



City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the Planning & Zoning Commission of City of Abilene to be held on October 3, 2023, at 1:30 p.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Meeting Held on September 5, 2023.

PLATS

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

2. **5923-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Final Plat Cimarron Meadows Section 2B
3. **6023-PP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Preliminary Plat The Campus Edge Addition
4. **6123-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Final Plat The Campus Edge Addition
5. **6223-PP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Preliminary Plat Nelson Park Subdivision
6. **6323-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Final Plat Nelson Park Subdivision
7. **6423-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Final Plat Carriage Hills Section 4B

ZONING

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

8. **Z-2023-30:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the City of Abilene, represented by Jacob & Martin, to change the zoning of approximately 225.93 acres from Agricultural Open to Planned Development District 184, to allow base zoning districts of General Commercial along SE 11th Street and Loop 322 and Agricultural Open, for the Abilene Zoo. Located at 2070 Zoo Lane and 1042 Loop 322. Legal

Description being 225.95 acres out of the northwest quarter of Blind Asylum Lands Section 46 in Taylor County, TX. (Clarissa Ivey)

9. **Z-2023-31:** **(Tabled)** 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 to allow single family residential uses west of Judge Ely Boulevard, to reduce the setback requirement for single family residential uses, and to provide a new concept plan. Located on the west side 2500 block of Judge Ely Blvd. Legal description being Block A, ACU Drive Addition, Abilene, Taylor County, Texas **(Adam Holland)**
10. **Z-2023-32:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from Weatherbee Construction Inc, represented by Civetta Solutions LLC, to amend the terms and conditions and concept plan of Planned Development District 104. Specifically, to allow Self-storage and General Commercial uses in Tract 2 and to remove Exhibit C to expand the scope of the permitted uses in Tract 1. Located on the west side of Oldham Lane from S. 27th to Loop 322. Legal description being the Northeast quarter of Survey 62 Blind Asylum Lands, Abilene, Taylor County, Texas. **(Adam Holland)**
11. **Z-2023-34:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from Aaron & Andrea Robison, represented by Jacob & Martin, to change the zoning of approximately 3.21 acres from General Commercial to General Retail. Located at 5308 HWY 277 S. Legal Description being 3.21 acres out of the Joseph Beck survey 42 in Taylor County, TX. **(Kiley Hannah)**

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 29th day of September, 2023, at 4:15 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*