



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*



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on September 5, 2023 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas

Commissioners Present:

Mr. Clint Rosenbaum, Chairman
Rev. Iziah Lankford, Secretary
Ms. Shawnte' Fleming

Mr. Brad Benham, Chairman Pro Tem
Mr. Kevin Halliburton

Commissioners Absent:

Ms. Alex Russell, Sergeant-at-Arms

Mr. Mitch Barnett

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. Melissa Farr, Executive Assistant
Ms. Kera Valois, Planning Technician
Ms. Kiley Hannah, Planner I

Others Present:

Mr. Tim Watson
Mr. Mike Murray
Mr. Don Grubbs
Ms. Dwalah Nelson

Masih Mujasidi
Mr. Eddie Earles
Mr. Kelly Young
Mr. Butch Nelson

Mr. Tal Fillingim
Ms. Betty Weissinger
Mr. Darren Stone
Ms. Susan Perry

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 zoning case related to the Abilene Zoo, Z-2023-30, will not be discussed at this meeting. It will first be heard at the Parks and Recreation meeting.

Mr. Halliburton moved to approve the minutes from the previous meeting, which was held on August 1, 2023. Reverend Lankford seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Benham, Fleming, Halliburton, Lankford, Rosenbaum

NAYS: None

PLATS

5123-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a final replat for lots 201-206, Block B, Denali Addition

STAFF RECOMMENDATION: Approval

5523-PP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a preliminary plat for the Caliber Collision Addition.

STAFF RECOMMENDATION: Approval with the following condition:

City staff must be furnished with a title opinion or title commitment letter issued by a title insurance company confirming ownership of the properties.

Mr. Adam Holland presented the plats for approval. Mr. Benham made the motion to **approve the plats as recommended by Staff**. Mr. Halliburton seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Benham, Fleming, Halliburton, Lankford, Rosenbaum

NAYS: None

ZONING

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.

Mr. Adam Holland presented this request. The applicant proposes single-family residences in the northern part of the PD similar to the existing Westley Court Senior Living facility. 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.

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 any potential negative effects of that development will be mitigated by the proposed development of single-family homes and the proposed vegetative buffer yard.

Mr. Rosenbaum opened the public hearing. Mr. Mike Murray addressed the Commission representing Abilene Christian University. He informed the specific nature of this request is to allow Single-Family Residences in the Planned Development District.

Those who spoke in opposition were Mr. Tim Watson, Mr. Butch Nelson, Ms. Betty Weissinger, Ms. Dwalah Nelson, and Ms. Susan Perry. Mr. Murray approached to clarify the question that should be answered is whether or not Single-Family Residences are an appropriate use in that location.

Mr. Rosenbaum opened and closed the public hearings multiple times as neighbors of the proposed complex, the applicant, and the Commission deliberated over ingress and egress in the northeast corner. The Commission agreed to take a recess to allow the attorney representing the City time to review the Planned Development District document.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with three (3) in opposition.

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.

Mr. Benham made the motion to **table** this item until October to allow the applicant to work with neighbors on a new concept plan. Ms. Fleming seconded the motion. The motion to **table** this item prevailed by the following vote:

AYES: Benham, Fleming, Halliburton, Lankford, Rosenbaum

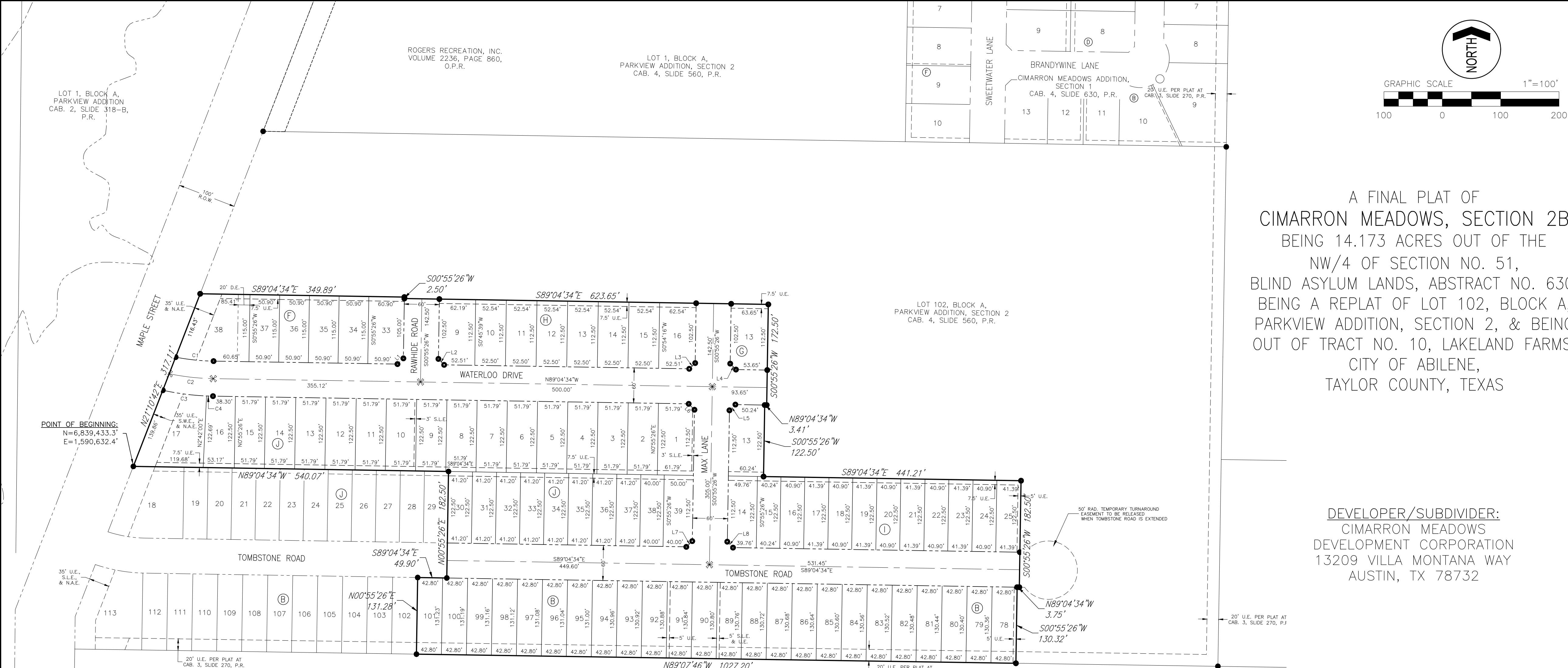
NAYS: None

ADJOURNMENT

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 3:41 p.m.

APPROVED

Mr. Clint Rosenbaum, Chairman



A FINAL PLAT OF
CIMARRON MEADOWS, SECTION 2B
BEING 14.173 ACRES OUT OF THE
NW/4 OF SECTION NO. 51,
BLIND ASYLUM LANDS, ABSTRACT NO. 630,
BEING A REPLAT OF LOT 102, BLOCK A,
PARKVIEW ADDITION, SECTION 2, & BEING
OUT OF TRACT NO. 10, LAKE LAND FARMS,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

DEVELOPER/SUBDIVIDER:
CIMARRON MEADOWS
DEVELOPMENT CORPORATION
13209 VILLA MONTANA WAY
AUSTIN, TX 78732

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.

PLANNING DIRECTOR
FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.

DATE
CHAIRMAN

ATTEST
SECRETARY

DATE
PLANNING DIRECTOR

DATE
COUNTY CLERK

DEPUTY

FILE NUMBER

PLANNING DIRECTOR

FEES

DIRECTOR OF PUBLIC WORKS

DATE
DIRECTOR OF PUBLIC WORKS

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

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

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
CIMARRON MEADOWS, SECTION 2B
BEING 14.173 ACRES OUT OF THE
NW/4 OF SECTION NO. 51,
BLIND ASYLUM LANDS, ABSTRACT NO. 630,
BEING A REPLAT OF LOT 102, BLOCK A,
PARKVIEW ADDITION, SECTION 2, & BEING
OUT OF TRACT NO. 10, LAKE LAND FARMS,
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

AARON WALDROP
CIMARRON MEADOWS
DEVELOPMENT CORPORATION

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
AARON WALDROP
KNOWN TO ME TO BE THE PERSON AND MANAGER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID
CIMARRON MEADOWS DEVELOPMENT CORPORATION
A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D. 2023
TAYLOR
COUNTY TEXAS

NOTARY PUBLIC

GENERAL NOTES
ACREAGE: 14.173 ACRES
SCALE: 1"=100'
SMALLEST LOT: 0.112 ACRES
LARGEST LOT: 0.278 ACRES
LOT WIDTH: MIN. 40.00' MAX. 119.68' LOT DEPTH: MIN. 112.50' MAX. 131.28'
CONCRETE MONUMENT FOUND (SYMBOL)
CENTERLINE MARKER SET (SYMBOL)

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION
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.
A FINAL PLAT OF
PLAT DESCRIPTION: CIMARRON MEADOWS, SECTION 2B
BEING 14.173 ACRES OUT OF THE
NW/4 OF SECTION NO. 51,
BLIND ASYLUM LANDS, ABSTRACT NO. 630,
BEING A REPLAT OF LOT 102, BLOCK A,
PARKVIEW ADDITION, SECTION 2, & BEING
OUT OF TRACT NO. 10, LAKE LAND FARMS,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS
SIGNATURE
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE

PRELIMINARY
This document shall not be
recorded for any purpose.

3465 CURRY LANE
ABILENE, TX 79806
325-695-1070
1508 SANTA FE DR, STE 204
WEATHERFORD, TX 76086
817-594-9880
4920 S. LOOP 289, STE 104
LUBBOCK, TX 79414
806-368-6375

TBPELS FIRM # 10194493

BLOCK B

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
78	5,578	0.128	346.27'
79	5,580	0.128	346.35'
80	5,582	0.128	346.43'
81	5,584	0.128	346.51'
82	5,585	0.128	346.59'
83	5,587	0.128	346.67'
84	5,589	0.128	346.75'
85	5,590	0.128	346.83'
86	5,592	0.128	346.91'
87	5,594	0.128	346.99'
88	5,595	0.128	347.07'
89	5,597	0.128	347.15'
90	5,599	0.129	347.23'
91	5,601	0.129	347.31'
92	5,602	0.129	347.39'
93	5,604	0.129	347.47'
94	5,606	0.129	347.55'
95	5,607	0.129	347.63'
96	5,609	0.129	347.71'
97	5,611	0.129	347.79'

BLOCK G

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
98	5,613	0.129	347.87'
99	5,614	0.129	347.95'
100	5,616	0.129	348.03'
101	5,618	0.129	348.11'

BLOCK H

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
33	6,953	0.160	345.93'
34	5,853	0.134	331.79'
35	5,853	0.134	331.79'
36	5,853	0.134	331.79'
37	5,853	0.134	331.79'
38	12,131	0.278	442.90'

BLOCK I

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
13	7,329	0.168	359.62'
14	6,045	0.139	338.66'
15	4,930	0.113	325.48'
16	5,011	0.115	326.81'
17	5,070	0.116	327.77'
18	5,011	0.115	326.81'
19	5,070	0.116	327.77'
20	5,011	0.115	326.81'
21	5,070	0.116	327.77'
22	5,011	0.115	326.81'
23	5,070	0.116	327.77'
24	5,011	0.115	326.81'
25	5,070	0.116	327.77'

LINE TABLE

LINE NO.	LENGTH	DIRECTION
L1	14.14'	N45°55'26"E
L2	14.14'	S44°04'34"E
L3	14.14'	N45°55'26"E
L4	14.14'	S44°04'34"E
L5	14.14'	S45°55'26"W
L6	14.14'	N44°04'34"W
L7	14.14'	N45°55'26"E
L8	14.14'	S44°04'34"E

BLOCK J

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	7,519	0.173	362.72'
2	6,344	0.146	348.58'
3	6,344	0.146	348.58'
4	6,344	0.146	348.58'
5	6,344	0.146	348.58'
6	6,344	0.146	348.58'
7	6,344	0.146	348.58'
8	6,344	0.146	348.58'
9	6,344	0.146	348.58'
10	6,344	0.146	348.58'
11	6,344	0.146	348.58'
12	6,344	0.146	348.58'
13	6,344	0.146	348.58'
14	6,344	0.146	348.58'
15	6,344	0.146	348.58'
16	6,281	0.144	347.73'
17	12,386	0.284	457.89'
30	5,047	0.116	327.40'
31	5,047	0.116	327.40'
32	5,047	0.116	327.40'

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
33	5,047	0.116	327.40'
34	5,047	0.116	327.40'
35	5,047	0.116	327.40'
36	5,047	0.116	327.40'
37	5,047	0.116	327.40'
38	4,900	0.112	325.00'
39	6,075	0.139	339.14'

PLAT NOTES:
1. AREA OF SUBDIVISION = 14.173 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 3.417 ACRES.
2. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441-C-0236-F EFFECTIVE JANUARY 6, 2012.
3. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
4. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
5. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
6. UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY".
7. IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.

BASIS OF BEARINGS:
BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.000142219.

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.

LEGEND

—

SUBDIVISION BOUNDARY

—

ADJACENT PROPERTY

—

PROPOSED LOT LINES

—

PROPOSED STREET R.O.W.

—

PROPOSED STREET C.L.

—

PROP. UTILITY EASEMENTS

—

PROP. DRAINAGE EASEMENTS

—

EXIST. UTILITY EASEMENTS

—

EXIST. STREET R.O.W.

○

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

✱

SET MAG NAIL WITH METAL WASHER

●

FOUND 1/2" INCH REBAR ROD (UNLESS OTHERWISE NOTED)

■

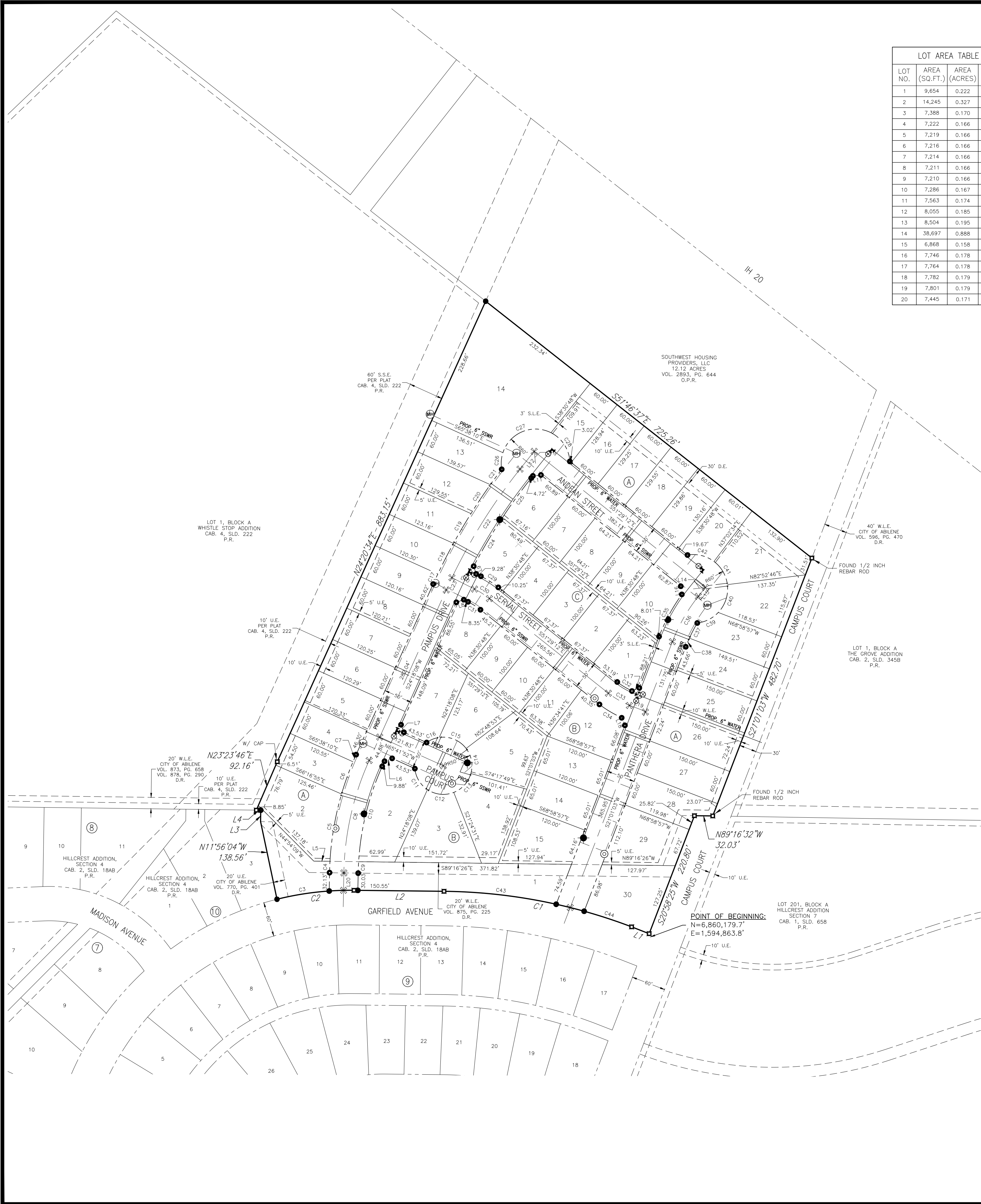
FOUND BRASS DISK MONUMENT STAMPED "ABILENE STATE HOSPITAL NO. 1 1971"

CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	65.41'	375.18'	9°59'21"	32.79'	S84°00'41"E	65.33'
C2	76.07'	400.00'	10°53'45"	38.15'	N83°37'42"W	75.95'
C3	75.65'	426.29'	10°10'05"	37.93'	N82°33'20"W	75.55'
C4	11.06'	426.29'	1°29'13"	5.53'	N88°22'59"W	11.06'

W.L.E. = WATER LINE EASEMENT
S.W.E. = SIDEWALK EASEMENT
D.E. = DRAINAGE EASEMENTS
U.E. = UTILITY EASEMENTS
N.A.E. = NON-ACCESS EASEMENTS
S.L.E. = STREET LIGHT EASEMENTS
T.L.E. = TRANSMISSION LINE EASEMENT
D.R. = DEED RECORDS, TAYLOR CO., TEXAS
P.R. = PLAT RECORDS, TAYLOR CO., TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS

METES & BOUNDS DESCRIPTION:
BEING AN 14.173 acre tract of land out of the NW/4 of Section No. 51, Blind Asylum Lands, Abstract No. 630, City of Abilene, Taylor County, Texas, and being a portion of Lot 102 Block A, Section 2, Parkview Addition as shown per plat recorded in Cabinet 4, Slide 560, Plat Records, Taylor County, Texas, and further conveyed in a Special Warranty Deed to Cimarron Meadows Development Corporation recorded in Instrument No. 202100735, Official Public Records, Taylor County, Texas. Said **14.173 acre** tract is more particularly described in metes and bounds as follows:
BEGINNING at a 1/2 inch rebar rod with plastic cap stamped "J&M BOUNDARY" found (N=6,839,433.3', E=1,590,632.4') (henceforth being known as a FOUND REBAR) for the southwest corner of the herein described tract, and being at the northwest corner of Cimarron Meadows, Section 2A, as shown per plat recorded in Cabinet __, Slide __, of said Plat Records, said point being located in the east right-of-way line of Maple Street;
THENCE N21°10'42"E along the west line of the herein described tract, same being the west line of said Lot 102, same being the east right-of-way line of said Maple Street, a distance of 317.11 feet to a 1/2 inch rebar rod set with plastic cap stamped "J&M BOUNDARY" (henceforth being known as a SET REBAR) for the northwest corner of the herein described tract;
THENCE along the north and east lines of the herein described tract and over and across said Lot 102 the following bearings and distances:
• S89°04'34"E, 349.89 feet to a SET REBAR for the northeast corner of the herein described tract;
• S00°55'26"W, 2.50 feet to a SET REBAR for corner;
• S89°04'34"E, 623.65 feet to a SET REBAR for the northeast corner of the herein described tract;
• S00°55'26"W, 172.50 feet to a SET REBAR for corner;
• N89°04'34"W, 3.41 feet to a SET REBAR for the northeast corner of the herein described tract;
• S00°55'26"W, 122.50 feet to a SET REBAR for corner;
• S89°04'34"E, 441.21 feet to a SET REBAR for the northeast corner of the herein described tract;
• S00°55'26"W, 182.50 feet to a SET REBAR for corner;
• N89°04'34"W, 3.75 feet to a SET REBAR for corner;
• S00°55'26"W, 130.32 feet to a SET REBAR for the southeast corner of the herein described tract, said point being located in the south line of said Lot 102 and being in the north line of a certain tract of land conveyed in a Deed to the State of Texas (now known as the Abilene State Supported Living Center) recorded in Volume 14, Page 127, Deed Records, Taylor County, Texas;
THENCE N89°07'46"W along the south line of the herein described tract and said Lot 102, and along the north line of said Abilene State School, a distance of 1027.20 feet to a FOUND REBAR for the southwest corner of the herein described tract, and the southeast corner of said Cimarron Meadows, Section 2A;
THENCE along the west and south line of the herein described tract, and the east and north lines of Cimarron Meadows, Section 2A the following bearings and distances:
• N00°55'26"E, 131.28 feet to a FOUND REBAR for corner;
• S89°04'34"E, 49.90 feet to a FOUND REBAR for the northeast corner of the herein described tract;
• N00°55'26"E, 182.50 feet to a FOUND REBAR for corner;
• N89°04'34"W, 540.07 feet to the POINT OF BEGINNING and containing **14.173 acres** of land, more or less.



BLOCK A

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	9,654	0.222	484.98'
2	14,245	0.327	487.27'
3	7,388	0.170	366.86'
4	7,222	0.166	360.89'
5	7,219	0.166	360.62'
6	7,216	0.166	360.54'
7	7,214	0.166	360.45'
8	7,211	0.166	360.37'
9	7,210	0.166	360.47'
10	7,286	0.167	363.53'
11	7,563	0.174	373.06'
12	8,055	0.185	389.95'
13	8,504	0.195	398.91'
14	8,697	0.198	400.63'
15	8,668	0.198	364.68'
16	7,746	0.178	378.19'
17	7,764	0.178	378.80'
18	7,782	0.179	379.41'
19	7,801	0.179	380.02'
20	7,445	0.171	369.29'

BLOCK B

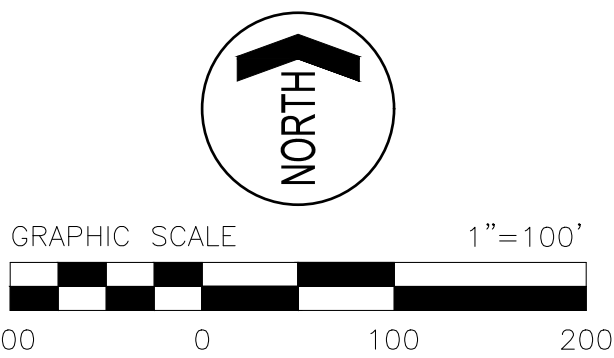
LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
21	12,631	0.290	460.29'
22	9,848	0.226	424.61'
23	8,308	0.191	399.77'
24	8,997	0.207	419.52'
25	9,000	0.207	420.00'
26	10,837	0.249	444.49'
27	9,000	0.207	420.00'
28	8,058	0.185	410.90'
29	10,790	0.248	427.78'
30	12,728	0.292	462.47'

BLOCK C

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	19,492	0.447	844.58'
2	13,667	0.314	486.29'
3	12,216	0.280	471.74'
4	11,789	0.271	448.57'
5	11,770	0.270	426.26'
6	8,453	0.194	390.80'
7	10,232	0.235	425.19'
8	7,612	0.175	344.77'
9	6,000	0.138	320.00'
10	6,000	0.138	320.00'
11	6,169	0.142	323.44'
12	9,025	0.207	386.32'
13	7,802	0.179	370.03'
14	7,802	0.179	370.03'
15	10,361	0.238	420.62'

BLOCK C

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	7,759	0.178	348.77'
2	6,737	0.155	334.75'
3	6,737	0.155	334.75'
4	6,737	0.155	334.75'
5	7,542	0.173	348.97'
6	6,933	0.159	332.30'
7	6,000	0.138	320.00'
8	6,421	0.147	328.42'
9	6,421	0.147	328.42'
10	7,841	0.180	359.40'



LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROP. UTILITY EASEMENTS
- PROP. DRAINAGE EASEMENTS
- EXIST. UTILITY EASEMENTS
- PROP. STREET R.O.W.
- EXIST. STREET R.O.W.
- SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
- SET MAGNAIL WITH METAL WASHER
- FOUND 1/2 INCH REBAR ROD WITH PLASTIC CAP
- FOUND 3/8 INCH REBAR ROD (UNLESS OTHERWISE NOTED)
- U.E. = UTILITY EASEMENTS
- D.E. = DRAINAGE 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

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 1.000142485.

FINISHED FLOOR ELEVATION:

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

PLAT NOTES:

- AREA OF SUBDIVISION = 14,544 ACRES.
- AREA OF ALL PUBLIC R.O.W. DEDICATIONS = 2.886 ACRES.
- BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
- MONUMENTATION: A 1/2" 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-0227-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.

DEVELOPER/SUBDIVIDER:

KKP INVESTMENTS, LLC
3409 S. 14TH ST., STE. 204
ABILENE, TEXAS 79602

CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	335.26'	950.00'	20°13'12"	189.39'	N79°15'47"W	333.52'
C2	135.77'	530.00'	14°40'41"	68.26'	S83°22'08"W	135.40'
C3	92.46'	530.00'	9°59'44"	46.35'	S81°01'40"W	92.34'
C4	19.77'	525.00'	2°09'27"	9.89'	S2°09'15"W	19.77'
C5	119.52'	525.00'	13°02'38"	60.02'	S9°45'17"W	119.26'
C6	59.84'	525.00'	6°31'50"	29.95'	S19°32'31"W	59.81'
C7	13.70'	525.00'	1°29'42"	6.85'	S23°33'17"W	13.70'
C8	202.69'	500.00'	2°31'36"	102.76'	S21°41'20"W	201.31'
C9	20.08'	475.00'	2°25'18"	10.04'	N2°17'10"E	20.07'
C10	172.48'	475.00'	20°48'19"	87.20'	N13°53'59"E	171.54'
C11	44.20'	500.00'	5°03'07"	23.68'	S31°01'28"E	42.78'
C12	48.05'	500.00'	5°03'31"	26.06'	S83°52'45"E	46.22'
C13	46.15'	500.00'	5°25'18"	24.87'	N42°08'50"E	44.53'
C14	46.15'	500.00'	5°25'18"	24.87'	N10°44'28"W	44.53'
C15	53.20'	500.00'	6°05'39"	29.43'	N67°39'57"W	50.72'
C16	24.04'	500.00'	2°33'06"	12.26'	S68°04'41"W	23.81'
C17	19.38'	1025.00'	1°04'59"	9.69'	S24°50'38"W	19.38'
C18	60.08'	1025.00'	3°21'29"	30.05'	S27°03'52"W	60.07'
C19	60.35'	1025.00'	3°22'24"	30.18'	S30°25'48"W	60.34'
C20	60.83'	1025.00'	3°24'02"	30.43'	S33°49'01"W	60.83'
C21	33.42'	1025.00'	1°52'05"	16.71'	S36°27'05"W	33.42'
C22	224.37'	1000.00'	12°51'19"	112.66'	S32°05'08"W	223.90'

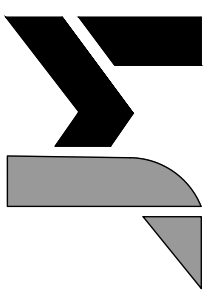
CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C23	23.66'	1000.00'	1°21'21"	11.83'	S24°58'48"W	23.66'
C24	98.82'	975.00'	5°48'27"	49.45'	S30°35'30"W	98.78'
C25	85.39'	975.00'	5°01'04"	42.72'	S36°00'16"W	85.36'
C26	29.42'	60.00'	2°05'31"	15.01'	S4°06'57"W	29.12'
C27	103.22'	60.00'	9°8'33"7"	69.71'	S67°26'41"W	90.95'
C28	62.81'	60.00'	5°58'32"	34.62'	N33°17'05"W	59.98'
C29	36.07'	175.00'	1°14'48"	18.10'	S57°23'32"E	36.01'
C30	30.92'	150.00'	1°14'48"	15.52'	S57°23'32"E	30.87'
C31	25.77'	125.00'	1°14'48"	12.93'	S57°23'32"E	25.72'
C32	30.23'	125.00'	1°35'12"	15.19'	S58°24'56"E	30.16'
C33	42.65'	150.00'	1°17'22"	21.47'	S59°37'53"E	42.50'
C34	45.50'	175.00'	1°45'51"	22.88'	S58°56'08"E	45.37'
C35	83.90'	325.00'	1°47'25"	42.18'	N28°24'46"E	83.66'
C36	91.61'	300.00'	1°29'45"	46.16'	S28°45'56"W	91.25'
C37	20.89'	275.00'	6°13'42"	14.96'	N27°32'16"E	29.88'
C38	16.35'	275.00'	3°24'22"	8.18'	N22°43'14"E	16.35'
C39	41.83'	60.00'	3°56'52"	21.81'	N63°19'32"E	40.99'
C40	52.85'	60.00'	5°02'21"	28.28'	N18°06'56"E	51.16'
C41	48.00'	60.00'	4°50'12"	25.37'	N30°02'20"W	46.73'
C42	48.92'	60.00'	4°6'30"9"	25.91'	N76°19'00"W	47.58'
C43	197.51'	950.00'	11°54'44"	99.11'	N83°25'01"W	197.15'
C44	87.37'	950.00'	5°16'10"	43.72'	N71°47'16"W	87.34'

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	32.90'	N68°41'07"W
L2	157.30'	N89°22'05"W
L3	20.02'	N0°42'01"E
L4	7.70'	N89°17'59"W
L5	28.31'	N89°16'26"W
L6	14.14'	N69°18'08"E
L7	14.14'	N20°41'52"W
L8	13.84'	N70°30'08"E
L9	14.06'	S17°57'06"E
L10	44.14'	S63°17'51"E
L11	14.14'	S83°30'48"W
L12	39.72'	S38°30'48"W
L13	21.21'	S6°29'12"E
L14	21.21'	S83°30'48"W
L15	19.65'	S38°30'48"W
L16	14.37'	N72°35'55"W
L17	13.91'	N66°56'35"E
L18	14.33'	S23°13'53"E
L19	30.23'	S67°46'34"E
L20	30.51'	S1°04'32"W

PRELIMINARY
This document shall not be
recorded for any purpose.

3465 CURRY LANE
ABILENE, TX 79606
325-696-1070
1508 SANTA FE DR. STE. 204
WICHITA, KANSAS 67206
817-594-9880
4920 S. LOOP 289, STE. 104
LUBBOCK, TX 79414
806-368-6375

JACOB
MARTIN



TBPELS FIRW # 10194493

CITY, STATE
THE CAMPUS EDGE ADDITION

CONSTRUCTION DRAWINGS
PRELIMINARY PLAT

NO.	REVISION	DATE	SCALE	1" = 100'	PROJECT #	23276	DESIGNED	C.F.	DRAWN	L.A.	CHECKED	C.F.	SHEET	1	SEQ.	1 OF 1

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING.
CHECK SCALE & ADJUST ACCORDINGLY.

BLOCK A					BLOCK B					BLOCK C				
LOT AREA TABLE					LOT AREA TABLE					LOT AREA TABLE				
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER		LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER		LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER	
1	9,654	0.222	484.98'		21	12,631	0.290	460.29'		1	19,492	0.447	844.58'	
2	14,245	0.327	487.27'		22	9,848	0.226	424.61'		2	13,667	0.314	486.29'	
3	7,388	0.170	366.86'		23	8,308	0.191	399.77'		3	12,216	0.280	471.74'	
4	7,222	0.166	360.89'		24	8,997	0.207	419.52'		4	11,789	0.271	448.57'	
5	7,219	0.166	360.62'		25	9,000	0.207	420.00'		5	11,770	0.270	426.26'	
6	7,216	0.166	360.54'		26	10,837	0.249	444.49'		6	8,453	0.194	390.80'	
7	7,214	0.166	360.45'		27	9,000	0.207	420.00'		7	10,232	0.235	425.19'	
8	7,211	0.166	360.37'		28	8,058	0.185	410.90'		8	7,612	0.175	344.77'	
9	7,210	0.166	360.47'		29	10,790	0.248	427.78'		9	6,000	0.138	320.00'	
10	7,286	0.167	363.53'		30	12,728	0.292	462.47'		10	6,000	0.138	320.00'	
11	7,563	0.174	373.06'							11	6,169	0.142	323.44'	
12	8,055	0.185	389.95'							12	9,025	0.207	386.32'	
13	8,504	0.195	398.91'							13	7,802	0.179	370.03'	
14	38,697	0.888	810.63'							14	7,802	0.179	370.03'	
15	6,868	0.158	364.68'							15	10,361	0.238	420.62'	
16	7,746	0.178	378.19'											
17	7,764	0.178	378.80'											
18	7,782	0.179	379.41'											
19	7,801	0.179	380.02'											
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BLOCK A					BLOCK B					BLOCK C				
LOT AREA TABLE					LOT AREA TABLE					LOT AREA TABLE				
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER		LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER		LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER	
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2	14,245	0.327	487.27'		22	9,848	0.226	424.61'		2	13,667	0.314	486.29'	
3	7,388	0.170	366.86'		23	8,308	0.191	399.77'		3	12,216	0.280	471.74'	
4	7,222	0.166	360.89'		24	8,997	0.207	419.52'		4	11,789	0.271	448.57'	
5	7,219	0.166	360.62'		25	9,000	0.207	420.00'		5	11,770	0.270	426.26'	
6	7,216	0.166	360.54'		26	10,837	0.249	444.49'		6	8,453	0.194	390.80'	
7	7,214	0.166	360.45'		27	9,000	0.207	420.00'		7	10,232	0.235	425.19'	
8	7,211	0.166	360.37'		28	8,058	0.185	410.90'		8	7,612	0.175	344.77'	
9	7,210	0.166	360.47'		29	10,790	0.248	427.78'		9	6,000	0.138	320.00'	
10	7,286	0.167	363.53'		30	12,728	0.292	462.47'		10	6,000	0.138	320.00'	
11	7,563	0.174	373.06'							11	6,169	0.142	323.44'	
12	8,055	0.185	389.95'							12	9,025	0.207	386.32'	
13	8,504	0.195	398.91'							13	7,802	0.179	370.03'	
14	38,697	0.888	810.63'							14	7,802	0.179	370.03'	
15	6,868	0.158	364.68'							15	10,361	0.238	420.62'	
16	7,746	0.178	378.19'											
17	7,764	0.178	378.80'											
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18	7,782	0.179	379.41'											
19	7,801	0.179	380.02'											
20	7,445	0.171	369.29'											

METES & BOUNDS DESCRIPTION:

BEING 14.544 acres of land situated in the E/2 of Section No. 23, Blind Asylum Lands, Abstract No. 731, and out of Section No. 84, Block No. 14 of the T&P RR. CO. Survey, Abstract No. 580, being a replat of lots 4 & 5, Block 10, & all of block 11, of the Hillcrest Addition, Section 4, being all of that certain 14.47 acre tract of land described in a deed to KKP Investments, LLC recorded in Instrument No. 2021-22714, Official Public Records, Taylor County, Texas, and being all of that certain ____ acre tract of land described in a deed to KKP Investments, LLC recorded in Instrument No. 2023-, Official Public Records, Taylor County, Texas. Said 14.544 acre tract of land described as follows:

BEGINNING at a 3/8 inch rebar rod found (N=6,860,179.7', E=1,594,863.8') for the southeast corner of this described tract and said 14.47 acre tract, and being the southeast corner of said Block 11, said point being located at the northwest corner of the intersection of Campus Court and Garfield Avenue;

THENCE along the south line of this described tract, said 14.47 acre tract, said Block 11, and said Lots 4 & 5, Block 10, and along the north right-of-way line of said Garfield Avenue the following bearings and distances:

N68°41'07"W, 32.90 feet to a 3/8 inch rebar rod found for corner, being the beginning of a tangent curve to the left, having a radius of 950.00 feet, with a delta angle of 20°13'12", and a chord bearing N79°15'47"W, 333.52 feet;

Westerly along said curve to the left an arc distance of 335.26 feet to a 3/8 inch rebar rod found for corner;

N89°22'05"W, 157.30 feet to a 3/8 inch rebar rod found for corner, being the beginning of a tangent curve to the left, having a radius of 530.00 feet, with a delta angle of 14°40'41" and a chord bearing S83°22'08"W, 135.40 feet;

Westerly along said curve to the left an arc distance of 135.77 feet to a 1/2 inch rebar rod with plastic cap found for southwest corner of this described tract, said 14.47 acre tract, and said Lot 4, Block 10, same being the southeast corner of Lot 3, Block 10;

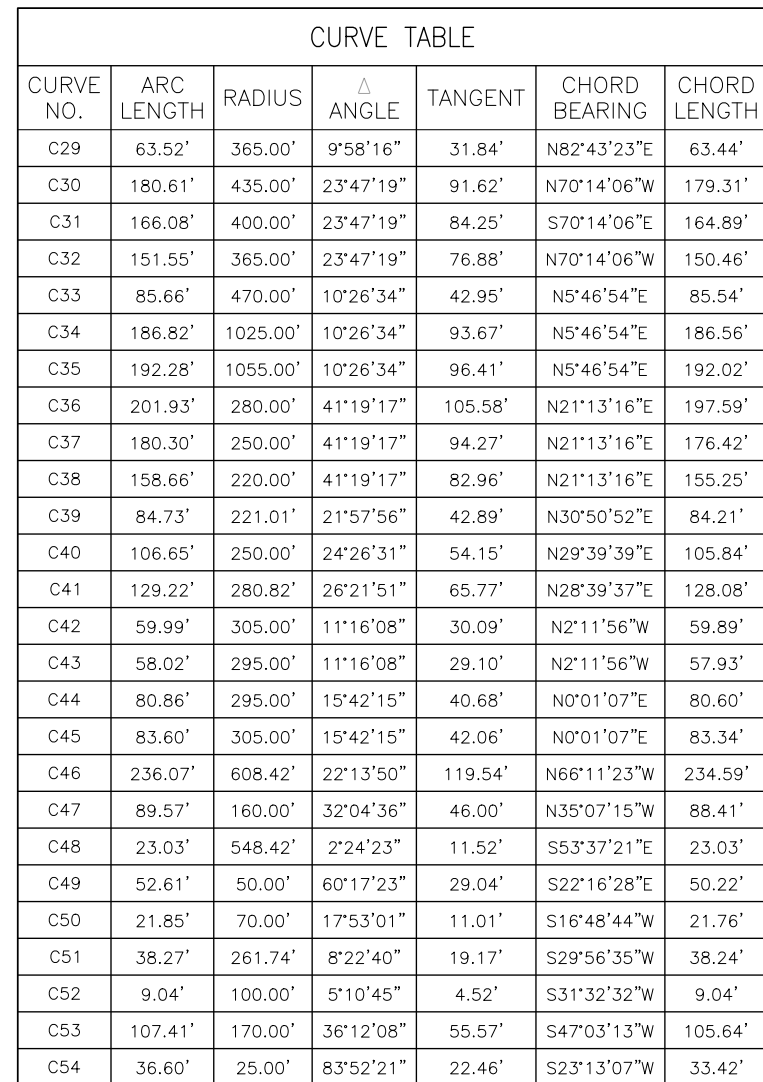
THENCE N11°56'04"W, 138.56 feet along a southwest line of this described tract, said 14.47 acre tract, and said Lot 4, and along the northeast line of said Lot 3, to a 1/2 inch rebar rod with plastic cap found for an angle corner of this described tract and being the northwest corner of said Lot 4 and the northeast corner of said Lot 3, said point also being the southwest corner of said ____ tract;

THENCE N00°42'01"E, 20.02 feet along a west line of this described tract and said ____ acre tract, to a 1/2 rebar rod set with plastic cap stamped "J&M BOUNDARY" for an interior corner of this described tract, and being the northwest corner of said ____ acre tract;

THENCE N89°17'59"W, 7.70 feet along a south line of this described tract and said 14.47 acre tract, and the north line of said abandoned alley to a 3/8 inch rebar rod found for a southwest corner of this described tract and said 14.47 acre tract, same being the southeast corner of Whistle Stop Addition, as shown per plat recorded in Cabinet 4, Slide 222, Plat Records, Taylor County, Texas;

THENCE N23°23'46"E, 92.16 feet along the west line of this described tract and said 14.47 acre tract, and along the east line of said Whistle Stop Addition to a 3/8 inch rebar rod with plastic cap for an angle corner of this described tract, said 14.47 acre tract, and said Whistle Stop Addition;

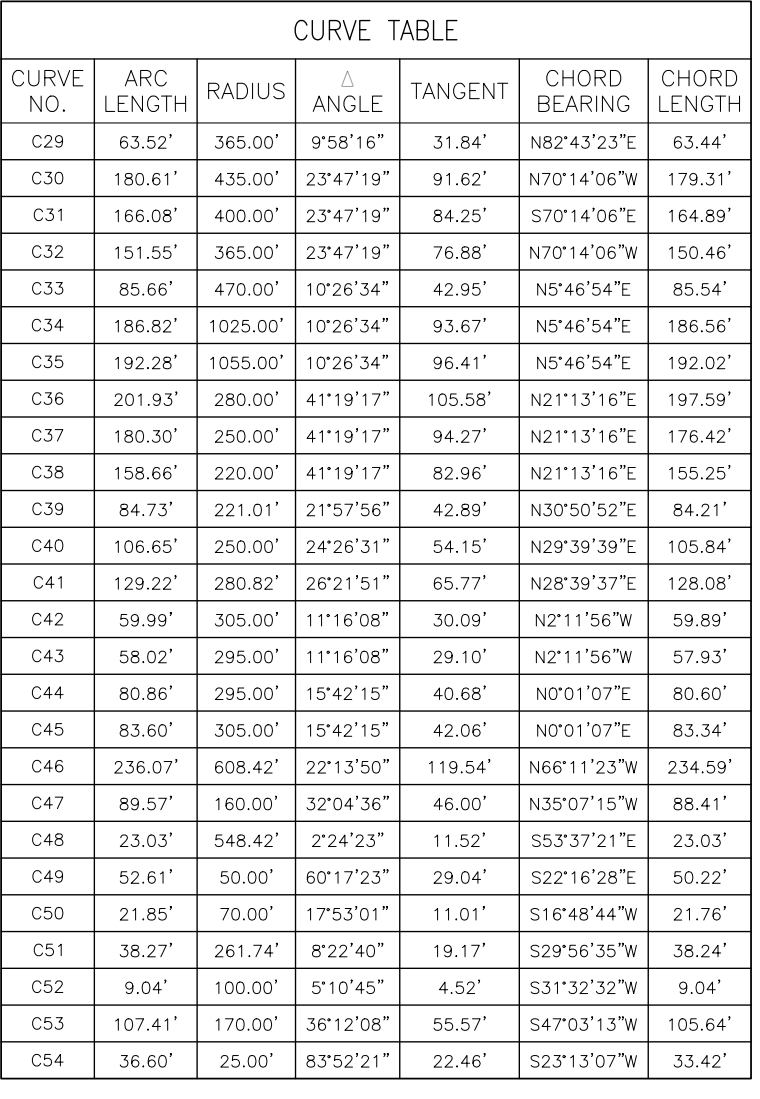
</



NO.	REVISION	DATE	SCALE 1" = 200'
			PROJECT # 22252
			DESIGNED C.F.
			DRAWN L.A.

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING.
CHECK SCALE & ADJUST ACCORDINGLY.

SHEET 1 OF 1
 SEQ. 1 OF 1



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:	NELSON PARK SUBDIVISION REPLAT BEING A REPLAT OF ALL OF LOT 1, BLOCK A, NELSON PARK SUBDIVISION AND 173.934 ACRES OUT OF THE SW/4 OF SECTION NO. 46, BLIND ASYLUM LANDS, ABSTRACT NO. 631, & NW/4 OF SECTION NO. 46, BLIND ASYLUM LANDS, ABSTRACT NO. 882, CITY OF ABILENE, TAYLOR COUNTY, TEXAS
PRELIMINARY This document shall not be recorded for any purpose.	
SIGNATURE _____	
(PRINT) _____	
REGISTERED PROFESSIONAL LAND SURVEYOR	
DATE _____	

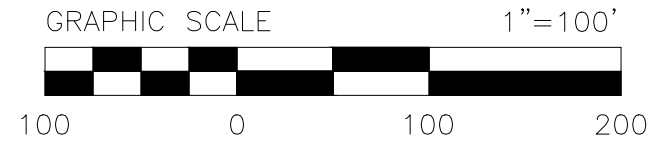
FINISHED FLOOR ELEVATION:
ALL FINISHED FLOOR ELEVATIONS SHALL BE 18" MINIMUM ABOVE THE
HIGHEST ADJACENT STREET CURB AND 12" MINIMUM ABOVE THE HIGHEST
ADJACENT GROUND ELEVATION.

Page 11 of 120

FEMA FLOODPLAIN, ZONE AE

REMAINDER OF 3 TRACTS
VOL. 185, PG.27
VOL. 202, PG.1
VOL. 203, PG.299
D.R.

FEMA FLOODPLAIN, ZONE AE



MAPLE STREET
(R.O.W. WIDTH VARIES)

POINT OF BEGINNING
N: 6817333.3
E: 1590990.3

LEGEND

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

- FOUND MAG NAIL WITH METAL WASHER
- SET 1/2" REBAR WITH CAP STAMPED "J&M BOUNDARY"
- SET CENTERLINE MARKER
- FOUND 1/2" REBAR WITH CAP STAMPED "J&M BOUNDARY"

D.E. = DRAINAGE EASEMENTS
U.E. = UTILITY EASEMENTS
G.E. = GAS EASEMENTS
N.A.E. = NON-ACCESS EASEMENTS
S.L.E. = STREET LIGHT EASEMENTS
T.L.E. = TRANSMISSION LINE EASEMENT
D.R. = DEED RECORDS, TAYLOR CO., TX.
P.R. = PLAT RECORDS, TAYLOR CO., TX.
O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS
MFFE = MINIMUM FINISHED FLOOR ELEVATION

CARRIAGE HILLS ADDITION, SECTION 4B
BEING 56.211 ACRES OUT OF THE SW/4 OF
SECTION NO. 14, LUNATIC ASYLUM LANDS,
ABSTRACT NO. 777,
CITY OF ABILENE, TAYLOR COUNTY, TEXAS

(SHEET 1 OF 2)

PLAT NOTES:

- SEE SHEET 2 FOR PLAT NOTES.
- SEE SHEET 2 FOR LOT AREA TABLES, CURVE TABLES & LINE TABLES.
- SEE SHEET 2 FOR VICINITY MAP.
- SEE SHEET 2 FOR METES AND BOUNDS DESC.

DEVELOPER/SUBDIVIDER:
CARRIAGE HILLS DEVELOPMENT CORP.
13209 VILLA MONTANA
AUSTIN, TEXAS 78732
325-665-4348

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:
CARRIAGE HILLS ADDITION, SECTION 4B
BEING 56.211 ACRES OUT OF SECTION NO. 14,
LUNATIC ASYLUM LANDS, ABSTRACT NO. 777,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

PRELIMINARY
This document shall not be
recorded for any purpose.

SIGNATURE
LEE W. ROSENBAUM
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE



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

1508 SANTA FE DR. STE 204
WEATHERFORD, TX 76086
817-594-9880

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

TBPLS FIRM # 10194493

BLOCK Z			BLOCK AA			BLOCK AB			BLOCK AC			BLOCK AD			BLOCK AE			BLOCK AF			BLOCK AG			BLOCK AH		
LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
3	6,900	0.158	12	13,129	0.301	31	7,200	0.165	1	8,129	0.187	17	7,531	0.173	2	10,560	0.242	1	8,000	0.184	1	8,000	0.184	1	11,335	0.258
4	6,900	0.158	13	6,583	0.197	32	7,200	0.165	2	7,151	0.164	18	7,560	0.174	3	10,800	0.248	2	8,703	0.200	2	6,900	0.158	2	6,323	0.145
5	6,900	0.158	14	7,741	0.178	33	7,200	0.165	3	7,150	0.164	19	7,560	0.174	4	7,389	0.170	3	8,066	0.185	3	6,900	0.158	3	6,323	0.145
6	6,900	0.158	15	7,397	0.170	34	7,881	0.181	4	7,088	0.163	20	7,384	0.170	5	7,389	0.170	4	8,066	0.185	4	6,900	0.158	4	7,360	0.169
7	6,900	0.158	16	6,900	0.158	35	8,960	0.206	5	7,040	0.162	21	9,058	0.208	6	7,389	0.170	5	8,066	0.185	5	6,900	0.158	5	8,891	0.204
8	6,900	0.158	17	6,900	0.158	36	11,038	0.253	6	7,040	0.162	22	11,602	0.266	7	7,389	0.170	6	8,000	0.184	6	6,900	0.158	6	8,368	0.192
9	6,900	0.158	18	6,900	0.158	37	13,088	0.300	7	8,588	0.197	23	11,229	0.258	8	7,389	0.170	7	8,000	0.192	7	6,900	0.158	7	6,953	0.160
10	8,062	0.185	19	6,900	0.158	38	10,973	0.252	8	9,376	0.215	24	9,361	0.215	9	7,389	0.170	8	7,200	0.165	8	9,176	0.211	8	6,844	0.157
11	8,194	0.188	20	6,900	0.158	39	9,469	0.217	9	9,679	0.222	25	14,371	0.330	10	7,389	0.170	9	7,200	0.165	9	12,404	0.285	9	5,661	0.157
12	9,427	0.216	21	6,900	0.158	40	8,798	0.202	10	9,101	0.209	26	8,230	0.189	11	7,389	0.170	10	7,200	0.165	10	7,200	0.165	10	8,361	0.192
13	8,075	0.185	22	11,983	0.275	41	8,708	0.200	11	7,973	0.183	27	7,261	0.167	12	7,389	0.170	11	7,200	0.165	11	7,200	0.165	11	7,471	0.172
14	7,204	0.165	23	9,164	0.210	42	8,708	0.200	12	7,306	0.168	28	9,176	0.211	13	7,389	0.170	12	6,890	0.158	12	8,756	0.201	12	8,756	0.201
15	8,030	0.184	24	7,481	0.172	43	8,707	0.200	13	7,306	0.168	29	11,809	0.271	14	7,389	0.170	13	9,722	0.223	13	9,722	0.223	13	9,722	0.223
16	20,589	0.473	25	7,306	0.168	44	8,708	0.200	14	7,306	0.168	30	8,774	0.201	15	7,389	0.170	14	10,748	0.247	14	10,748	0.247	14	10,748	0.247
17	17,796	0.409	26	9,500	0.218	45	8,707	0.200	15	7,066	0.162	31	10,178	0.234	16	7,389	0.170	15	7,997	0.184	15	7,997	0.184	15	7,997	0.184
18	6,777	0.156	27	9,604	0.220	46	8,707	0.200	16	7,218	0.166	32	10,465	0.240	17	7,389	0.170	16	7,200	0.165	16	7,200	0.165	16	7,200	0.165
19	6,764	0.155	28	8,509	0.195	47	8,721	0.200	17	7,596	0.174	33	8,409	0.193	18	7,389	0.170	17	7,200	0.165	17	7,200	0.165	17	7,200	0.165
20	6,764	0.155	29	7,573	0.174	48	10,444	0.240	18	7,596	0.174	34	10,465	0.240	19	7,389	0.170	18	7,200	0.165	18	7,200	0.165	18	7,200	0.165
21	6,764	0.155	30	7,200	0.165				19	7,596	0.174	35	10,465	0.240	20	7,389	0.170	19	8,350	0.192	19	8,350	0.192	19	8,350	0.192
22	7,364	0.169							20	7,596	0.174	36	10,465	0.240	21	7,389	0.170	20			20			20		

LOT AREA TABLE			LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
1	9,783	0.225	14	6,983	0.160
2	6,983	0.160	15	6,983	0.160
3	6,951	0.160	16	6,983	0.160
4	7,015	0.161	17	6,983	0.160
5	6,983	0.160	18	6,983	0.160
6	6,983	0.160	19	6,983	0.160
7	6,983	0.160	20	10,001	0.230
8	6,983	0.160	41	6,976	0.160
9	6,983	0.160	42	4,949	0.114
10	6,983	0.160	43	6,059	0.139
11	6,983	0.160	44	8,642	0.198
12	6,983	0.160	45	110,924	2.546
13	6,983	0.160			

METES & BOUNDS DESCRIPTION:

BEING a **56.211** acre tract of land out of the southwest-quarter of Section No. 14, Lunatic Asylum Lands, Abstract No. 777, City of Abilene, Taylor County, Texas and being out of the remainder of that certain 264.813 acre tract conveyed to Carriage Hills Development Corporation and described in a Warranty Deed with Vendor's Lien recorded in Instrument No. 2015-00006545, Official Public Records, Taylor County, Texas. Said **56.211** acre tract is more particularly described in metes and bounds as follows:

BEGINNING at a magnail with washer found (N=6.817.3333.3, E=1.590.990.3) being the northwest corner of the remainder of said 264.813 acre tract and this described tract, said point being in the approximate center of Maple Street;

THENCE along the north line of this described tract and the south line of Carriage Hills, Section 3, as shown per plat recorded in Cabinet 4, Slide 622, Plat Records, Taylor County, Texas the following bearings and distances:

- S88°45'46"E, 245.00 feet to a 1/2 inch rebar rod with plastic cap stamped "J&M BOUNDARY" found (henceforth being known as a FOUND REBAR) for corner;
- S01°14'14"W, 84.53 feet to a FOUND REBAR;
- N85°23'58"E, 239.03 feet to a FOUND REBAR;
- N84°12'55"E, 44.42 feet to a FOUND REBAR, being the beginning of a tangent curve to the left, having a radius of 897.91 feet, with a delta angle of 13°39'14" and a chord bearing of N77°23'18"E, 213.47 feet;
- Easterly along said curve to the left an arc distance of 213.96 feet to a FOUND REBAR for corner;
- N18°39'23"W, 30.00 feet to a FOUND REBAR for corner;
- N68°38'17"E, 60.07 feet to a FOUND REBAR for corner;
- S18°39'23"E, 30.01 feet to a FOUND REBAR for corner, being the beginning of a non-tangent curve to the left, having a radius of 1,180.00 feet, with a delta angle of 20°28'33" and a chord bearing N69°38'56"E, 419.45 feet;
- Northeasterly along said curve to the left an arc distance of 421.70 feet to a FOUND REBAR for corner, being the beginning of a reverse curve to the right, having a radius of 820.00 feet, with a delta angle of 40°45'53" and a chord bearing N69°48'06"E, 571.41 feet;
- Easterly along said curve to the right an arc distance of 583.65 feet to a FOUND REBAR for corner;
- S89°30'19"E, 60.00 feet to a FOUND REBAR for corner;
- N00°29'19"E, 9.01 feet to a FOUND REBAR for corner;
- S89°30'19"E, 115.00 feet to a FOUND REBAR for corner;

THENCE S00°29'41"W, 492.76 feet along the east line of said 264.813 acre tract and along the west line of the Blackhawk, Section 1, as shown per plat recorded in Cabinet 3, Slide 637, Plat Records, Taylor County, Texas and of the Blackhawk, Section 1 Replat, as shown per plat recorded in Cabinet 2, Slide 342-B, Plat Records, Taylor County, Texas to a 1/2 inch rebar rod found for an angle corner of this described tract and being the southwest corner of Lot 109, Block D, Blackhawk, Section 1 Replat, same being the northwest corner of the Sawgrass Addition, Section 2, as shown per plat recorded in Cabinet 4, Slide 143, Plat Records, Taylor County, Texas;

THENCE S01°11'02"W, 710.02 feet along the east line of said 264.813 acre tract and the west line of said Sawgrass Addition, Section 2 to a FOUND REBAR for the northeast corner of this described tract and the northeast corner of Carriage Hills, Section 4A, as shown per plat recorded in Cabinet ___, Slide ___, Plat Records, Taylor County, Texas, and being a corner in the north right-of-way line of Kristie Path;

THENCE along the south line of this described tract and the north line of said Carriage Hills, Section 4A the following bearings and distances:

- N89°48'58"W, 130.07 feet to a FOUND REBAR for corner;
- N01°13'02"E, 4.03 feet to a FOUND REBAR for corner;
- N88°48'58"W, 60.00 feet to a FOUND REBAR for corner, being the beginning of a non-tangent curve to the left, having a radius of 330.00 feet, with a delta angle of 17°21'44" and a chord bearing of S78°06'54"W, 99.62 feet;
- Westerly along said curve to the left an arc distance of 100.00 feet to a FOUND REBAR for corner;
- N14°01'55"W, 161.64 feet to a FOUND REBAR for corner;
- S46°34'48"W, 1,024.31 feet to a FOUND REBAR for corner, being the beginning of a non-tangent curve to the left, having a radius of 230.00 feet, with a delta angle of 25°18'07" and a chord bearing N40°31'30"W, 100.75 feet;
- Northeasterly along said curve to the left an arc distance of 101.57 feet to a FOUND REBAR for corner;
- S38°40'28"W, 60.00 feet to a FOUND REBAR for corner;
- S46°50'18"W, 403.29 feet to a FOUND REBAR for corner;
- S88°35'07"W, 412.58 feet to a FOUND REBAR for the southwest corner of this described tract and the northwest corner of said Carriage Hills, Section 4A, said point being located in the approximate center of Maple Street;

THENCE N01°14'14"E, 1,601.66 feet along the west line of this described tract and of said 264.813 acre tract, and along the approximate center of Maple Street to the **POINT OF BEGINNING** and containing **56.211** acres of land more or less.

PLAT NOTES:

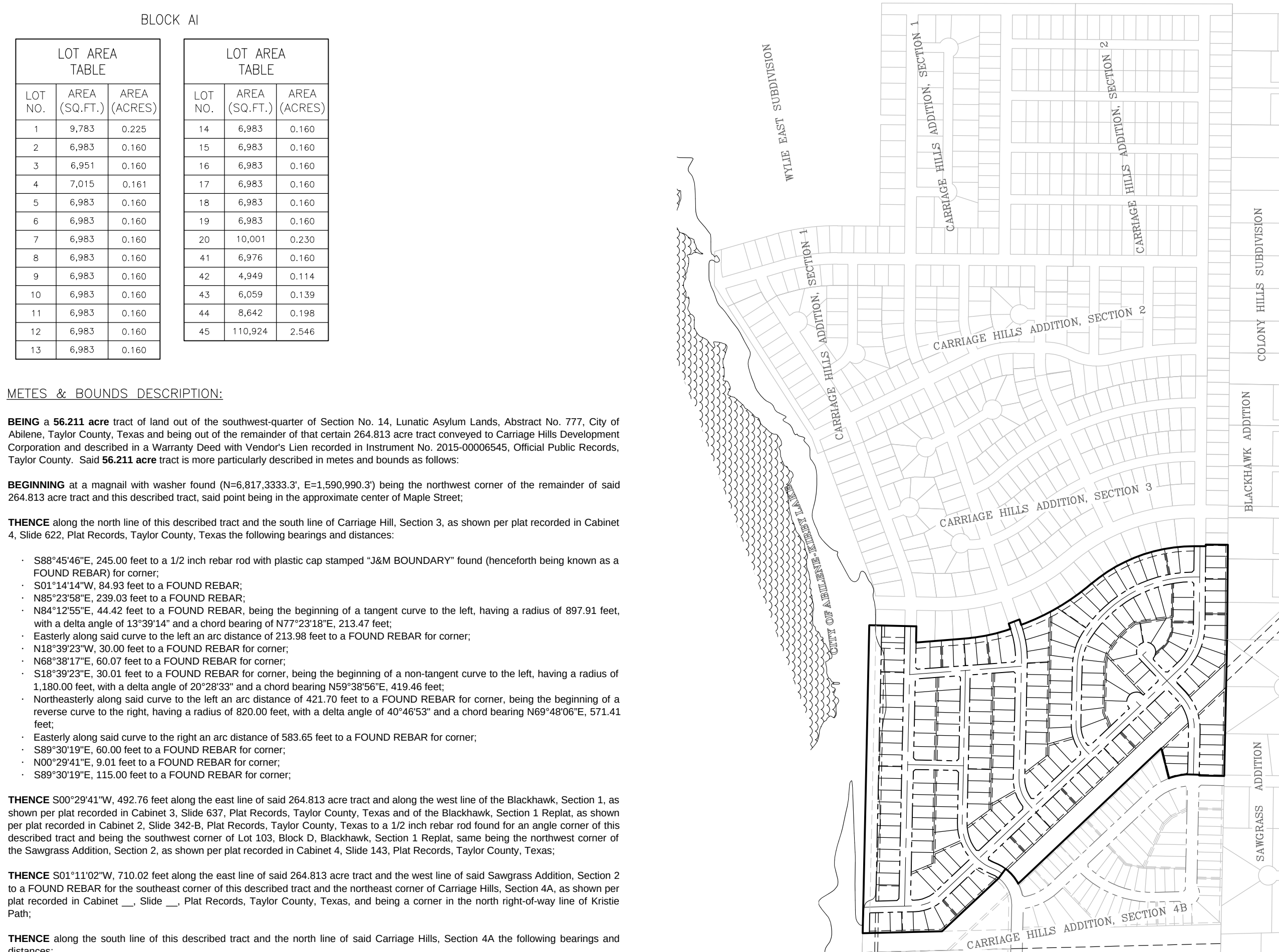
- AREA OF SUBDIVISION = 56.211 ACRES.
- AREA OF ALL PUBLIC R.O.W. DEDICATIONS = 14.090 ACRES.
- BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
- MONUMENTATION: A 1/2" REBAR ROD WITH CAP MARKED "J&M BOUNDARY" IS SET AT EACH SUBDIVISION CORNER, LOT CORNER, AND AT EACH P.C., P.T. AND P.I. IN THE PROPOSED STREET RIGHT-OF-WAY LINES SHOWN.
- A VERY SMALL PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NOS. 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.
- SEE SHEET 1 OF 2 FOR THE PLAT DRAWING AND THE LEGEND.

BASIS OF BEARINGS:

BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.0001422485.

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.



VICINITY MAP
SCALE= 1"=500'

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING
C1	213.96'	897.91'	13°39'14"	107.50'	N77°23'18"E
C2	421.70'	1180.00'	20°28'33"	213.12'	N69°38'56"E
C3	583.65'	820.00'	40°46'53"	304.80'	N69°48'06"E
C4	100.00'	330.00'	17°21'44"	50.39'	S78°06'54"W
C5	101.57'	230.00'	25°18'07"	51.63'	N40°31'30"W
C6	25.98'	897.91'	1°39'23"	12.99'	N83°23'10"E
C7	59.00'	897.91'	3°45'53"	29.51'	N80°40'29"E
C8	59.09'	897.91'	3°46'13"	29.55'	N76°54'26"E
C9	69.90'	897.91'	4°27'38"	34.97'	N72°47'30"E
C10	155.41'	470.00'	18°56'45"	78.42'	N8°42'35"W
C11	173.60'	500.00'	19°53'37"	87.68'	S8°42'35"E
C12	70.14'	530.00'	7°34'58"	35.12'	S14°51'54"E
C13	60.43'	530.00'	6°31'59"	30.25'	S7°48'25"E
C14	53.44'	530.00'	5°46'39"	26.74'	S1°39'06"E
C15	166.62'	1180.00'	8°05'26"	83.45'	N65°50'29"E
C16	40.17'	1180.00'	1°57'02"	20.09'	N60°49'16"E
C17	77.96'	1180.00'	3°47'07"	38.99'	N57°57'12"E
C18	72.82'	1180.00'	3°32'08"	36.42'	N54°17'34"E
C19	64.13'	1180.00'	3°06'50"	32.07'	N50°58'05"E
C20	6.45'	820.00'	0°27'02"	3.22'	N49°38'11"E
C21	70.29'	820.00'	4°54'40"	35.16'	N52°19'02"E

CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C64	37.67'	50.00'	43°09'45"	19.78'	N6°12'50"E	36.76'
C65	38.68'	50.00'	44°19'37"	20.37'	N49°57'32"E	37.73'
C66	40.90'	50.00'	46°52'07"	21.67'	S8°42'36"E	39.77'
C67	64.24'	50.00'	73°37'08"	37.42'	S24°11'58"E	59.92'
C68	24.64'	50.00'	28°14'18"	12.58'	S26°43'44"W	24.39'
C69	37.85'	325.00'	6°40'25"	18.95'	S4°34'26"W	37.83'
C70	57.35'	325.00'	10°06'40"	28.75'	S12°57'58"W	57.28'
C71	57.35'	325.00'	10°06'40"	28.75'	S32°04'38"W	57.28'
C72	22.99'	325.00'	4°03'13"	11.50'	S30°09'34"W	22.99'
C73	162.05'	300.00'	30°56'59"	83.05'	N16°42'42"E	160.09'
C74	31.92'	275.00'	6°39'00"	15.98'	S4°33'43"W	31.60'
C75	77.24'	275.00'	16°05'35"	38.88'	S15°56'01"W	76.99'
C76	39.39'	275.00'	8°12'22"	19.73'	S28°04'59"W	39.35'
C77	35.18'	685.00'	2°56'32"	17.59'	S33°39'26"W	35.11'
C78	58.71'	685.00'	4°54'40"	29.38'	S37°35'02"W	58.70'
C79	58.71'	685.00'	4°54'40"	29.38'	S42°29'42"W	58.70'
C80	58.71'	685.00'	4°54'40"	29.38'	S47°24'22"W	58.70'
C81	58.71'	685.00'	4°54'40"	29.38'	S52°19'02"W	58.70'
C82	58.71'	685.00'	4°54'40"	29.38'	S57°13'42"W	58.70'
C83	58.71'	685.00'	4°54'40"	29.38'	S62°08'22"W	58.70'
C84	58.71'	685.00'	4°54'40"	29.38'	S67°03'01"W	58.70'

ZONING CASE Z-2023-30

STAFF REPORT

Scheduled Hearings

Parks Board: September 19, 2023
Planning & Zoning Commission: October 3, 2023
City Council 1st Reading: October 26, 2023
City Council 2nd Reading: November 2, 2023

Applicant

Owner: City of Abilene
Agent: Jacob & Martin

Case Manager

Clarissa Ivey

Request

Change the zoning of approximately 225.93 acres from Agricultural Open (AO) to Planned Development District 184 (PDD-184) to create base zoning districts of General Commercial (GC) and Agricultural Open.

Location

2070 Zoo Lane and 1042 Loop 322

Background

- The existing uses in Grover Nelson Park will continue.
- The applicant proposes to replat the property. The plat will set the boundary between the two base zoning districts at a location that is generally consistent with the boundary shown on the attached PDD concept plan.
- The creation of the General Commercial base zoning district will maximize the use of the PD and help to facilitate additional improvements to Nelson Park and the Abilene Zoo.

Zoning, Existing and Proposed Land Use

Properties zoned Heavy Industrial (HI) are located north of the subject site. Residential-Single family (RS-6) and Medium Density (MD) zoning districts are located to the west. An Agricultural Open (AO) zoning district is located to the south. Properties zoned Planned Development – 98 (PDD-98), which allows commercial and industrial related uses, is located to the east.

Attached to this report is a proposed concept plan showing the two base zoning districts and the proposed PD narrative outlining the proposed base zoning districts and development standards.

Criteria Assessment

Section 1.4.1.4 of Abilene's Land Development Code states that, in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

- (1) Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.**

The Future Land Use Map recommends institutional uses at this location. The existing use of Nelson Park and the zoo is consistent with the recommended secondary land uses in institutional. The introduction of the GC base zoning district will facilitate additional improvements to Nelson Park and provide destination services for park patrons.

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.

The subject property adjoins an existing residential development, but is adequately buffered by open space, trees, and fencing. The portion of the site designated for General Commercial (GC) uses is compatible with the surrounding uses to the north, south, and east, and is appropriate at the intersection of an arterial street and a regional highway.

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

This property has access to all required utilities.

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

None known.

Staff Recommendation

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

1. The use and development of PDD-184 shall be subject to the proposed concept plan and to the proposed ordinance.
2. A plat of PDD-184 shall be filed within one (1) year from the date in which the PDD is approved by City Council.

Parks Board Recommendation

The Parks Board recommends approval per the staff recommendation.

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor
N- Null

Owner

Owner	Property ID	Situs	Response
ADAMS JOHN W & SHERRY R	53504	1550 SIR THOPAS CT	
ATWELL RICHARD	98714	1733 E HWY 80	
BARBARCIK CARAH D	59704	1558 SEAMANS WY	
BAUGHMAN JACOB & PENNIE L	67796	1026 PARSONS RD	
BROSHEARS BRADLEE A	67563	1010 PARSONS RD	
BUTLER MICHAEL S	113863	1533 YEOMANS RD	
BUTLER MICHAEL S	113863	1535 YEOMANS RD	
BYRD CAROL	70265	933 PARSONS RD	
CHAVIRA JOSE L & EMILIA D	70395	925 PARSONS RD	
COFFEY JUDITH ANN	71011	825 PARSONS RD	
Confidential Owner	67924	1034 PARSONS RD	
DIAZ MONICA F	69391	1033 PARSONS RD	
DILL PROPERTY MANAGEMENT LP	67236	1789 E HWY 80	
ENGLISH JOHN ALVIN JR &	67682	1018 PARSONS RD	
ESCOBEDO JACOB & TERESA A	51938	609 PARSONS RD	
FLORES JOSE L JR &	51550	633 PARSONS RD	
GENESIS CRUDE OIL L P	37942	1849 E HWY 80	
GUERRERO ADELINO & CONNIE	67038	934 PARSONS RD	
GUTIERREZ AMELIA M LF EST	68052	1042 PARSONS RD	
HISCOCK CAREY C & SLINA M	51041	725 PARSONS RD	
HOWARD ZACHARY & KAYLA	70757	901 PARSONS RD	
LANGSTON LINDA J	63056	1565 FRIARS ST	
LEXINGTON VACANT LAND LLC	987364		
LWM INC	70638	909 PARSONS RD	
MILLER MARSHA	69781	1009 PARSONS RD	
MIRELEZ JOE A O & SYLVIA	51676	625 PARSONS RD	
MITCHELL SANDRA LOU	50348	801 PARSONS RD	
MORRIS GEORGE & MOLLY SUE	52064	601 PARSONS RD	
MUHLEMAN JOHN W III	70881	833 PARSONS RD	
ODOM PHILESHA C	50220	809 PARSONS RD	
PALLAREZ LUPE	69912	1001 PARSONS RD	
PERKINS E FAYE	69511	1025 PARSONS RD	
PHARISS DARYL W &	71264	1526 WEAVERS WY	

POPE JESSICA R	51801	617 PARSONS RD	
POWELL BONNIE	67178	942 PARSONS RD	
PRESLEY THEODORE WOODROW	50778	733 PARSONS RD	
RODRIGUEZ ANTONIO JR	69657	1017 PARSONS RD	
ROGGENDORFF BERTHA	55328	1557 SIR THOPAS CT	
ROGGENDORFF PAUL ALEXANDER & JODI LEIGH	55459	1564 FRIARS ST	
SHARITS NATHAN & MARY	67306	950 PARSONS RD	
SMITH JEREMIAH C &	68893	1557 SQUIRES RD	
SPARKS STACY SOUTHARD	53370	1557 SEAMANS WY	
STAGGS LYNN & DEBBIE	69251	1041 PARSONS RD	
STONE DARREN LANE &	50643	749 PARSONS RD	
T & P RY CO	12755		
VALENZUELA JERVIS	51168	717 PARSONS RD	
VILLANUEVA GUSTAVO & MICAELA	70515	917 PARSONS RD	
WARNER STEPHEN ERIC	51426	701 PARSONS RD	
WATERS RONALD J	71133	817 PARSONS RD	
WEST TEXAS UTILITIES CO	57087	600 TRANSFORMER TR	
WEST TEXAS UTILITIES CO	57087	700 TRANSFORMER TR	
WHALEY MAX W & JERITA W	69010	1565 SQUIRES RD	
WHITTEMORE JOEL T &	51300	709 PARSONS RD	
WIGINTON CATHEY	67432	1002 PARSONS RD	
YEOMANS ROAD APARTMENTS LLC	109838	1450 YEOMANS RD	
YUNGINGER JACQUELINE	50507	757 PARSONS RD	

Prop ID

Owner	Property ID	Situs	Response
T & P RY CO	12755		
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LEXINGTON VACANT LAND LLC	987364		

CONCEPT PLAN



ZONING MAP





REZONE REQUEST

Case: Z-2023-30

Owner: City of Abilene

Agent: Jacob & Martin

Request: Rezone from AO to PDD-184

Location: 2070 Zoo Lane and 1042 Loop 322

Notification: 0 in Favor, 0 Opposed

Parks Board: September 19, 2023

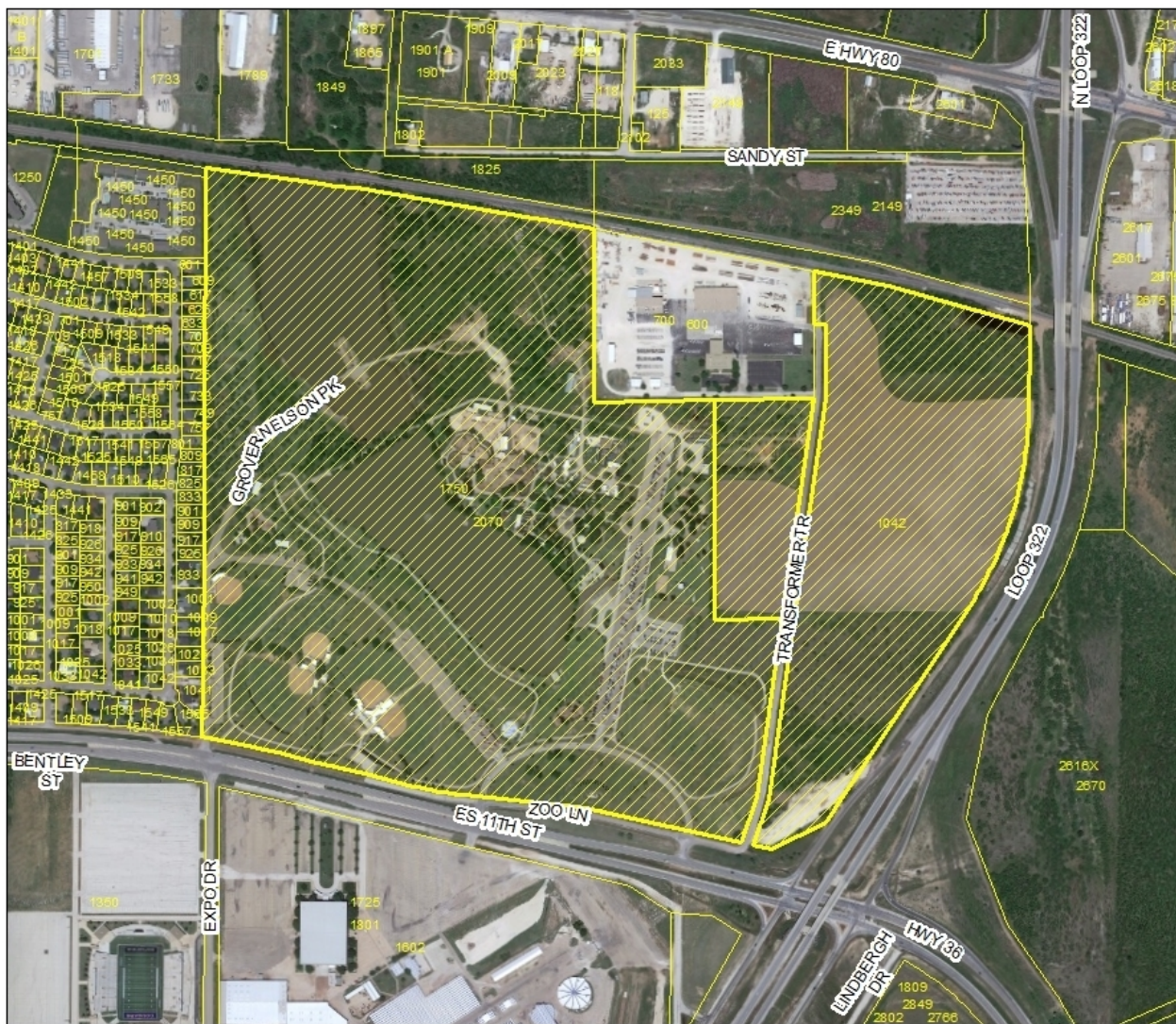
Planning & Zoning: October 3, 2023

City Council Hearing: October 26, 2023
November 2, 2023





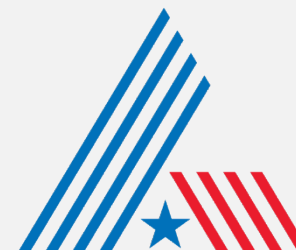
AERIAL LOCATION MAP



Aerial Map



Legend
Z-2023-30
CourierParcels



CITY OF
ABILENE
TEXAS



ZONING MAP

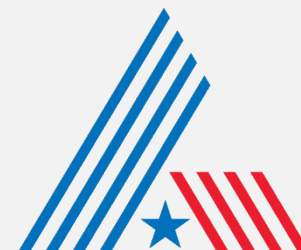


Zoning Map



Legend

- Z-2023-30
- Arterial
- Collector
- Expressway
- Collector
- AO - Agricultural
- Open Space
- RS-6: Residential Single-Family
- MD: Medium Density Residential
- MF: Multi-Family Residential
- HC: Heavy Commercial
- LI: Light Industrial
- HI: Heavy Industrial
- PD: Planned Development



CITY OF
ABILENE
TEXAS



PERMITTED USES IN GC ZONING

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

TRADE – RETAIL USES

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

TRADE – WHOLESALE USES

- C Wholesaling and Storage (indoor)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

LEGEND

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





Permitted Uses in AO Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

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

TRADE – RETAIL USES

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

P

Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)

C

Permitted as a Conditional Use Permit, Requiring Approval by City Council

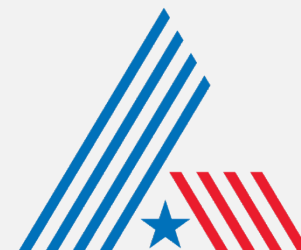
TP

Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment





CONCEPTUAL PLAN



CITY OF
ABILENE
TEXAS



VIEWS OF SUBJECT PROPERTY



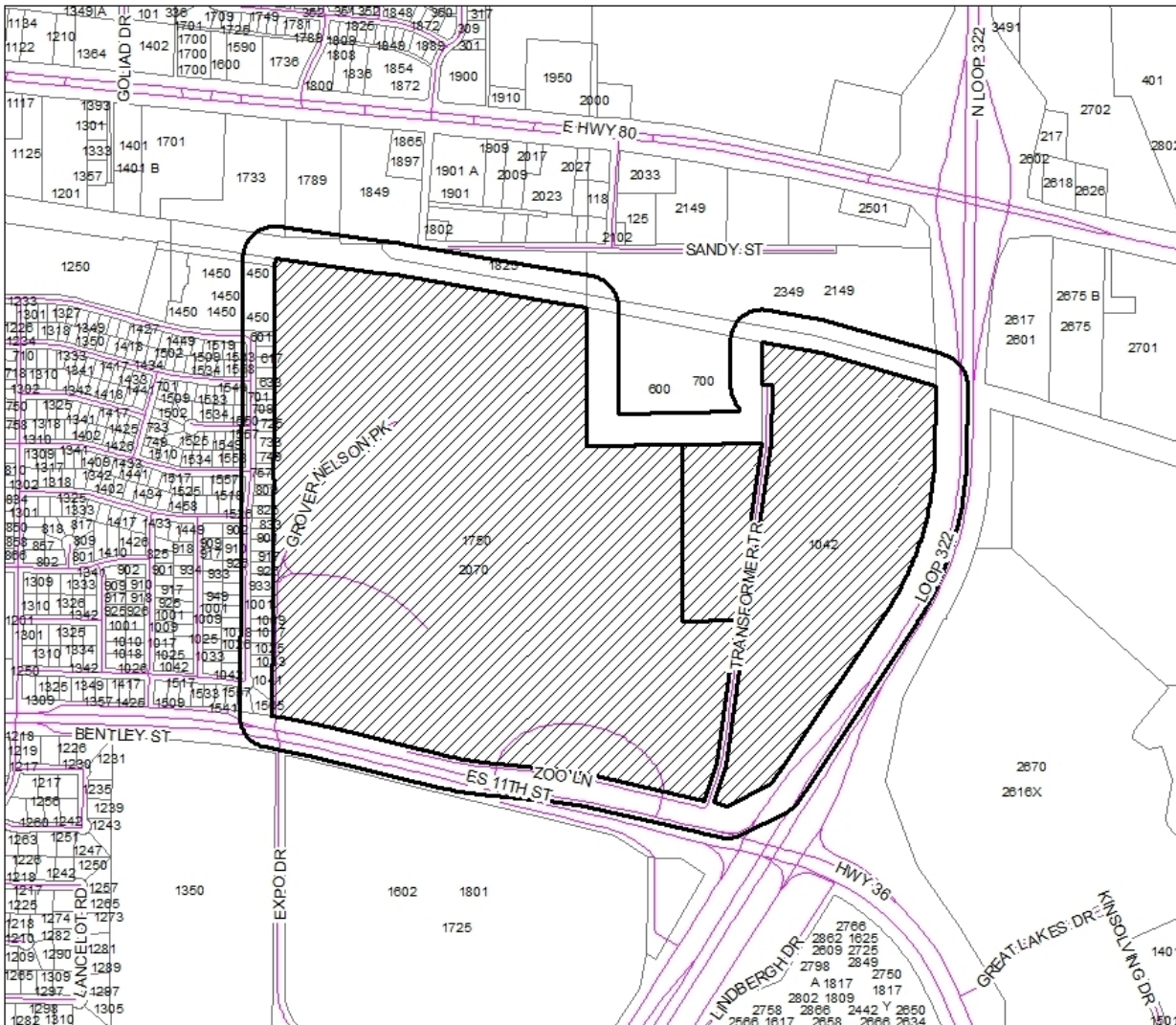


VIEWS OF NEIGHBORING PROPERTY

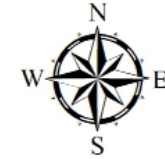




NOTIFICATION AREA MAP



Notification Map



Legend
Z-2023-30
Notification Area

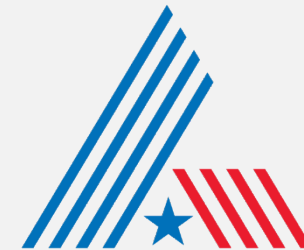
0- In Favor-



0- Opposed-



0% Opposed



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATIONS

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

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





FINDINGS AND RECOMMENDATIONS

Parks Board Recommendation: **Approval** subject to the staff recommendation.

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

1. The use and development of PDD-184 shall be subject to the proposed ordinance.
2. A plat of PDD-184 shall be filed within one (1) year from the date in which the PDD is approved by City Council.





Questions?



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES; 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 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 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 26th day of October, 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 2nd day of November, 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 2nd day of November, 2023.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Change the zoning classification of the following described land, from the Agricultural Open (AO) district to the Planned Development (PDD-184) district.

Legal description being 225.95 acres out of the northwest quarter of Blind Asylum Lands Section 46 in Taylor County, TX.

Located at 2070 Zoo Lane and 1042 Loop 322., Abilene, Taylor County, Texas.

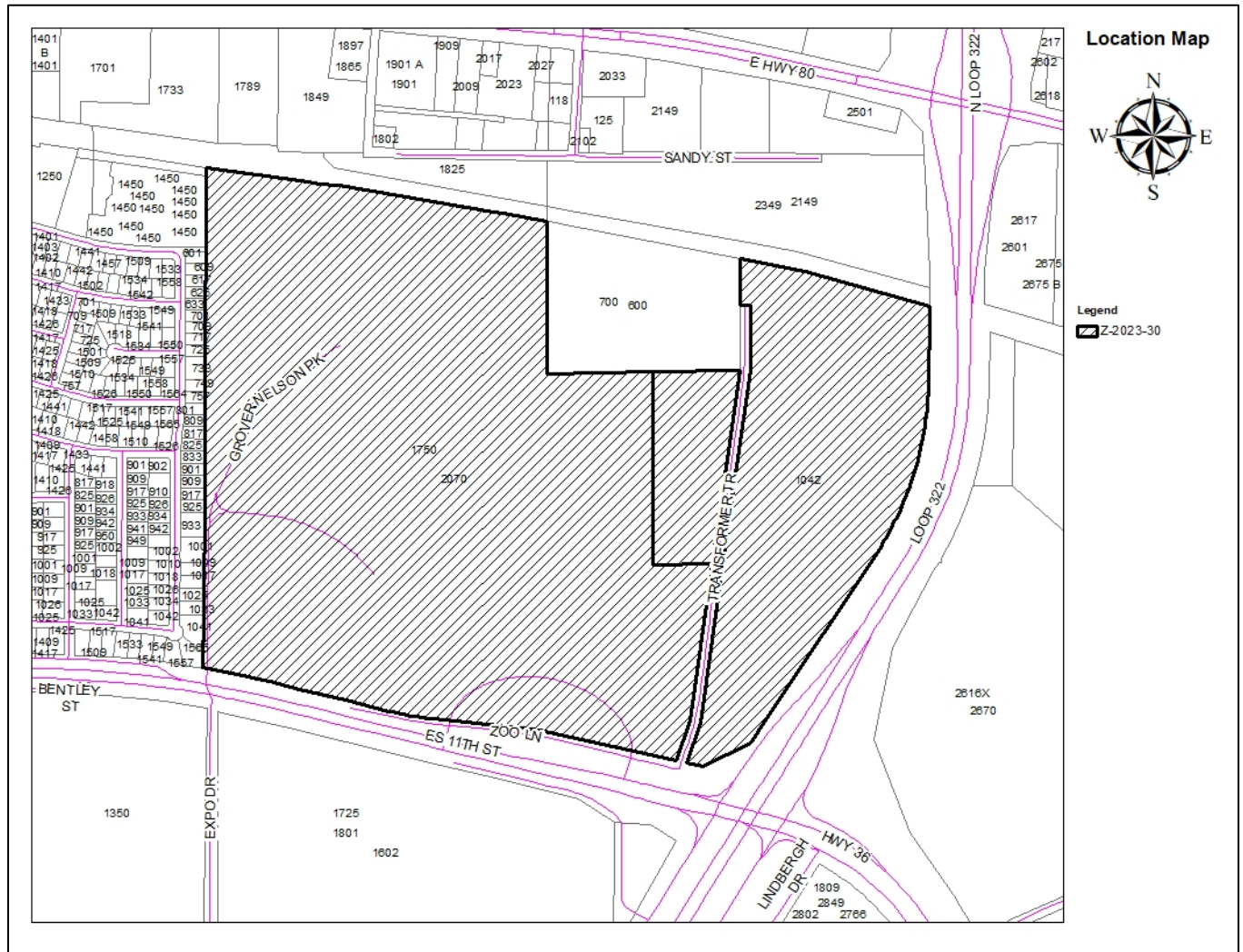


EXHIBIT A

Proposed Base Zoning District, Land Uses, and Specific Modifications

Base Zoning –

- The base zoning districts of the property in PDD-184 shall be Agricultural Open (AO) and General Commercial (GC), as shown in Exhibit C.
- The precise boundary between the two base zoning districts shall be established by a plat that is generally consistent conceptual boundary show in Exhibit C.

Permitted Uses –

- All uses permitted by right in the Agricultural Open (AO) zoning district and General Commercial (GC) zoning district, as each may be amended, shall be permitted within each specific base zoning district.

Building Setbacks –

- Building setbacks shall be 10' from interior side and rear yard.
- Lots located along a street frontage shall provide a front yard setback that is consistent with the requirements of the Land Development Code
- Lots that do not have street frontage shall provide a 10' front yard setback.

Lot Requirements –

- All lots in PDD-184 are not required to have street frontage.
- Access easements shall be required to be dedicated by a plat amendment to any lot that does not have street frontage.
- Lots in the within the GC base zoning district shall not be required to comply with any lot width, lot depth, or minimum floor area ratio (FAR) requirements.

Buffer Yards –

- If a property in the GC base zoning district adjoins a property in the AO base zoning district, a buffer yard shall not be required.
- Buffer yards shall be required whenever any property in PDD-184 adjoins any residential zoning district, including the AO district, outside of PDD-184.

Signs –

- Signs in PDD-184 shall be subject to all applicable Sign Regulations.
- The use of group signs for any uses within PDD-184 shall be permitted.

Platting –

- A plat of PDD-184 shall be recorded within one (1) year of the approval of PDD-184 by City Council.

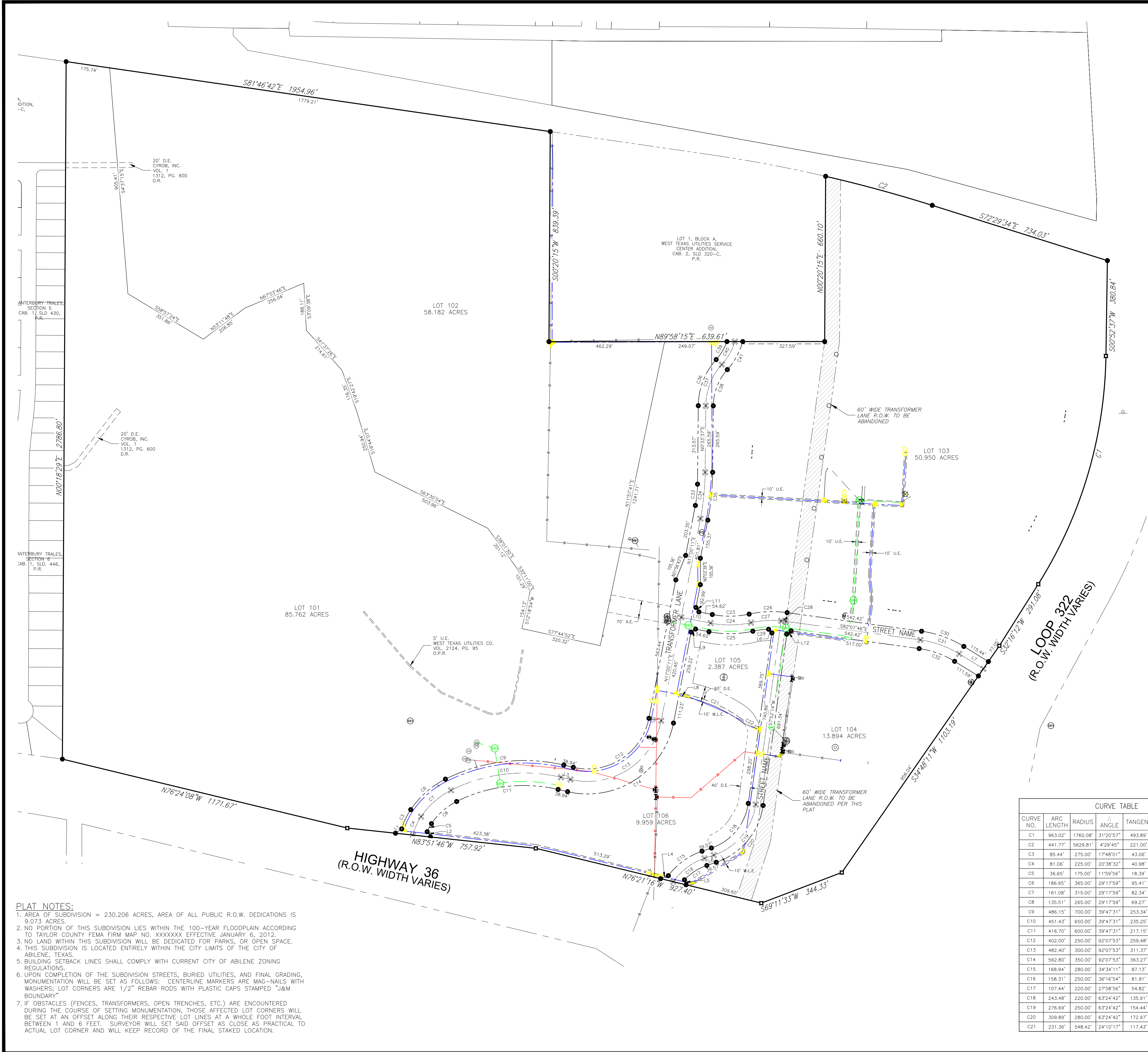
ORDINANCE NO. _____

EXHIBIT A

Concept Plan



-END-



PLAT NOTES:
1. AREA OF SUBDIVISION = 230.206 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 9.073 ACRES
2. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. XXXXXXXX EFFECTIVE JANUARY 6, 2012.
3. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
4. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
5. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
6. UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY"
7. IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.

LEGEND

SUBDIVISION BOUNDARY

ADJACENT PROPERTY

PROPOSED LOT LINES

PROP. STREET R.O.W.

EXIST. STREET R.O.W.

PROP. UTILITY EASEMENTS

PROP. DRAINAGE EASEMENTS

EXIST. UTILITY EASEMENTS

•

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

✱

SET MAGNAIL WITH METAL WASHER

•

FOUND 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "H&I" (UNLESS OTHERWISE NOTED)

■

FOUND TXDOT CONCRETE MONUMENT

A.E. = ACCESS EASEMENTS
U.E. = UTILITY EASEMENTS
D.E. = DRAINAGE EASEMENTS
S.L.E. = STREET LIGHT EASEMENTS
N.A.E. = NON-ACCESS EASEMENTS
D.R. = DEED RECORDS, TAYLOR CO., TX.
P.R. = PLAT RECORDS, TAYLOR CO., TX.
O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS

DEVELOPER/SUBDIVIDER:
CITY OF ABILENE
555 WALNUT STREET
ABILENE, TEXAS 79601

LOOP 322
(R.O.W. WIDTH VARIES)

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	30.19'	N55°08'52"E
L2	25.00'	N32°32'50"W
L3	38.94'	S76°51'56"E
L4	32.97'	S69°09'20"W
L5	20.89'	S17°49'47"E
L6	39.57'	S71°16'56"W
L7	113.52'	S58°20'27"E
L8	27.03'	S78°59'49"E
L9	21.21'	N56°00'11"E
L10	119.82'	S78°59'49"E
L11	21.21'	N33°59'49"W

CURVE TABLE				
CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT
C1	963.02'	1760.08'	31°20'57"	493.89'
C2	441.77'	5629.81'	4°29'45"	221.00'
C3	85.44'	275.00'	17°48'01"	43.06'
C4	81.06'	225.00'	20°38'32"	40.98'
C5	36.65'	175.00'	11°59'58"	18.39'
C6	186.65'	365.00'	29°17'59"	95.41'
C7	161.08'	315.00'	29°17'59"	82.34'
C8	135.51'	265.00'	29°17'59"	69.27'
C9	486.15'	700.00'	39°47'31"	253.34'
C10	451.43'	650.00'	39°47'31"	235.25'
C11	416.70'	600.00'	39°47'31"	217.15'
C12	402.00'	250.00'	92°07'53"	259.48'
C13	482.40'	300.00'	92°07'53"	311.37'
C14	562.80'	350.00'	92°07'53"	363.27'
C15	168.94'	280.00'	34°34'11"	87.13'
C16	158.31'	250.00'	36°16'54"	81.91'
C17	107.44'	220.00'	27°58'56"	54.82'
C18	243.48'	220.00'	63°24'42"	135.91'
C19	276.69'	250.00'	63°24'42"	154.44'
C20	309.89'	280.00'	63°24'42"	172.97'
C21	231.36'	548.42'	24°10'13"	117.43'

CURVE TABLE				
CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT
C22	90.36'	281.77'	18°22'28"	45.53'
C23	148.21'	365.00'	23°15'56"	75.14'
C24	162.42'	400.00'	23°15'56"	82.35'
C25	176.64'	435.00'	23°15'56"	89.55'
C26	152.85'	435.00'	20°07'59"	77.22'
C27	120.97'	400.00'	17°19'37"	60.95'
C28	19.59'	400.00'	2°48'22"	9.80'
C29	63.52'	365.00'	9°58'16"	31.84'
C30	180.61'	435.00'	23°47'19"	91.62'
C31	166.08'	400.00'	23°47'19"	84.25'
C32	151.55'	365.00'	23°47'19"	76.88'
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3465 CURRY LANE
ABILENE, TX 79606
325-696-1070

JACOB
MARTIN

TBPELS FIRM # 10194493

1508 SANTA FE DR, STE 204
WILKINSON, TX 76066
817-594-9880

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

CITY, STATE

NELSON PARK SUBDIVISION REPLAT

CONSTRUCTION DRAWINGS

PRELIMINARY PLAT

SCALE 1" = 200'

DATE

NO. REVISION

PROJECT # 22252

DESIGNED C.F.

DRAWN L.A.

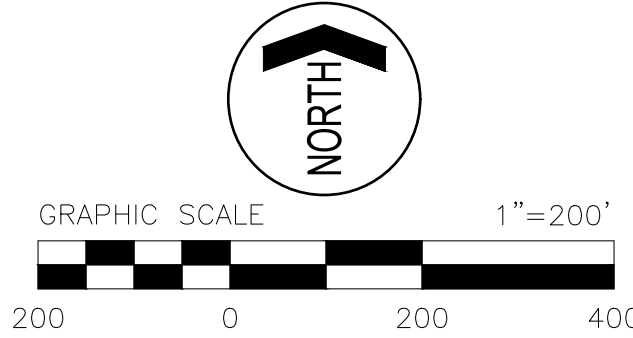
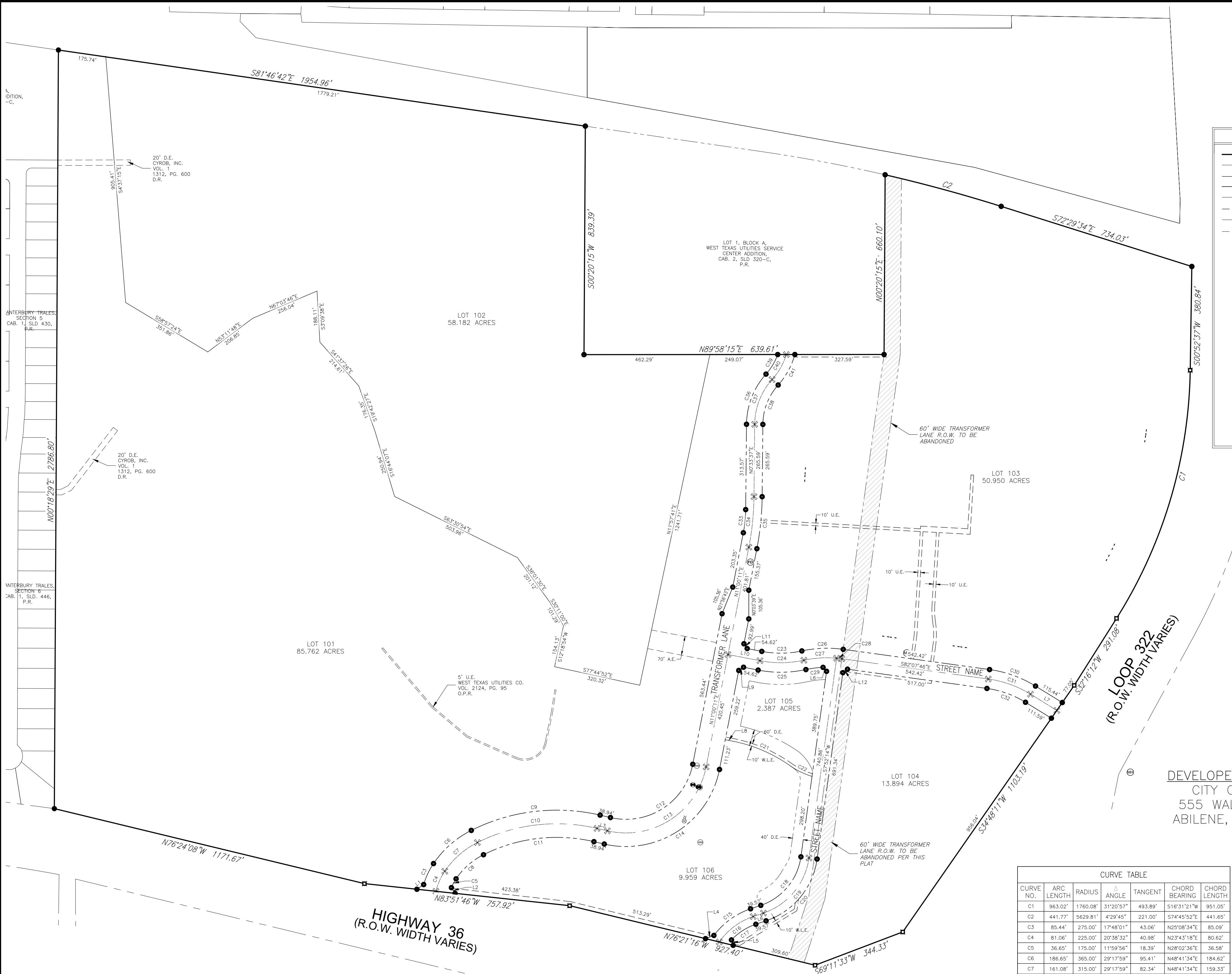
CHECKED C.F.

SHEET 1

SEQ. 1 OF 1

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING.
CHECK SCALE & ADJUST ACCORDINGLY.

Page 37 of 120



LEGEND

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

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

✱ SET MAGNAIL WITH METAL WASHER

● FOUND 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "H&T" (UNLESS OTHERWISE NOTED)

■ FOUND TXDOT CONCRETE MONUMENT

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BASIS OF BEARINGS:
BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.000142119.

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.

NELSON PARK SUBDIVISION REPLAT
BEING A REPLAT OF ALL OF LOT 1, BLOCK A,
NELSON PARK SUBDIVISION AND 173.934 ACRES OUT
OF THE SW/4 OF SECTION NO. 46, BLIND ASYLUM
LANDS, ABSTRACT NO. 631, & NW/4 OF SECTION
NO. 46, BLIND ASYLUM LANDS, ABSTRACT NO. 882,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

DEVELOPER/SUBDIVIDER:
CITY OF ABILENE
555 WALNUT STREET
ABILENE, TEXAS 79601

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT	CHORD BEARING
C1	963.02'	1760.08'	31°20'57"	493.89'	S16°31'21"W
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C3	85.44'	275.00'	17°48'01"	43.06'	N25°08'34"E
C4	81.06'	225.00'	20°38'32"	40.98'	N23°43'18"E
C5	36.65'	175.00'	11°59'56"	18.39'	N28°02'36"E
C6	186.65'	365.00'	29°17'59"	95.41'	N48°41'34"E
C7	161.08'	315.00'	29°17'59"	82.34'	N48°41'34"E
C8	135.51'	265.00'	29°17'59"	69.27'	N48°41'34"E
C9	486.15'	700.00'	39°47'31"	253.34'	N8°14'19"E
C10	451.43'	650.00'	39°47'31"	235.25'	N8°14'19"E
C11	416.70'	600.00'	39°47'31"	217.15'	N8°14'19"E
C12	402.00'	250.00'	92°07'53"	259.48'	N57°04'08"E
C13	482.40'	300.00'	92°07'53"	311.37'	N57°04'08"E
C14	562.80'	350.00'	92°07'53"	363.27'	N57°04'08"E
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C27	120.97'	400.00'	17°19'37"	60.95'	N86°24'03"E
C28	19.59'	400.00'	2°48'22"	9.80'	S83°31'57"E
C29	63.52'	365.00'	9°58'16"	31.64'	N82°43'23"E
C30	180.61'	435.00'	23°47'19"	91.62'	N70°14'06"W
C31	166.08'	400.00'	23°47'19"	84.25'	S70°14'06"E
C32	151.55'	365.00'	23°47'19"	76.88'	N70°14'06"W
C33	85.66'	470.00'	10°26'34"	42.95'	N5°46'54"E
C34	186.82'	1025.00'	10°26'34"	93.67'	N5°46'54"E
C35	192.28'	1055.00'	10°26'34"	96.41'	N5°46'54"E
C36	201.93'	280.00'	41°19'17"	105.58'	N21°13'16"E
C37	180.30'	250.00'	41°19'17"	94.27'	N21°13'16"E
C38	158.66'	220.00'	41°19'17"	82.96'	N21°13'16"E
C39	84.34'	220.00'	21°57'56"	42.69'	N30°53'56"E
C40	106.65'	250.00'	24°26'31"	54.15'	N29°39'39"E
C41	128.84'	280.00'	26°21'51"	65.58'	N28°41'59"E

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

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

COUNTY CLERK

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

DATE

FILE NUMBER

COUNTY CLERK

COUNTY TEXAS

DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED MANAGER OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF

NELSON PARK SUBDIVISION REPLAT
BEING A REPLAT OF ALL OF LOT 1,
BLOCK A, NELSON PARK SUBDIVISION
AND 173.934 ACRES OUT OF THE SW/4
OF SECTION NO. 46, BLIND ASYLUM
LANDS, ABSTRACT NO. 631, & NW/4
OF SECTION NO. 46, BLIND ASYLUM
LANDS, ABSTRACT NO. 882,
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

ROBERT HANNA
CITY MANAGER, CITY OF ABILENE

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

ROBERT HANNA

KNOWN TO ME TO BE THE PERSON AND MANAGER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

CITY OF ABILENE

A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D. 2023

TAYLOR
COUNTY TEXAS

GENERAL NOTES

ACREAGE: 230.206 ACRES

SCALE: _____ SMALLEST LOT: _____ ACRES LARGEST LOT: _____ ACRES

LOT WIDTH: MIN. _____ MAX. _____ LOT DEPTH: MIN. _____ MAX. _____

CONCRETE MONUMENT FOUND (SYMBOL) CENTERLINE MARKER SET (SYMBOL)

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE.

PLAT DESCRIPTION:

NELSON PARK SUBDIVISION REPLAT
BEING A REPLAT OF ALL OF LOT 1,
BLOCK A, NELSON PARK SUBDIVISION
AND 173.934 ACRES OUT OF THE SW/4
OF SECTION NO. 46, BLIND ASYLUM
LANDS, ABSTRACT NO. 631, & NW/4
OF SECTION NO. 46, BLIND ASYLUM
LANDS, ABSTRACT NO. 882,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

SIGNATURE _____ (PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE _____

PRELIMINARY
This document shall not be recorded for any purpose.

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

1508 SANTA FE DR, STE 204
WEATHERFORD, TX 76086
817-594-9880

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

TBPELS FIRM # 10194493

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

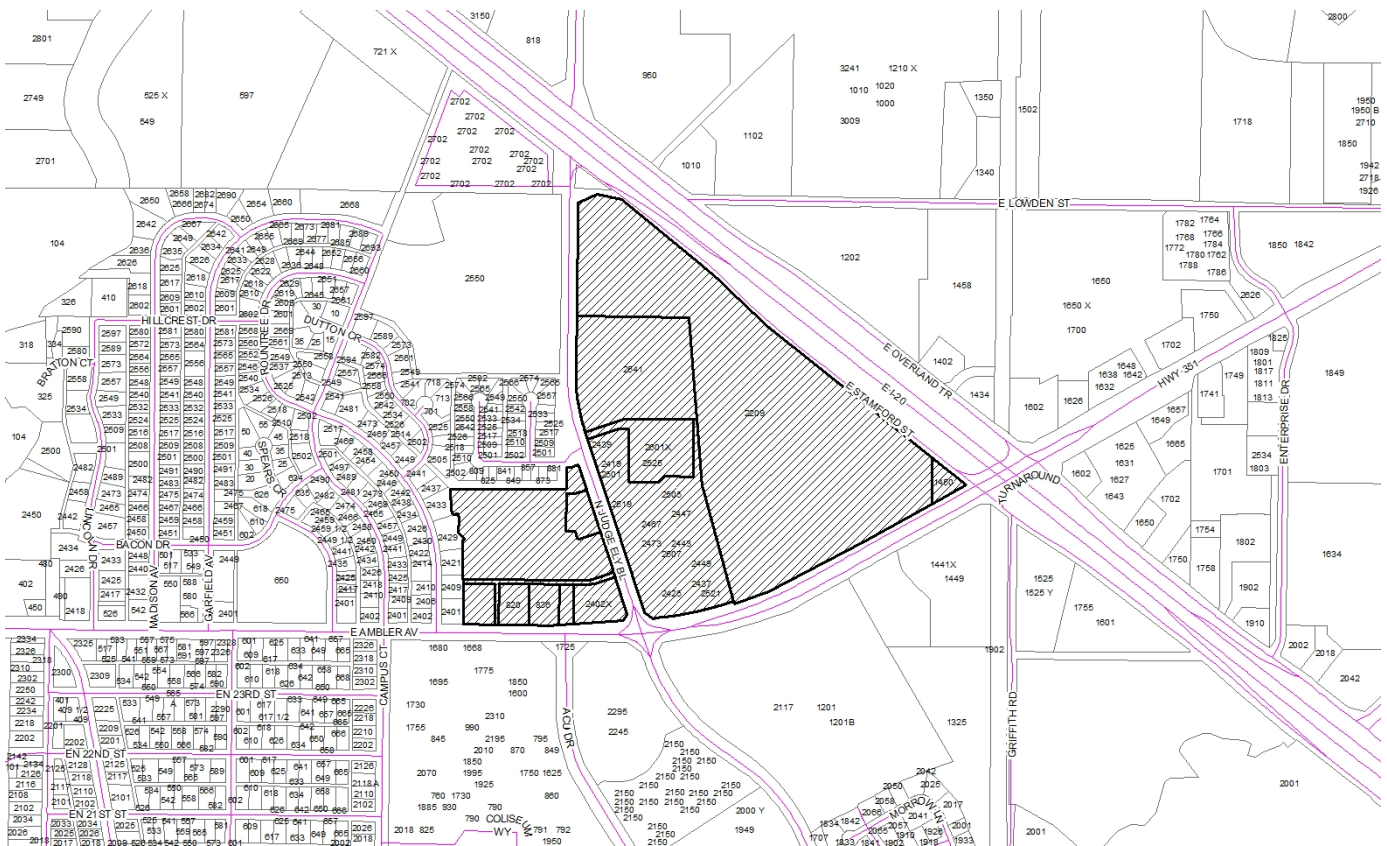
APPROVED:

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.

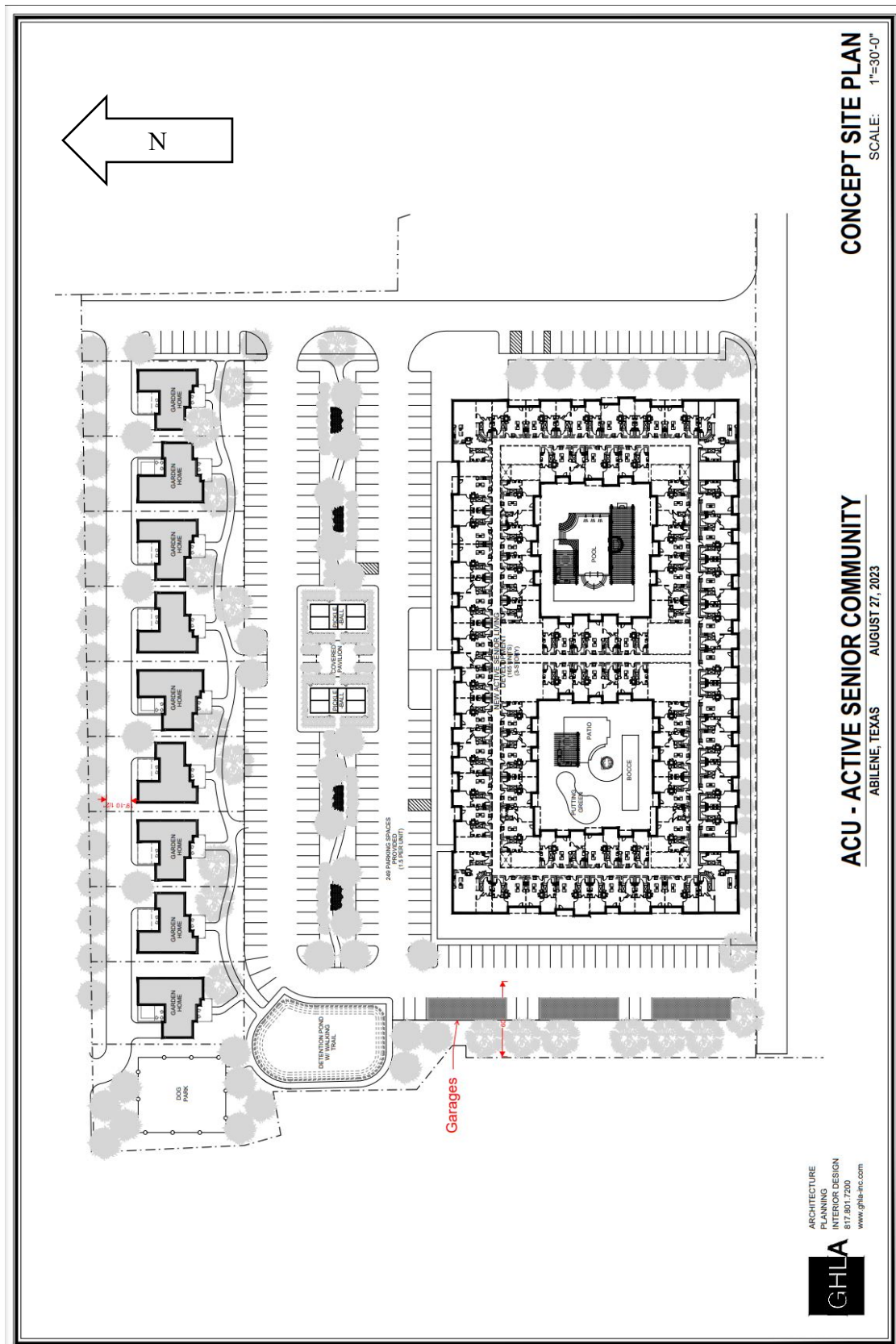
ADD UNDERLINED PART 7: Specific Modifications. This Planned Development shall be subject to the requirements of the GR (General Retail), MF (Multi-Family), PH (Residential Patio Home), RS-6 (Residential Single-Family 6,000 Square foot lots), and TH (Town House) zoning districts, except as modified below:

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



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

GHILA
ARCHITECTURE
PLANNING
INTERIOR DESIGN
817.801.7200
www.ghila-inc.com

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

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	O
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	O
LEPARD LOUANN	45061	865 CLOVERLEAF LN	
LONG INVESTMENTS LLC	45066	841 CLOVERLEAF LN	
MILLER AARON R & ELIZABETH A	44678	2429 ROUNTREE DR	

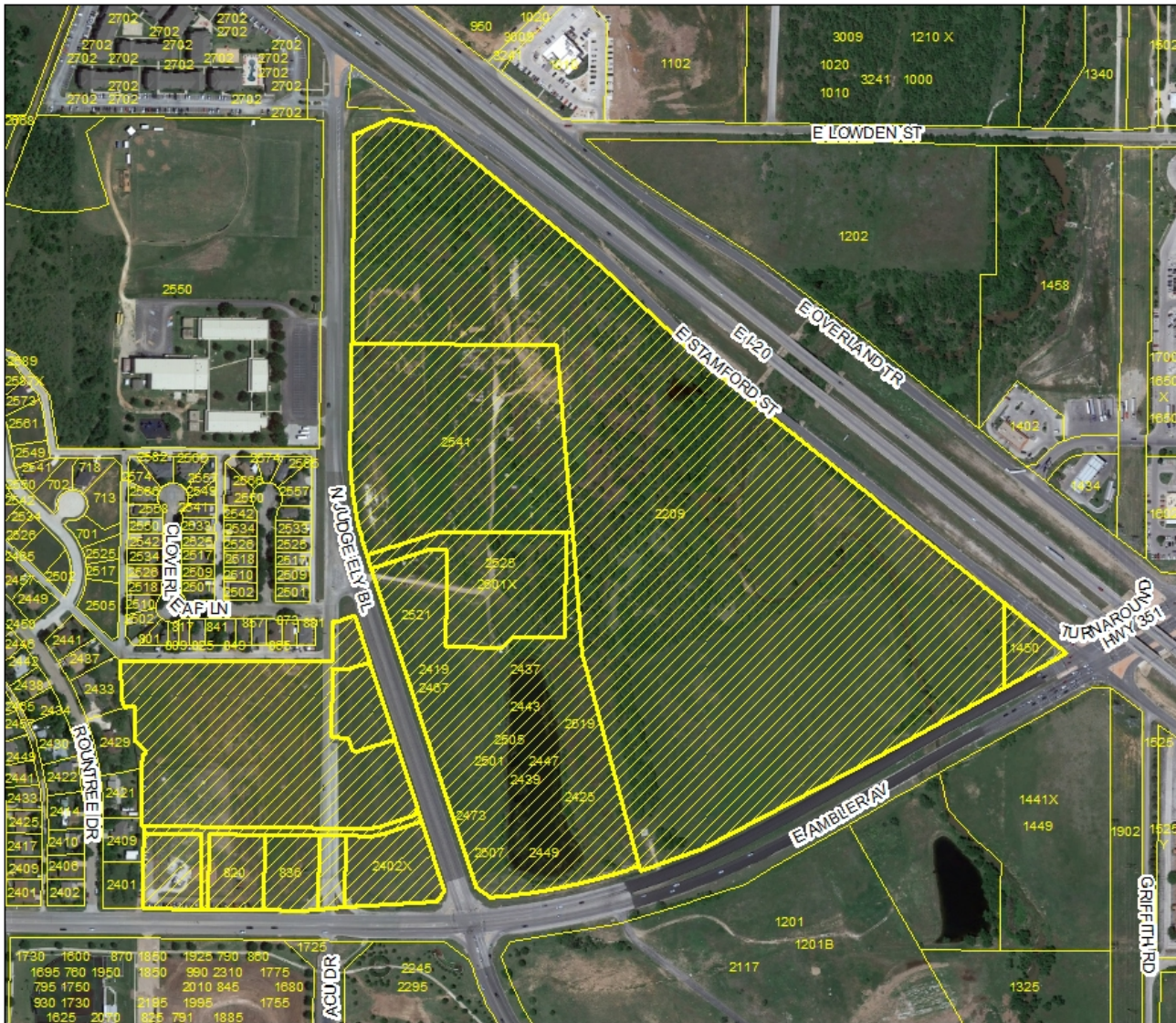
MIMS GREGORY & PAMELA &	45164	2525 SUNNIBROOK CT	
NEWBY CHARLES JR & SHARI	46554	2441 ROUNTREE DR	
PHIPPS MICHAEL	45075	809 CLOVERLEAF LN	
ROBERSON CHARLES W & GEORGAN	42891	2434 ROUNTREE DR	
ROBERTS REV LIVING TRUST	45057	881 CLOVERLEAF LN	
STRADER ROYE SUE	42499	2422 ROUNTREE DR	
SWAG ASSETS LLC	42013	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

Owner	Property ID	Situs	Response
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BAGGS TERRY W & KAREN	45154	2565 SUNNIBROOK CT	
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JOHNSON JAKE & KRISTEN	45160		
ICE BERLE J	45161	2533 SUNNIBROOK CT	
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ADAMS RONALD	45167	2517 SUNNIBROOK CT	
CEDILLO OSCAR S & CARLA	45169	2509 SUNNIBROOK CT	
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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



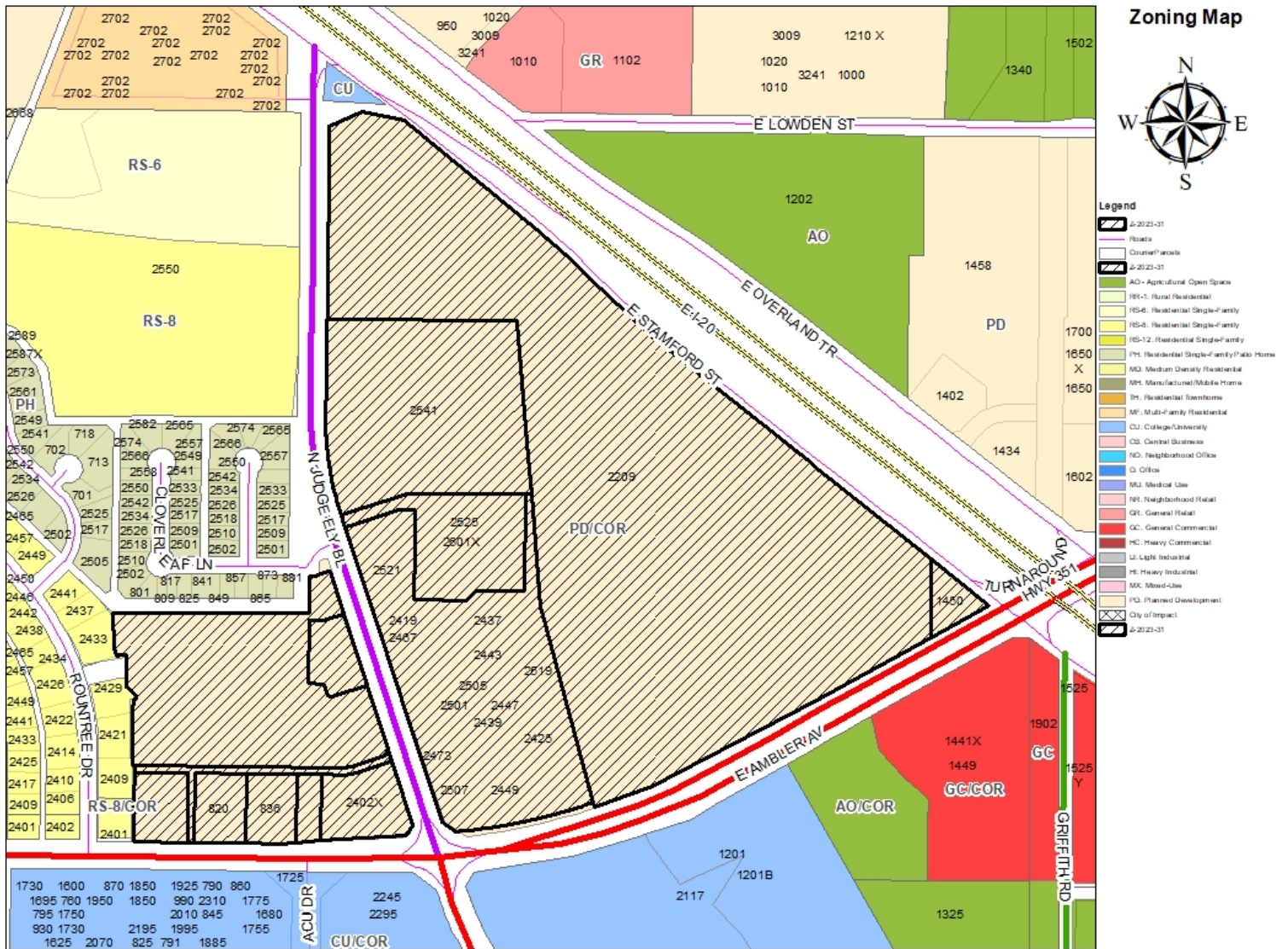
Aerial Map



Legend

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

ZONING MAP





REZONE REQUEST

Case: Z-2023-31(Tabled)

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

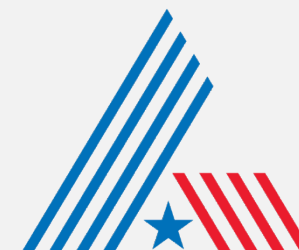


Aerial Map



Legend

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



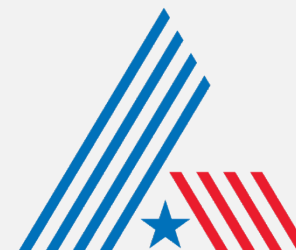
CITY OF
ABILENE
TEXAS



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



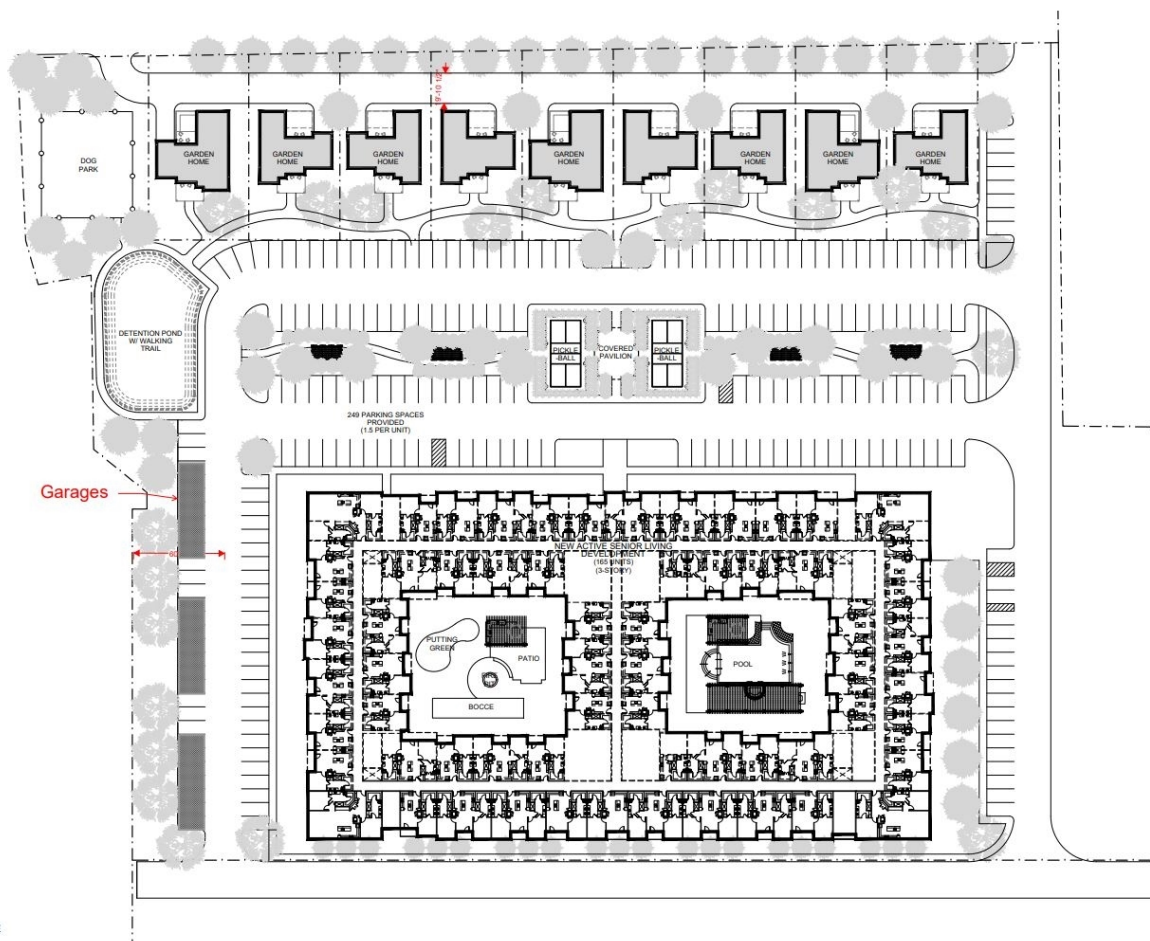


SIMILAR ACTIVE SENIOR DEVELOPMENT





PROPOSED CONCEPT PLAN

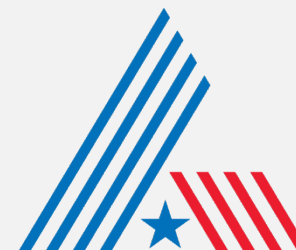


ACU - ACTIVE SENIOR COMMUNITY
ABILENE, TEXAS AUGUST 27, 2023

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



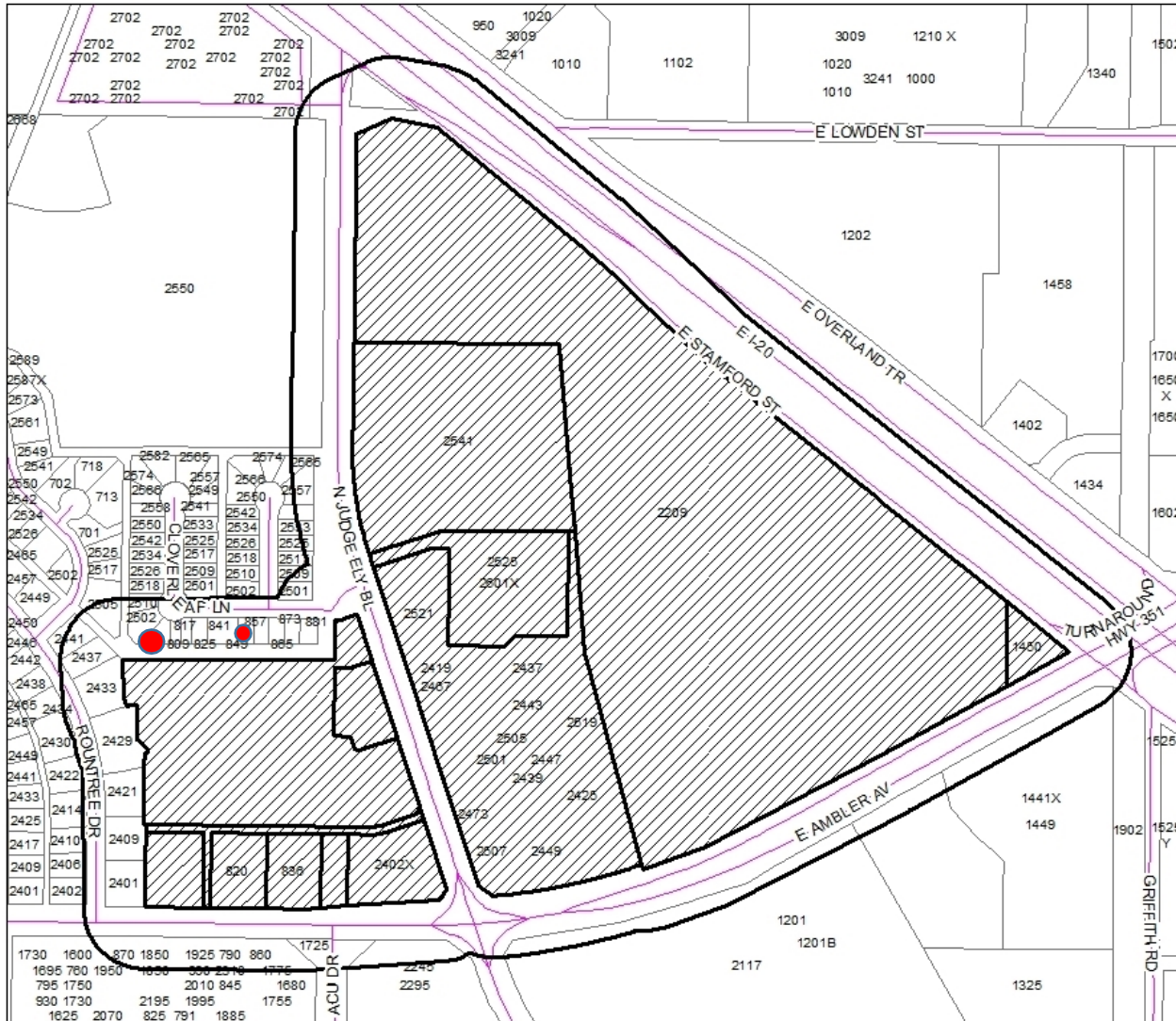
ARCHITECTURE
PLANNING
INTERIOR DESIGN
817.801.7200
www.ghila-inc.com



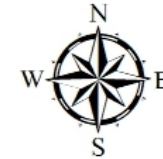
CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



Notification Map



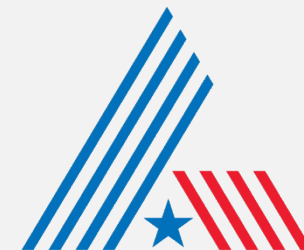
Legend

- Z-2023-31
- Buffer (Not affected)
- Roads
- CourierParcels

0- In Favor-

0- Opposed-

0 % OPPOSITION



CITY OF
ABILENE
TEXAS



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?



AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, CONCERNING PDD-104 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 23, Subpart E, known as the Zoning Ordinance 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 13th day of April A.D. 2006.

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 15th day of March, 2006, 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 a.m., on the 27th day of April, 2006, 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 22nd day of June, A.D. 2006.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

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 District 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 District and are hereby incorporated by reference and included as part of this ordinance.

All use and development within the Planned Development District 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 District shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Subpart E, Abilene Municipal Code, known as the Zoning Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From AO (Agricultural Open Space to PDD (Planned Development District).

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.

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

ORDINANCE NO. _____
EXHIBIT "A"
PAGE 2

BEING 84.29 acres of land and being out of the Northeast 1/4 of Section 62, Abstract 781, Blind Asylum Lands, Taylor County, Texas, said Northeast 1/4 being part of that same tract conveyed unto the State of Texas from the City of Abilene and recorded in Volume 14, Page 127, Deed Records, Taylor County, Texas, said 84.29 acre tract being more particularly described as follows:

BEGINNING at a 3/8" rebar found at the Southwest corner of the Northeast 1/4 of said Section 62 for the Southwest corner of this tract, the Northeast corner of a 48.37 acre tract recorded in Volume 3010, Page 154, Official Public Records, Taylor County, Texas and the Northwest corner of a 13.37 acre tract surveyed by Williams Surveying Company on June 22, 2005, said point of beginning also bears S19°50'W 1756.95 feet from City of Abilene Survey Marker # 48 which has a posted position by the City of Abilene as: Texas Plane Coordinates, N. C. Zone, X = 1316698.83, Y = 278803.50.

THENCE N0°05'23"W 836.78 feet to a 1/2" rebar set;

THENCE N87°54'18"E 939.06 feet to a 1/2" rebar set;

THENCE N41°31'05"W 300.67 feet to a 1/2" rebar set;

THENCE N10°59'00"E 699.0 feet to a 1/2" rebar set in a curve to the left on the SBL of South 27th Street for the most Northerly Northwest corner of this tract;

THENCE along the SBL of South 27th Street and said curve to the left having a radius of 1498.53 feet, a length of 375.04 feet and a chord bearing and distance of N51°47'58"E 374.06 feet to a 1/2" rebar set at the end of said curve to the left;

THENCE N44°37'47"E (N45°20'E = record bearing) 253.10 feet along the SBL of said street to a 1/2" rebar set at the beginning of a curve to the right;

THENCE along the SBL of said street and said curve to the right having a radius of 1274.55 feet, a length of 854.82 feet, and a chord bearing and distance of N63°50'36"E 838.89 feet to a 1/2" rebar set for the most Northerly Northeast corner of this tract;

THENCE S9°19'31"E 383.10 feet to a 1/2" rebar set;

THENCE S89°48'14"E 426.27 feet to a 1/2" rebar set on the WBL of F. M. Highway 1750 (A.K.A. Oldham Lane) for the most Easterly Northeast corner of this tract;

THENCE S0°31'24"E (S0°30'E = record bearing) along the WBL of said highway at 215.07 feet pass an existing concrete highway monument and continue along for a total distance of 939.58 feet to an existing concrete highway monument on the Northwest boundary line of State Highway Loop 322;

THENCE S60°24'04"W (S40°40.7'W = record bearing) 513.45 feet (513.51 = record distance) along the Northwest boundary line of said Loop 322 to an existing concrete highway monument;

THENCE S44°05'09"W (S44°11.9'W = record bearing) 1079.66 feet along the Northwest boundary line of said Loop 322 to an existing concrete highway monument;

THENCE S33°34'19"W (S33°25.9'W = record bearing) 238.20 feet along the Northwest boundary line of said Loop 322 to a 1/2" rebar found at the Northeast corner of said 13.37 acre tract and the Southeast corner of this tract;

THENCE S89°13'35"W (S89°13'20"W = record bearing) 1263.47 feet (Bearing Basis Line, Bearings determined by GPS observations using Trimble 4700 receivers.) along the NBL of said 13.37 acre tract to the place of beginning and containing 84.29 acres of land.

Tract 6

ADD: **BEING** 14.34 acres of land and being out of the Northeast 1/4 of Section 62, Abstract 781, Blind Asylum Lands, Taylor County, Texas, said Northeast 1/4 being part of that same tract conveyed unto the State of Texas from the City of Abilene and recorded in Volume 14, Page 127, Deed Records, Taylor County, Texas, said 14.34 acre tract being more particularly described as follows:

BEGINNING at a set 1/2" rebar on the WBL of said Northeast 1/4 of Section 62, from whence a 3/8" rebar found at the Southwest corner of the Northeast 1/4 of said Section 62 and the Northeast corner of a 48.37 acre tract recorded in Volume 3010, Page 154, Official Public Records, Taylor County, Texas, bears S0°05'23"E 836.78 feet;

ORDINANCE NO. _____
EXHIBIT "A"
PAGE 3

THENCE N0°05'23"W 730.53 feet to the SBL of South 27 th Street;
THENCE N89°37'47"E 110.65 feet along the SBL of South 27 th Street to the beginning of a curve to the left;
THENCE along said curve to the left with a radius of 1498.53 feet and a chord bearing and distance of N74°18'E 792.37 feet to a set 1/2" rebar at the most Northerly Northwest corner of an existing 84.29 acre tract;
THENCE along the Westerly boundary line of said 84.29 acre tract to set 1/2" rebar as follows:
S10°59'00"W 699.0 feet,
S41°31'05"E 300.67 feet and S87°54'18"W 939.06 feet to the place of beginning and containing 14.34 acres of land.

Location:

The west side of Oldham Lane between S. 27th Street and Loop 322

PART 6: Purpose. The purpose of the Planned Development District (PDD) request is to allow for mix of commercial and residential development: and related activities of a tract, which generally has not developed under present zoning and development procedures.

PART 7: Specific Modifications. The following regulations and the attached concept plan (Exhibit B) shall govern the use and development of this Planned Development District.

A. PERMITTED USES:

1. Tract 1:

- ~~a. Uses permitted in the Shopping Center district as modified (See Exhibit C)~~
- ~~b. Education Research~~
- ~~c. Catering Service~~
- ~~d. Delivery Services~~
- ~~e. Office equipment and business machine rental~~
- ~~f. Printing (Commercial)~~
- ~~g. Medical and Dental Supply Sales~~
- ~~h. Newspaper, periodical and book publishing, binding and printing~~
- ~~i. Pet Stores with the following provisions:~~
 - ~~• No external grooming or kennels~~
 - ~~• All related activities must occur indoors within the pet store business~~
- ~~j. Hotel (including swimming pools and tennis courts) with the following provisions:~~
 - ~~• May only face Loop 322~~
 - ~~• No exterior entry to rooms~~
 - ~~• Rooftop mechanical items must be screened~~
- a. all uses permitted in the General Retail (GR) zoning district

2. Tract 2:

- ~~a. Uses permitted in the Office District as modified (See Exhibit D).~~
- ~~b. All mechanical equipment, such as HVAC and power units, and refuse containers shall be located within a fenced area that is screened from view.~~
- a. Uses permitted in the GR zoning district
- b. Storage self-service units shall be a permitted use

3. Tract 3:

- a. Uses allowed in Residential Multi-Family (MF) zoning districts, subject to all standards ordinarily required thereof and of Part 7 .B.14 of this ordinance, except the overall density of housing (on any one lot) shall not exceed 18 dwelling units per acre.
- b. Self-service storage units, subject to all ordinary building and site development standards required thereof, as well as the following limitations:
 - (1) Outside storage (including storage of boats and other recreational vehicles) is not allowed.
 - (2) Fencing requirements:
 - (a) Chain-link fencing may be used on north and west sides only.
 - (b) No barbed or razor wire fencing may be used.
 - (c) Masonry or wrought-iron fencing may be used in any area.
 - (3) Sufficient containers for solid waste disposal must be provided and shall be fully screened from view of public rights-of-way or any roadway.
 - (4) Self-service storage building must be on concrete foundations, and all vehicle

parking and maneuvering areas shall be improved with asphaltic or Portland cement binder pavement

4. Tract 4:

- a. The use and development of land in Tract 4 shall be generally governed by the following three zoning classifications as well as by provisions expressed in Part 7.B.14 of this ordinance:
 - (1) Residential Medium-Density (MD) District, with allowances for development of conventional single-family housing to ordinary standards of RS-6 zoning districts, and with a restriction that no more than two (2) dwelling units are allowed on any one lot;
 - (2) Residential Townhome (TH) District, provided that any final subdivision plat (or replat) embracing lots intended for townhome dwellings must specifically identify and restrict those lots for such housing; and
 - (3) Residential Single-Family Patio Home (PH) District, provided that any final subdivision plat (or replat) embracing lots intended for patio home dwellings must specifically identify and restrict those lots for such housing.

5. Tract 5:

Shall develop under the provisions of the RM-2 district with the following exceptions:

- The maximum density shall be 18 units per acre
- Must meet the requirements of Part 7.B.14 of this ordinance

B. SITE DEVELOPMENT

1. Minimum Building Setbacks - Commercial Development and Residential:

- a. Along S. 27th St, Oldham Lane., Loop 322 and any future collector streets:
 - (1) 15 feet if entirely landscaped except for sidewalks and permitted driveways crossing perpendicular across the 15 feet
 - (2) 30 feet if parking is located in the front of the building
- b. Along interior streets: 20 feet
- c. All others setbacks: 10 feet

2. Maximum Structure Height: 35 feet and no more than 2 stories

3. Controlled ingress and egress:

- a. Maximum of two (2) driveways (curb cuts) off Oldham Lane
- b. Maximum of three (3) driveways (curb cuts) off Loop 322

4. Building Materials:

- a. This section does not apply to single-family residences or self-storage (see Section A.3 for self-storage requirements).
- b. A minimum of 80% of the exterior face of all structures shall be composed of brick, stone, or EIFS
- c. The remaining area of the building face shall be limited to glass, stucco, EIFS finishes, decorative block, or other similar materials.
- d. No metal panels of any kind used on exterior facade.
- e. Elevation plans shall be submitted, with the Site Plan, for review and approval by the Planning Director. Any variation from the materials listed above will be subject to review and may be permissible at the discretion of the Planning Director.
- f. Development of Tract 1 must have consistent and similar façades throughout the Tract.
- g. Development in Tract 2 must have a residential character to include the following:
 - A minimum roof pitch of 3:1
 - No metal roofing

- Overhead doors may not be visible from Oldham Lane

5. Off-street parking and Circulation:

- a. All parking areas shall comply with the provisions specified in the Zoning Ordinance.
- b. Truck loading areas shall be screened from street-side lot boundaries by an opaque wall or barrier at least 8 feet in height either of which must be constructed of solid materials compatible with the exterior face of the building. Such screening shall extend the full length of the loading areas, exclusive of maneuvering areas for trucks.
- c. Internal circulation of vehicular and pedestrian traffic shall be required between parcels within the development.

6. Driveway Access and Spacing

- a. Direct driveway access for lots developed with single-family, duplex, townhome, and patio home residential uses shall be prohibited onto any arterial street or the Loop 322 frontage road.
- b. Driveways along S. 27th St. shall be a minimum of 150' from the nearest street intersection (measured from the right-of-way line) and separated from the nearest driveway on either side of the same street by a minimum of 100 feet, unless they are located directly across from existing driveways.

7. Signage

- a. Signage within the PDD must comply with the requirements of the City's Sign Ordinance, except as modified by the following.
- b. Freestanding:
 - (1) Monument Signs: Each parcel that is less than one acre may have a maximum of one free-standing sign. Parcels of one or more acres may have a maximum of two free-standing signs. Such signs must be monument signs with a maximum height of 10 feet and a maximum area of 80 square feet.
 - (2) Group Pole Signs: In addition to any allowable monument signs, two group pole signs may be erected only along the Loop 322 frontage with a maximum height of 30 feet and a maximum area of 150 square feet.
- c. Wall Signs: Wall signage may not exceed 10% of the area of any wall on which the sign(s) is (are) located and cannot be attached to required screening.
- d. Banners: Banners shall only be located flat against the face of a building and shall count toward the maximum allowable wall signage. These shall only be allowed until permanent wall signage is installed, but in no case for more than 60 days.
- e. Prohibited Signs:
 - (1) Portable Signs
 - (2) Off-site Advertising
 - (3) Pennants, streamers, balloons, and similar devices

8. Landscaping and buffers

- a. This section does not apply to single-family residential development.
- b. Landscaping and buffering within the PDD must comply with the requirements of the City's Sign Ordinance, except as modified by the following.
- c. A minimum 15-foot wide landscaped area shall be provided along all street-side boundaries of the PDD. The landscaped area shall be located entirely on private property.
- d. In addition to the landscaped strip along the street-side boundaries, no less than five

- (5) percent of the remaining lot area shall be landscaped, which may include parking lot landscaping and grass areas. The remaining area shall be calculated by subtracting the area of the required landscaped strip from the total area of the PDD.
- e. Landscaping within the required 15-foot wide strip must consist of living materials and shall include at least 1 commercially balled tree and 2 shrubs per 40 linear feet of required landscaping area.
 - f. Landscaping within the remaining required area must consist of living materials and shall include at least 2 commercially balled trees and 4 shrubs per 1000 square feet of landscape area.
 - g. Landscaped islands within parking lots are required at a rate of 1 per 20 parking spaces in a row. At least half of these islands shall include a commercially balled tree.
 - h. All parkways shall be landscaped.

9. Screening and Fencing

- a. This section does not apply to single-family residential.
- b. Any fencing on site that is for required screening must be constructed from masonry materials. Other fencing for security or other non-screening purposes may be wrought iron. Chain-link fencing shall be permitted only along the west boundaries of the PDD, but not along the Loop 322 frontage or Oldham Lane.
- c. Facilities for power, air conditioning, mechanical equipment, and solid waste handling shall be fully screened from view outside the tract in question by an opaque wall or fence constructed of materials consistent with those of the primary building(s).
- d. Barbed wire and razor wire fencing shall be prohibited.
- e. A masonry wall six feet in height shall be provided along the eastern boundary of Tract 4, separating Tract 4 from Tract 2 and the existing fire station.

10. Sidewalks

- a. Sidewalks are required along all arterials, frontage roads, and collector streets within or adjacent to the PDD and must be placed in the right-of-way at least one foot from the property line.
- b. Internal sidewalks are required to connect the public sidewalks with the primary entrances of all buildings other than single-family residences. Sidewalks and walkways should be designed to promote safe and convenient pedestrian routes within the development.
- c. All sidewalks along collector and arterial streets must be a minimum of five (5) feet wide.
- d. All internal sidewalks must be a minimum of four (4) feet wide.
- e. Internal circulation of vehicular and pedestrian traffic shall be required within the entire PDD and to adjacent tracts.
- f. All sidewalks must comply with the standards set forth in the City of Abilene Sidewalk Master Plan, as well as applicable state and federal accessibility standards.

11. Outdoor Storage and Display

- a. Outdoor display of merchandise is not permitted
- b. Outdoor storage is not permitted

12. Freight Containers are prohibited

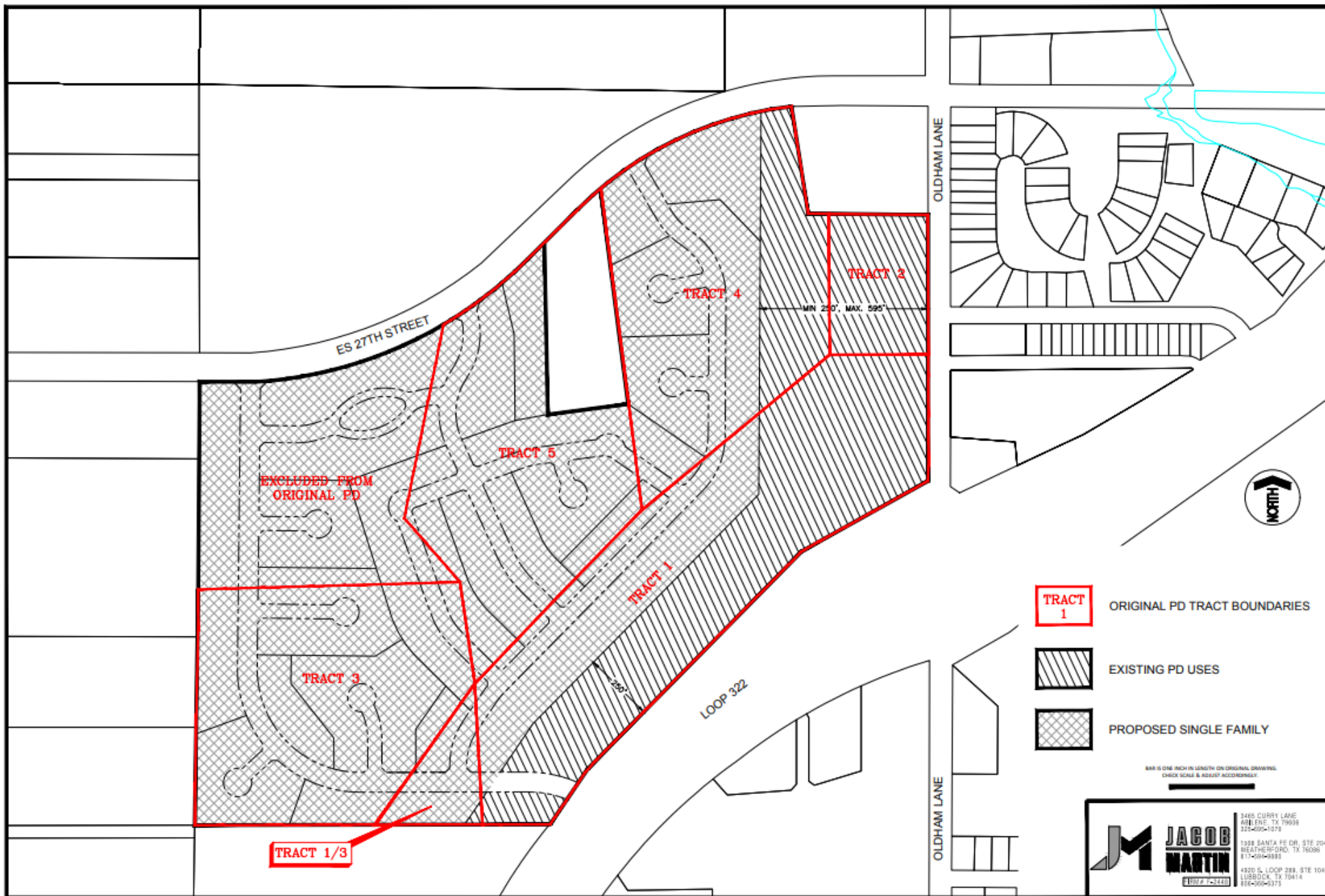
13. Lighting: All site lighting shall comply with the performance standards governing exterior illumination in the City of Abilene Zoning Ordinance. Additionally, all lighting shall be fully shielded and directed away from residential areas.

14. Residential Specs: The following standards shall apply to all residential development:

1. No Carports in any residential area
2. All residential structures shall have at least 80% brick facades
3. All garages for residential structures shall have side or rear entries (no front-facing)
4. All streets shall be curbed
5. No industrial metal roofs
6. Fences shall be wrought iron, masonry, or wood

PART 10: Development Schedule. If a building permit is not approved within 18 months of the date of this ordinance, the Planning Director may initiate rezoning of the PDD to the previous zoning designation.

- END -



- TRACT 1** ORIGINAL PD TRACT BOUNDARIES
- EXISTING PD USES
- PROPOSED SINGLE FAMILY

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING.
CHECK SCALE & ADJUST ACCORDINGLY.

JACOB MARTIN

1405 CURRY LANE
ARLINGTON, TX 76010
817-409-1078

1008 SANTA FE DR. STE 204
WEATHERFORD, TX 76086
817-409-0885

4820 S. LOOP 289, STE 104
LUBBOCK, TX 79414
806-406-0375

PROJECT 17-2420

~~EXHIBIT C~~

SHOPPING CENTER USES

ACCESSORY AND INCIDENTAL USES:

Accessory Building-
Fences, Walls, and Hedges
Field Office or Construction Office (temporary)-
Mobile Home (temporary security residence)
Satellite Dish Antenna (maximum diameter of 24 inches)

CULTURAL AND RECREATIONAL USES

Art Galleries
Libraries-
Museums
Theaters and Playhouses

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES

Fire Station
Governmental Administrative Offices
Medical and Dental Clinic or Office – *No 24/7 Minor Emergency Clinic*
Optical Shop
Post Office

EDUCATIONAL AND RELIGIOUS USES:

Church or Place of Worship

OFFICE-TYPE USES:

Accounting, Auditing, Tax and Bookkeeping Services-
Adjustment and Collection Services
Advertising Services
Appraisal Services
Architectural and Planning Services-
Business Associations
Consumer and Mercantile Credit Reporting-
Detective Services
Engineering Services-
Educational Research Offices
Government Administrative Offices-
Insurance Agents, Carriers, and Brokers-
Legal Services
Medical or Dental Office or Clinic – *No 24/7 Minor Emergency Clinic*
Office Space (general/unspecified)-
Protective and Security Services
Real Estate Agent, Brokers, and Management
Security and Commodity Brokers, Dealers, and Exchanges-
Stenographic, Duplicating and Mailing Services-
Telephone Answering
Title Abstractors

SERVICE (OTHER THAN OFFICE-TYPE)

Banking Services
Banking Services (remote-automatic)-
Beauty and Barber Services-
Blueprinting and Photocopying Services-
Credit Unions
Interior Decorating Services-
Key and Lock Repair
Laundry and Dry-Cleaning Services, Including Pressing, Alteration, and Garment Repair (does not accept-
Items from pick-up stations)
Photographic Services
Savings and Loan Associations-
Tailoring (custom)
Trading Stamp Services
Travel Arranging and Ticket Services-
Watch, Clock and Jewelry Repair Service

TRADE-RETAIL USES: [No Drive-Thru Windows]-

Appliances (household)
Bakery Products (on-premise sales)-
Book and Stationery
Cameras and Photographic Supplies-
China, Glassware, and Metal ware-
Clothing and Apparel Accessories-
Coins and Stamps
Department Stores-
Drug Store/Pharmacy-
Floor Coverings
Furniture and Home Furnishings-
Furriers and Fur Apparel
Gifts, Novelties, Souvenirs-
Hardware
Hobby and Craft Supplies-
Jewelry
Keys and Locks
Liquor Store Off-Premise Consumption (unrestricted)-
Music Supplies and/or Records
Office Supplies and Equipment-
Optical Goods
Paint, Glass, and Wallpaper
Pets and Pet Supplies [*No grooming and no outdoor kennel*]-
Radios and Televisions
Restaurants, Standard
Shoes
Sporting Goods and Athletic Equipment-
Variety Stores

- END -

EXHIBIT D
OFFICE USES

RESIDENTIAL USES:

Single Family Detached Dwellings – to standards of RS-6 zoning districts

ACCESSORY AND INCIDENTAL USES:

Swimming Pools, Private (accessory to residential use) - only if RS8 or larger

Tennis Courts, Private (accessory to residential use) - only if RS8 or larger

CULTURAL AND RECREATIONAL USES

Art Galleries

Libraries

Museums

EDUCATIONAL AND RELIGIOUS USES:

Church or Place of Worship

OFFICE-TYPE USES:

Accounting, Auditing, Tax and Bookkeeping Services

Adjustment and Collection Services

Advertising Services

Appraisal Services

Architectural and Planning Services

Business Associations

Customer and Mercantile Credit Reporting Services

Detective Services

Engineering Services

Educational Research Offices

Government Administrative Offices

Insurance Agents, Carriers, and Brokers

Legal Services

Medical or Dental Office or Clinic -**No 24/7 Minor Emergency Clinic**

Office Space (general/unspecified)

Protective and Security Services

Real Estate Agent, Brokers, and Management

Security and Commodity Brokers, Dealers, and Exchanges

Stenographic, Duplicating and Mailing Services

Telephone Answering

Title Abstractors

SERVICE (OTHER THAN OFFICE-TYPE)

Banking Services (remote automatic)

Credit Unions

Savings and Loan Associations

Travel Arranging and Ticket Services

- END -



REZONE REQUEST

Case: Z-2023-32

Owner: Weatherbee Construction Inc.

Agent: Civetta Solutions

Request: Amend the terms of PDD-104

Location: 3200 Block of Oldham Lane

Notification: 0 in Favor, 0 Opposed

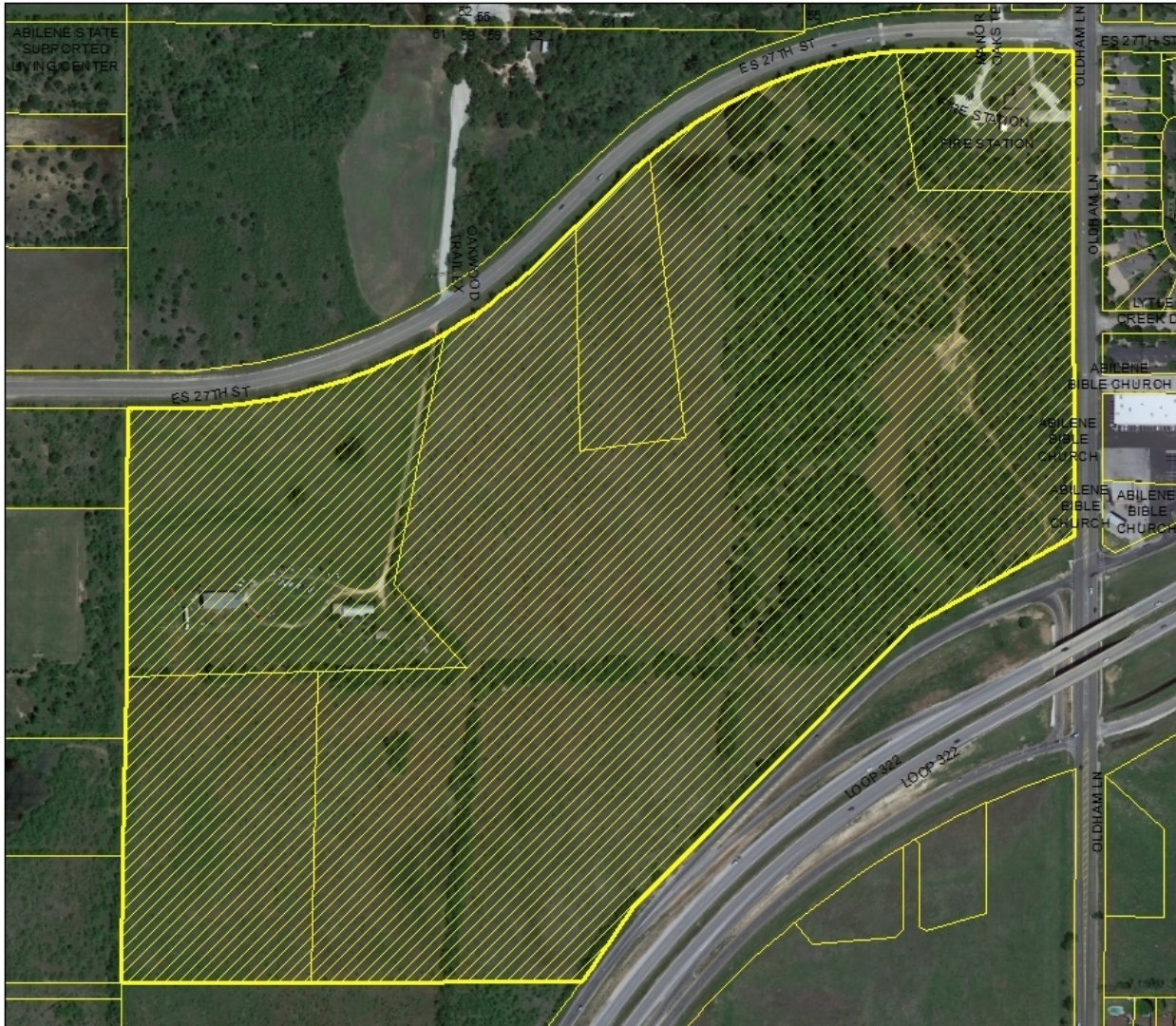
Planning & Zoning: October 3, 2023

Council Hearing: October 26, 2023
November 2, 2023





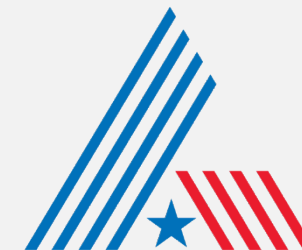
AERIAL LOCATION MAP



Zoning Map



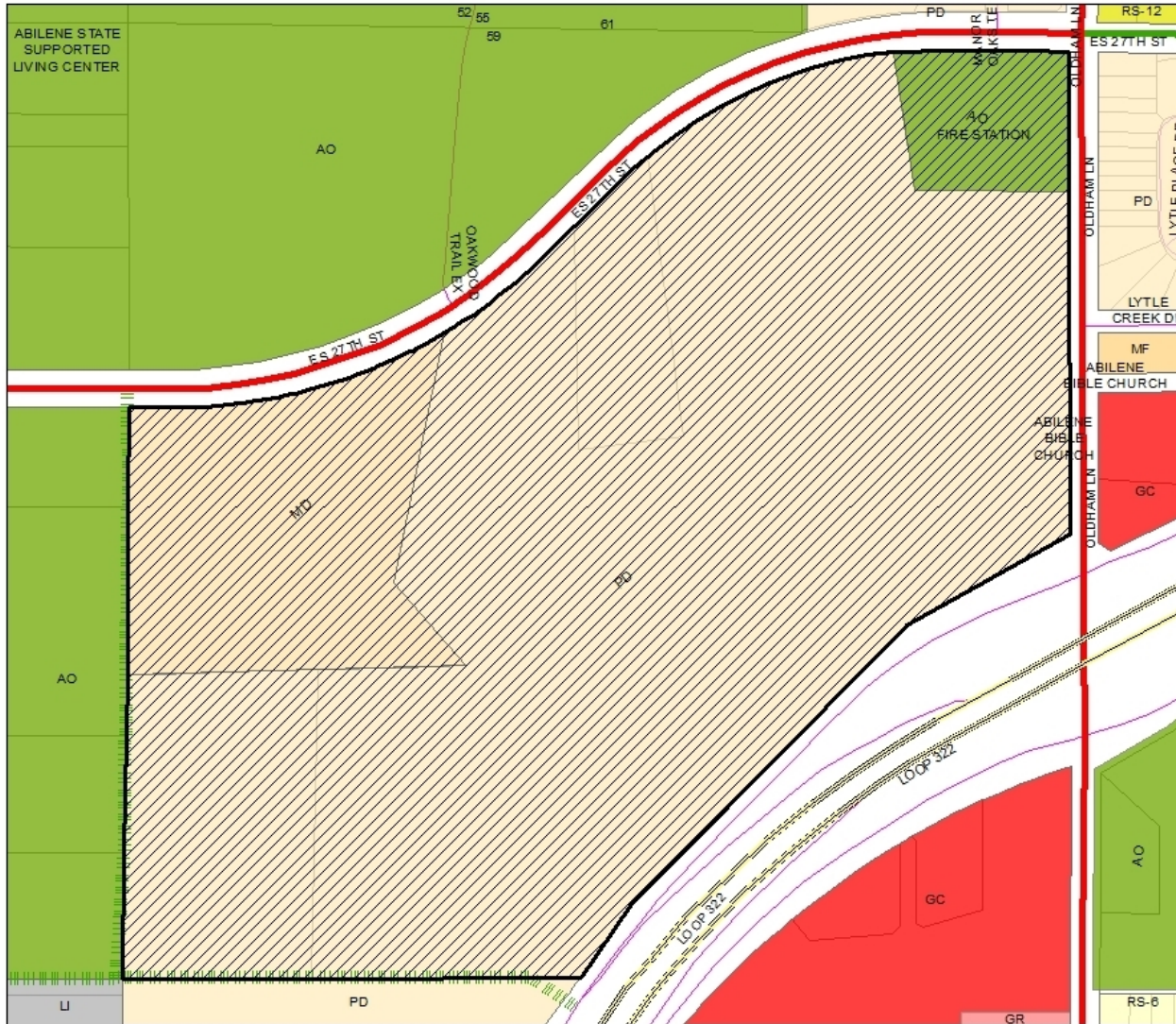
- Legend
- Z-2023-32
 - Roads
 - CourierParcels



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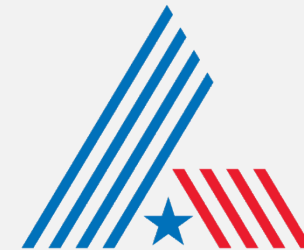
ZONING MAP



Zoning Map



- Legend**
- Z-2023-32
 - PD
 - Roads
 - Courier Parcels
 - AO - Agricultural Open Space
 - RS-6: Residential Single-Family
 - RS-12: Residential Single-Family
 - MD: Medium Density Residential
 - MF: Multi-Family Residential
 - GR: General Retail
 - GC: General Commercial
 - LI: Light Industrial
 - PD: Planned Development



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VIEWS OF SUBJECT PROPERTY



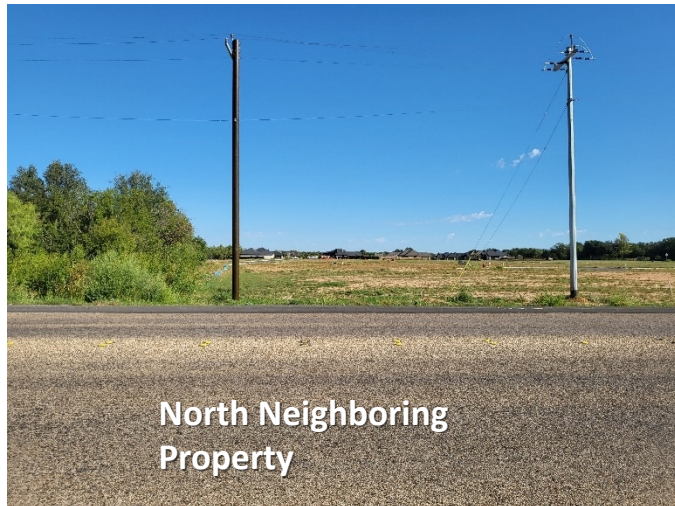
Subject Property



East Neighboring
Property



Southeast Neighboring
Property



North Neighboring
Property



South Neighboring
Property





EXISTING CONCEPT PLAN

- 1 - SC (now GR) zoning modified
- 2 - Office zoning modified (inc. housing to RS6 standards)
- 3 - MF zoning (Max 18 units/acre) plus self-serve storage
- 4 - MD zoning (inc. housing to RS6 standards) plus TH and PH zoning
- 5 - RM-2 (now MF) zoning (Max 18 units/acre)
- 6 RS-6 Zoning
- 1/3 - SC (now GR) zoning modified, plus self-serve storage

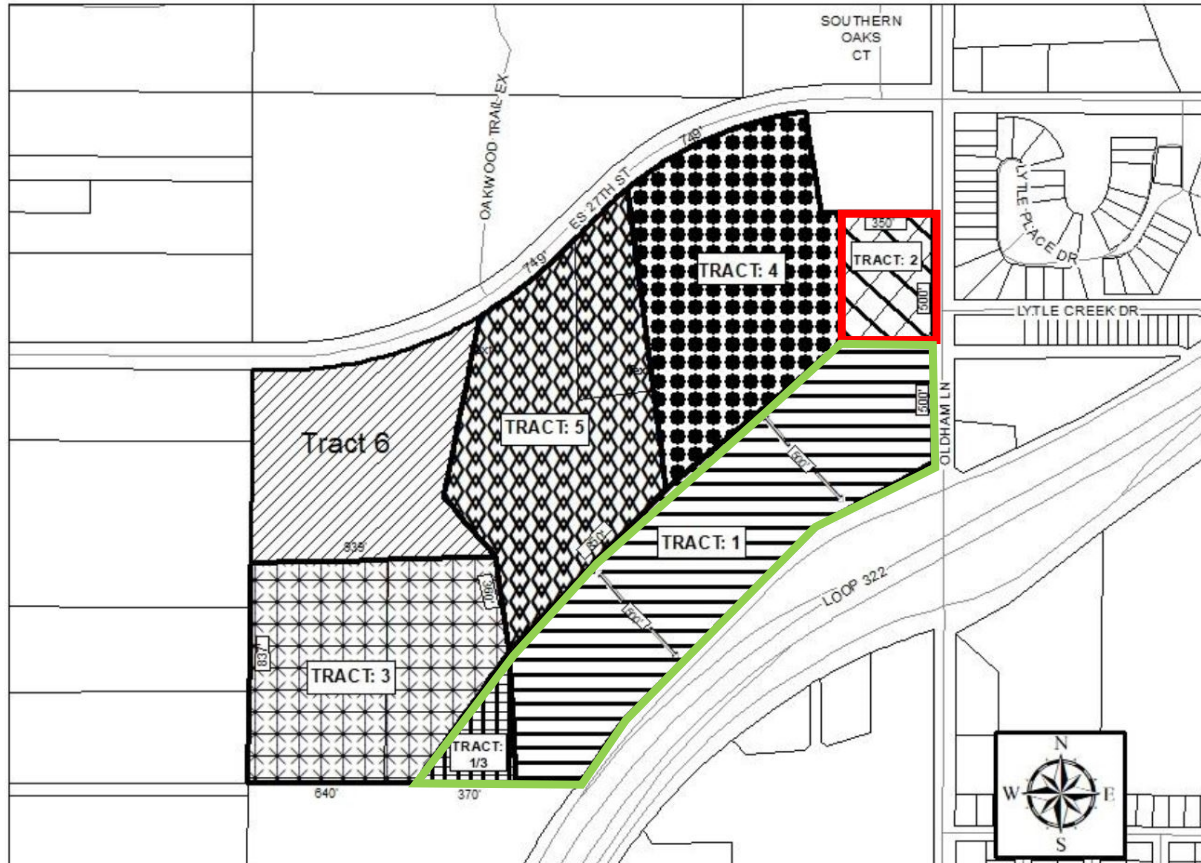
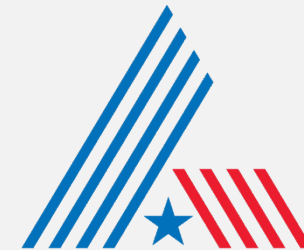


Exhibit B (PD 104)*
SCALE: 1 inch = 500 feet
*AS AMENDED IN 2021

 Proposed GR Uses with Self-storage

 Proposed GR Uses Unrestricted



CITY OF
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TEXAS



Proposed Concept Plan

- | | | | |
|--|---|---|--|
|  1 - GR Uses |  2 - GR Uses plus Self-service storage |  4 - MD zoning
(inc. housing to RS6 standards)
plus TH and PH zoning |  6- RS-6 Uses |
|  1/3 GR Uses
plus self-serve storage |  3 - MF zoning
(Max 18 units/acre)
plus self-serve storage |  5 - MF zoning
(Max 18 units/acre) | |

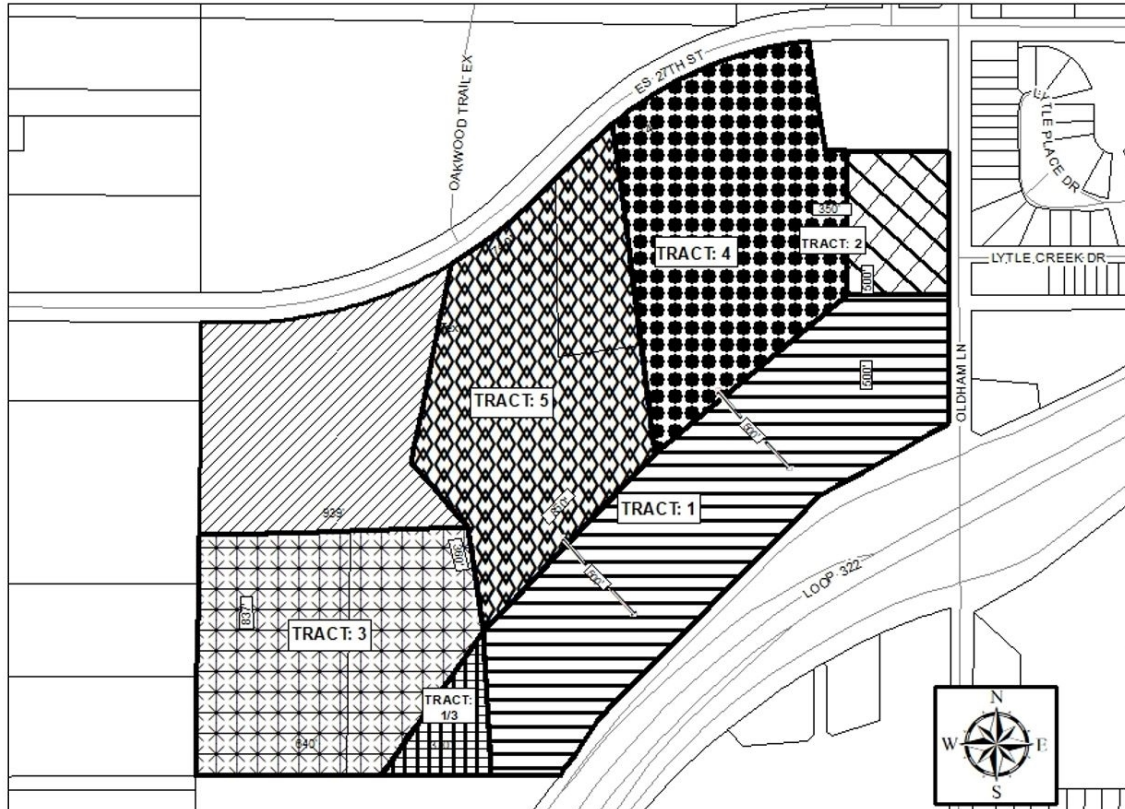


Exhibit B (PD 104)*

SCALE: 1 inch = 500 feet

*AS AMENDED IN 2023





EXHIBIT C TO BE REMOVED

EXHIBIT C

SHOPPING CENTER USES

ACCESSORY AND INCIDENTAL USES:

Accessory Building
Fences, Walls, and Hedges
Field Office or Construction Office (temporary)
Mobile Home (temporary security residence)
Satellite Dish Antenna (maximum diameter of 24 inches)

CULTURAL AND RECREATIONAL USES

Art Galleries
Libraries
Museums
Theaters and Playhouses

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES

Fire Station
Governmental Administrative Offices
Medical and Dental Clinic or Office - *No 24/7 Minor Emergency Clinic*
Optical Shop
Post Office

EDUCATIONAL AND RELIGIOUS USES:

Church or Place of Worship

OFFICE-TYPE USES:

Accounting, Auditing, Tax and Bookkeeping Services
Adjustment and Collection Services
Advertising Services
Appraisal Services
Architectural and Planning Services
Business Associations
Consumer and Mercantile Credit Reporting
Detective Services
Engineering Services
Educational Research Offices
Government Administrative Offices
Insurance Agents, Carriers, and Brokers
Legal Services
Medical or Dental Office or Clinic - *No 24/7 Minor Emergency Clinic*
Office Space (general/unspecified)
Protective and Security Services
Real Estate Agent, Brokers, and Management
Security and Commodity Brokers, Dealers, and Exchanges
Stenographic, Duplicating and Mailing Services
Telephone Answering
Title Abstractors

EXHIBIT C, page 2

SERVICE (OTHER THAN OFFICE-TYPE)

Banking Services
Banking Services (remote automatic)
Beauty and Barber Services
Blueprinting and Photocopying Services
Credit Unions
Interior Decorating Services
Key and Lock Repair
Laundry and Dry Cleaning Services, Including Pressing, Alteration, and Garment Repair (does not accept items from pick-up stations)
Photographic Services
Savings and Loan Associations
Tailoring (custom)
Trading Stamp Services
Travel Arranging and Ticket Services
Watch, Clock and Jewelry Repair Service

TRADE-RETAIL USES: [No Drive-Thru Windows]

Appliances (household)
Bakery Products (on premise sales)
Book and Stationery
Cameras and Photographic Supplies
China, Glasware, and Metalware
Clothing and Apparel Accessories
Coins and Stamps
Department Stores
Drug Store/Pharmacy
Floor Coverings
Furniture and Home Furnishings
Furriers and Fur Apparel
Gifts, Novelties, Souvenirs
Hardware
Hobby and Craft Supplies
Jewelry
Keys and Locks
Liquor Store Off-Premise Consumption (unrestricted)
Music Supplies and/or Records
Office Supplies and Equipment
Optical Goods
Paint, Glass, and Wallpaper
Pets and Pet Supplies [*No grooming and no outdoor kennel*]
Radios and Televisions
Restaurants, Standard
Shoes
Sporting Goods and Athletic Equipment
Variety Stores

- END -



CITY OF
ABILENE
TEXAS



PERMITTED USES IN GR ZONING DISTRICT

RESIDENTIAL USES:

- P Bed & Breakfast
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Institutional
- C Dwelling – Multiple-Family
- P Dwelling – Single Family Detached
- P Hotel/Motel

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Day Care Operation – Home Based
- P Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Freight Container
- P Fuel Sales
- P Garage Sales
- P Home Occupation
- TP Itinerant Business
- P Manufacturing (incidental)
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment, Mobile (storage and parking)
- P Recycling Collection Point
- P Subdivision Sales Office (temporary)
- P Swimming Pools, Private (accessory to residential use)
- P Tennis Courts, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- C Ambulance Service
- P Fire/Police Station
- P Medical/Dental Laboratory
- P Post Office
- C Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

- P/C Automobile Wash
- C Funeral Home/ Mortuary/Morgue
- P Kennel (Without Outdoor Pens)
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)
- P Personal Services
- C Printing, Copying, Reproduction, Publishing
- P Repair and Maintenance Services - Automobile/Small Truck (minor)
- P Repair and Maintenance Services (indoor)
- C Tattoo Parlor
- P Veterinary Service (small animals)

TRADE – RETAIL USES

- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Fuel Sales
- P Liquor Store (Off Premises Consumption) (*Defined under Liquor Store*)
- P Liquor Store (On Premises Consumption) (*Defined under Liquor Store*)
- P Restaurant, Brew Pub
- P Restaurant, Fast Food
- P Restaurant, Standard
- P Retail Sales/Rental (indoor)
- C Retail Sales/Rental (outdoors, non-vehicle)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Antenna Tower- Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Broadcast Studio
- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

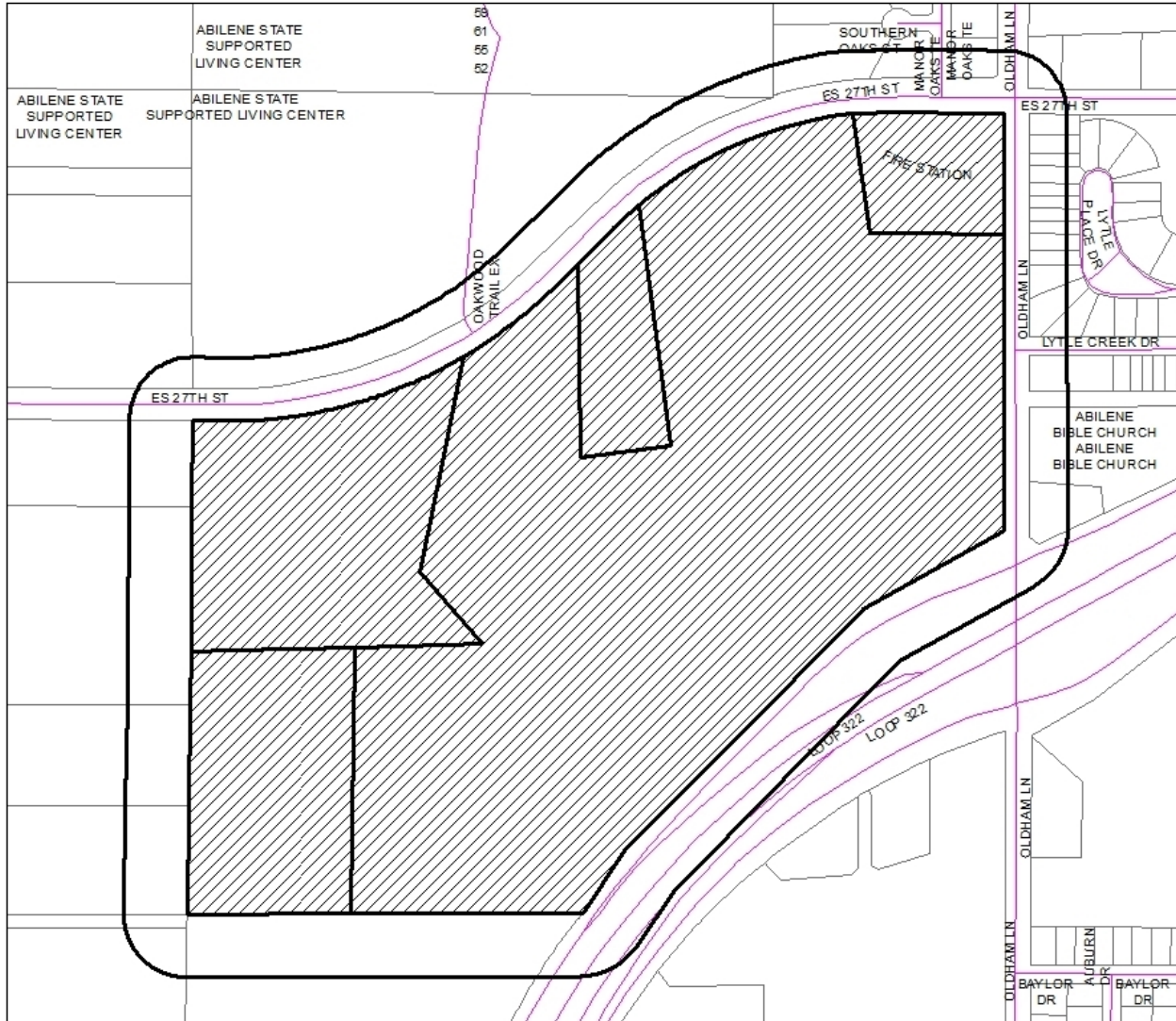
- P Petroleum or Gas Well
- P Urban Garden



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TEXAS



NOTIFICATION AREA MAP



Notification Map



Legend

- Notification Buffer
- 2023-32
- Roads
- Courier Parcels

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





FINDINGS AND RECOMMENDATION

Findings: The proposed request is consistent with:

- The spirit and intent of PDD-104;
- Comprehensive Plan;
- The surrounding uses and zoning;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

Staff Recommendation: **Approval** subject to:

1. The base zoning of Tract 1 shall be General Retail (GR), without any GR use limitations.
2. The base zoning of Tract 2 shall be General Retail (GR), with self-storage being an additional permitted use.





Questions?



AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, CONCERNING PDD-104 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 23, Subpart E, known as the Zoning Ordinance 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 13th day of April A.D. 2006.

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 15th day of March, 2006, 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 a.m., on the 27th day of April, 2006, 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 22nd day of June, A.D. 2006.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

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 District 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 District and are hereby incorporated by reference and included as part of this ordinance.

All use and development within the Planned Development District 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 District shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Subpart E, Abilene Municipal Code, known as the Zoning Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From AO (Agricultural Open Space to PDD (Planned Development District).

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.

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

ORDINANCE NO. _____
EXHIBIT "A"
PAGE 2

BEING 84.29 acres of land and being out of the Northeast 1/4 of Section 62, Abstract 781, Blind Asylum Lands, Taylor County, Texas, said Northeast 1/4 being part of that same tract conveyed unto the State of Texas from the City of Abilene and recorded in Volume 14, Page 127, Deed Records, Taylor County, Texas, said 84.29 acre tract being more particularly described as follows:

BEGINNING at a 3/8" rebar found at the Southwest corner of the Northeast 1/4 of said Section 62 for the Southwest corner of this tract, the Northeast corner of a 48.37 acre tract recorded in Volume 3010, Page 154, Official Public Records, Taylor County, Texas and the Northwest corner of a 13.37 acre tract surveyed by Williams Surveying Company on June 22, 2005, said point of beginning also bears S19°50'W 1756.95 feet from City of Abilene Survey Marker # 48 which has a posted position by the City of Abilene as: Texas Plane Coordinates, N. C. Zone, X = 1316698.83, Y = 278803.50.

THENCE N0°05'23"W 836.78 feet to a 1/2" rebar set;

THENCE N87°54'18"E 939.06 feet to a 1/2" rebar set;

THENCE N41°31'05"W 300.67 feet to a 1/2" rebar set;

THENCE N10°59'00"E 699.0 feet to a 1/2" rebar set in a curve to the left on the SBL of South 27th Street for the most Northerly Northwest corner of this tract;

THENCE along the SBL of South 27th Street and said curve to the left having a radius of 1498.53 feet, a length of 375.04 feet and a chord bearing and distance of N51°47'58"E 374.06 feet to a 1/2" rebar set at the end of said curve to the left;

THENCE N44°37'47"E (N45°20'E = record bearing) 253.10 feet along the SBL of said street to a 1/2" rebar set at the beginning of a curve to the right;

THENCE along the SBL of said street and said curve to the right having a radius of 1274.55 feet, a length of 854.82 feet, and a chord bearing and distance of N63°50'36"E 838.89 feet to a 1/2" rebar set for the most Northerly Northeast corner of this tract;

THENCE S9°19'31"E 383.10 feet to a 1/2" rebar set;

THENCE S89°48'14"E 426.27 feet to a 1/2" rebar set on the WBL of F. M. Highway 1750 (A.K.A. Oldham Lane) for the most Easterly Northeast corner of this tract;

THENCE S0°31'24"E (S0°30'E = record bearing) along the WBL of said highway at 215.07 feet pass an existing concrete highway monument and continue along for a total distance of 939.58 feet to an existing concrete highway monument on the Northwest boundary line of State Highway Loop 322;

THENCE S60°24'04"W (S40°40.7'W = record bearing) 513.45 feet (513.51 = record distance) along the Northwest boundary line of said Loop 322 to an existing concrete highway monument;

THENCE S44°05'09"W (S44°11.9'W = record bearing) 1079.66 feet along the Northwest boundary line of said Loop 322 to an existing concrete highway monument;

THENCE S33°34'19"W (S33°25.9'W = record bearing) 238.20 feet along the Northwest boundary line of said Loop 322 to a 1/2" rebar found at the Northeast corner of said 13.37 acre tract and the Southeast corner of this tract;

THENCE S89°13'35"W (S89°13'20"W = record bearing) 1263.47 feet (Bearing Basis Line, Bearings determined by GPS observations using Trimble 4700 receivers.) along the NBL of said 13.37 acre tract to the place of beginning and containing 84.29 acres of land.

Tract 6

ADD: **BEING** 14.34 acres of land and being out of the Northeast 1/4 of Section 62, Abstract 781, Blind Asylum Lands, Taylor County, Texas, said Northeast 1/4 being part of that same tract conveyed unto the State of Texas from the City of Abilene and recorded in Volume 14, Page 127, Deed Records, Taylor County, Texas, said 14.34 acre tract being more particularly described as follows:

BEGINNING at a set 1/2" rebar on the WBL of said Northeast 1/4 of Section 62, from whence a 3/8" rebar found at the Southwest corner of the Northeast 1/4 of said Section 62 and the Northeast corner of a 48.37 acre tract recorded in Volume 3010, Page 154, Official Public Records, Taylor County, Texas, bears S0°05'23"E 836.78 feet;

ORDINANCE NO. _____
EXHIBIT "A"
PAGE 3

THENCE N0°05'23"W 730.53 feet to the SBL of South 27 th Street;
THENCE N89°37'47"E 110.65 feet along the SBL of South 27 th Street to the beginning of a curve to the left;
THENCE along said curve to the left with a radius of 1498.53 feet and a chord bearing and distance of N74°18'E 792.37 feet to a set 1/2" rebar at the most Northerly Northwest corner of an existing 84.29 acre tract;
THENCE along the Westerly boundary line of said 84.29 acre tract to set 1/2" rebars as follows:
S10°59'00"W 699.0 feet,
S41°31'05"E 300.67 feet and S87°54'18"W 939.06 feet to the place of beginning and containing 14.34 acres of land.

Location:

The west side of Oldham Lane between S. 27th Street and Loop 322

PART 6: Purpose. The purpose of the Planned Development District (PDD) request is to allow for mix of commercial and residential development: and related activities of a tract, which generally has not developed under present zoning and development procedures.

PART 7: Specific Modifications. The following regulations and the attached concept plan (Exhibit B) shall govern the use and development of this Planned Development District.

A. PERMITTED USES:

1. Tract 1:

- a. All uses permitted in the General Retail (GR) zoning district

2. Tract 2:

- a. Uses permitted in the GR zoning district
- b. Storage self-service units shall be a permitted use

3. Tract 3:

- a. Uses allowed in Residential Multi-Family (MF) zoning districts, subject to all standards ordinarily required thereof and of Part 7 .B.14 of this ordinance, except the overall density of housing (on any one lot) shall not exceed 18 dwelling units per acre.
- b. Self-service storage units, subject to all ordinary building and site development standards required thereof, as well as the following limitations:
 - (1) Outside storage (including storage of boats and other recreational vehicles) is not allowed.
 - (2) Fencing requirements:
 - (a) Chain-link fencing may be used on north and west sides only.
 - (b) No barbed or razor wire fencing may be used.
 - (c) Masonry or wrought-iron fencing may be used in any area.
 - (3) Sufficient containers for solid waste disposal must be provided and shall be fully screened from view of public rights-of-way or any roadway.
 - (4) Self-service storage building must be on concrete foundations, and all vehicle

parking and maneuvering areas shall be improved with asphaltic or Portland cement binder pavement

4. Tract 4:

- a. The use and development of land in Tract 4 shall be generally governed by the following three zoning classifications as well as by provisions expressed in Part 7.B.14 of this ordinance:
 - (1) Residential Medium-Density (MD) District, with allowances for development of conventional single-family housing to ordinary standards of RS-6 zoning districts, and with a restriction that no more than two (2) dwelling units are allowed on any one lot;
 - (2) Residential Townhome (TH) District, provided that any final subdivision plat (or replat) embracing lots intended for townhome dwellings must specifically identify and restrict those lots for such housing; and
 - (3) Residential Single-Family Patio Home (PH) District, provided that any final subdivision plat (or replat) embracing lots intended for patio home dwellings must specifically identify and restrict those lots for such housing.

5. Tract 5:

Shall develop under the provisions of the RM-2 district with the following exceptions:

- The maximum density shall be 18 units per acre
- Must meet the requirements of Part 7.B.14 of this ordinance

B. SITE DEVELOPMENT

1. Minimum Building Setbacks - Commercial Development and Residential:

- a. Along S. 27th St, Oldham Lane., Loop 322 and any future collector streets:
 - (1) 15 feet if entirely landscaped except for sidewalks and permitted driveways crossing perpendicular across the 15 feet
 - (2) 30 feet if parking is located in the front of the building
- b. Along interior streets: 20 feet
- c. All others setbacks: 10 feet

2. Maximum Structure Height: 35 feet and no more than 2 stories

3. Controlled ingress and egress:

- a. Maximum of two (2) driveways (curb cuts) off Oldham Lane
- b. Maximum of three (3) driveways (curb cuts) off Loop 322

4. Building Materials:

- a. This section does not apply to single-family residences or self-storage (see Section A.3 for self-storage requirements).
- b. A minimum of 80% of the exterior face of all structures shall be composed of brick, stone, or EIFS
- c. The remaining area of the building face shall be limited to glass, stucco, EIFS finishes, decorative block, or other similar materials.
- d. No metal panels of any kind used on exterior facade.
- e. Elevation plans shall be submitted, with the Site Plan, for review and approval by the Planning Director. Any variation from the materials listed above will be subject to review and may be permissible at the discretion of the Planning Director.
- f. Development of Tract 1 must have consistent and similar façades throughout the Tract.
- g. Development in Tract 2 must have a residential character to include the following:
 - A minimum roof pitch of 3:1
 - No metal roofing

- Overhead doors may not be visible from Oldham Lane

5. Off-street parking and Circulation:

- a. All parking areas shall comply with the provisions specified in the Zoning Ordinance.
- b. Truck loading areas shall be screened from street-side lot boundaries by an opaque wall or barrier at least 8 feet in height either of which must be constructed of solid materials compatible with the exterior face of the building. Such screening shall extend the full length of the loading areas, exclusive of maneuvering areas for trucks.
- c. Internal circulation of vehicular and pedestrian traffic shall be required between parcels within the development.

6. Driveway Access and Spacing

- a. Direct driveway access for lots developed with single-family, duplex, townhome, and patio home residential uses shall be prohibited onto any arterial street or the Loop 322 frontage road.
- b. Driveways along S. 27th St. shall be a minimum of 150' from the nearest street intersection (measured from the right-of-way line) and separated from the nearest driveway on either side of the same street by a minimum of 100 feet, unless they are located directly across from existing driveways.

7. Signage

- a. Signage within the PDD must comply with the requirements of the City's Sign Ordinance, except as modified by the following.
- b. Freestanding:
 - (1) Monument Signs: Each parcel that is less than one acre may have a maximum of one free-standing sign. Parcels of one or more acres may have a maximum of two free-standing signs. Such signs must be monument signs with a maximum height of 10 feet and a maximum area of 80 square feet.
 - (2) Group Pole Signs: In addition to any allowable monument signs, two group pole signs may be erected only along the Loop 322 frontage with a maximum height of 30 feet and a maximum area of 150 square feet.
- c. Wall Signs: Wall signage may not exceed 10% of the area of any wall on which the sign(s) is (are) located and cannot be attached to required screening.
- d. Banners: Banners shall only be located flat against the face of a building and shall count toward the maximum allowable wall signage. These shall only be allowed until permanent wall signage is installed, but in no case for more than 60 days.
- e. Prohibited Signs:
 - (1) Portable Signs
 - (2) Off-site Advertising
 - (3) Pennants, streamers, balloons, and similar devices

8. Landscaping and buffers

- a. This section does not apply to single-family residential development.
- b. Landscaping and buffering within the PDD must comply with the requirements of the City's Sign Ordinance, except as modified by the following.
- c. A minimum 15-foot wide landscaped area shall be provided along all street-side boundaries of the PDD. The landscaped area shall be located entirely on private property.
- d. In addition to the landscaped strip along the street-side boundaries, no less than five

- (5) percent of the remaining lot area shall be landscaped, which may include parking lot landscaping and grass areas. The remaining area shall be calculated by subtracting the area of the required landscaped strip from the total area of the PDD.
- e. Landscaping within the required 15-foot wide strip must consist of living materials and shall include at least 1 commercially balled tree and 2 shrubs per 40 linear feet of required landscaping area.
 - f. Landscaping within the remaining required area must consist of living materials and shall include at least 2 commercially balled trees and 4 shrubs per 1000 square feet of landscape area.
 - g. Landscaped islands within parking lots are required at a rate of 1 per 20 parking spaces in a row. At least half of these islands shall include a commercially balled tree.
 - h. All parkways shall be landscaped.

9. Screening and Fencing

- a. This section does not apply to single-family residential.
- b. Any fencing on site that is for required screening must be constructed from masonry materials. Other fencing for security or other non-screening purposes may be wrought iron. Chain-link fencing shall be permitted only along the west boundaries of the PDD, but not along the Loop 322 frontage or Oldham Lane.
- c. Facilities for power, air conditioning, mechanical equipment, and solid waste handling shall be fully screened from view outside the tract in question by an opaque wall or fence constructed of materials consistent with those of the primary building(s).
- d. Barbed wire and razor wire fencing shall be prohibited.
- e. A masonry wall six feet in height shall be provided along the eastern boundary of Tract 4, separating Tract 4 from Tract 2 and the existing fire station.

10. Sidewalks

- a. Sidewalks are required along all arterials, frontage roads, and collector streets within or adjacent to the PDD and must be placed in the right-of-way at least one foot from the property line.
- b. Internal sidewalks are required to connect the public sidewalks with the primary entrances of all buildings other than single-family residences. Sidewalks and walkways should be designed to promote safe and convenient pedestrian routes within the development.
- c. All sidewalks along collector and arterial streets must be a minimum of five (5) feet wide.
- d. All internal sidewalks must be a minimum of four (4) feet wide.
- e. Internal circulation of vehicular and pedestrian traffic shall be required within the entire PDD and to adjacent tracts.
- f. All sidewalks must comply with the standards set forth in the City of Abilene Sidewalk Master Plan, as well as applicable state and federal accessibility standards.

11. Outdoor Storage and Display

- a. Outdoor display of merchandise is not permitted
- b. Outdoor storage is not permitted

12. Freight Containers are prohibited

13. Lighting: All site lighting shall comply with the performance standards governing exterior illumination in the City of Abilene Zoning Ordinance. Additionally, all lighting shall be fully shielded and directed away from residential areas.

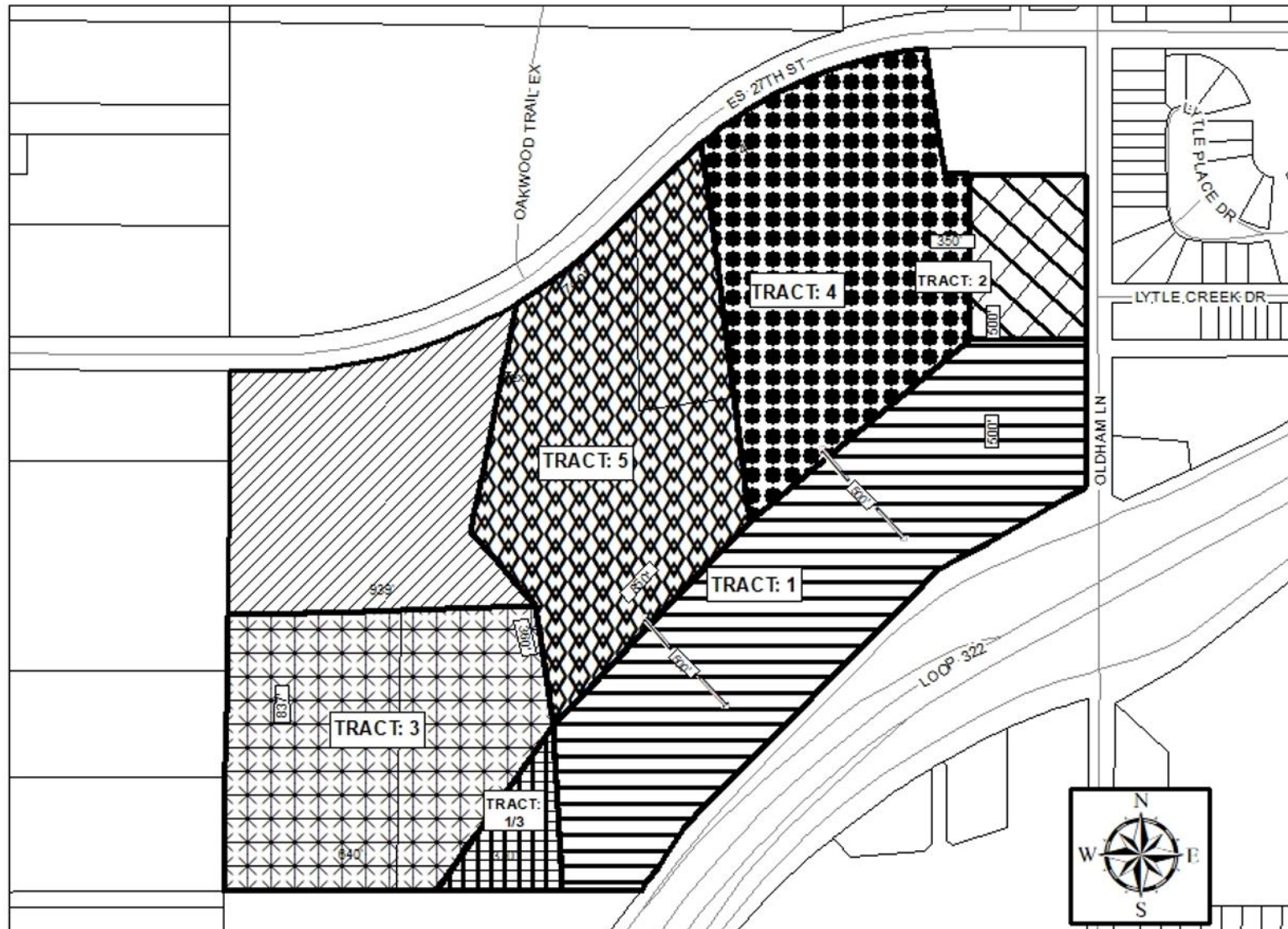
14. Residential Specs: The following standards shall apply to all residential development:

1. No Carports in any residential area
2. All residential structures shall have at least 80% brick facades
3. All garages for residential structures shall have side or rear entries (no front-facing)
4. All streets shall be curbed
5. No industrial metal roofs
6. Fences shall be wrought iron, masonry, or wood

PART 10: Development Schedule. If a building permit is not approved within 18 months of the date of this ordinance, the Planning Director may initiate rezoning of the PDD to the previous zoning designation.

- END -

-  1 GR Uses
  2 - GR Uses plus Self-service storage
  4 - MD zoning (inc. housing to RS6 standards) plus TH and PH zoning
  6- RS-6 Uses
-  1/3 GR Uses plus self-serve storage
  3 - MF zoning (Max 18 units/acre) plus self-serve storage
  5 - MF zoning (Max 18 units/acre)



SCALE: 1 inch = 500 feet

*AS AMENDED IN 2023

Exhibit B (PD 104)*

EXHIBIT D
OFFICE USES

RESIDENTIAL USES:

Single Family Detached Dwellings – to standards of RS-6 zoning districts

ACCESSORY AND INCIDENTAL USES:

Swimming Pools, Private (accessory to residential use) - only if RS8 or larger

Tennis Courts, Private (accessory to residential use) - only if RS8 or larger

CULTURAL AND RECREATIONAL USES

Art Galleries

Libraries

Museums

EDUCATIONAL AND RELIGIOUS USES:

Church or Place of Worship

OFFICE-TYPE USES:

Accounting, Auditing, Tax and Bookkeeping Services

Adjustment and Collection Services

Advertising Services

Appraisal Services

Architectural and Planning Services

Business Associations

Customer and Mercantile Credit Reporting Services

Detective Services

Engineering Services

Educational Research Offices

Government Administrative Offices

Insurance Agents, Carriers, and Brokers

Legal Services

Medical or Dental Office or Clinic -**No 24/7 Minor Emergency Clinic**

Office Space (general/unspecified)

Protective and Security Services

Real Estate Agent, Brokers, and Management

Security and Commodity Brokers, Dealers, and Exchanges

Stenographic, Duplicating and Mailing Services

Telephone Answering

Title Abstractors

SERVICE (OTHER THAN OFFICE-TYPE)

Banking Services (remote automatic)

Credit Unions

Savings and Loan Associations

Travel Arranging and Ticket Services

- END -

ZONING CASE Z-2023-32

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: October 3, 2023
City Council 1st Reading: October 26, 2023
City Council 2nd Reading: November 2, 2023

Applicant

Owner: Weatherbee Construction Inc.
Agent: Civetta Solutions

Case Manager

Adam Holland – Planner

Request

The subject property encompasses PD-104, which is a mixed-use residential, office, and retail development governed by a Concept Plan and development regulations. The applicant proposes to:

1. Revise the base zoning of Tract 2 from Office (O) to General Commercial (GC); and
2. Remove all listed used and add General Retail (GR) base zoning in Tract 1, without limitations.

Location

The property is located south of South 27th Street, north of Loop 322, and west of the 3200 Block of Oldham Lane.

Background

The subject property was zoned as PD-104 in 2006 to create a mixed-use development, to allow uses in the Medium Density (MD), Residential Single-family (RS), Office (O), and General Retail (GR) zoning districts.

Existing Zoning and Land Uses

Oldham Lane between East South 11th Street and subject property is entirely zoned residential and is used as single-family residential detached and attached. The lone exception is the Fire Station at the intersection of Oldham Lane and South 27th Street. Retail uses are located southeast of the subject property at the northeast corner of Loop 322 and Oldham Lane.

Based on that land use/zoning pattern, PD-104 was approved in 2015 to allow general retail uses along Loop 322, office uses on Oldham Lane, and residential uses along South 27th Street. The land use and zoning patterns in place when PD-104 was created is the same in 2023.

Analysis and Concerns

Tract 1. Tract 1 fronts onto the Loop 322 frontage road and along Oldham Lane to match the northern limit of retail uses on the east side of Oldham Lane. The Comprehensive Plan recommends retail uses for the entirety of Tract 1. Given that fact, plus the classification of the two adjoining roads, and surrounding uses, the base zoning of Tract 1 should be General Retail (GR) without any limitations.

Tract 2. PD-104 limits the intensity of use on Tract 2 to the Office (O) base zoning district due to the location residential zoning and land uses on the east side of Oldham Lane and on Tract 4 to the west.

The Comprehensive Plan recommends retail uses for Tract 2.

The applicant indicates that the base zoning of GC is proposed on Tract 2 in order to allow a self-storage facility. The GC base zoning district would also allow the following uses that would not be appropriate at this location:

Contractor services, indoor/outdoor kennels (with outdoor pens), recycling collection and processing, major repair service of cars and small trucks, outdoor repairs of vehicles, truck sales/rentals, repair of large trucks and equipment, and wholesaling etc..

Alternative Option.

An alternative that would be consistent with the Comprehensive Plan and compatible with the surrounding zoning and land uses would be as follows:

1. The base zoning of Tract 2 would be General Retail (GR), with self-storage being an additional permitted use; and
2. The base zoning of Tract 1 would be General Retail (GR) without any GR use limitations.

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.**

Uses permitted in the GR district in Tract 1 are appropriate. Since Tract 2 is located in close proximity to residential zoning districts and uses, General Retail (GR) would be an appropriate base zoning district, rather than the proposed General Commercial (GC) district. It would be appropriate, however, to allow a self-storage facility to be located in Tract 2.

- (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 utility services.

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

None known.

Staff Recommendation

Staff recommends **approval** subject to the following conditions:

1. The base zoning of Tract 1 shall be General Retail (GR), without any GR use limitations.
2. The base zoning of Tract 2 shall be General Retail (GR), with self-storage being an additional permitted use.

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

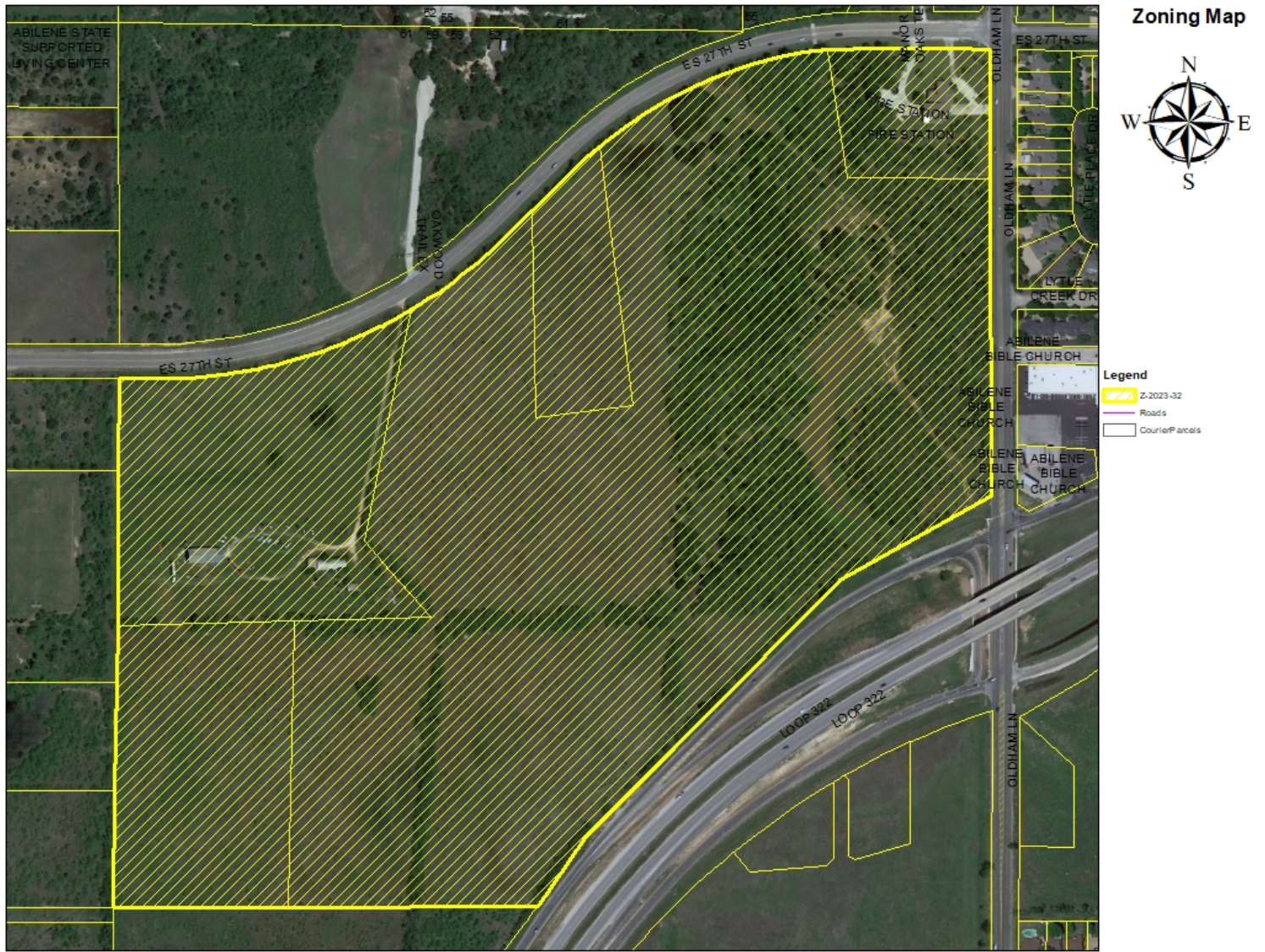
OWNER

OWNER	PROP_ID	SITUS	RESPONSE
108 REAL ESTATE LLC	41496		
ABILENE BIBLE CONFERENCE ASSO	40123	3103 OLDHAM LN	
ABILENE NATIONAL SOCCER	969057	3025 MAPLE ST	
ABILENE STATE SCHOOL	106963	901 ES 27TH ST	
AGUIRRE GILBERT B & DOMINIQUE R	32441	23 LYTLE PLACE DR	
AKINS SCOTT & SHANNON	32437	125 LYTLE PLACE DR	
ANDERSON MARTHA	31668	119 LYTLE PLACE DR	
BAUGHMAN KENNETH L &	31793	120 LYTLE PLACE DR	
BLOCKER DON W	31538	118 LYTLE PLACE DR	
CAMERER REV TR	31415	117 LYTLE PLACE DR	
CHILDREN OF THE KINGDOM	986632	2749 OLDHAM LN	
CUYAHOGA INVESTMENTS LLC	32182	123 LYTLE PLACE DR	
GOHLKE CARLA	31283	116 LYTLE PLACE DR	
HODGE LANELLE E	31930	121 LYTLE PLACE DR	
KNOWLES ROY D & PEGGY J	32305	124 LYTLE PLACE DR	
MARTIN SCOT A & AMY	35905	1005 LYTLE CREEK DR	
MATHIS LOYD WENDELL & SHIRLEY	32448	25 LYTLE PLACE DR	
MC DANIEL JACK RUSSELL	40350		
SKINNYS INC	39994	3151 OLDHAM LN	
SPRINGER NORMA H	32446	24 LYTLE PLACE DR	
TITAN TOWERS LP	40474	225 ES 27TH ST	
TRINITY BAPTIST CHURCH	1005693		
WEATHERBEE CONSTRUCTION INC	106962	665 ES 27TH ST	
WEST CENTRAL TEXAS COUNCIL	974626		
WILLIAMS TOMMY	32056	122 LYTLE PLACE DR	

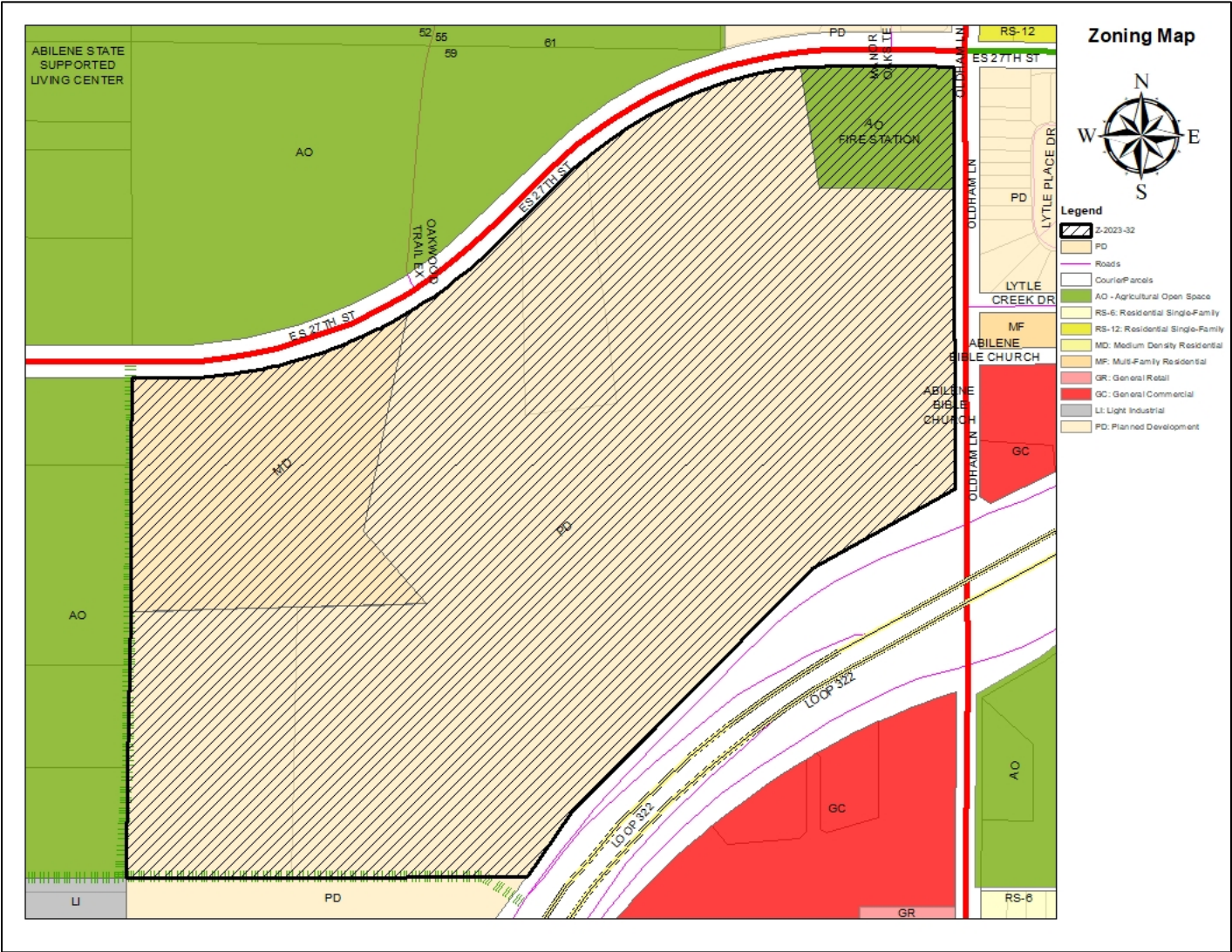
PROPERTY ID

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CAMERER REV TR	31415	117 LYTLE PLACE DR	
BLOCKER DON W	31538	118 LYTLE PLACE DR	
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BAUGHMAN KENNETH L &	31793	120 LYTLE PLACE DR	
HODGE LANELLE E	31930	121 LYTLE PLACE DR	
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ABILENE STATE SCHOOL	106963	901 ES 27TH ST	
ABILENE NATIONAL SOCCER	969057	3025 MAPLE ST	
WEST CENTRAL TEXAS COUNCIL	974626		
CHILDREN OF THE KINGDOM	986632	2749 OLDHAM LN	
TRINITY BAPTIST CHURCH	1005693		

LOCATION MAP



ZONING MAP



ZONING CASE Z-2023-34

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: October 3, 2023
City Council 1st Reading: October 26, 2023
City Council 2nd Reading: November 2, 2023

Applicant

Owner: Aaron & Andrea Robison
Agent: Jacob & Martin, LLC

Case Manager

Kiley Hannah – Planner

Request

Rezoning of approximately 3.21 acres from General Commercial (GC) to General Retail (GR).

Location

5308 Hwy 277 S, in the southeast quarter of Joseph Beck Section 42.

Background

The subject property has remained vacant since being annexed into the City limits of Abilene in 1959. The property was rezoned to General Commercial (GC) in March of 2022. The applicant indicates that rezoning to General Retail (GR) is requested to allow a single-family residence that would include a recording studio.

Zoning, Existing and Proposed Land Use

General Commercial (GC) zoning is located north of the subject property. Residential (RS-6) district zoning is west of the subject property. Planned Development (PD) zoning is located south of the subject property. Properties to the east are zoned Agricultural Open (AO) and GC.

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, as amended.

The proposed changes are consistent with the proposed Comprehensive Plan and Future Land Use Map.

- (2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.**

Downzoning of the subject property from GC to GR would result in an appropriate land use transition with the residential zoning districts to the south and west. The proposed use would be residential and an in-home recording studio, which would be appropriate at this location.

- (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.**

The subject property has direct access to an improved alley that embraces a 12" water main and 10" sewer main. These existing utilities and public amenities are adequate for the proposed uses. This request presents no apparent conflicts with existing or proposed plans for community facilities and related infrastructure.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Owner

OWNER	PROP_ID	SITUS	RESPONSE
BHUJEL MOM LAL	11715	2341 CICILY LN	
CUNNINGHAM LORAN B	12233		
DAVIS JASON & KRISTEE M	1086179		
FERGUSON RONALD M &	12110	2365 CICILY LN	
MARSH GREG	11553	2333 CICILY LN	
MC COY CORPORATION	59601	5226 HWY 277 S	
MC COY CORPORATION	61367	5250 HWY 277 S	
PATEL SUNIL S	76296		
ROBISON AARON & ANDREA	61244	5308 HWY 277 S	
RUSHMORE INVESTMENT LLC	109558	5401 HWY 277 S	
SUGAR AGUA #1 LTD	58192	5309 HWY 277 S	F
SUGAR AGUA #1 LTD	105625	5301 HWY 277 S	F
TAYLOR GLENN F JR &	11983	2357 CICILY LN	
THOMPSON GERALD D &	11858	2349 CICILY LN	
WHITNEY ENTERPRISE LLC	970054	5302 HEALTH CENTER DR	

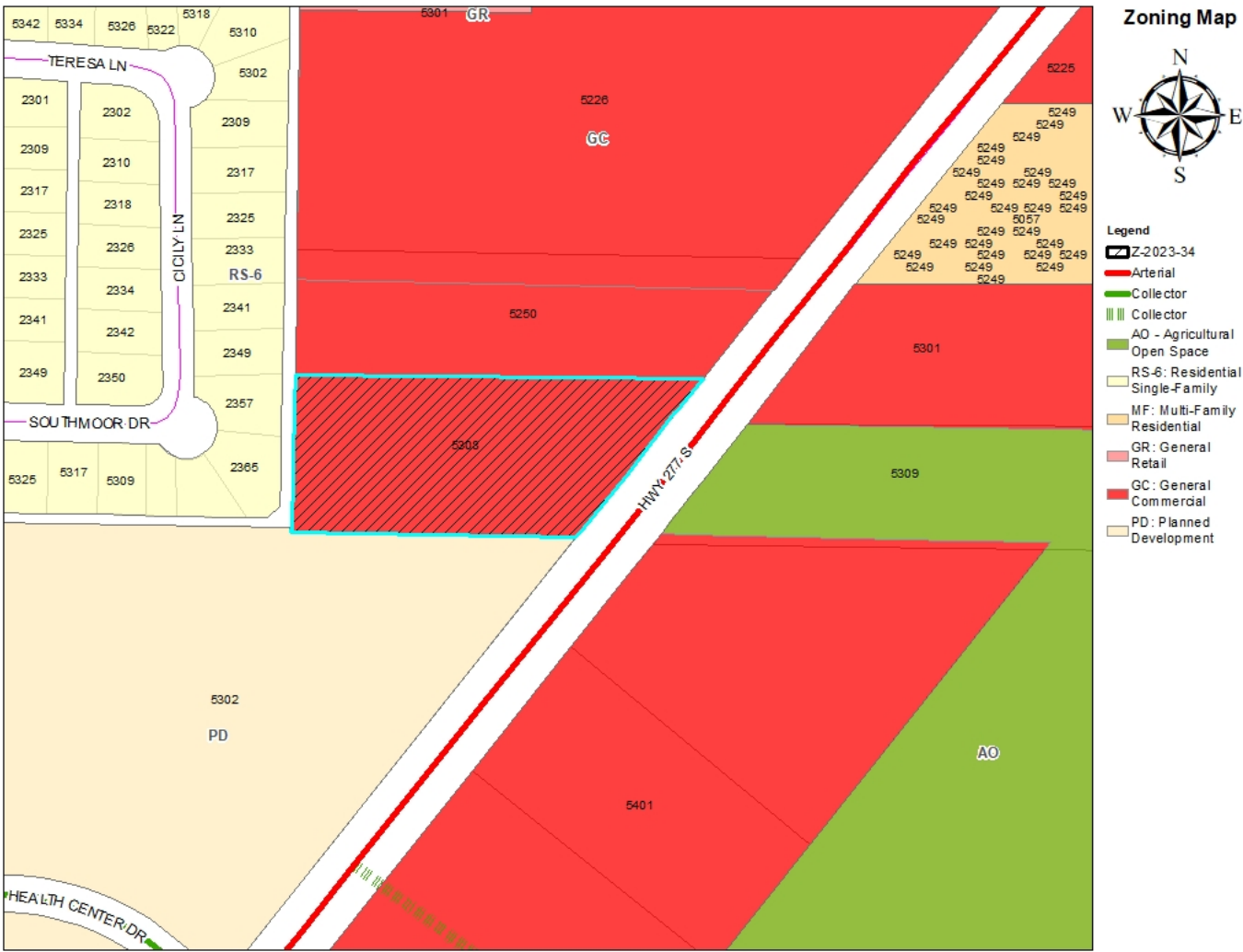
Property ID

OWNER	PROP_ID	SITUS	RESPONSE
MARSH GREG	11553	2333 CICILY LN	
BHUJEL MOM LAL	11715	2341 CICILY LN	
THOMPSON GERALD D &	11858	2349 CICILY LN	
TAYLOR GLENN F JR &	11983	2357 CICILY LN	
FERGUSON RONALD M &	12110	2365 CICILY LN	
CUNNINGHAM LORAN B	12233		
SUGAR AGUA #1 LTD	58192	5309 HWY 277 S	F
MC COY CORPORATION	59601	5226 HWY 277 S	
ROBISON AARON & ANDREA	61244	5308 HWY 277 S	
MC COY CORPORATION	61367	5250 HWY 277 S	
PATEL SUNIL S	76296		
SUGAR AGUA #1 LTD	105625	5301 HWY 277 S	F
RUSHMORE INVESTMENT LLC	109558	5401 HWY 277 S	
WHITNEY ENTERPRISE LLC	970054	5302 HEALTH CENTER DR	
DAVIS JASON & KRISTEE M	1086179		

Arial Location MAP



ZONING MAP





REZONE REQUEST

Case: Z-2023-34

Owner: Aaron & Andrea Robinson

Agent: Jacob & Martin, LLC

Request: Rezoning from General Commercial (GC) to General Retail (GR).

Location: 5308 Hwy 277 S

Notification: 2 in Favor, 0 Opposed

Planning & Zoning: October 3, 2023

City Council Hearing: October 16, 2023
November 2, 2023

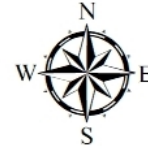




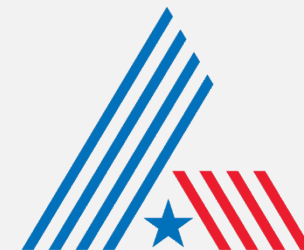
Z-2023-34 AERIAL LOCATION MAP



Aerial Map



Legend
Z-2023-34
CounierParcels



CITY OF
ABILENE
TEXAS





PERMITTED USES IN GC ZONING

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

TRADE – RETAIL USES

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

TRADE – WHOLESALE USES

- C Wholesaling and Storage (indoor)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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





PERMITTED USES IN GR ZONING

RESIDENTIAL USES:

- P Bed & Breakfast
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Institutional
- C Dwelling – Multiple-Family
- P Dwelling – Single Family Detached
- P Hotel/Motel

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Day Care Operation – Home Based
- P Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Freight Container
- P Fuel Sales
- P Garage Sales
- P Home Occupation
- TP Itinerant Business
- P Manufacturing (incidental)
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment, Mobile (storage and parking)
- P Recycling Collection Point
- P Subdivision Sales Office (temporary)
- P Swimming Pools, Private (accessory to residential use)
- P Tennis Courts, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- C Ambulance Service
- P Fire/Police Station
- P Medical/Dental Laboratory
- P Post Office
- C Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

- P Arts School
- P Church or Place of Worship
- P Day-Care Operation - Center-Based
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RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden



CITY OF
ABILENE
TEXAS



Z-2023-34 VIEWS OF SUBJECT PROPERTY



East



North



North East



West

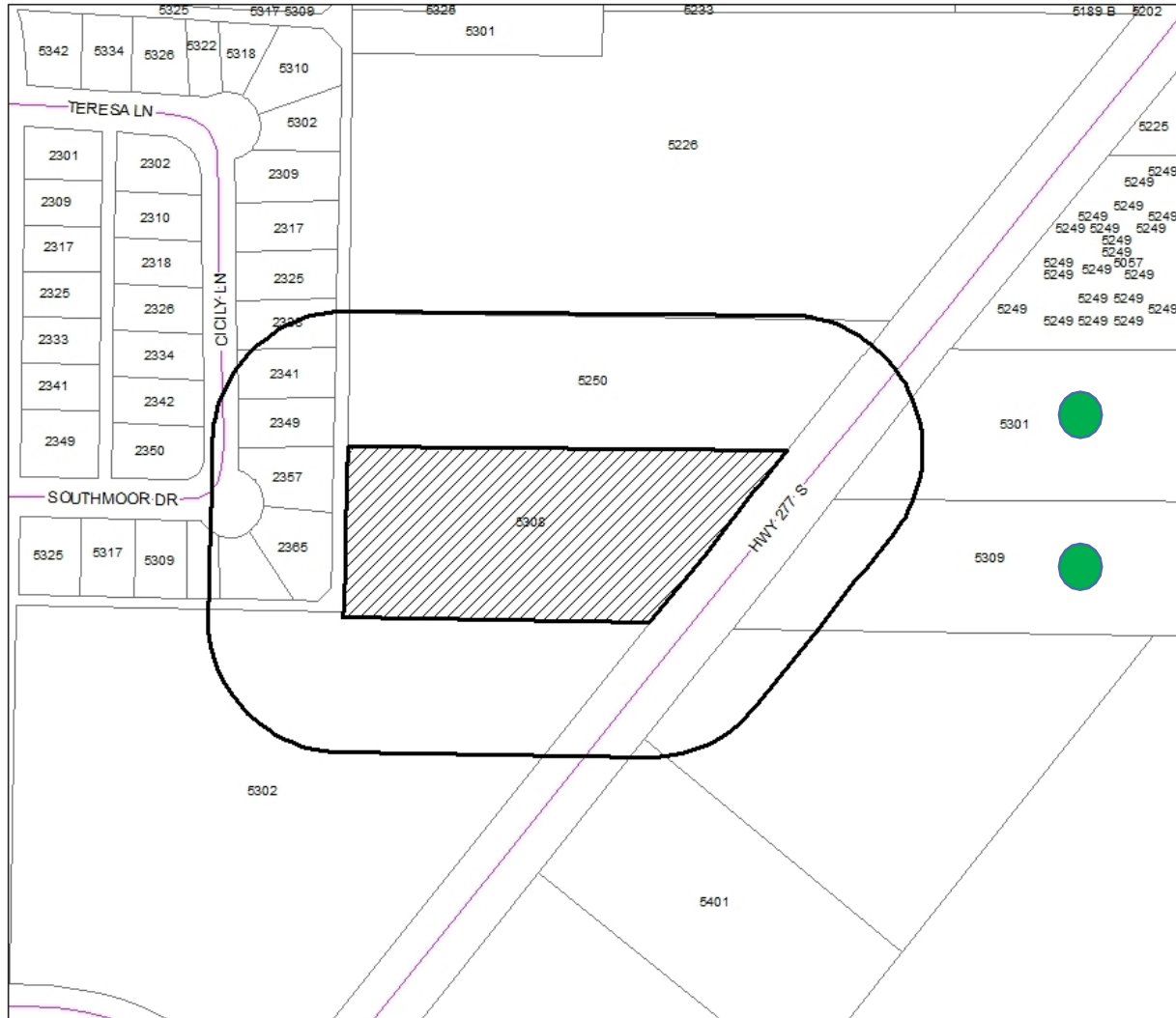


South

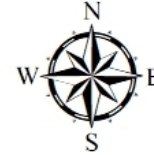




Z-2023-34 NOTIFICATION AREA MAP



Notification Map



Legend

- Z-2023-34
- 200' Notification Area

2- In Favor-

0- Opposed-



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

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

Staff Recommendation: **Approval**





Questions?



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; 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 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 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 26th day of October, 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 15th day of September, 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 26th day of October, 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 2nd day of November, 2023

ATTEST:

CITY SECRETARY

MAYOR

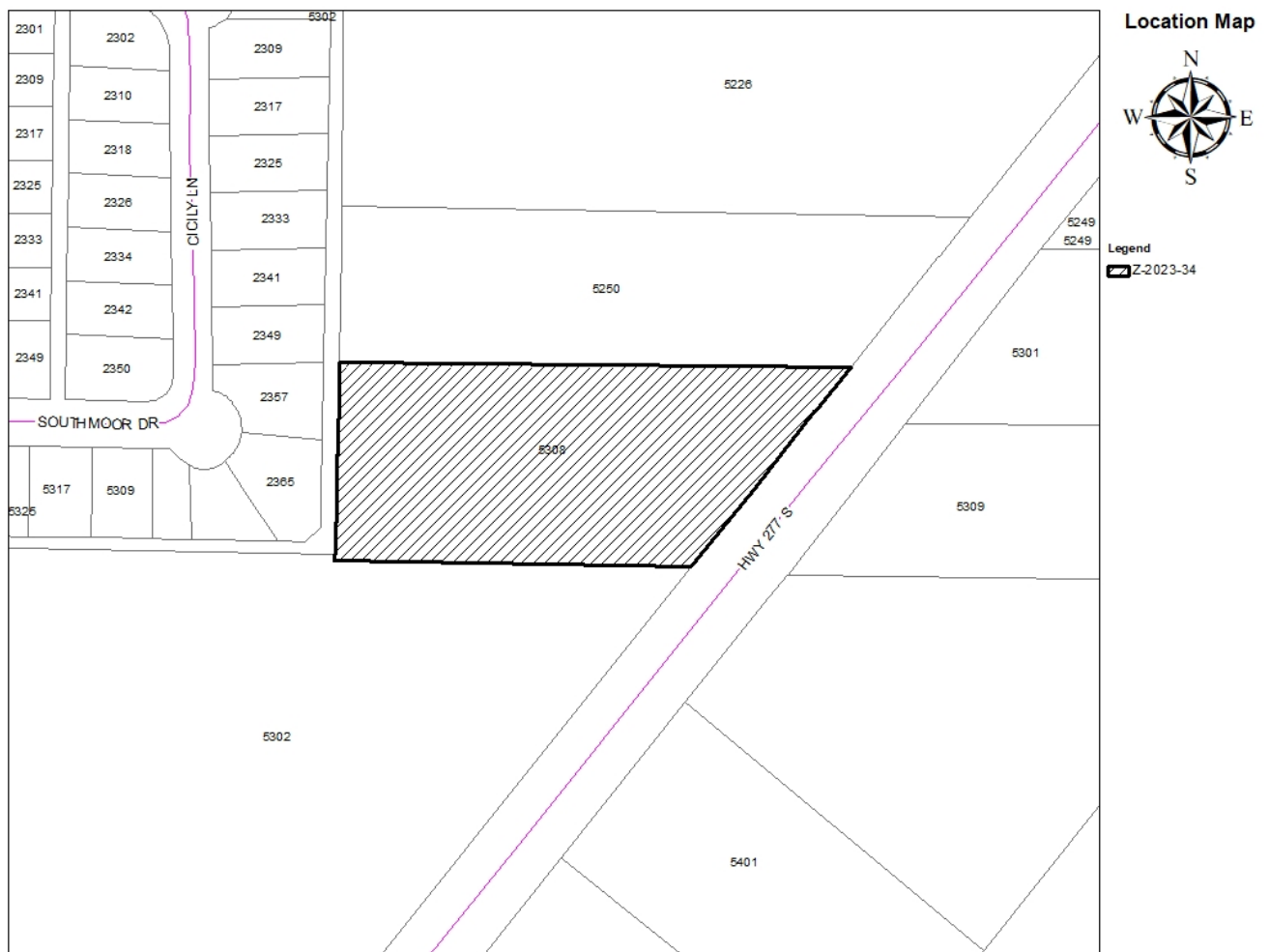
APPROVED:

CITY ATTORNEY

EXHIBIT A

Change the zoning classification of the following described land, from a General Commerical (GC) District to the General Retail (GR) District:

Location: 5308 Hwy 277 S, Survey 42 Joseph Beck, Tract 8, Abilene, Taylor County, Texas.



END