°23'41"	100.69'	141.91'	N19°20'20"E
C2	114.07'	385.00'	016°58'32"	57.45'	113.65'	S13°29'04"E
C3	137.83'	2523.27'	003°07'47"	68.93'	137.81'	S66°01'17"W
C4	556.88'	100.00'	319°03'58"	~37.32'	69.93'	S85°00'12"W



LEGEND

- = FOUND 1/2" IRON ROD
(UNLESS NOTED OTHERWISE)
- = SET 5/8" IRON ROD W/
PLASTIC CAP STAMPED "WINDROSE"
- AC = ACRES
- ESMT = EASEMENT
- INSTR. # = INSTRUMENT NUMBER
- R.O.W. = RIGHT-OF-WAY
- DOC. NO. = DOCUMENT NUMBER
- SQ. FT. = SQUARE FEET
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF
TAYLOR COUNTY, TEXAS
- D.R.T.C.T. = DEED RECORDS OF
TAYLOR COUNTY, TEXAS
- C— = EXISTING R.O.W. CENTERLINE



LOCATION MAP
NOT TO SCALE

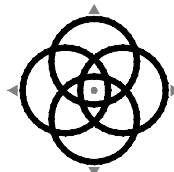
PRELIMINARY PLAT OF CALIBER ABILENE

LOT 1, BLOCK A

DATE OF PREPARATION: AUGUST 4, 2023

OWNER:
NPH VENTURES, LLC
3207 S. SAM HOUSTON PKWY E, SUITE 100
HOUSTON, TEXAS 77047

ENGINEER:
ALTAR GROUP, PLLC
11615 SPRING CYPRESS, SUITE E
TOMBALL, TEXAS 77375



WINDROSE
AND SURVEYING | PLATTING

9360 CORPORATE DR, SUITE 102 | SELMA, TX 78154 | 210.634.1565
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

SHEET 1 OF 1

ZONING CASE Z-2023-31

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: September 5, 2023
City Council 1st Reading: September 28, 2023
City Council 2nd Reading: October 12, 2023

Applicant

Owner: Abilene Christian University
Agent: TJC Development and McMahon, Surovik, Suttle, PC

Case Manager

Adam Holland – Planner

Request

ACU proposes to allow single-family residential uses in PD-157, in addition to all of the other uses currently allowed PD-157.

Location

The west side of the 2500 block of North Judge Ely Boulevard

Background

The subject property was zoned as PD-157 in 2016 to create a mixed-use development known as Allen Ridge, to allow uses in the Multi-Family (MF), Townhome (TH), and General Retail (GR) zoning districts. The applicant proposes single-family residences in the northern part of the PD similar to the existing Westley Court Senior Living facility. A Concept Plan showing the proposed residential units is attached with this report, as are photos of the Westley Court Senior Living facility. The proposed amendment also includes verbiage to allow accessory buildings within the 60' setback from the residences, which is typical for accessory structures. We have proposed that any accessory buildings shall be subject to the standards set in the LDC.

A related action that affects the proposed amendment to PD-157 is the 2014 abandonment of ACU Drive. That abandonment included two (2) conditions of approval that were intended to protect the existing neighborhood north of the alley. Those conditions are:

1. A required non-access easement to an alley; and
2. A required screening fence along the same alley.

If the proposed amendment to PD-157 is approved, subject to the proposed concept plan, those conditions would no longer be necessary because the proposed residences would create an appropriate transition between the existing and proposed uses. Additionally, a screening fence would be replaced by a much larger buffer that would include a berm and landscaping. If the PD amendment is approved, the applicant would need to formally amend the ordinance that abandoned ACU Drive to request that two conditions be amended to match the PD concept plan and to eliminate the non-access easement.

Zoning, Existing and Proposed Land Use

The existing zoning of the property is a Planned Development that allows multi-family, townhomes, and general retail. The applicant proposes to add single-family residential uses to the mix.

West and north of the property is currently used for single-family residential, while east is a continuation of the PD which contains restaurants and general retail sales uses. South of the property is Abilene Christian University.

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.**

This development is consistent with the Comprehensive Plan and Future Land Use 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.**

The original Planned Development District allowed single-family residential use. The proposed concept plan shows an appropriate transition between the existing single-family subdivision to the north to a multi-family development 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.**

In March 2014 there were concerns that the development south of the existing single-family residential development and alley may adversely affect that development when ACU Drive was abandoned. Staff believes that any potential negative effects of that development will be mitigated by the proposed development of single-family homes and the proposed vegetative buffer yard.

Staff Recommendation

Staff recommends **approval** of the proposed amendment to PD-157 subject to the following conditions:

1. The proposed amendment shall be subject to the proposed Concept Plan;
2. A Type A buffer that includes a berm and vegetation shall be provided north of the alley, as shown on the proposed Concept Plan, between alley and existing residential development to the north; and
3. The applicant shall submit a request within three (3) months of the approval of the PD-157 amendment to modify the conditions of approval of the ACU Drive abandonment ordinance to remove the requirement for a non-access easement and a screening fence, to match the proposed Concept Plan.

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

OWNER

Owner	Property ID	Situs	Response
ABILENE CHRISTIAN SCHOOLS	46673	2550 N JUDGE ELY BL	
ABILENE CHRISTIAN UNIVERSITY	53571	1725 ACU DR	
ADAMS RONALD	45167	2517 SUNNIBROOK CT	
ARMER ALBERT & BEVERLY DIANE	42134	2410 ROUNTREE DR	
BABER DONALD C &	45081	2502 CLOVERLEAF LN	
BAGGS TERRY W & KAREN	45154	2565 SUNNIBROOK CT	
BARTON JOHN M & MARY E	45065	849 CLOVERLEAF LN	
CAMPUS CREST AT ABILENE LP	110513	2702 N JUDGE ELY BL	
CARPENTER TOM P LF EST	42617	2426 ROUNTREE DR	
CARPENTER TOM P LF EST	42617	2430 ROUNTREE DR	
CEDILLO OSCAR S & CARLA	45169	2509 SUNNIBROOK CT	
CLEMMER BETTY R	45058	873 CLOVERLEAF LN	
CLUTE ALAN CHARLES &	44987	2433 ROUNTREE DR	
COLLINSWORTH THAD J	41885	2402 ROUNTREE DR	
CORNING CARYN	44915	2437 ROUNTREE DR	
DAVIDSON MASON & MADGE	45064	857 CLOVERLEAF LN	
DELONY ROBERT L & MIKEE C	45072	817 CLOVERLEAF LN	
DRENNAN JERRY DALE	42253	2414 ROUNTREE DR	
EARLES JAMES EDWARD &	44683	2421 ROUNTREE DR	
EDGAR STEVEN RANDALL &	44681	2409 ROUNTREE DR	
GRUBBS DONALD RAY &	225401	2505 JOHN C STEVENS ST	
HARRIS CAMILLE LF EST	45082	2510 CLOVERLEAF LN	
HOLMANS JIMMIE D & MYRA	45069	825 CLOVERLEAF LN	
ICE BERLE J	45161	2533 SUNNIBROOK CT	
JOHNSON JAKE & KRISTEN	45160		
KING BEVERLY C	45076	801 CLOVERLEAF LN	
LEPARD LOUANN	45061	865 CLOVERLEAF LN	
LONG INVESTMENTS LLC	45066	841 CLOVERLEAF LN	
MILLER AARON R & ELIZABETH A	44678	2429 ROUNTREE DR	

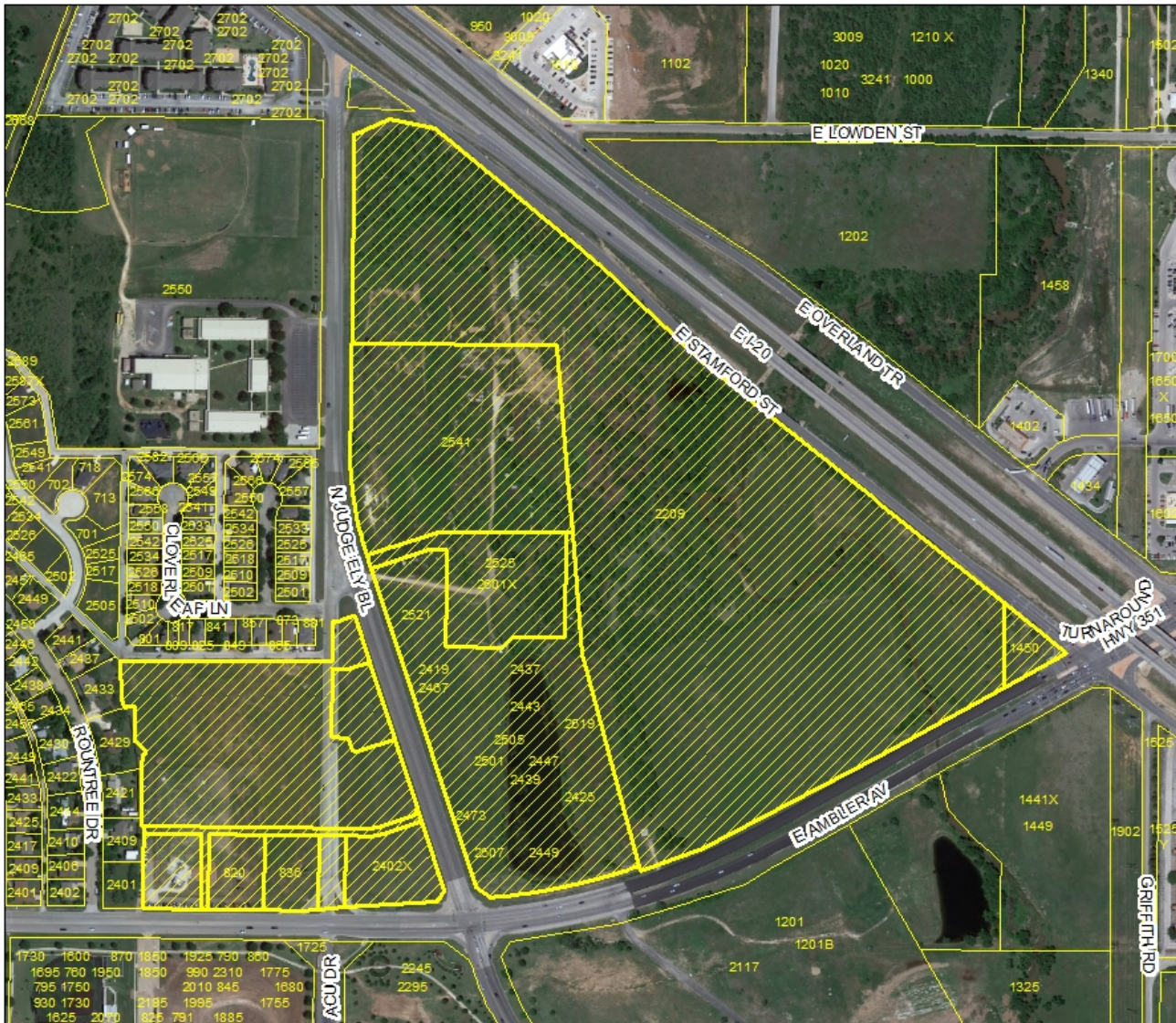
MIMS GREGORY & PAMELA &	45164	2525 SUNNIBROOK CT	
NEWBY CHARLES JR & SHARI	46554	2441 ROUNTREE DR	
PHIPPS MICHAEL	45075	809 CLOVERLEAF LN	
ROBERSON CHARLES W & GEORGAN	42891	2434 ROUNTREE DR	
ROBERTS REV LIVING TRUST	45057	881 CLOVERLEAF LN	
STRADER ROYE SUE	42499	2422 ROUNTREE DR	
SWAG ASSETS LLC	42013	2406 ROUNTREE DR	
TINKLER LOUISE S LF EST	45157	2557 SUNNIBROOK CT	
TROCHE JOSE & JOAN ELIZABETH	45134	2502 SUNNIBROOK CT	
WEST TEXAS UTILITIES CO	68246	1902 GRIFFITH RD	
WHITAKER ROBERT H & DANA	45130	2501 CLOVERLEAF LN	
WILLIAMS LINDA M	45171	2501 SUNNIBROOK CT	

PROPERTY ID

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CAMPUS CREST AT ABILENE LP	110513	2702 N JUDGE ELY BL	
GRUBBS DONALD RAY &	225401	2505 JOHN C STEVENS ST	

LOCATION MAP



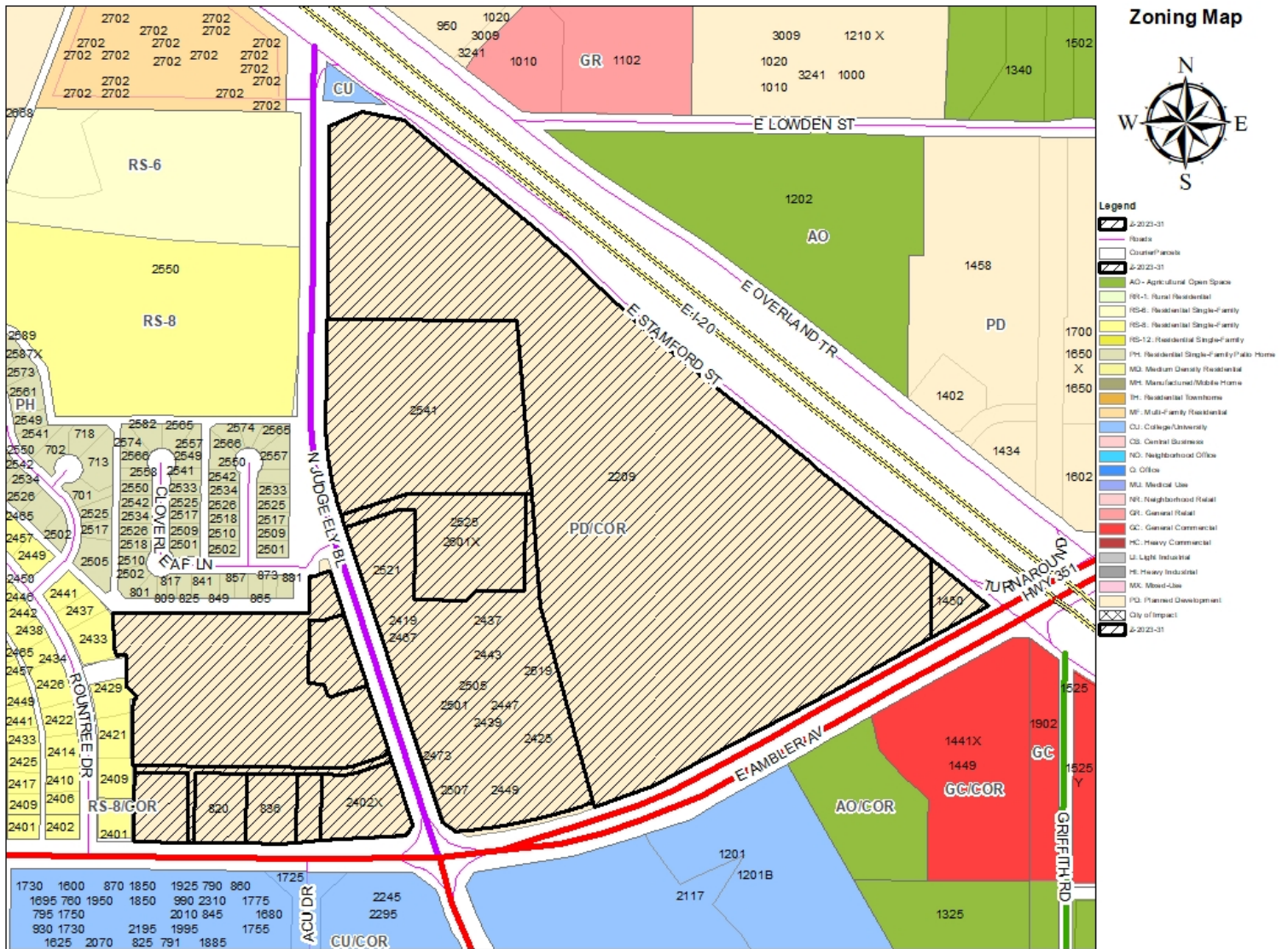
Aerial Map



Legend

- Z-2023-31
- Roads
- Z-2023-31
- Z-2023-31

ZONING MAP



July 5, 2023

Sent via Hand Delivery

City of Abilene
Planning and Development Services
555 Walnut Street
Abilene, Texas 79601

RE: Amendment to Planned Development District No. 157 ("PD-157") under Zoning Ordinance No. 44-2016 (the "Ordinance")

Planning and Development Services:

This law firm represents Abilene Christian University ("ACU") in connection with the request for amendment of PD-157 restrictions related to the Village at Allen Ridge development project. Enclosed with the letter please find the following:

1. Development Application form;
2. Owner Authorization and Representative Designation forms;
3. Disclosure of Interest form;
4. Concept Site Plan;
5. Check in the amount of \$1,000 for the Planned Development District amendment application fee.

Presently, zoning and use regulations established in the Ordinance for PD-157 (the "*Regulations*") allow general retail, multi-family, and townhouse uses. ACU contemplates constructing single-family residences within PD-157 to the south of the existing residential single-family subdivisions to the west of Judge Ely Blvd. However, although the Regulations contemplate residential development, the Regulations do not allow single-family residences. Additionally, the Regulations mandate 60-foot side and rear setbacks abutting residential single-family districts to the west of Judge Ely Blvd as specified in Part 7, Section 2(A)(3) of the Ordinance and as depicted in the attached Concept Site Plan (the "*Setback*"). Accordingly, ACU requests an amendment to the zoning restrictions for PD-157, allowing development as shown on the Concept Site Plan, to (1) allow use as Single-Family Residential Patio Homes and Residential Single-Family – 6,000 sq. ft. lots; and (2) apply the setback restriction only to uses other than single-family residential use.

Specifically, ACU requests that the current codification of the Ordinance be modified as follows:

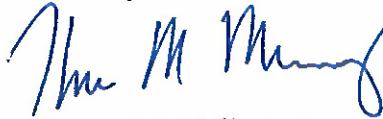
1. Part 6: After "MF (Multi-Family)," add "PH (Single-Family Residential Patio Home), RS-6 (Residential Single-Family – 6,000 sq. ft. lots)";

2. Part 7, "Specific Modifications": After "MF (Multi-Family)," add "PH (Single-Family Residential Patio Home), RS-6 (Residential Single-Family – 6,000 sq. ft. lots)";
3. Part 7, Section 1: After "MF (Multi-Family)," add "PH (Single-Family Residential Patio Home), RS-6 (Residential Single-Family – 6,000 sq. ft. lots)";
4. Part 7, Section 2(A)(3): This section be stricken and replaced with the following:

"60' Side and Rear Setbacks abutting Residential Single-Family Districts to the West of Judge Ely Boulevard to provide additional privacy for the existing adjacent residential uses, except that these setbacks shall not apply to any use of the specified areas for single-family residential use, including PH (Single-Family Residential Patio Home) and RS-6 (Residential Single-Family – 6,000 sq. ft. lots) use."

Thank you for your consideration of this submission. ACU appreciates the ability to work with the City to bring the Allen Ridge development project to Abilene and looks forward to continuing to further its development to the benefit of the City. If you have any questions related to this amendment request, please do not hesitate to contact me at the information provided above.

Sincerely,



Thomas M. "Mike" Murray
Attorney at Law

TMM/rr

cc: Abilene Christian University



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: The Village at Allen Ridge (PD-157)

Address: _____ Number of Lots: _____ Acreage: _____

Legal Description: ACU Drive Addition, Block A, Lot 1; A0956 SUR 24 B A L SW/4, Acres 84.23; A0956 SUR 24 B A L SW/4, Acres 0.35

Subdivision Name: The Village at Allen Ridge Block: _____ Lot: _____

Current Zoning: PDD (GR, MF, GH) Proposed Zoning (if applicable): PDD (GR, MF, GH, PH, and RS-6)

OWNER AND AUTHORIZATION

Owner Name: Abilene Christian University

Address: 1600 Campus Court

City, State, Zip: Abilene, Texas 79699

Fax: _____

Phone: 325-674-2000

Email: _____

Agent Name: Tony J Chron, TJC Development, LLC

Additional Agent:

Address: 322 Hearthstone Lane

Mike Murray, McMahon Surovik Suttle, PC
P.O. Box 3679, Abilene, Texas 79604

City, State, Zip: Coppell, Texas 75019

Fax: Phone: 325-676-9183 Email: mmurray@mss.law

Phone: 214-771-6300

Email: tchron@transitiondevelopment.net

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: _____

TJ Chron, Vice President of ACU, as Agent

Date: 6/29/23

FOR OFFICE USE ONLY

Received: _____

Fee: \$ _____

Receipt No.: _____

Case No.: _____

Reviewed By: _____

2023 Development Application

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

The current Planned Development zoning provides for general retail, multi-family, and townhouse uses. Applicant seeks to (1) add the zoning uses of Single-Family Residential Patio Home (PH) and Residential Single-Family -- 6,000 sq. ft. lots (RH-7); and (2) remove the sixty-foot (60') setbacks specified in Ordinance 44-2016, Part 7, Section 2.3, for residential purposes. Accordingly, Applicant requests an amendment of the Official Zoning District Map codification of Ordinance No. 44-2016.

Fees

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

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

Fees can be paid online with credit card.

2023 Development Application

Zoning Application Page 3 of 3

Zoning Impact Analysis

Please answer these questions in order to assist staff with the processing of your zoning request.

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

Yes, generally. The Comprehensive Plan policies and land use contemplate use of the property for residential purposes.

Applicant seeks this amendment to allow construction of single-family residences.

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?

(a) Yes, residential use is permitted generally in the current PD usage provisions, and will be allowed in the location desired by Applicant after the proposed amendments.

(b) Yes, the standards applicable to single-family residences are appropriate in the PD, including in the area that now encompasses the referenced 60' setbacks

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, because the existing PD plan already contemplates residential construction in this general area.

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

No such factors are known by Applicant at this time.

Other Required Forms - Disclosure of Interest (See Attached)

2023 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: The Village at Allen Ridge (PD-157) Total Number of Acres: appx. 85
 Zoning Classification(s): GR, MF, TH Total Number of Lots: _____
 Location: near Judge Ely Blvd. and Ambler Avenue

Property Owner Information & Authorization

Name/Company: Abilene Christian University
 Address: 1600 Campus Court
 City: Abilene State: TX Zip Code: 79699
 Phone: 325-674-2000 Email: kelly.young@acu.edu

Project Representation (check one):

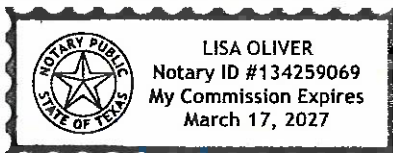
- ☐ I will represent the application myself; OR
☒ I hereby designate Tony J. Chron (TJC Development, LLC) (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact 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: [Signature] Date: 6/29/23
 STATE OF: Texas
 COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Kelly Young
 (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 29th day of June, 2023



[Signature]
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other(specify): Master Developer

Name: Tony Chron Company: TJC Development, LLC
 Address: 322 Hearshstone Ln. City: Coppell State: TX
 Zip Code: 75019 Number: 214.616.7919 Email: tchron@transitiondevelopment.net

2023 Development Application

Owner Authorization and Representative Designation

Property Description

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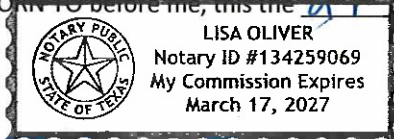
- ☐ I will represent the application myself; OR
☒ I hereby designate Mike Murray, McMahon Surovik Suttle, PC (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

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[Signature]
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other(specify): master Developer

Name: Tony Chron Company: TJC Development, LLC
 Address: 322 Hearthstone Ln. City: Coppell State: TX
 Zip Code: 75019 Number: 214-616-7914 Email: tchron@transitiondevelopment.net
Thomas M. "Mike" Murray, McMahon Surovik Suttle, PC
P.O. Box 3679, Abilene, Texas 79604
(325) 676-9183 mmurray@mss.law

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.

Kyle McAlister; Shane Price

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

Mr. McAlister's wife, Amy, works for ACMA.

Mr. Price lives in Country Meadows, adjacent to the property requested for changes.

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): Kelly L. Young, Vice President of ACMA, Agent for Abilene Christian University

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

AN ORDINANCE PROVIDING FOR THE ABANDONMENT OF A PORTION OF PUBLIC RIGHT OF WAY; PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH ABANDONMENT, AND CALLING A PUBLIC HEARING.

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

PART 1: That the following described portion of a Public Right of Way, as described on Exhibit "A," attached hereto and made a part of this ordinance for all purposes, be, and the same is hereby abandoned, vacated and closed insofar as the right, title or easement of the public is concerned, subject to conditions as stated in Exhibit A.

PART 2: That said portion of a Public Right of Way is not needed for public purposes and it is in the public interest of the City of Abilene to abandon said described portion of a Public Right of Way.

PART 3: That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tracts of land described in Part 1 of this ordinance, and shall be construed only to that interest the governing body of the City of Abilene may legally and lawfully abandon.

PASSED ON FIRST READING this 27th day of March, A.D. 2014.

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 14th day of February, 2014, the same being more than twenty-four (24) hours prior to the time designated for said hearing. After such opportunity for the public to be heard, said ordinance was passed on second and final reading.

PASSED ON FINAL READING THIS 10th day of April, A.D. 2014.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:

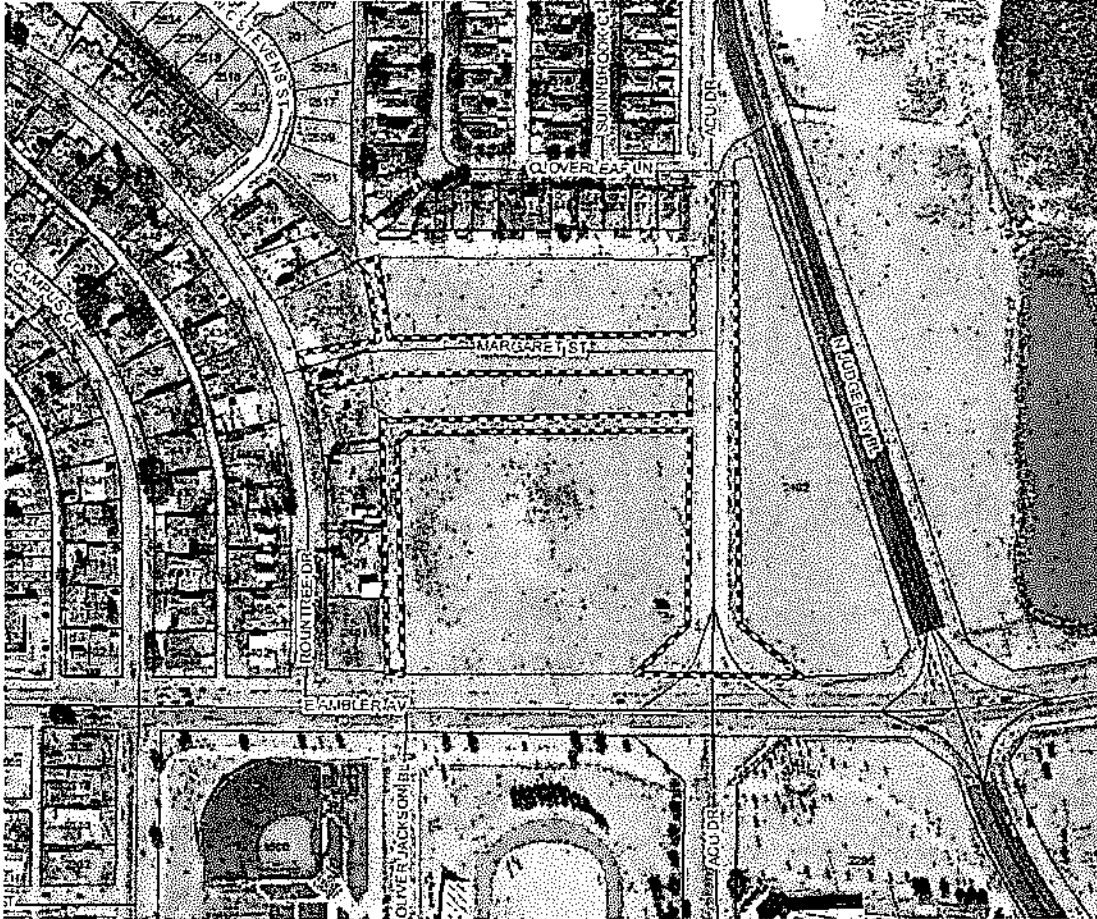
CITY ATTORNEY

ORDINANCE NO. 22-2014

EXHIBIT "A"

The City of Abilene hereby abandons: ACU Drive north of Ambler Avenue, abandon Margaret Street, and abandon the adjacent alleys totaling approximately 1,200 feet.

All Public Right of Way as indicated and shown in the map below within the dashed area:



With the following conditions:

1. Utility Easements shall be required for existing public and private utilities (i.e., gas, phone, electricity, water & sewer) or relocation shall be the responsibility of the applicant.
2. Address the alley connection to Cloverleaf Ln and street alignment of Cloverleaf Ln to N. Judge Ely Blvd.
3. A "No Access Easement" shall be required along the south side of the southern alley in the Cloverleaf Subdivision. A 7', solid fence shall be required upon development of the property adjacent to the alley.
4. The applicant must replat within 12 months, at which time any issues regarding access to utilities and/or relocation of utilities will be resolved. The replat must not create any non-conforming lots.

-END-

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, CONCERNING PD-157 A PLANNED DEVELOPMENT; 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, part known as the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries 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 Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 25th day of August A.D. 2016.

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 19th day of August, 2016, 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 8:30 p.m., on the 8th day of September, 2016, 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 8th day of September, A.D. 2016.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

ORDINANCE NO. 44-2016

Exhibit "A"

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in possession of the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development shall be in accordance with any maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development, which are hereby incorporated by reference and included as part of this ordinance. All use and development within the Planned Development must be in compliance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Abilene Municipal Code, part known as the Land Development Code of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From CU/COR (Neighborhood Retail/Corridor Overlay) to PD/COR (Planned Development/Corridor Overlay) zoning.

That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

ORDINANCE NO. 44-2016
EXHIBIT "A"
PAGE 2

PART 5: Legal Description. The legal description of this PD is as follows:

ACU DRIVE ADDITION, BLOCK A, LOT 1
A0956 SUR 24 B A L SW/4, ACRES 84.23
A0956 SUR 24 B A L SW/4, ACRES 0.35



Location:

The northeast & the northwest corners of Ambler Avenue & N. Judge Ely Boulevard
2209 N JUDGE ELY, 1450 E AMBLER AV

PART 6: Purpose. The purpose of the Planned Development (PD) request is to allow for GR (General Retail), MF (Multi-Family), and TH (Town House) uses, mixed-use development encompassing, office, restaurant retail, multi-family housing, single family residential and parks at the property. Additionally, the conditions shown in the attached exhibits.

PART 7: Specific Modifications. This Planned Development shall be subject to the requirements of the GR (General Retail), MF (Multi-Family), and TH (Town House) zoning districts, except as modified below:

1) PERMITTED USES:

- a. All the land uses permitted in the GR (General Retail), MF (Multi-Family), and TH (Town Home) districts. MF (Multi-Family) shall be allowed in GR (General Retail).

2) DEVELOPMENT REGULATIONS:

A. Setbacks

1. 0' Setback along Judge Ely Boulevard to accommodate ground floor street-oriented retail.
2. 10' Setback along Ambler Avenue.
3. 60' Side and Rear Setbacks abutting Residential Single-Family Districts to the West of Judge Ely Boulevard to provide additional privacy for the existing adjacent residential uses.

B. Height

1. Height approved to not more than 4 stories (55 feet) on the West side of Judge Ely Boulevard, and 4 stories (55 feet) and 7 stories on the East side of Judge Ely Boulevard

C. FAR. 2:1 FAR to accommodate a pedestrian-oriented mixed use district.

D. Landscaping

1. 10' Landscaped buffer along Ambler Avenue to satisfy the COR overlay requirements.
2. Waiving of Landscape requirements along property lines adjacent to a street where ground floor retail is provided to accommodate street oriented retail.

E. Multi-Family. All Multi-family per the Residential Multiple-Family (MF) Standards with the following exceptions:

1. 10' front setback to accommodate for a more urban frontage condition.
2. 60' side and rear setbacks abutting Residential Single-Family Districts to provide additional privacy for the existing adjacent residential uses.
3. Buildings longer than 200' are permitted with approval of the Planning Director upon recommendation of the Development Review Committee provided there is adequate relief on the façade.
4. 30 units permitted per acre.

F. Townhomes. All Townhomes per the Residential Townhome (TH) District with the following exceptions:

1. 25' x 75'; 1875 s.f. minimum lot size to accommodate for a smaller, more urban townhome product.
2. 10' Front Setback to accommodate a more urban frontage.
3. 5' Rear Setback along an alley to accommodate a more urban alley condition.

3) SIGNAGE: Signage within this Planned Development District shall generally comply with provisions and limitations of sign regulations adopted by the City of Abilene and

ORDINANCE NO. 44-2016
EXHIBIT "A"
PAGE 4

generally applicable to General Retail zoning districts, except as modified in attachment labeled "Exhibit B" Comprehensive Sign Plan.

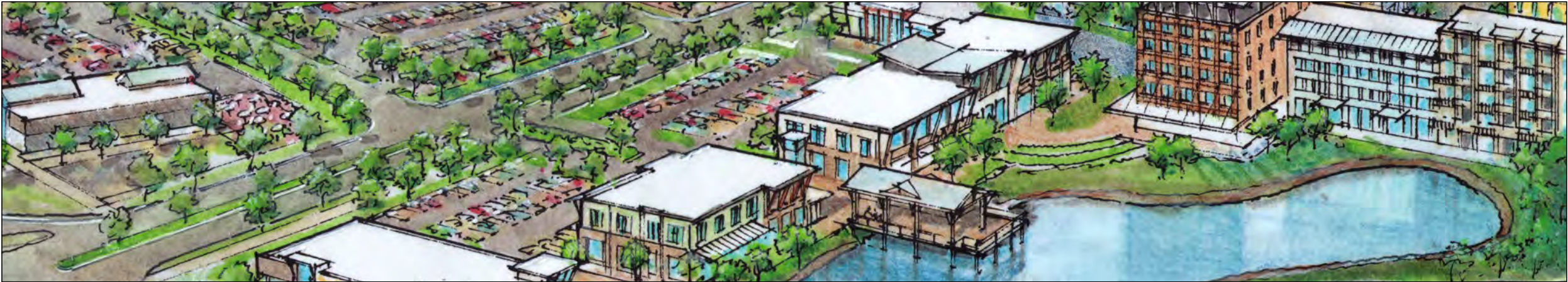
-END-

COMPREHENSIVE SIGN PLAN



The Village at Allen Ridge





The Village at Allen Ridge

Design #	
0612846AR5	
Sheet	2 of 18
Location	
The Village at Allen Ridge	
Address	
ABILENE, TEXAS	
Acct. Rep.	STAN MACRUM
Coordinator	NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	
Revision / Date	
R1(05/27/16)PA: CHANGES TO GUIDELINES	
R2(06/01/16)PA: REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.	
R3(6/13/16)PA: REVISED DIRECTIONAL DESIGN; DELETED LOCATION OF "D" NEAR PAVILLION TO THE ENTRY ISLAND AT PAVILLION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.	
R4(6/21/16)PA: ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE, PORTABLE SIGNS; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.	
R5(6/24/16)PA: REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.	

 **Chandler Signs**
Brand Image Begins Here.

3201 Manor Way 214-902-2000	Dallas, TX 75235 Fax 214-902-2044
17319 San Pedro, Ste 200 210-349-3604	San Antonio, TX 78232 Fax 210-349-8724
963 Baxter Avenue, Ste 200 502-479-3075	Louisville, KY 40204 Fax 502-412-0013
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37 Waterfront Park Court 800-851-7062	Dawsonville, GA 30534 Fax 210-349-8724
P.O. Box 125, 206 Doral Drive 361-563-5599	Portland, TX 78374 Fax 361-643-6533
1335 Park Center Drive, UNIT C 760-967-7003	Vista, CA 92081 Fax 760-967-7033

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

TENANT SIGNAGE CRITERIA

Project Description:

The Village at Allen Ridge is a first class open-air retail development that preserves the essence of its natural surroundings. The Village at Allen Ridge will transcend conventional mixed-use developments; it will be constantly alive with activity and commerce. It will contain 180,000 square feet of inspired mixed-use space.

Purpose of Tenant Signage Design Criteria:

This Signage Design Criteria is provided to guide designers, architects, and Tenants in the development of Tenant identity signs at Village at Allen Ridge.

A. The objectives are:

- To generate varied and creative Tenant signage through application of imaginative design treatments and distinctive logos and typestyles.
- To establish signage as a design element that contributes to a “shopping district” environment unique to Village at Allen Ridge.
- To provide standards of acceptability for signs in order to facilitate the review and approval process.

B. A map of designated areas is located on the Tenant Signage Zoning Plan. Tenants and their designers are to refer to that map and select a combination of at least two sign types, and no more than three, from the designated district assigned to their store.

Tenant Signage Within Village at Allen Ridge, Abilene:

All Tenants are encouraged to push the boundaries and design exciting signage. Every signage submission approval is at the discretion of the Landlord and the Landlord may approve signage that exceeds the limits listed in the following criteria on a case-by-case basis. Tenants are required to use LED type lighting in their signage where the lighting source will be hidden from view.

The Tenant signage for Village at Allen Ridge is divided into five (5) distinct “districts” to assist the Tenant in choosing the appropriate signage type, location, and quantity for their identity. All stores and their corresponding elevations fit within a particular district. Please refer to the included Tenant Zoning Plan for the location.

All tenants in each district must abide by signage height restrictions, reference sheet 3 of 20

Tenant Signage Allowed Within Each District:

The Tenants in each district must have certain required sign types. They are listed below. In addition to the two required sign types, Tenants are allowed to have signs selected from the “optional” signage in the indicated areas. A maximum selection of three sign types are allowed per Tenant, as noted in the zone descriptions below.

If a tenant has two distinct retail concepts and a separate entrance for each concept, they are allowed a sign above each entrance. The two concepts will be viewed independently and linear foot of storefront will be calculated based upon demising wall or other significant interior transition between the two concepts.

Variations away from these designated areas need approval from the Landlord prior to being submitted to the City for permit. The maximum allowable square footage area of each sign is to be determined based on the lineal frontage of the storefront, it's location in The Village at Allen Ridge.

Tenants Located in Multiple Districts: When a Tenant's façade is located in multiple signage “districts”, each particular façade is dictated by the regulations for that district.

Note: A separate sign permit is required from the City of Abilene prior to installation. All signs require review by the City of Abilene Architectural Review Committee.

A. Shops District Signage Guidelines:

The Shops District is premium retail in an inviting environment characterized by quality materials, soft light, natural materials and external illumination. A sense of quality is reinforced through a careful attention to scale.

The primary viewing of the Tenant signage will be from the pedestrian areas. As such, Tenant signage should respond to the appropriate scale. Tenant logos will be encouraged and are recommended. To ensure variety in the district, adjacent Tenants will be required to use different sign types, materials, and colors.

Allowable Sign Types:

- Primary Signage: REQUIRED
 - Reverse pan channel halo lit individual dimensional letters with LED type lighting – OR –
 - Dimensional letters, externally illuminated with projecting fixtures i.e. goose neck – OR –
 - Canopy sign
- Secondary Signage: REQUIRED
 - Blade sign
- Optional Signage:
 - Wall mounted plaques
 - Identity on valance of awning

FRONT ELEVATION. Each tenant is allowed 40 square feet regardless of the lineal foot of frontage of the tenant space . Each linear foot of tenant space frontage in excess of twenty-five (25) feet will be allowed one point six (1.6) square feet of additional sign area.

BACK ELEVATION. Tenant will be allowed 80% of the front elevation total allowable square footage.

B. Office District Signage Guidelines:

Located on the second level, over the retail signage, the office signage will be understated and elegant. As such, non-illuminated signage will be the primary signage option. Office signage will only be allowed for Tenants with over 4,000 square feet of leased area.

Allowable Sign Types:

- Primary Signage:
 - Non-illuminated dimensional letters

Signage Calculation Guidelines:

FRONT ELEVATION. For tenants over 4,000 square feet of leased area, tenant is allowed 40 square feet regardless of the lineal foot of frontage of the tenant space . Each linear foot of tenant space frontage in excess of twenty-five (25) feet will be allowed one point six (1.6) square feet of additional sign area.

BACK ELEVATION. Tenant will be allowed 80% of the front elevation total allowable square footage.

C. Out Parcel District Signage Guidelines:

The out-parcel zone is comprised of mainly freestanding Tenants. The energy of the signage will help draw the customer to the out-parcel perimeter locations, thus the need for vibrant colors, dimensional signage, and multiple signs.

Allowable Sign Types:

- 1. Primary Signage: REQUIRED
 - a. Reverse pan channel halo lit individual dimensional letters with LED type lighting – OR –
 - b. Dimensional letters, externally illuminated with projecting fixtures i.e. goose neck
- 2. Secondary Signage: REQUIRED
 - a. Blade sign
- 3. Optional Signage:
 - a. Wall mounted plaques
 - b. Identity on valance of awning
 - c. Canopy sign

Allowable area for primary sign on front elevation is based upon below calculations.

FRONT ELEVATION. Each tenant is allowed 40 square feet regardless of linear foot of frontage of the tenant space. Each linear foot of tenant space frontage in excess of twenty five (25) feet will be allowed one point six (1.6) square feet of additional sign area.

BACK/SIDE ELEVATIONS. If the tenant chooses to only have two wall signs, the area of the secondary wall sign is allowed to be no greater than the primary sign. If tenant chooses to have three wall signs, the area of each secondary sign is allowed to be no greater than 70% of the primary sign.

All Tenants in the Shops / Office / Outparcel Must Comply with Maximum Logo / Letter Heights in chart referenced below:

Tenant Building Square Footage	Maximum Letter/Logo Height Allowed
0 - 2,499	24"
2,500 - 4,999	30"
5,000 - 9,999	36"

D. Power Center District Signage Guidelines:

The Power Center District is primarily occupied by large nationally known retailers. tenants are allowed slightly larger signage and the implementation of a vertical marquee type is encouraged and size will be as approved by Landlord and as negotiated in the lease.

Blade signs are allowed. See exhibit E (Pag. 5) for allowed sign area in Power Center District. Blade signs are not included in the square footage calculation detailed in Exhibit.

Total sign area (Per tenant Space) is 20% of the area of the wall in which the sign is attached.

End caps are allowed a sign on front elevation and either side or back elevation, in-line tenants are allowed a sign on front and back elevation.

Each tenant is allowed 40 square feet regardless of linear foot of frontage of the tenant space.

Each linear foot of tenant space frontage in excess of twenty five (25) feet will be allowed two point zero, (2.0) square feet of additional sign area.

All Tenants in Power Center District must comply with maximum logo/letter heights in chart referenced below.

Tenant Building Square Footage	Maximum Letter/Logo Height Allowed
0 - 4,999	30"
5,000 - 9,999	36"
10,000 - 14,999	40"
15,000 - 28,999	48"
29,000 - 54,999	60"
55,000 - Greater	72"

E. Freestanding Signage:

- 1. There are two (2) Two Multi-Tenant pylon signs on Interstate 20 that are 50' tall and 500 Square feet of signage area.
- 2. There are (3) Three Multi-Tenant entry monument signs that brand the development. These features are limited to 15' in height and each one can't exceed 250 Square Feet.
- 3. There will be multiple vehicular directional Signs throughout the development that will be limited to 8' in height and 50 Square Feet.
- 4. Up to (1) One Fuel pricing display that is limited to 8' in height and 100 Square Feet.

Signage Details and Specifications:

A. Address Signage:

The suite number or building address needs to be applied to the exterior façade as determined by the Landlord and local jurisdiction. The numbers must be visible to the street and color contrast to the façade for visibility. Please refer to design drawing for specifications.

- 1. Numbers to be dimensional metal.
- 2. Out-parcel Tenants primary building address numerals to be 12 inches high, with rear door address 6 inches in height.
- 3. All other Tenants to have a minimum of 6 inches in letter height.
- 4. ¼" Aluminum flat cut-out. Color TBD by landlord.
- 5. Flush to the architecture.
- 6. Mounted on the pier closest to the entrance.
- 7. Vinyl letters applied to glass not allowed.
- 8. Address signs are required for each Tenant and not included in square area calculations or not counted towards the three-maximum sign limit.

B. Blade Signs:

A double-sided sign mounted perpendicular to the building facade and suspended on a decorative metal bracket. Usually placed near the store-front entrances.

- 1. Each tenant is required to have one double-faced hanging sign per public/customer entrance.
- 2. The creative use of logo shapes is encouraged in the design of the blade sign.
- 3. Tenants are encouraged to utilize a variety of colors and graphic elements along with typestyle to create a whimsical and energetic signing solution. Painted flat forms layered to give a 3-dimen-sional effect are encouraged.
- 4. Blade signs are to be fabricated of painted metal only. Sentra and acrylic are not allowable materials for blade signs.
- 5. Signs are to be wall mounted from a metal bracket, or suspended from the canopy with metal supports. If suspended, sign to be centered within the walkway.
- 6. Placement to be reviewed with consideration of all adjacent signs and will be free from visual obstruction. The sign will not be located less than 4' to the adjacent Tenant's blade sign.
- 7. External illumination with Landlord approved fixtures is encouraged.
- 8. Signs to be mounted with minimum of 8' of clearance from finished floor.
- 9. Signs to project a maximum of 4', inclusive of bracket, not to exceed 10 sq. feet, blade sign square footage will not count towards tenant overall allowable area of signage.
- 10. Trade name or logo only, no taglines, slogans, products, services, or advertising allowed. centered within the walkway.

The Village at Allen Ridge

Design #	
0612846AR5	
Sheet	3 of 18
Location	
The Village at Allen Ridge	
Address	
ABILENE, TEXAS	
Acct. Rep.	STAN MACRUM
Coordinator	NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	
Revision / Date	
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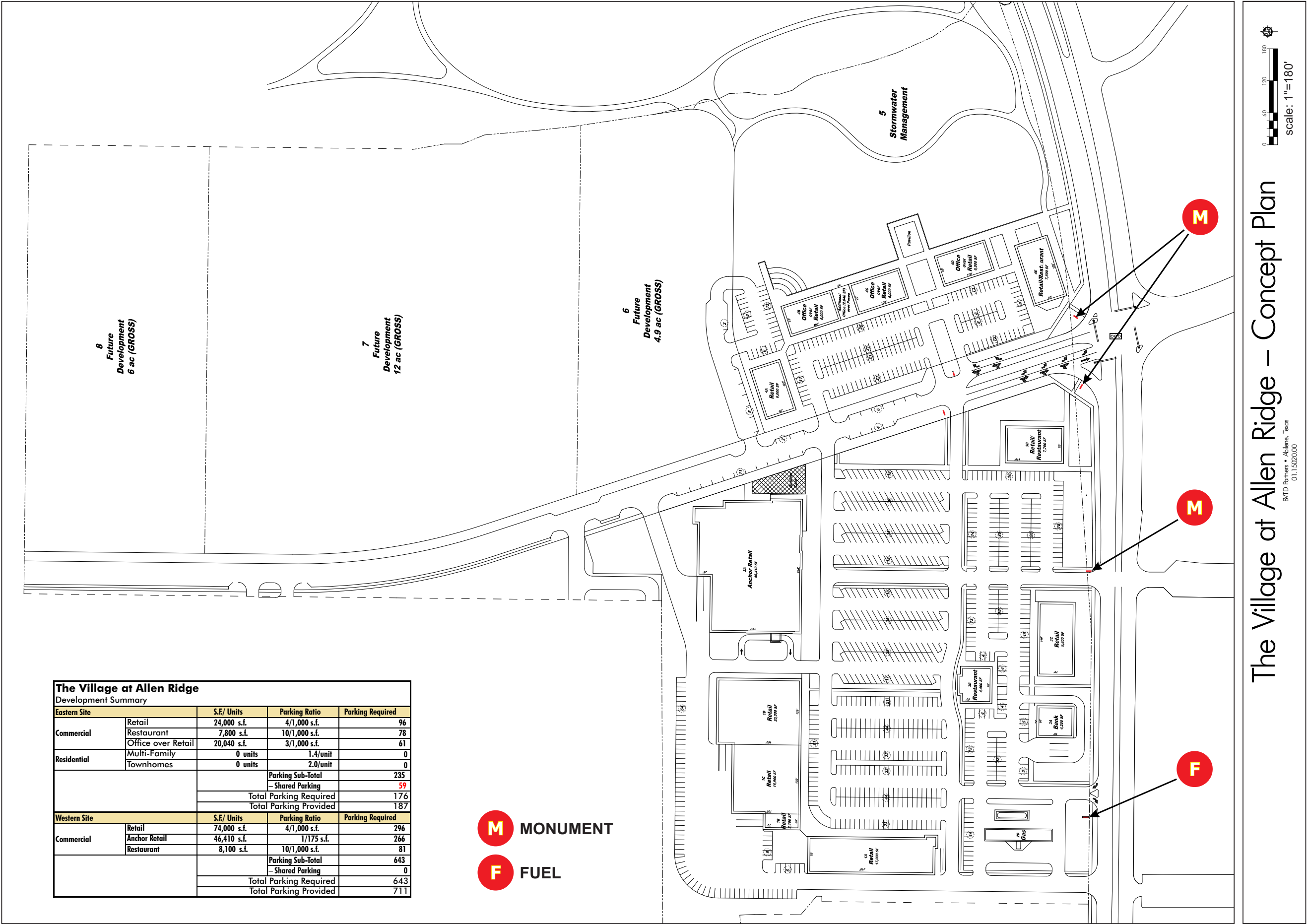
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FINAL ELECTRICAL CONNECTION BY CUSTOMER



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The Village at Allen Ridge				
Development Summary				
Eastern Site		S.F./ Units	Parking Ratio	Parking Required
Commercial	Retail	24,000 s.f.	4/1,000 s.f.	96
	Restaurant	7,800 s.f.	10/1,000 s.f.	78
	Office over Retail	20,040 s.f.	3/1,000 s.f.	61
Residential	Multi-Family	0 units	1.4/unit	0
	Townhomes	0 units	2.0/unit	0
			Parking Sub-Total	235
			- Shared Parking	59
			Total Parking Required	176
			Total Parking Provided	187
Western Site		S.F./ Units	Parking Ratio	Parking Required
Commercial	Retail	74,000 s.f.	4/1,000 s.f.	296
	Anchor Retail	46,410 s.f.	1/175 s.f.	266
	Restaurant	8,100 s.f.	10/1,000 s.f.	81
			Parking Sub-Total	643
			- Shared Parking	0
			Total Parking Required	643
			Total Parking Provided	711

M MONUMENT

F FUEL



The Village at Allen Ridge – Concept Plan

BYTD Partners • Abilene, Texas
01.1502000

The Village at Allen Ridge

Design #	
0612846AR5	
Sheet	5 of 18
Location	
The Village at Allen Ridge	
Address	
ABILENE, TEXAS	
Acct. Rep.	STAN MACRUM
Coordinator	NICOLE VANCE
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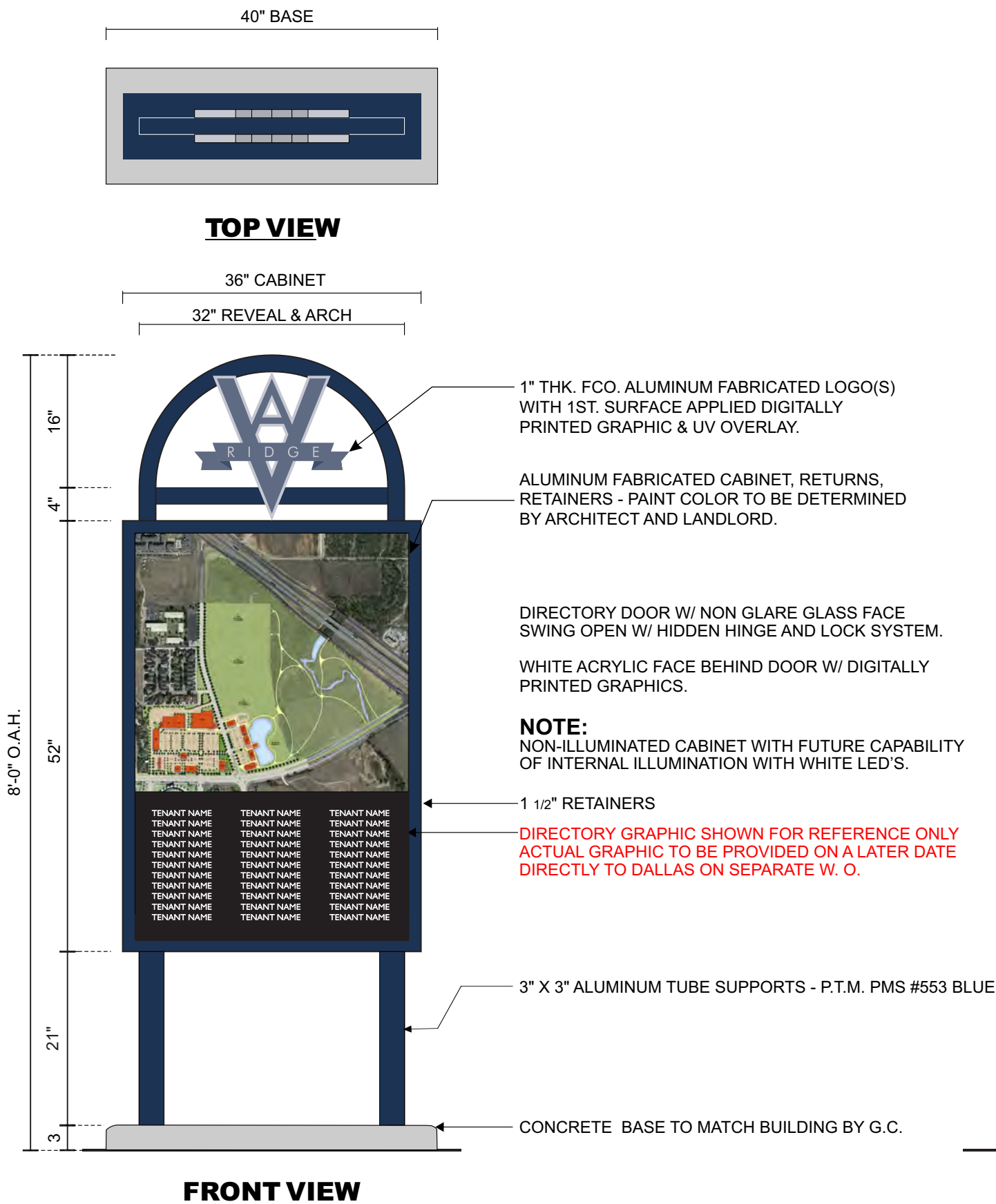
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FRONT VIEW



SIDE VIEW



BACK VIEW

ENGINEERING

(1) x 4" (.38) O.D. .237" WALL SQ. STEEL TUBE REQUIRED
(1) x 14" DIA. 4'-6" DEEP FOUNDATIONS REQUIRED W/ 3000 PSI
CONCRETE.
NOTE: ENGINEERING DATA IS FOR 80 MPH. WIND LOADS.

CABINET BACK & RETURNS
PAINT COLOR TO BE DETERMINED
BY ARCHITECT AND LANDLORD.

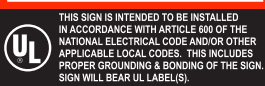
DIGITALLY PRINTED
LOGO GRAPHIC WITH
UV OVERLAY.

D PEDESTRIAN DIRECTIONAL SIGN 3/4"=1'-0"
(X) - T.B.D. REQ'D. - MANUFACTURE & INSTALL 18.75 SQ. FT. EA.

The Village at Allen Ridge

Design #	
0612846AR5	
Sheet	6 of 18
Location	
The Village at Allen Ridge	
Address	
ABILENE, TEXAS	
Acct. Rep.	STAN MACRUM
Coordinator	NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	
Revision / Date	
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R2(06/01/16)PA: REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.	
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Chandler Signs Brand Image Begins Here.	
3201 Manor Way 214-902-2000	Dallas, TX 75235 Fax 214-902-2044
17319 San Pedro, Ste 200 210-349-3804	San Antonio, TX 78232 Fax 210-349-8724
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1335 Park Center Drive, UNIT C 760-967-7003	Vista, CA 92081 Fax 760-967-7033
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**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**



The Village at Allen Ridge

Design #

0612846AR5

Sheet

7 of 18

Location

The Village at Allen Ridge

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FINAL ELECTRICAL
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CUSTOMER

UL

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PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL(S).

Town Center at Allen Ridge
Development Summary

Eastern Site		S.F./ Units	Parking Ratio	Parking Required
Commercial	Retail	24,000 s.f.	4/1,000 s.f.	96
	Restaurant	7,800 s.f.	10/1,000 s.f.	78
	Office over Retail	20,040 s.f.	3/1,000 s.f.	61
Residential	Multi-Family	0 units	1.4/unit	0
	Townhomes	0 units	2.0/unit	0
Parking Sub-Total				235
Shared Parking				59
Total Parking Required				176
Total Parking Provided				187

Western Site

	S.F./ Units	Parking Ratio	Parking Required	
Commercial	Retail	74,000 s.f.	4/1,000 s.f.	296
	Anchor Retail	46,410 s.f.	1/175 s.f.	266
	Restaurant	8,100 s.f.	10/1,000 s.f.	81
Parking Sub-Total				643
Shared Parking				0
Total Parking Required				643
Total Parking Provided				711

M

MONUMENT

P

PYLON

F

FUEL

The Village at Allen Ridge – Concept Plan

BVTD Partners • Abilene, Texas
01.15020.00

Scale: 1"=400'

7.4 Page 13

Page 40 of 67



The Village at Allen Ridge				
Development Summary				
Eastern Site				
	S.F./ Units	Parking Ratio	Parking Required	
Commercial	Retail	24,000 s.f.	4/1,000 s.f.	96
	Restaurant	7,800 s.f.	10/1,000 s.f.	78
	Office over Retail	20,040 s.f.	3/1,000 s.f.	61
Residential	Multi-Family	0 units	1.4/unit	0
	Townhomes	0 units	2.0/unit	0
			Parking Sub-Total	235
			- Shared Parking	59
			Total Parking Required	176
			Total Parking Provided	187
Western Site				
	S.F./ Units	Parking Ratio	Parking Required	
Commercial	Retail	74,000 s.f.	4/1,000 s.f.	296
	Anchor Retail	46,410 s.f.	1/175 s.f.	266
	Restaurant	8,100 s.f.	10/1,000 s.f.	81
			Parking Sub-Total	643
			- Shared Parking	0
			Total Parking Required	643
			Total Parking Provided	711

- M MONUMENT
- P PYLON
- F FUEL

The Village at Allen Ridge – Concept Plan

The Village at Allen Ridge

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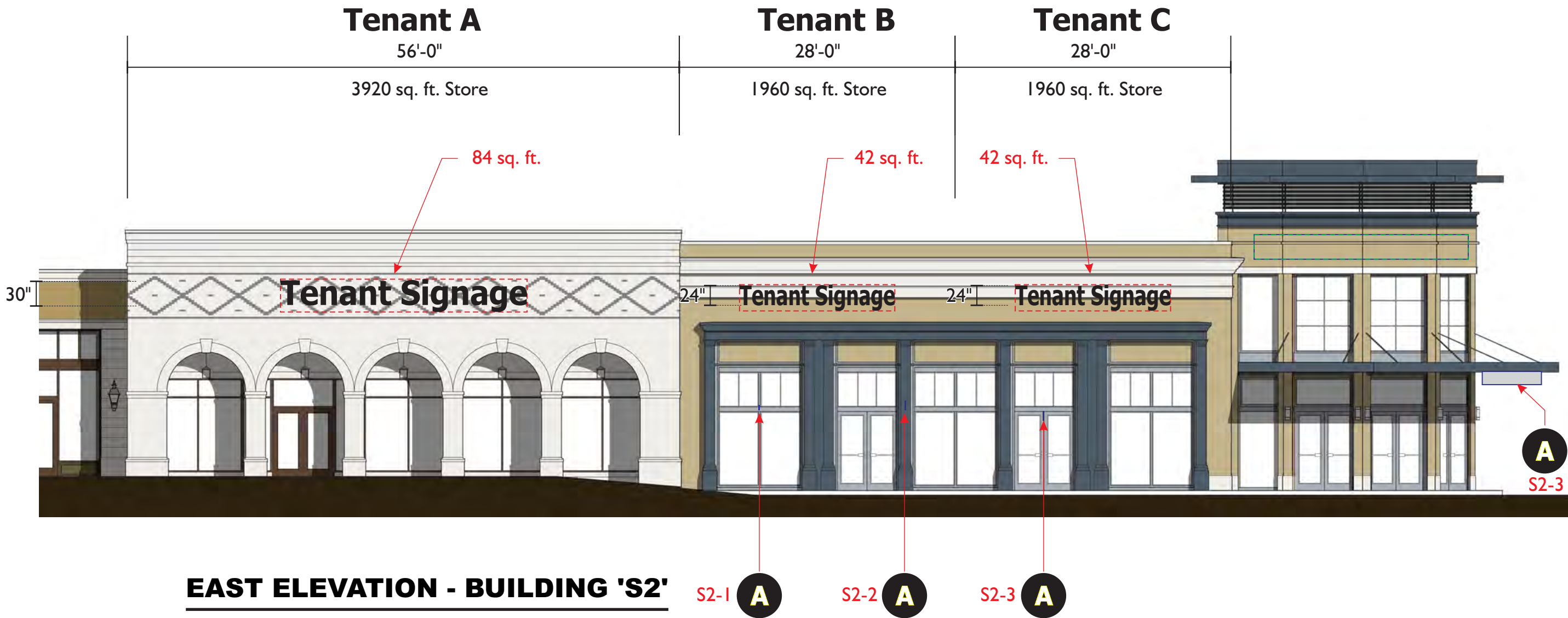
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FINAL ELECTRICAL CONNECTION BY CUSTOMER



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The Village at
Allen Ridge



EAST ELEVATION - BUILDING 'S2'

SCALE: 3/32" = 1'-0"

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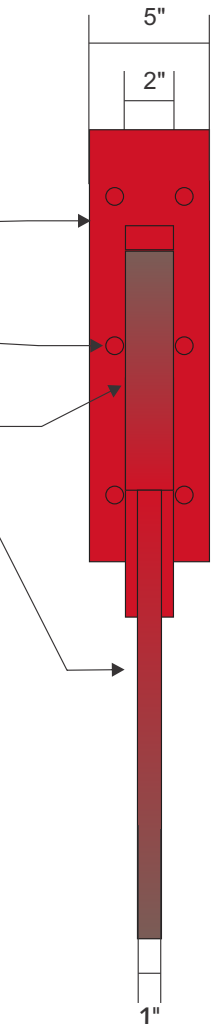


SIGN SUPPORTS 1" x 2" SQ. TUBE ALUM. W/ A 18" x 5" PLAQUE FLUSH MOUNTED TO WALL, PTD PER TENANT LAYOUT.

ATTACH TO WALL W/ NON CORROSIVE HARDWARE AS REQUIRED, PTD. PER TENANT LAYOUT.

CENTRAL SIGN ATTACHED TO BASE W/ 1"x1" WELDED SQ. PIPES PTD. PER TENANT LAYOUT.

CENTRAL FCO. ALUM. PANELS PTD PER TENANT LAYOUT.



SIDE VIEW

A **D/F BLADE SIGN NON-ILLUM.** **1 1/2"=1'-0"**
7.31 = SQ. FT.

NOTE:
ALL BLADE SIGNS PER TENANT LAYOUT NOT TO PROJECT MOTE THAN 4' FROM WALL & NOT TO EXCEED 10.00 SQ. FT., ALL FACES TO BE PAINTED ALUMINUM ONLY.

COPY SHOWN FOR VISUAL PURPOSES ONLY

The Village at
Allen Ridge

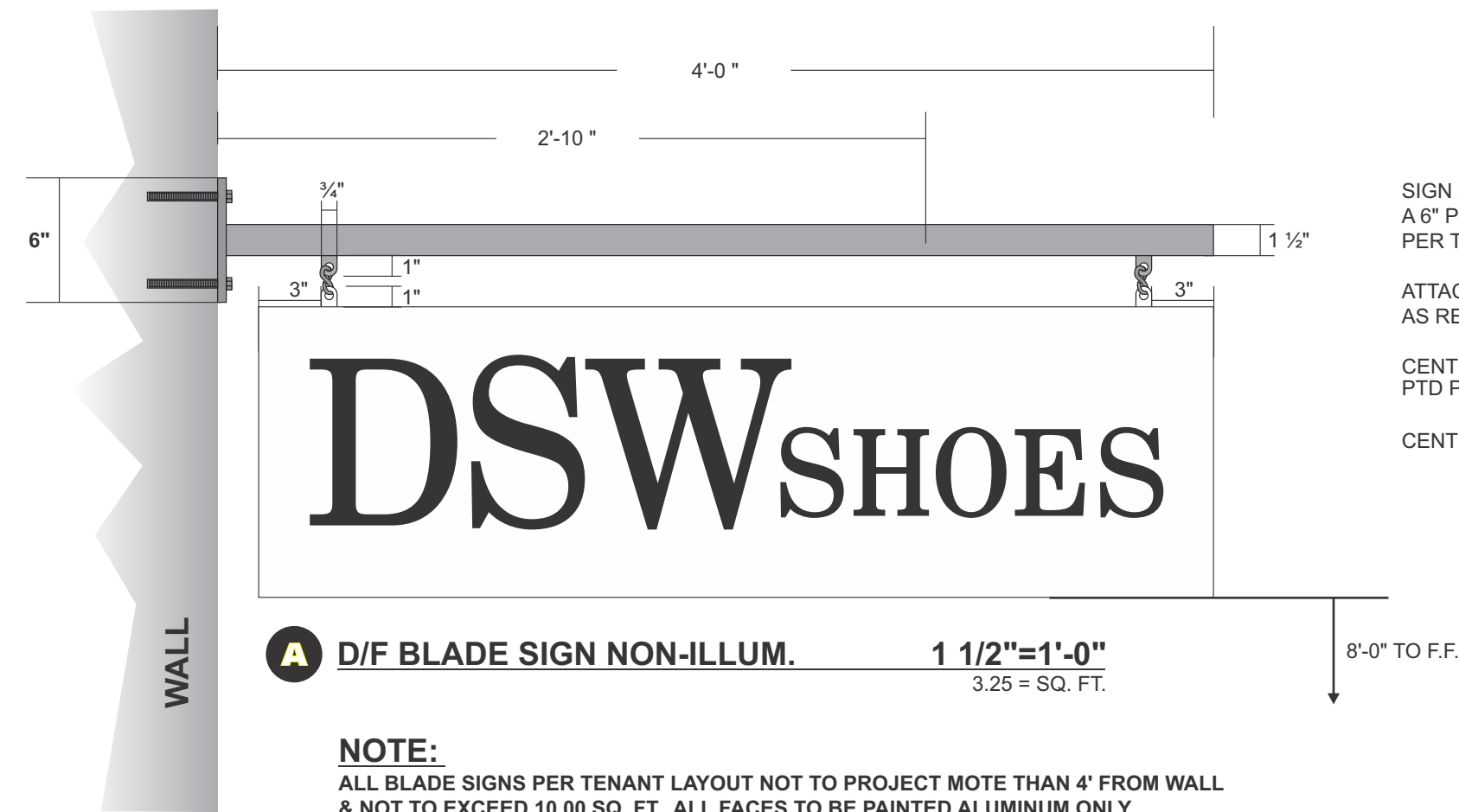
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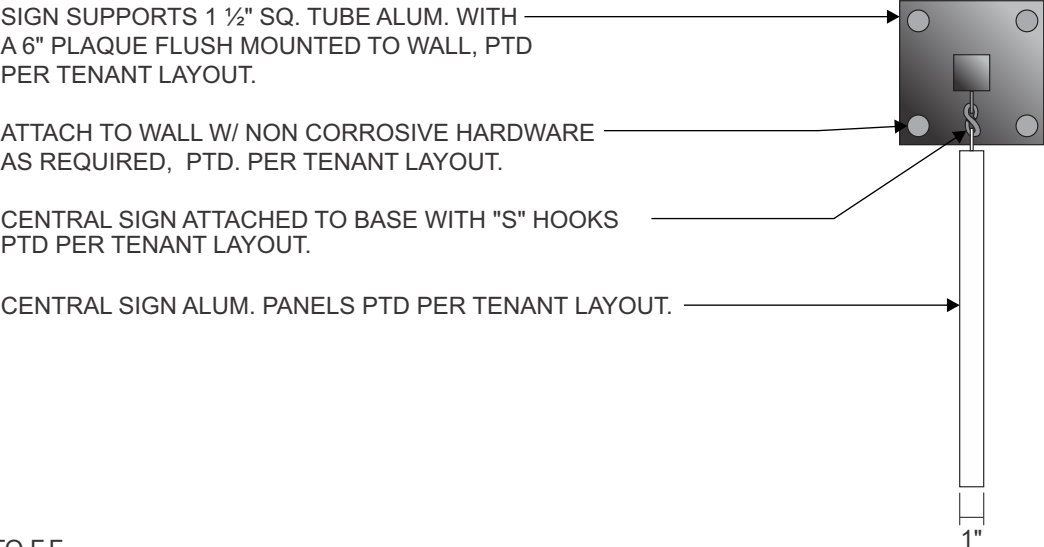
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UL



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SIDE VIEW

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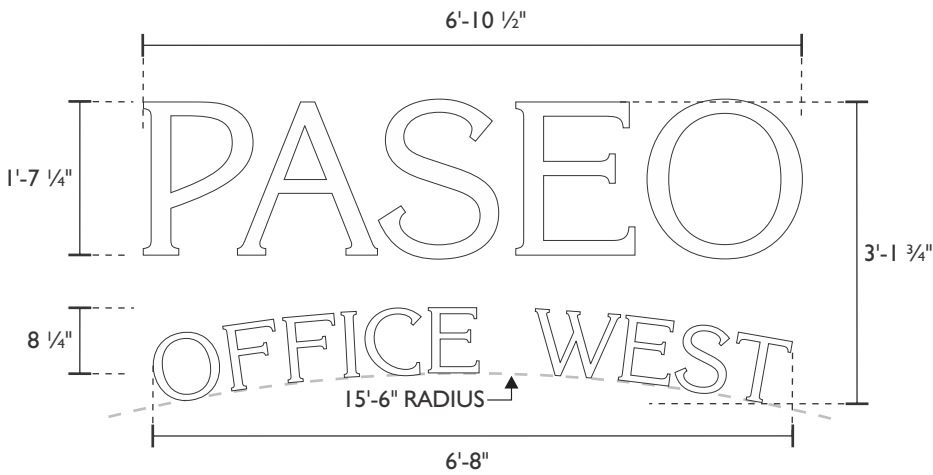
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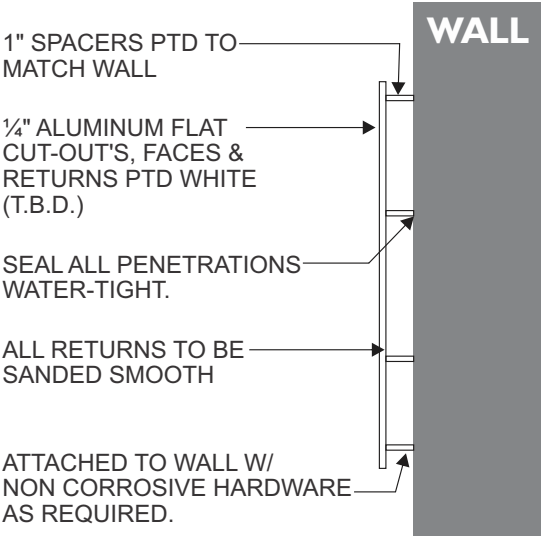


BUILDING "K" EAST ELEVATION DETAIL 1/4" = 1'



B NON ILLUMINATED FLAT CUT-OUT'S
ONE SET REQUIRED - MANUFACTURE & INSTALL

1/2" = 1'



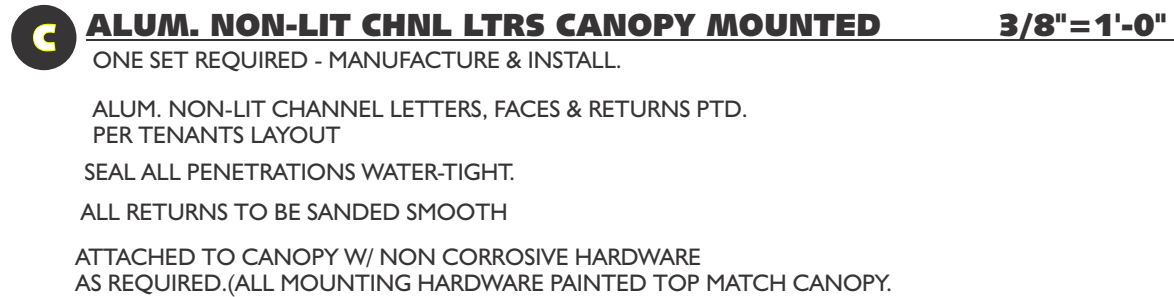
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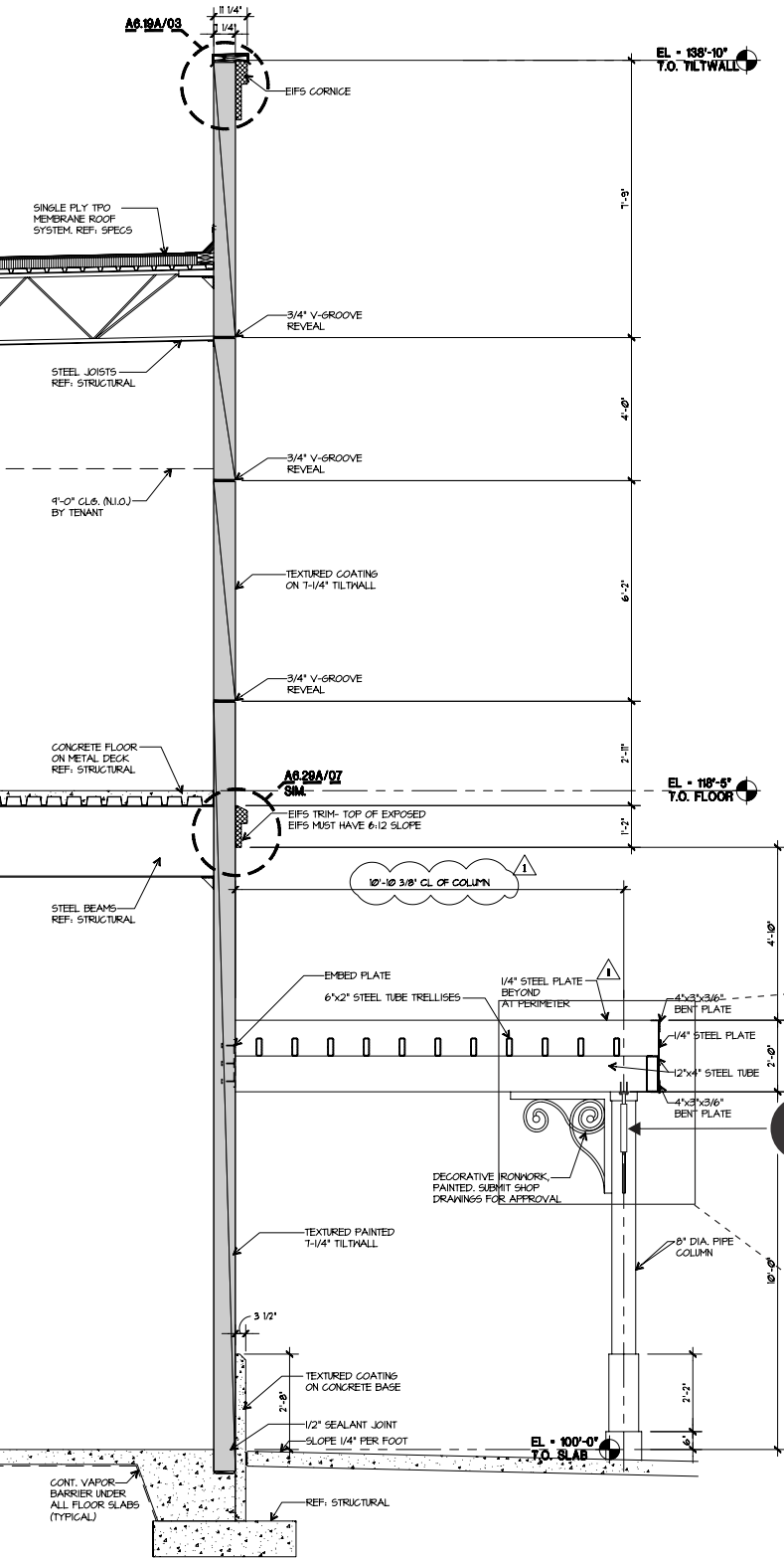
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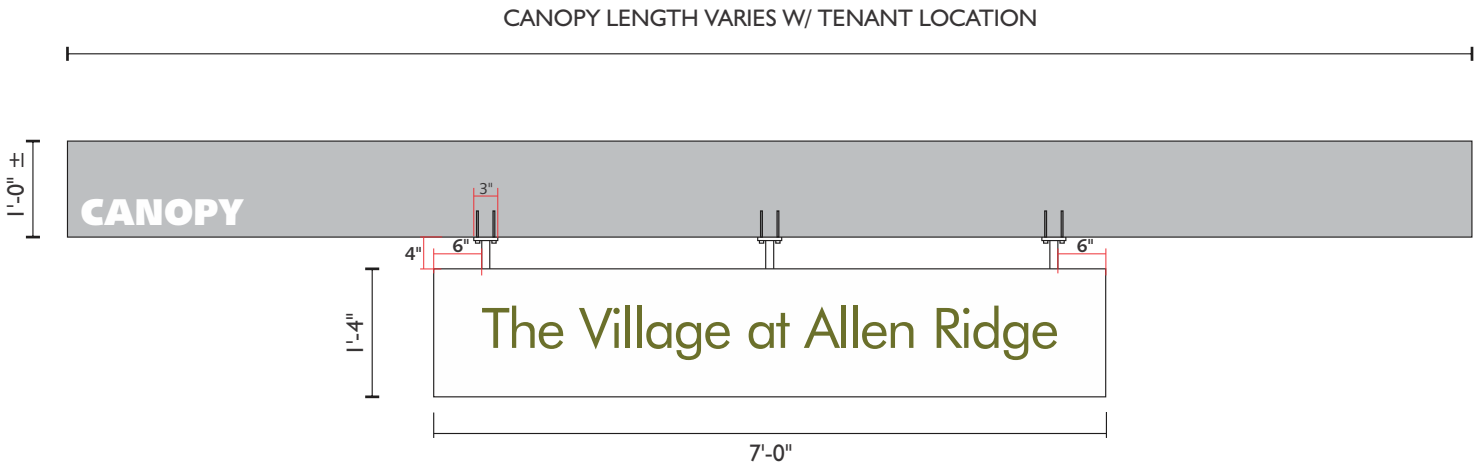
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The Village at
Allen Ridge



WALL SECTION 3/16" = 1'



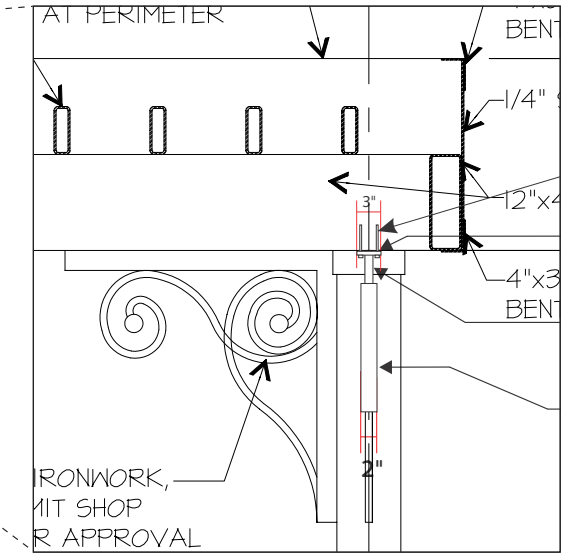
D ALUM. FCO. NON-LIT CANOPY MOUNTED 1/2" = 1'-0" 9.33 SQ. FT.

ALUM. NON-LIT CHANNEL LETTERS, FACES & RETURNS PTD.
PER TENANTS LAYOUT

(COPY SHOWN FOR VISUAL PURPOSES ONLY)

CANOPY SIZES VARY PER TENANT LOCATION

NOTE:
ALL UNDER CANOPY SIGNS PER TENANT LAYOUT NOT TO EXCEED
10.00 SQ. FT., ALL FACES TO BE PAINTED ALUMINUM ONLY.



SIDE VIEW NTS

ANY FASTENERS PENETRATING
AWNING OR CANOPY, NEED
TO BE SEALED/GASKET TO PRE-
VENT LEAKING.

ATTACH TO CANOPY W/ NON CORROSIVE HARDWARE
AS REQUIRED, PTD. PER TENANT LAYOUT.

CENTRAL SIGN ATTACHED TO CANOPY W/1" SQ. PIPE
& 3" MOUNTING PLATES AS REQUIRED PTD PER TENAT LAYOUT.

CENTRAL SIGN ALUM. PANELS PTD PER TENANT LAYOUT.

Design #	
0612846AR5	
Sheet	14 of 18
Location	
The Village at Allen Ridge	
Address	
ABILENE, TEXAS	
Acct. Rep.	STAN MACRUM
Coordinator	NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	

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UL

The Village at
Allen Ridge

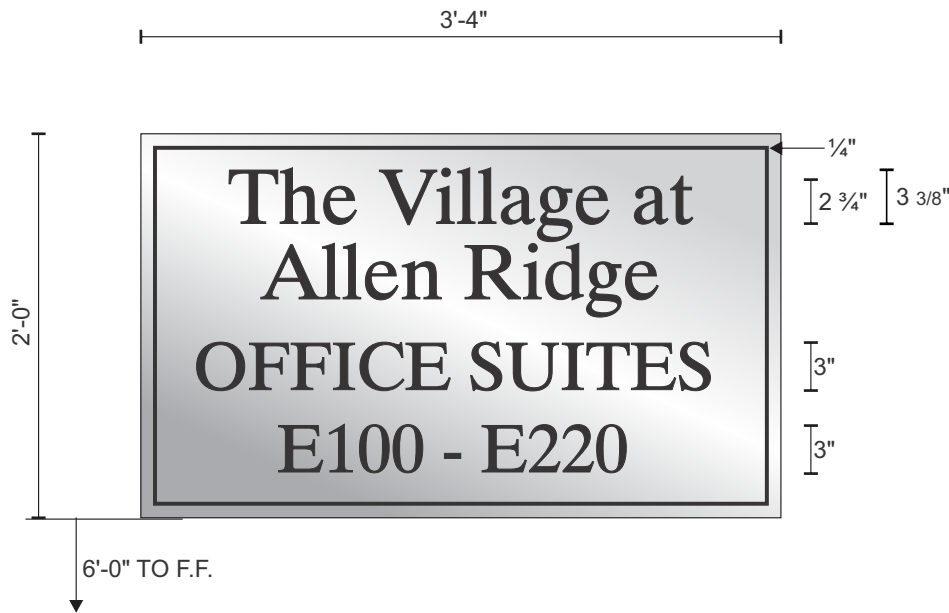
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E1-E2

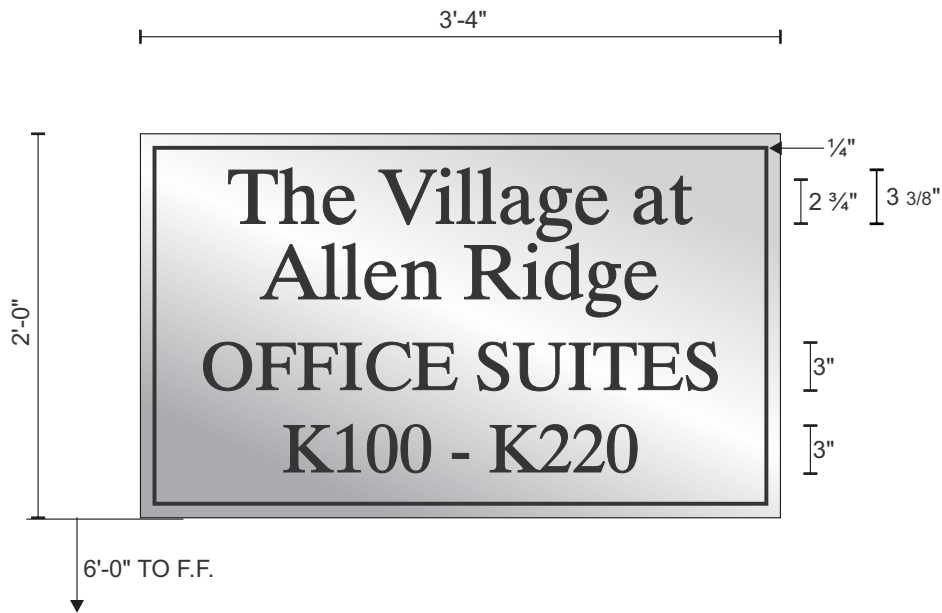
BRUSHED STAINLESS STEEL PLAQUE NON-ILLUM.

2 REQUIRED - MANUFACTURE & INSTALL.

1"=1'-0"

6.6 SQ. FT.

- BRUSHED STAINLESS STEEL PLAQUE
- 1/8" ENGRAVED COPY PTD. BLACK
- ATTACHED TO WALL W/ NON-CORROSIVE HARDWARE & 1" SPACERS PTD TO MATCH WALL.
- SEAL ALL PENETRATIONS WATER TIGHT.
- ALL CORNERS TO BE SANDED SMOOTH.



F1-F2

BRUSHED STAINLESS STEEL PLAQUE NON-ILLUM.

2 REQUIRED - MANUFACTURE & INSTALL.

1"=1'-0"

6.6 SQ. FT.

- BRUSHED STAINLESS STEEL PLAQUE
- 1/8" ENGRAVED COPY PTD. BLACK
- ATTACHED TO WALL W/ NON-CORROSIVE HARDWARE & 1" SPACERS PTD TO MATCH WALL.
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SURVEY NOTE

CONFIRM ALL COPY PRIOR TO MANUFACTURE

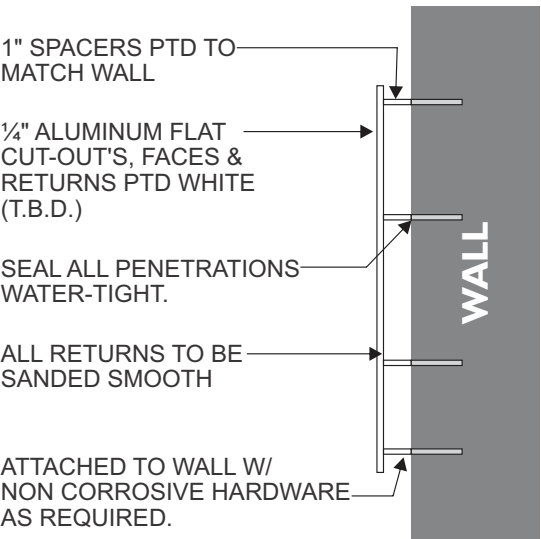
OPTION
1



G NON ILLUMINATED FLAT CUT-OUT'S
ONE SET REQUIRED - MANUFACTURE & INSTALL
1" = 1'-0"
SQ. FT. = 3.33

FIELD SURVEY REQUIRED

CONFIRM SIGN LOCATION & DIMENSIONS
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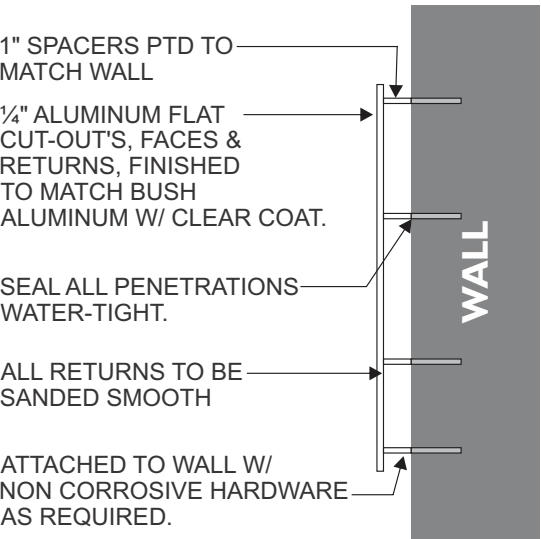
OPTION
2



G NON ILLUMINATED FLAT CUT-OUT'S
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SQ. FT. = 3.33

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The Village at
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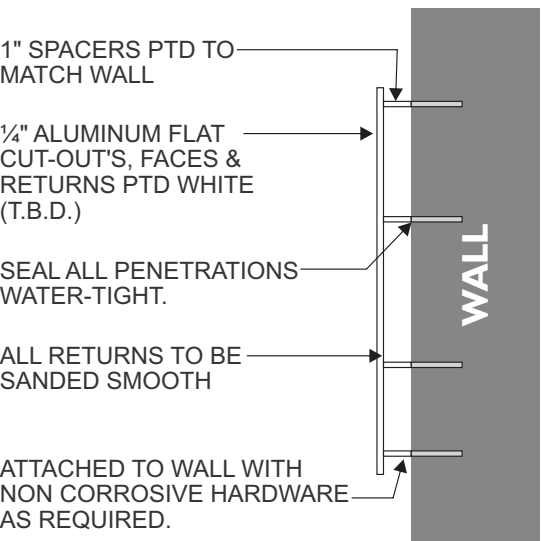
OPTION
1



H1 H2 **NON ILLUMINATED FLAT CUT-OUT'S** **1" = 1'-0"**
TWO SETS REQUIRED - MANUFACTURE & INSTALL SQ. FT. = 3.33

FIELD SURVEY REQUIRED

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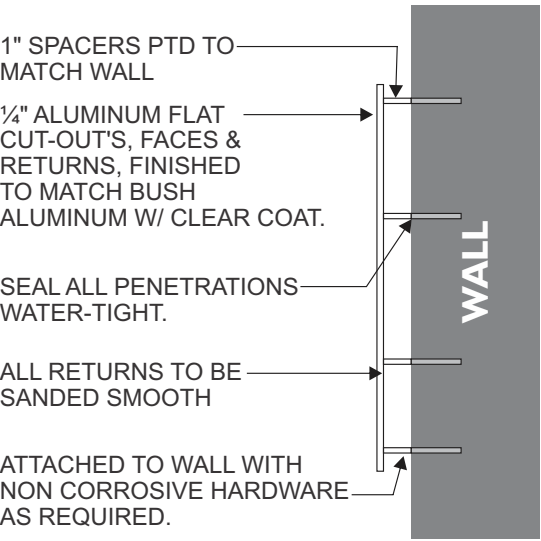
OPTION
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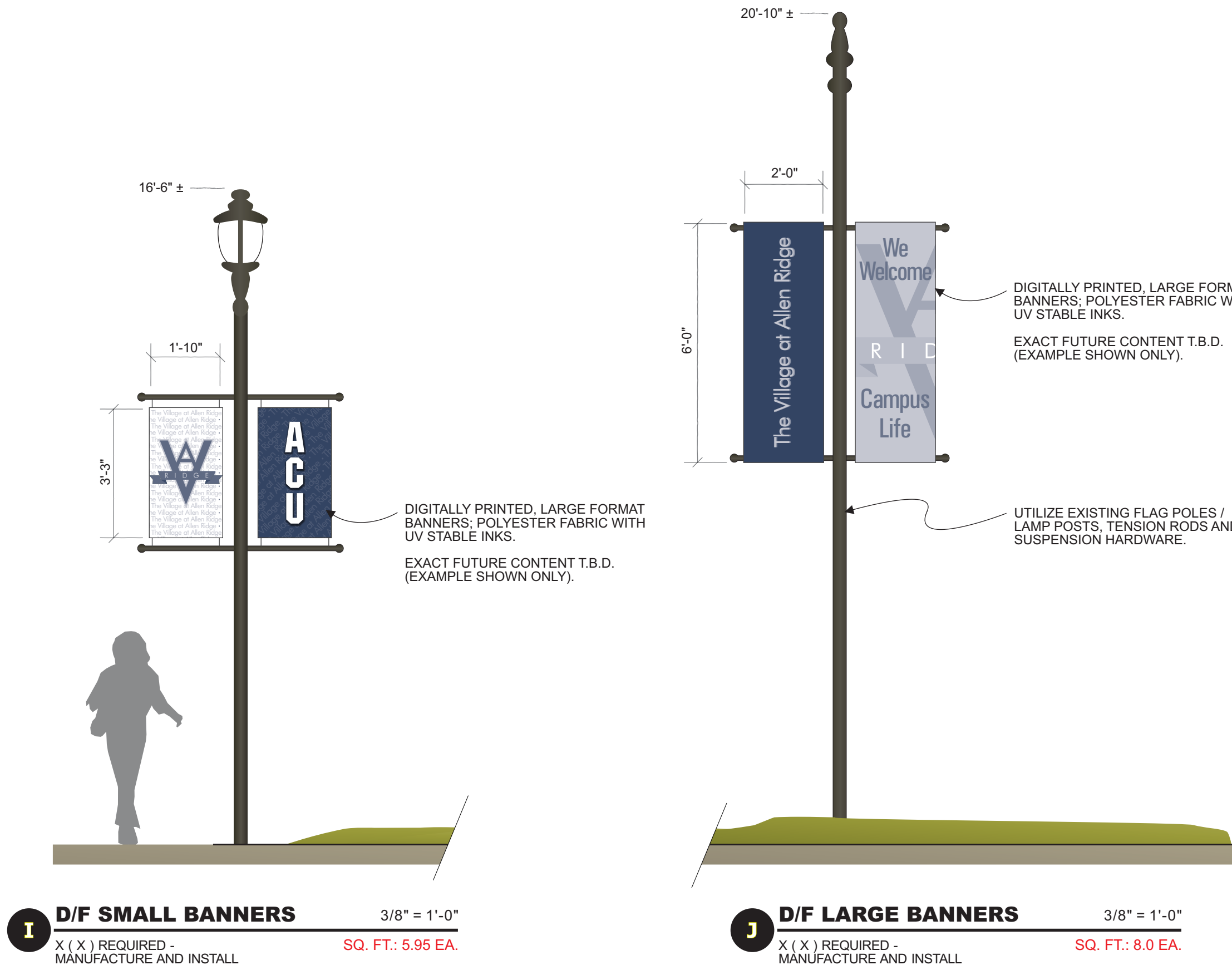
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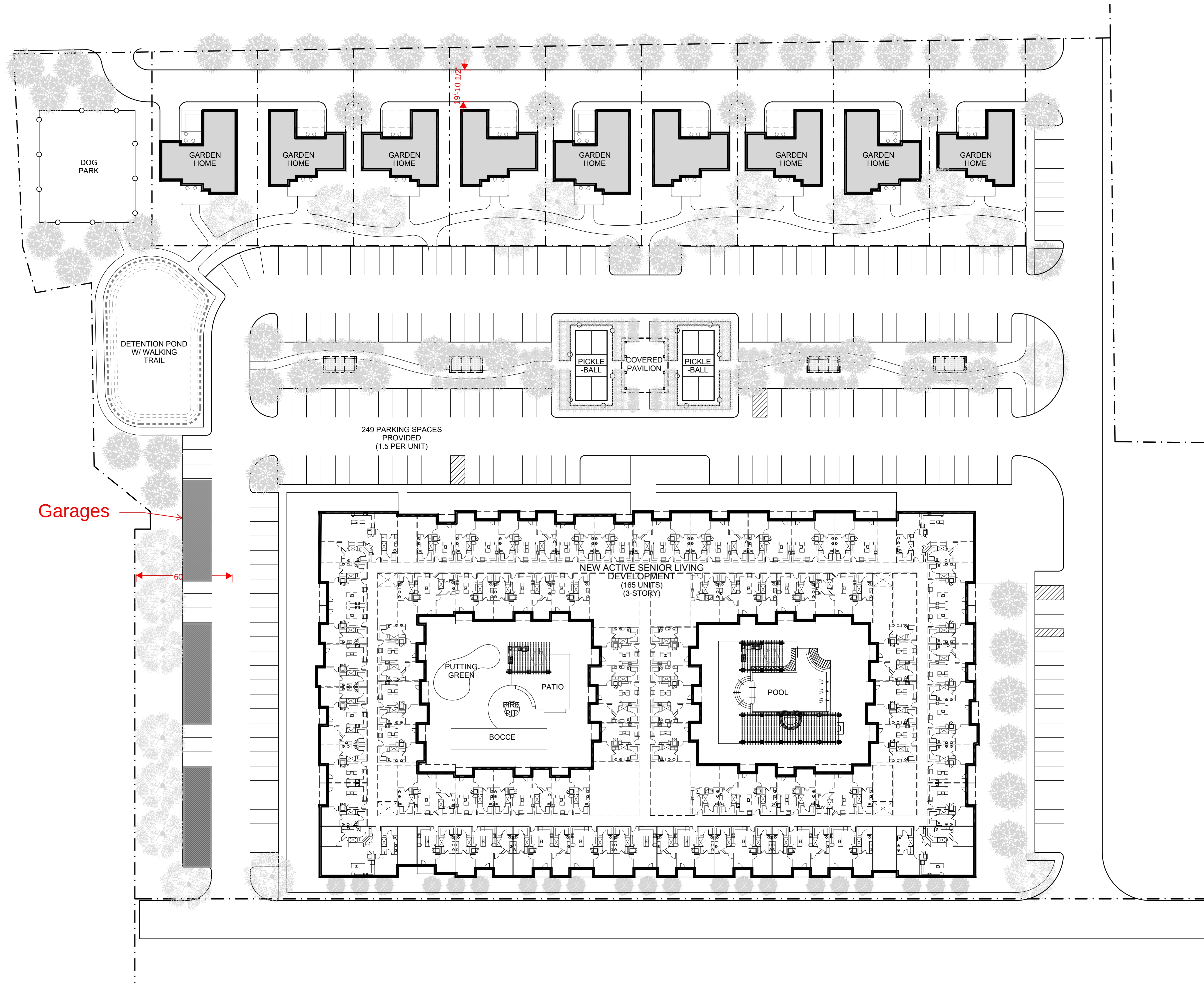
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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, CONCERNING PDD-157 AND ORDINANCE NO. 44-2016 A 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 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing Ordinance No. 44-2016, 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.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 28th day of September, 2023.

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 18th day of August, 2023, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 28th day of September, 2023, 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 FINAL READING THIS 12th day of October, 2023.

ATTEST:

CITY SECRETARY

MAYOR

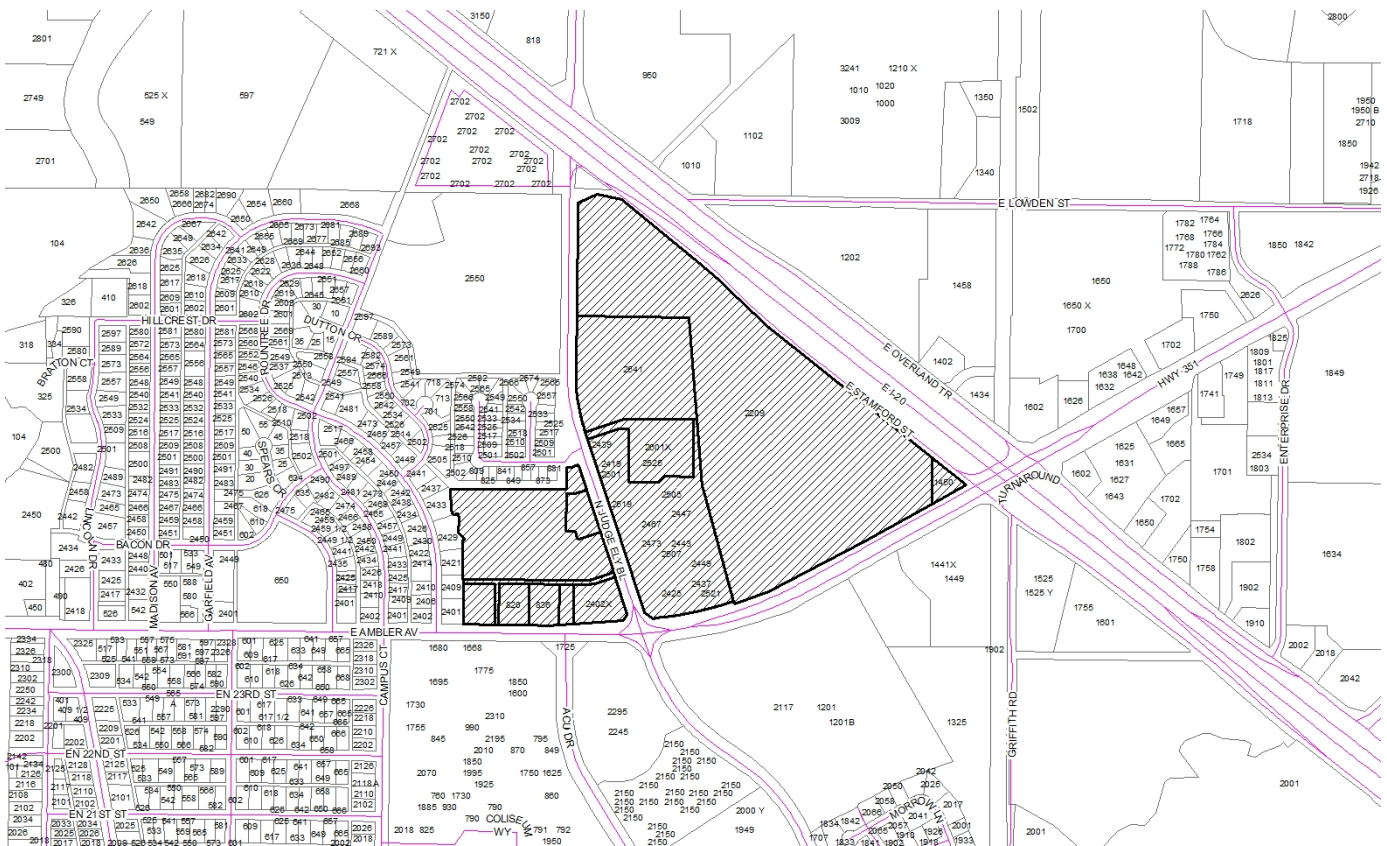
APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Located at the northeast and northwest corners of Ambler Avenue & North Judge Ely Boulevard. 2209 N Judge Ely,



ADD UNDERLINED PART 6: Purpose. The purpose of the Planned Development (PD) request is to allow for GR (General Retail), MF (Multi-Family), PH (Residential Patio Home), RS-6 (Residential Single-Family 6,000 Square foot lots), and TH (Town House) uses, mixed-use development encompassing, office, restaurant retail, multi-family housing, single family residential and parks at the property. Additionally, the conditions shown in the attached exhibits.

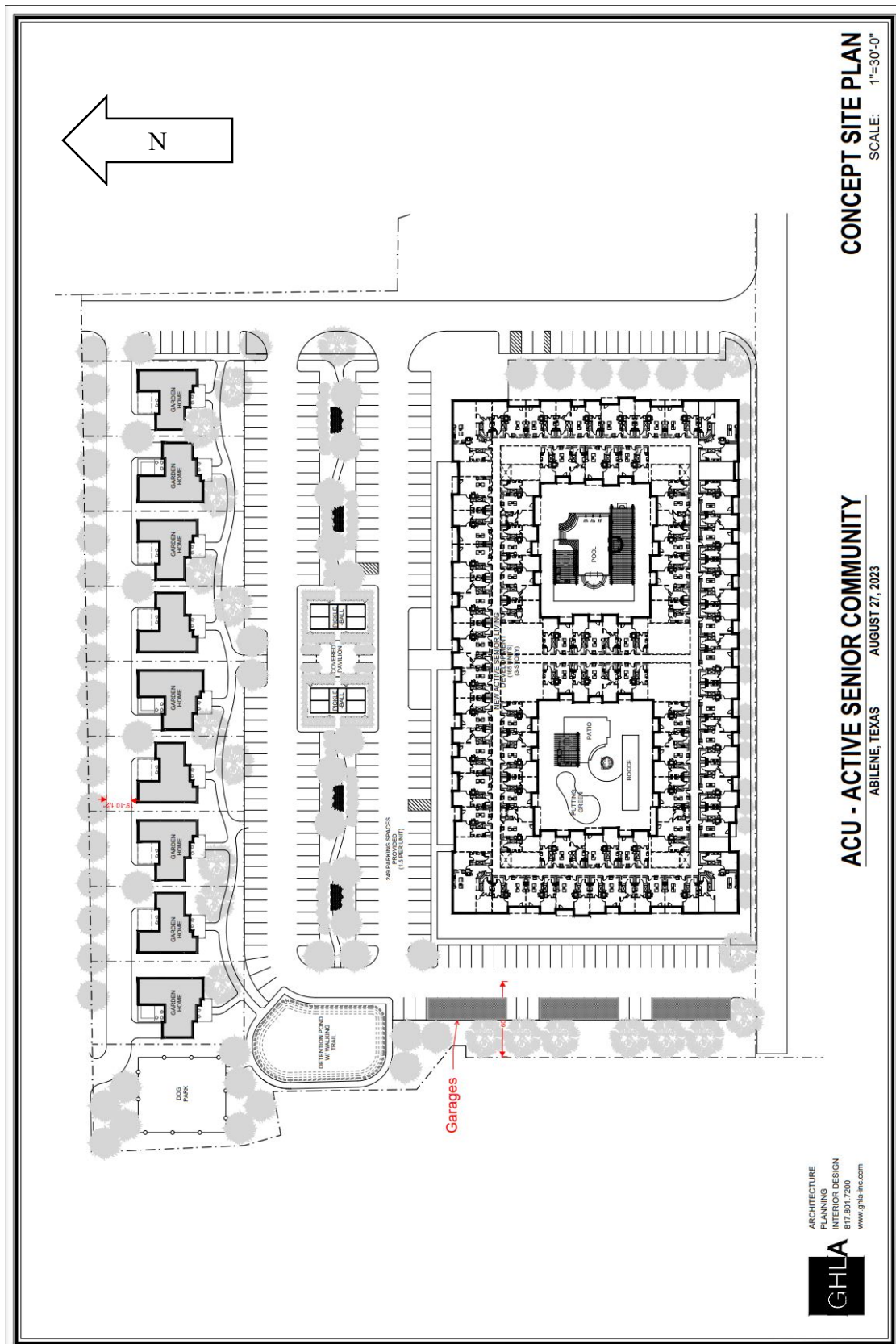
ADD UNDERLINED PART 7: Specific Modifications. This Planned Development shall be subject to the requirements of the GR (General Retail), MF (Multi-Family), PH (Residential Patio Home), RS-6 (Residential Single-Family 6,000 Square foot lots), and TH (Town House) zoning districts, except as modified below:

ADD UNDERLINED Part 7: I) PERMITTED USES:
a. All the land uses permitted in the GR (General Retail), MF (Multi-Family), and TH (Town Home) districts. MF (Multi-Family), PH (Residential Patio Home), and RS-6 (Residential Single-Family 6,000 Square foot lots) shall be allowed in GR (General Retail).

ADD UNDERLINED Part 7: Section 2(A)(3) 60' Side and Rear Setbacks abutting Residential Single-Family Districts to the West of Judge Ely Boulevard to provide additional privacy for the existing adjacent residential uses, except that these setbacks shall not apply to any use of the specified areas for single-family residential use, including PH (Single-Family Residential Patio Home) and RS-6 (Residential Single-Family – 6,000 sq. ft. lots) use.

ADD UNDERLINED Part 7: Section 2(A)(4) All Accessory structures shall adhere to the standards set in the Land Development Code (as amended)

ADD The attached concept plan to the Planned Development District applicable to the West side of Judge Ely in Block A, ACU Drive Addition



ORDINANCE NO. _____

ADD

Part 8: Buffering and Access

1. The proposed amendment shall be subject to the proposed Concept Plan;
2. A Type A buffer that includes a berm and vegetation shall be provided north of the alley, as shown on the proposed Concept Plan, between alley and existing residential development to the north; and
3. The applicant shall submit a request within three (3) months of the approval of the PD-157 amendment to modify the conditions of approval of the ACU Drive abandonment ordinance to remove the requirement for a non-access easement and a screening fence, to match the proposed Concept Plan.

END



REZONE REQUEST

Case: Z-2023-31

Owner: Abilene Christian University

Agent: TJC Development
McMahon Surovik Suttle, PC

Request: Amend the terms of PDD-157

Location: 2500 Block of North Judge Ely Blvd.

Notification: 0 in Favor, 2 Opposed

Planning & Zoning: September 5, 2023

Council Hearing: September 28, 2023
October 12, 2023





AERIAL LOCATION MAP

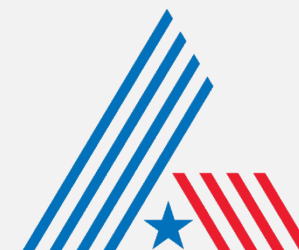


Aerial Map



Legend

- Z-2023-31
- Roads
- Z-2023-31
- Z-2023-31



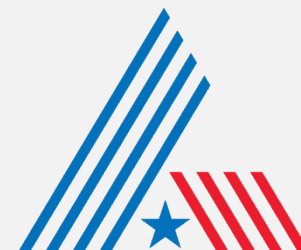
CITY OF
ABILENE
TEXAS



ZONING MAP



Zoning Map



CITY OF
ABILENE
TEXAS



VIEWS OF SUBJECT PROPERTY



Subject Property



East Neighboring
Property



South Neighboring Property



Subject Property



East Neighboring
Property



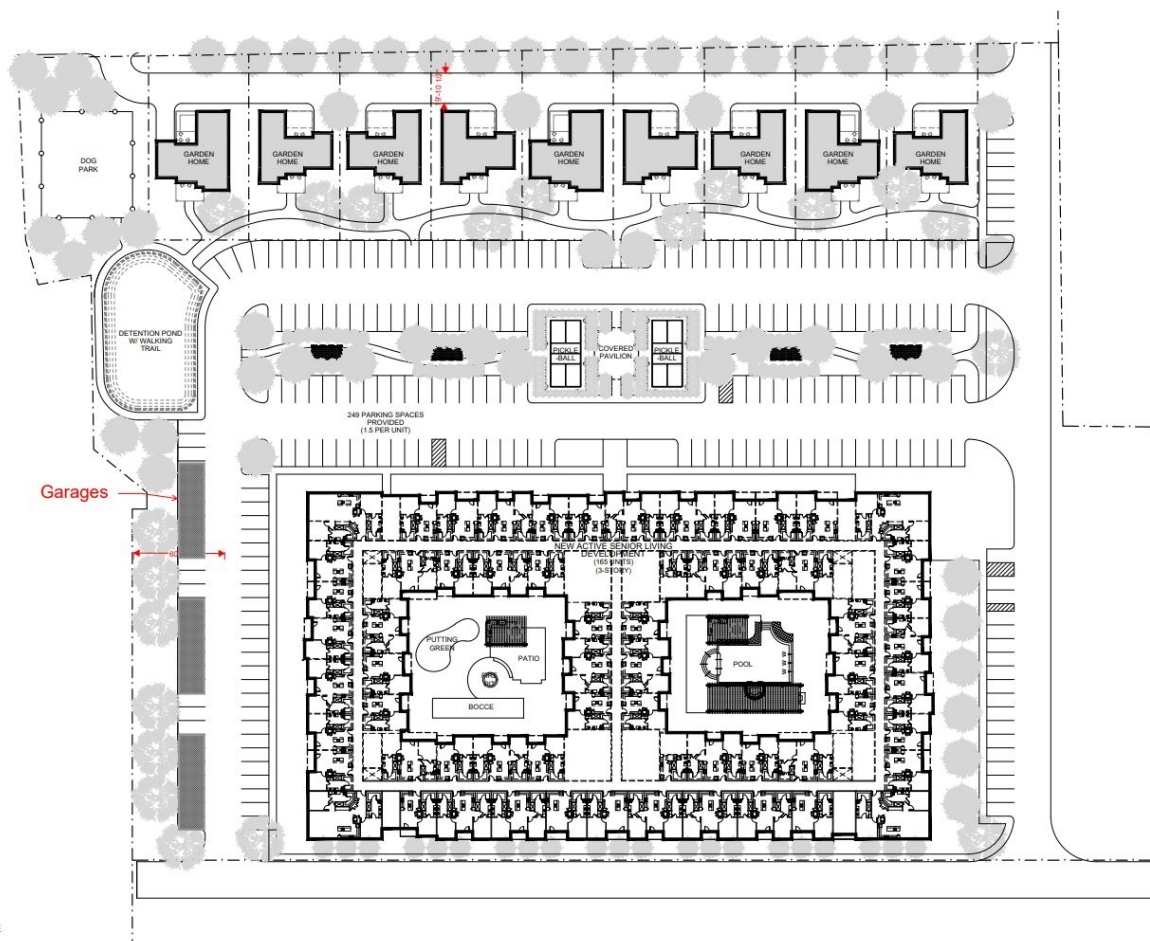


SIMILAR ACTIVE SENIOR DEVELOPMENT





PROPOSED CONCEPT PLAN

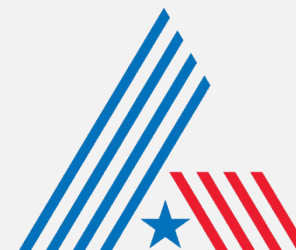


ACU - ACTIVE SENIOR COMMUNITY
ABILENE, TEXAS AUGUST 27, 2023

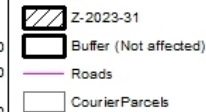
CONCEPT SITE PLAN
SCALE: 1"=30'-0"



ARCHITECTURE
PLANNING
INTERIOR DESIGN
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0 % OPPOSITION





FINDINGS

The proposed request is consistent with:

- The spirit and intent of PDD-157;
- Comprehensive Plan;
- The surrounding uses and zoning;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.





RECOMMENDATION

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

1. The proposed amendment shall be subject to the proposed Concept Plan;
2. A Type A buffer that includes a berm and vegetation shall be provided north of the alley, as shown on the proposed Concept Plan, between alley and existing residential development to the north; and
3. The applicant shall submit a request within three (3) months of the approval of the PD-157 amendment to modify the conditions of approval of the ACU Drive abandonment ordinance to remove the requirements for a non-access easement and a screening fence, to match the proposed Concept Plan.





Questions?

