



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 February 6, 2024 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 January 2, 2024

ELECTION OF OFFICERS

PLATS

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

2. **0124-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Caprock Ridge Section 2
3. **0224-PP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Denali Addition Section 2
4. **0324-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Denali Addition Section 2A

ZONING

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

5. **CUP-2024-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Enprotec/Hibbs & Todd, Inc., To Apply A Conditional Use Permit To Approximately 25.44 Acres Zoned Agricultural Open (AO) To Allow For An RV Park. Located At 9017 West Lake Road. Legal Description Being 25.44 Acres Of F.Sieberman Survey #12, Abilene, Jones County, Texas. **(Mason Teegardin)**
6. **Z-2024-03:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Enprotec/Hibbs & Todd, Inc., To Change The Zoning Of Approximately 1.84 Acres From Residential Single Family (RS-6) To Patio Home (PH). Located At The 2500 Block Of Bel Air Drive. Legal Description Being 1.84 Acres Of Survey 85 James R Shipman, East Part Of Lot 7 Steffens & Lowden, Abilene, Taylor County, Texas. **(Kiley Hannah)**

7. **Z-2024-04:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Geotex Property Solutions, LLC, To Change The Zoning Of Approximately 1.28 Acres From Agricultural Open (AO) To Mobile Home (MH). Located Within The 7500 Block Of West Lake Road. Legal Description Being 1.28 Acres Out Of Section 46, Block 16, T&P RR Company Surveys, Abilene, Jones County, Texas. **(Adam Holland)**

EXECUTIVE SESSION

The Planning & Zoning Commission of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:

- 551.071 Consultation with Attorney

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 1st day of February, 2024, at 11:20 a.m.

Shawna Atkinson, City Secretary



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on January 2, 2024 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas

Commissioners Present:

Mr. Clint Rosenbaum, Chairman	Ms. Shawnte' Fleming
Mr. Mitch Barnett	Rev. Izlar Lankford, Secretary
Mr. Kevin Halliburton	

Commissioners Absent:

Mr. Brad Benham, Chairman Pro Tem

Staff Present:

Mr. Michael Rice, Assistant City Manager
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. Kiley Hannah, Planner I

Others Present:

Mr. James King	Mr. Larry Irvin	Mr. Charles Carter
Ms. Denise Howison	Mr. Mike Wilder	Mr. Dave Howison
Ms. Annette Dulaney	Mr. Scott Weatherman	Ms. Jennifer Weatherman
Mr. Van Jones		

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:30 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.

The motion to approve prevailed by the following vote:

AYES: Barnett, Halliburton, Fleming, Lankford, Rosenbaum

NAYS: None

PLATS

9623-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on the Bel Air Addition.

STAFF RECOMMENDATION: Approval with conditions

7123-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Summit View Estates Amendment

STAFF RECOMMENDATION: Approval with conditions

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

Reverend Lankford moved to approve the proposed plats with conditions as explained in the staff reports. Mr. Halliburton seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Halliburton, Fleming, Lankford, Rosenbaum

NAYS: None

ZONING

Z-2023-36: (Tabled) Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owners, Represented By Jacob Martin, To Change The Zoning Of Approximately 7.07 Acres From PD 96A To General Retail. Located On The East Side Of The 5300 Block Buffalo Gap Road. Legal Description Being Lots 202, 203, And 206, Mindy Morris Subdivision, Abilene, Taylor County, Texas.

Mr. Halliburton moved to *remove this item from the table*. Reverend Lankford seconded the motion.

Mr. Adam Holland presented this request. The subject property was zoned as PD-96A in 2004 to create a mixed-use development that allowed specific higher intensity uses along the frontage of the property and less intense uses, primarily educational uses to the rear where the PD abuts residential zoning districts on 3-sides. The property did not have a base zoning district assigned, but is similar to uses allowed in the General Retail or Neighborhood Retail district.

The existing PD allows multi-family, light commercial, educational uses, and specialty retail uses. This request, if approved, would eliminate the PD zoning of the site and replace it with a standard zoning district classification.

Mr. Rosenbaum opened the public hearing. Those who stepped forward were:
Mr. Clayton Farrow, Mr. Mike Wilder, Ms. Denise Jones, Mr. Charles Carter, Mr. Van Jones

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor, with 22 in opposition.

STAFF RECOMMENDATION: Approval of General Retail on Lot 203 and downzoning the request from General Retail (GR) to Neighborhood Retail (NR) on Lots 202 and 206.

Ms. Fleming moved to approve this request as GR. Mr. Barnett seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Halliburton, Fleming, Lankford, Rosenbaum

NAYS: None

Z-2023-39: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From HD Development Properties LP (D/B/A The Home Depot), Represented By Cassie Permenter, To Amend The Terms Of The Planned Development District 75 To Allow Outdoor Retail Sales/Rental And Display Within The Track “The Home Depot”. Located At 4590 Southwest Dr, Abilene, TX 79606. Legal Description Being Lot 1, Block 1, Home Depot Addition, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The property was rezoned from AO to PDD-75 in April 2002. The PDD-75 was created with the intent of locating the Home Depot and the Tractor Supply store. In September 2006, an amendment was approved to allow the display of goods within a specific area in front of Tractor Supply.

The Home Depot tract is currently in violation of the Land Development Code and the requirements of PDD-75 by having outdoor display of storage buildings and parking rental

equipment on required parking spaces. PDD-75 does not allow outdoor display on this lot. The proposed amendment, if approved, would allow outdoor display in designated areas.

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

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

STAFF RECOMMENDATION: Approval, subject to the following condition:

1. Outdoor display of equipment, rental trucks, general merchandise, or any other materials on a permanent or seasonal basis shall be prohibited at all other locations on the site.

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

AYES: Barnett, Halliburton, Fleming, Lankford, Rosenbaum

NAYS: None

Z-2024-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Jacob Martin, To Change The Zoning Of Approximately 14.6 Acres From Agricultural Open To Planned Development District 185. Specifically, To Allow Residential Single-Family Uses On 5,000 Sq. Ft. Lots. Located At The 6500-6800 Block Of Fairway Oaks Blvd, Abilene, TX 79606. Legal Description Being 14.6 Acres Of Survey 11 Lunatic Asylum Lands, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The subject property was annexed in 1980 and has remained vacant and zoned as AO since. The owner would like to change the zoning from AO to a Planned Development District (PDD) to allow lots with a minimum area of 5,000 square feet, a minimum width (frontage) of 50 feet, and five-foot (5') interior side setbacks. The base zoning of the property would be RS-6.

Mr. Rosenbaum opened the public hearing. Those who stepped forward to speak were Mr. Clayton Farrow and Mr. James King. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

STAFF RECOMMENDATION: **Approval** subject to the Concept Plan and proposed ordinance.

Mr. Halliburton moved to approve this request. Ms. Fleming seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Barnett, Halliburton, Fleming, Lankford, Rosenbaum

NAYS: None

Z-2024-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of 0.47 Of An Acre From Agricultural Open To Multi-Family. Located On 2900 Block Of Old Anson Rd, Block A, Portion Of Lot 1 Of The Robert Rasberry Subdivision, Abilene Texas 79606.

Ms. Kiley Hannah presented this request. This property was annexed in 1957 and has remained vacant and zoned as AO since annexation.

On October 4, 2022, the Planning and Zoning Commission recommended approval of Z-2022-23 to rezone the subject property to Multi-Family (MF) after finding that the request satisfied the criteria set out in Sec. 1.4.1.4 of the LDC. The City Council, on November 3, 2022, on a Super Majority Vote required, determined that the request did not satisfy the criteria set out in Sec. 1.4.1.4 of the LDC.

Since one year has lapsed since Z-2022-23 was filed and denied, this new application can be considered by the Commission and City Council. The proposed land use and zoning district would match the land uses and zoning district of the properties immediately north and west of the subject site.

Mr. Rosenbaum opened the public hearing. Those who stepped forward to speak were Mr. Dave Howison and Ms. Denise Jones.

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: Approval

Mr. Halliburton moved to approve this request. Ms. Fleming seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Barnett, Halliburton, Fleming, Lankford, Rosenbaum

NAYS: None

OAM-2023-01: (Tabled) Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The City Of Abilene To Amend The Land Development Code (LDC) To Create The Rebuild ABI Infill Overlay (RAI) District To Promote Infill Development And Redevelopment In Targeted Neighborhoods.

Mr. Halliburton moved ***to remove this item from the table.*** Reverend Lankford seconded the motion.

Mr. Randal Anderson presented this request. Staff proposes to repeal the NCO District and to replace it with the Rebuild ABI Infill Overlay (RAI) District. Since the Neighborhood Conservation Overlay (NCO) District has not achieved its intended purposes, it would be appropriate to replace the NCO district with a new overlay district that will promote infill development in a manner that will respect the traditional flavor of the existing neighborhoods.

The following neighborhoods are proposed to be included within the RAI Overlay District:

Alameda Addition	Holiday Hills	Butternut/Chestnut
College Heights	Stevenson / Sancudo	Sears
North Sayles	Carver	Pasadena Heights
Old Town Abilene		

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

STAFF RECOMMENDATION: Approval of the proposed LDC text change and proposed amendment to the Official Zoning Map, as set out in Exhibits B and C of the staff report.

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

AYES: Barnett, Halliburton, Fleming, Lankford, Rosenbaum

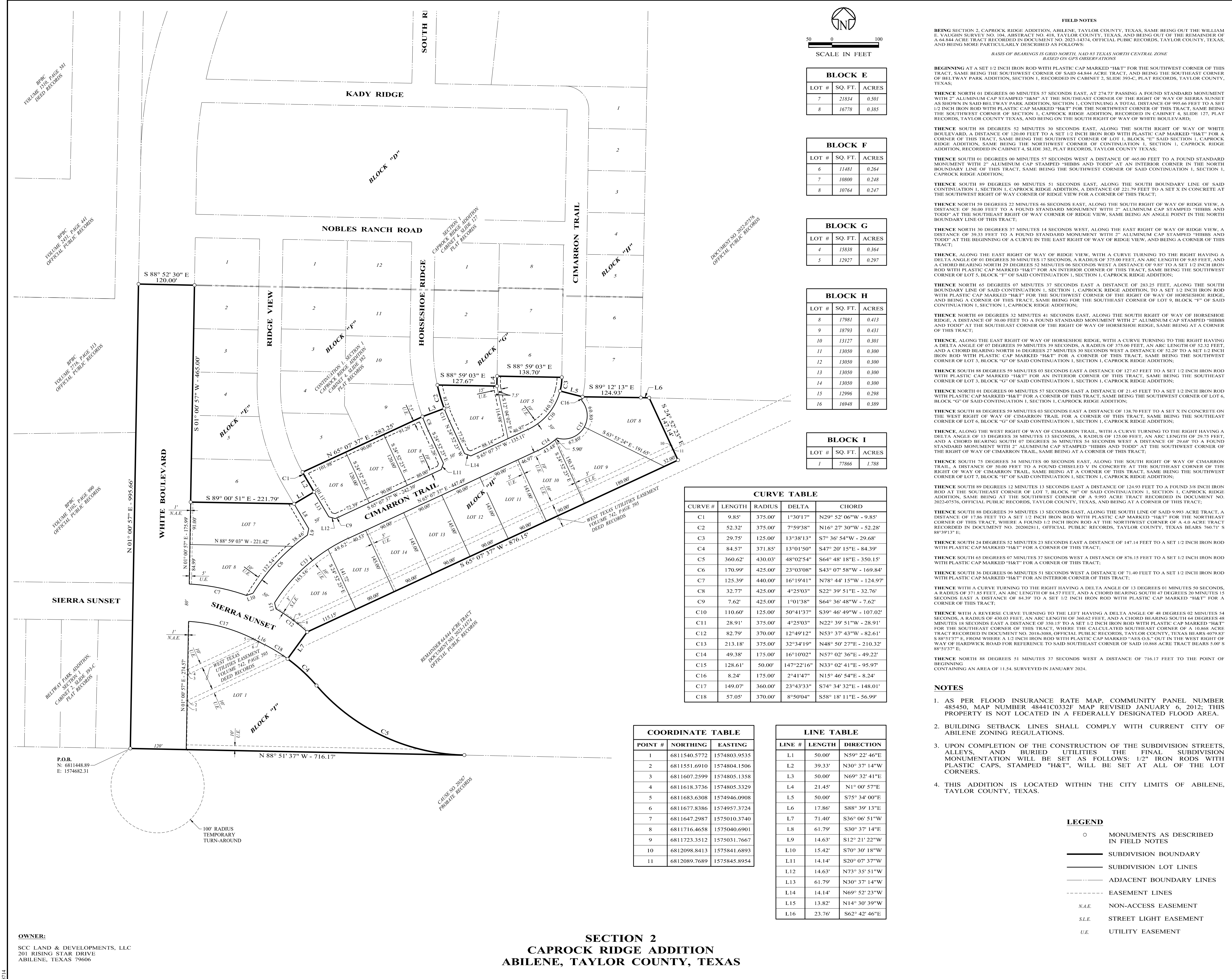
NAYS: None

ADJOURNMENT

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 3:16 p.m.

APPROVED

Mr. Clint Rosenbaum, Chairman



PLANNING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, SUBCHAPTER A, AS AMENDED.

DATE: _____ CHAIRMAN: _____

ATTEST: _____ SECRETARY: _____

DATE: _____ PLANNING DIRECTOR: _____

PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS

DATE: _____ FILE NUMBER: _____

PLANNING DIRECTOR: _____ FEES: _____

COUNTY CLERK: _____

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

DATE: _____ FILE NUMBER: _____

COUNTY CLERK: _____ COUNTY, TEXAS: _____

DEPUTY: _____

OWNER'S CERTIFICATE AND DEDICATION

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

SECTION 2
CAPROCK RIDGE ADDITION
ABILENE, TAYLOR COUNTY, TEXAS

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

"FIELD NOTES HEREON"

OWNER'S CERTIFICATE AND DEDICATION

EXECUTED THIS _____ DAY OF _____, 20____

LEVI STALLINGS
PRINTED NAME: _____ SIGNATURE: _____

ACKNOWLEDGMENT

THE STATE OF TEXAS, COUNTY OF TAYLOR

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED LEVI STALLINGS, OWNER

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

SEC LAND & DEVELOPMENTS, LLC

A 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 _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC

GENERAL NOTES

SHEET 1 OF 1 SHEETS _____ ACREAGE 11.5381

SCALE 1" = 100' SMALLEST LOT 10,764 SQ FT LARGEST LOT 77,866 SQ FT

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION:

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

PLAT DESCRIPTION:

SECTION 2
CAPROCK RIDGE ADDITION
ABILENE, TAYLOR COUNTY, TEXAS

SIGNATURE: _____

01/29/2024
DATE

DREW MALCOLM BLESSING
REGISTERED PROFESSIONAL LAND SURVEYOR



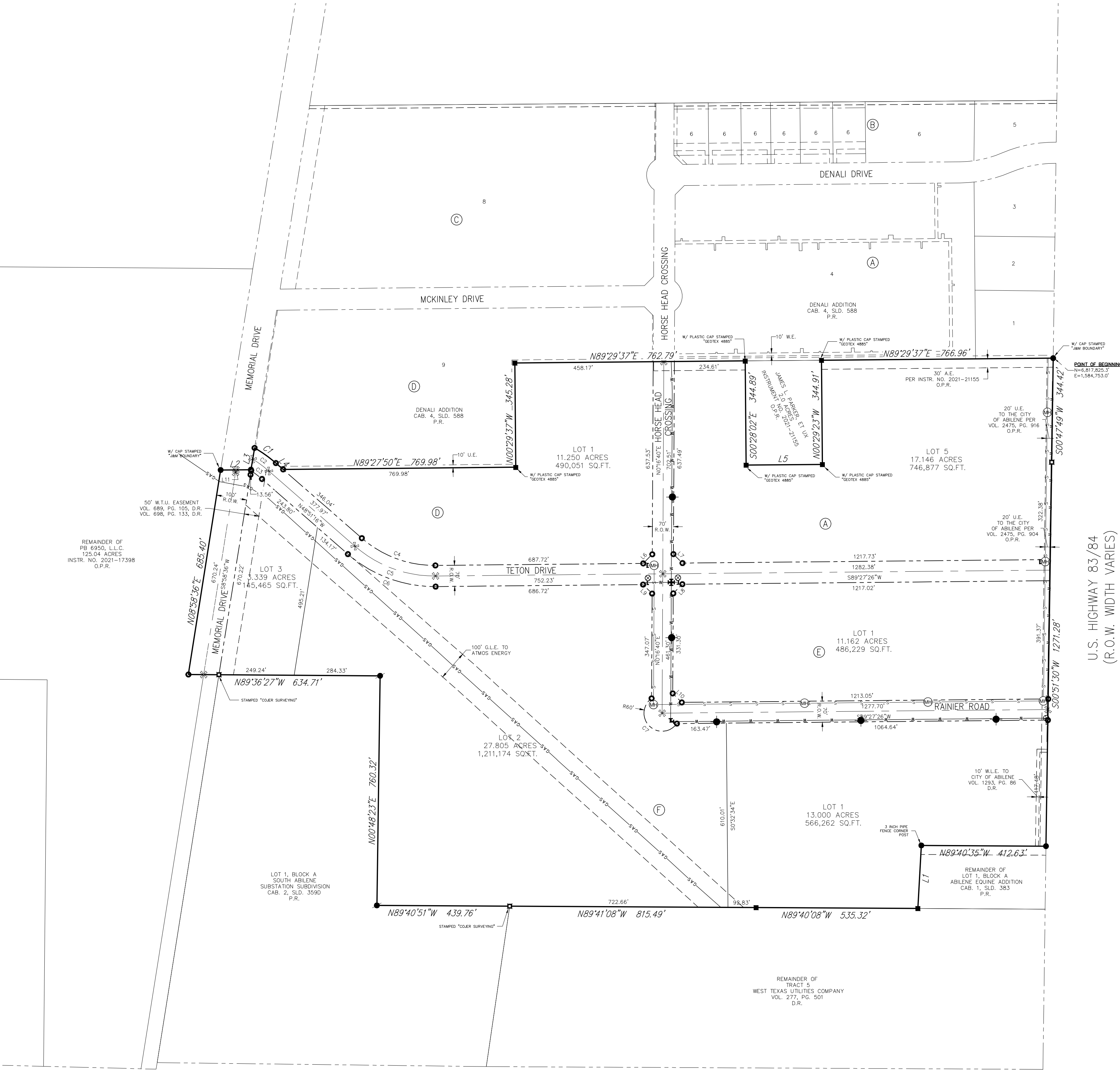
Enprotec | Hibbs & Todd

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

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.

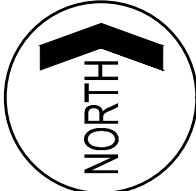
PLAT NOTES:
1. AREA OF SUBDIVISION = 93.667 ACRES.
2. AREA OF ALL PUBLIC R.O.W. DEDICATIONS = 9.966 ACRES.
3. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
4. MONUMENTATION: A 1/2" REBAR ROD WITH CAP MARKED "J&M BOUNDARY" IS SET AT EACH SUBDIVISION CORNER, LOT CORNER, AND AT EACH P.C., P.T. AND P.I. IN THE PROPOSED STREET RIGHT-OF-WAY LINES SHOWN.
5. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NOS. 48441-C-0332-F & 48441-C-0355-F EFFECTIVE JANUARY 6, 2012.
6. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OPEN SPACE OR FLOODWAY.
7. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF ABILENE, TEXAS.



LEGEND	
	SUBDIVISION BOUNDARY
	ADJACENT PROPERTY
	PROPOSED LOT LINES
	PROF. UTILITY EASEMENTS
	EXIST. SEWER EASEMENTS
	EXIST. UTILITY EASEMENTS
	PROF. STREET R.O.W.
	EXIST. STREET R.O.W.
	PROF. SEWER LINE
	PROF. WATER LINE
	SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
	SET MID-NAIL WITH METAL WASHER
	FOUND 1/2 INCH REBAR ROD (UNLESS OTHERWISE NOTED)
	FOUND 1 INCH PIPE FOUND
	FOUND 3/8 INCH REBAR ROD
	U.E. = UTILITY EASEMENTS
	W.E. = WATER EASEMENTS
	S.E. = STREET LIGHT EASEMENTS
	P.R. = PLAT RECORDS, TAYLOR CO., TEXAS
	D.R. = DEED RECORDS, TAYLOR CO., TEXAS
	D.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS

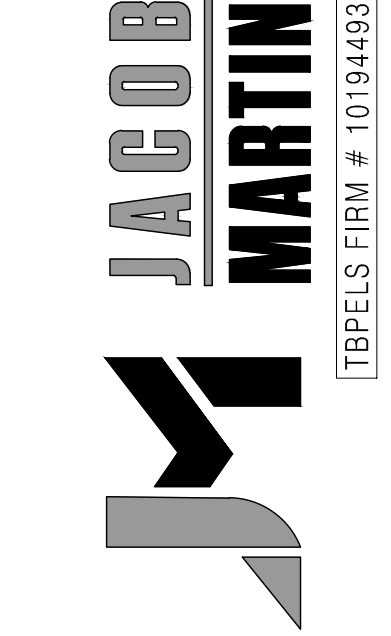
CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT	CHORD BEARING
C1	86.89'	435.00'	11°25'04"	43.49'	S54°33'48"E 86.54'
C2	66.47'	400.00'	9°31'17"	33.31'	N53°36'55"W 66.40'
C3	45.04'	357.18'	7°13'29"	22.55'	N52°23'22"W 45.01'
C4	265.57'	365.00'	41°41'18"	138.97'	N69°41'55"W 259.75'
C5	291.04'	400.00'	41°41'18"	152.30'	N69°41'55"W 284.66'
C6	316.51'	435.00'	41°41'18"	165.63'	N69°41'55"W 309.57'
C7	208.86'	60.00'	199°27'00"	350.09'	N45°07'57"W 118.28'

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	208.91'	S31°14'14"W
L2	100.51'	N89°27'50"E
L3	73.11'	N9°07'47"E
L4	31.93'	S48°51'16"E
L5	252.67'	N89°29'55"E
L6	42.73'	S44°32'03"W
L7	42.12'	N45°07'57"W
L8	42.73'	N44°52'03"E
L9	42.12'	N45°07'57"W
L10	42.12'	N45°07'57"W
L11	8.43'	S9°04'44"W



PRELIMINARY
This document shall not be
recorded for any purpose.

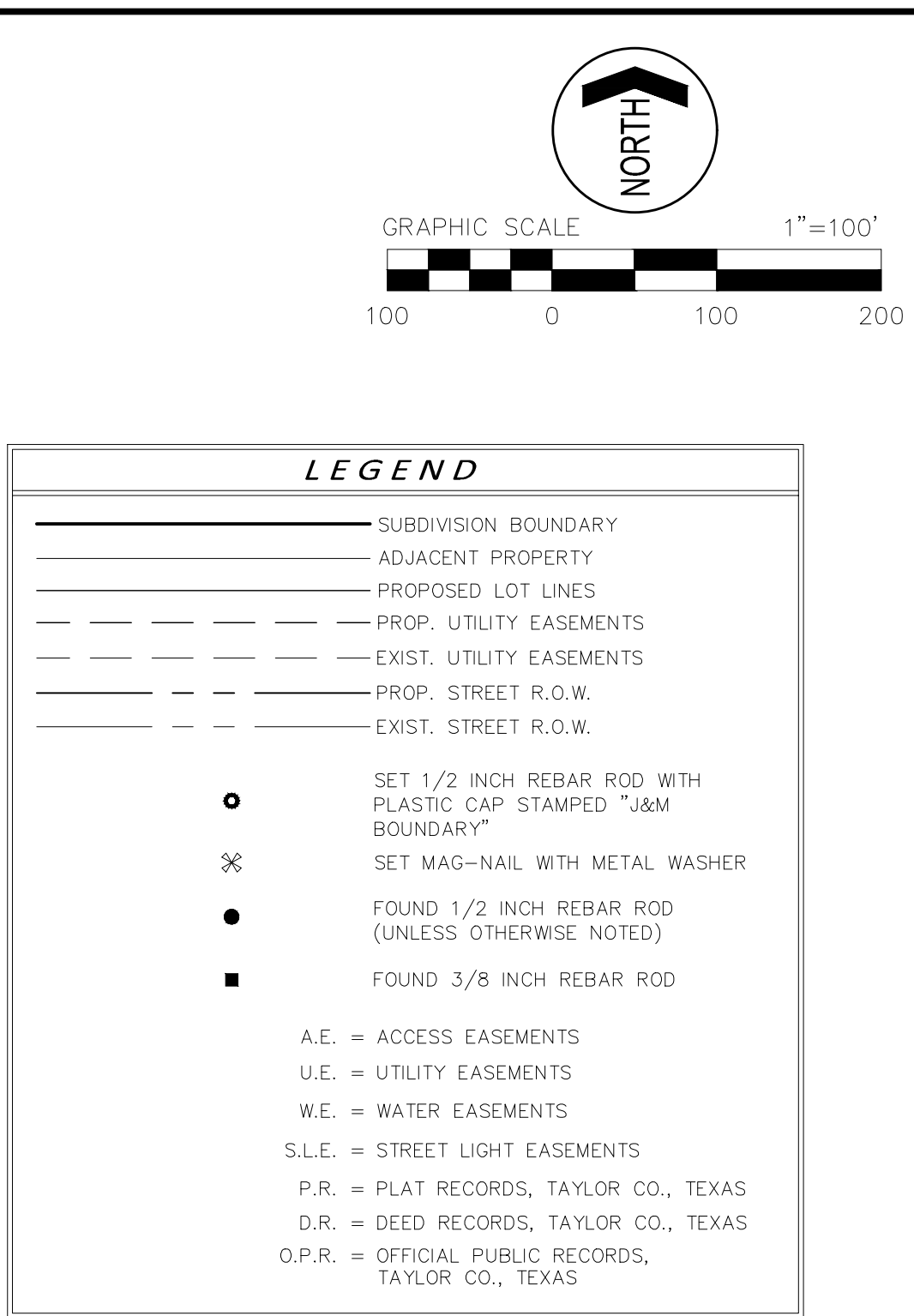
3465 CURRY LANE
ABILENE, TX 79606
325-696-1070
1925 FORT WORTH HIGHWAY
WILKINSON, TX 76066
817-594-9880
4920 S. LOOP 289, STE 104
LUBBOCK, TX 79414
806-368-6375



CITY, STATE
THE DENALI ADDITION, SECTION 2
CONSTRUCTION DRAWINGS
PRELIMINARY PLAT

NO.	REVISION	DATE	SCALE	1" = 200'	PROJECT # 21440	DESIGNED	C.F.	DRAWN	L.A.	CHECKED	L.A.	SHEET	1	SEQ.	1 OF 1

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



\\21440-Stricklin 125 Acre Residential Development - Kyle Paul\\Surveying\\Exhibits\\Plats\\Final\\21440-Final Plat.dwg, 1/29/2024 1:38:25 PM, DWG To PDF.pc3

ZONING CASE CUP-2024-01

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: February 6, 2024
City Council 1st Reading: February 22, 2024
City Council 2nd Reading: March 14, 2024

Applicant

Owner: Cedric & Kelti De Bourbon-Poisson
Agent: Enprotec/Hibbs & Todd Inc.

Case Manager

Mason Teegardin – Planner

Request

Apply a Conditional Use Permit to approximately 25.44 acres zoned Agricultural Open (AO) to allow for an RV Park.

Location

9017 West Lake Road, Abilene, Jones County, Texas.

Background

The subject property is 25.44 acres out of the F. Sieberman Survey #12. The applicant proposes a 60 space RV Park that includes: a dog park, playground, garden, a pool, and a butterfly observatory. The applicant proposes to develop the park in phases. A Plan of Operation describing the proposed uses and phasing schedule is attached with this report.

Existing Uses/Zoning

All the surrounding properties are zoned Agricultural Open (AO). In July 2023, a Conditional Use Permit was approved for an RV Park in AO zoning approximately 5 miles south of this location.

Criteria Assessment

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

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

The Future Land Use Map recommends Very Low Residential. It is common for RV Parks to be located within Agricultural Open (AO) zoning.

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

The proposed use, as detailed, is consistent with the surrounding uses and zoning district regulations. The maximum size density for RV Parks is 12 units per acre. The applicant is proposing 60 units on approximately 25 acres. This would generally be consistent with Very Low Residential zoning.

3. **The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.**

The use should not negatively affect the surrounding uses to the north, south, east or west.

4. **The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

The proposed use will generate more traffic but it should not be conflicting or hazardous to the existing traffic located within the area.

5. **The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.**

The proposed use does not generate a level of traffic that would adversely affect the existing road network in the vicinity of the subject site.

6. **The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.**

The use does generate visual impacts for the surrounding areas. However, the applicant is proposing a 50' buffer along Collett Road, as well as trees evenly spaced along the southern property line.

7. **The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.**

The use would comply with all applicable LDC requirements. A Site Plan review is required at this location because it will be a new development on a previously undeveloped lot.

Staff Recommendation

Staff recommends **approval**, subject to compliance with Site Plan review requirements and the following condition:

1. The proposed RV Park shall be developed and used in accordance with the Plan of Operation and Park Rules submitted by the applicant, as shown in the proposed ordinance.

Attachments

- **Plan of Operation**
- **Proposed Park Rules**

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

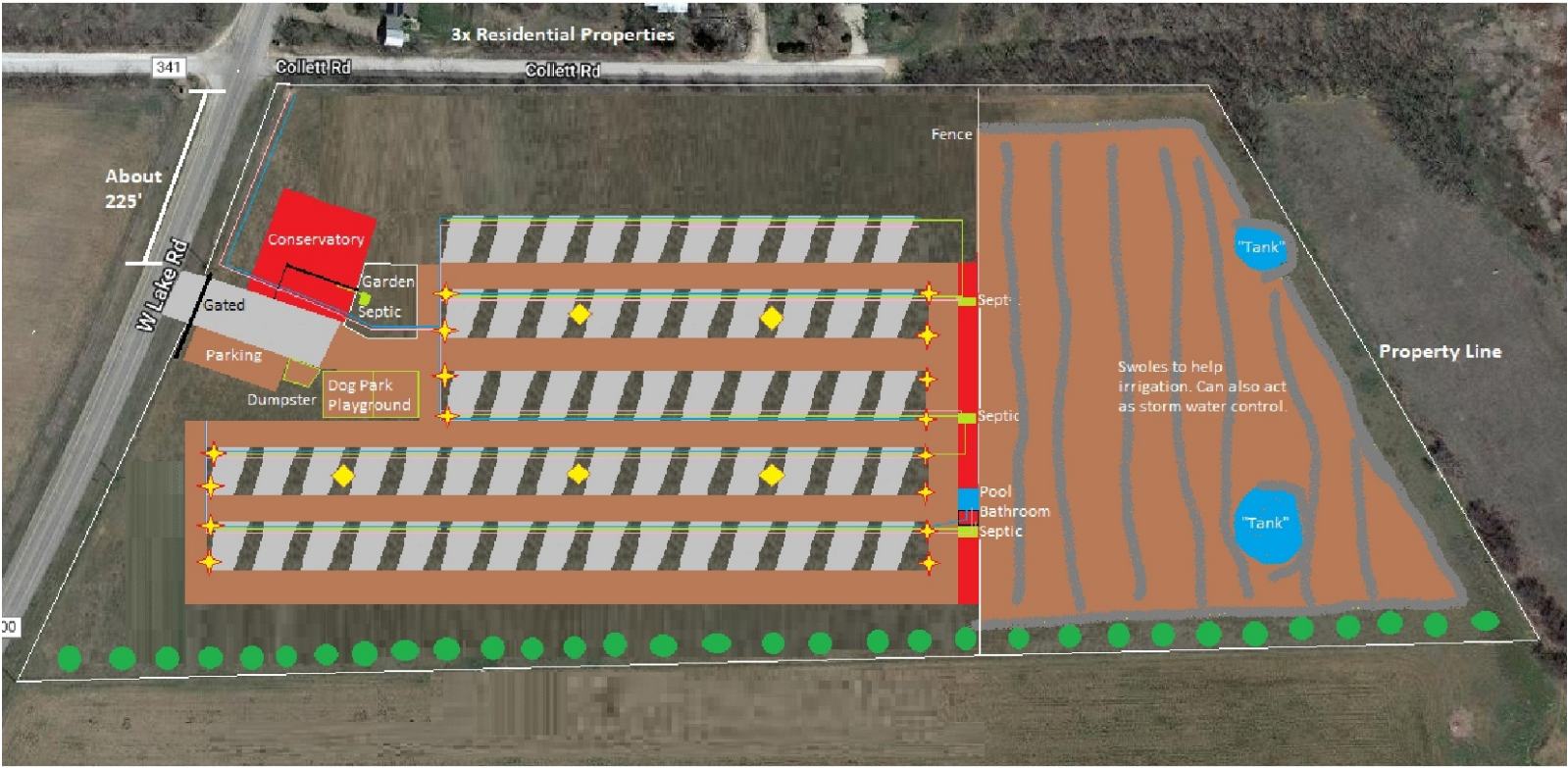
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
	0		
COLLETT WENDELL & ENA BEE	0	1018 COLLETT RD	
COLLETT WENDELL & ENA BEE	0	942 COLLETT RD	
COLLETT WENDELL & ENA BEE	0	902 COLLETT RD	
	0		
TUTT RONNY & JANET	0		
HAGAR RONNIE & BETTY	0	8888 W LAKE RD	
MEADOR LESTER DALE &	0	9135 W LAKE RD	
POWERS FOUNDATION	0	9017 W LAKE RD	
POWERS FOUNDATION	0	8889 W LAKE RD	

SITE LAYOUT – PHASE 1



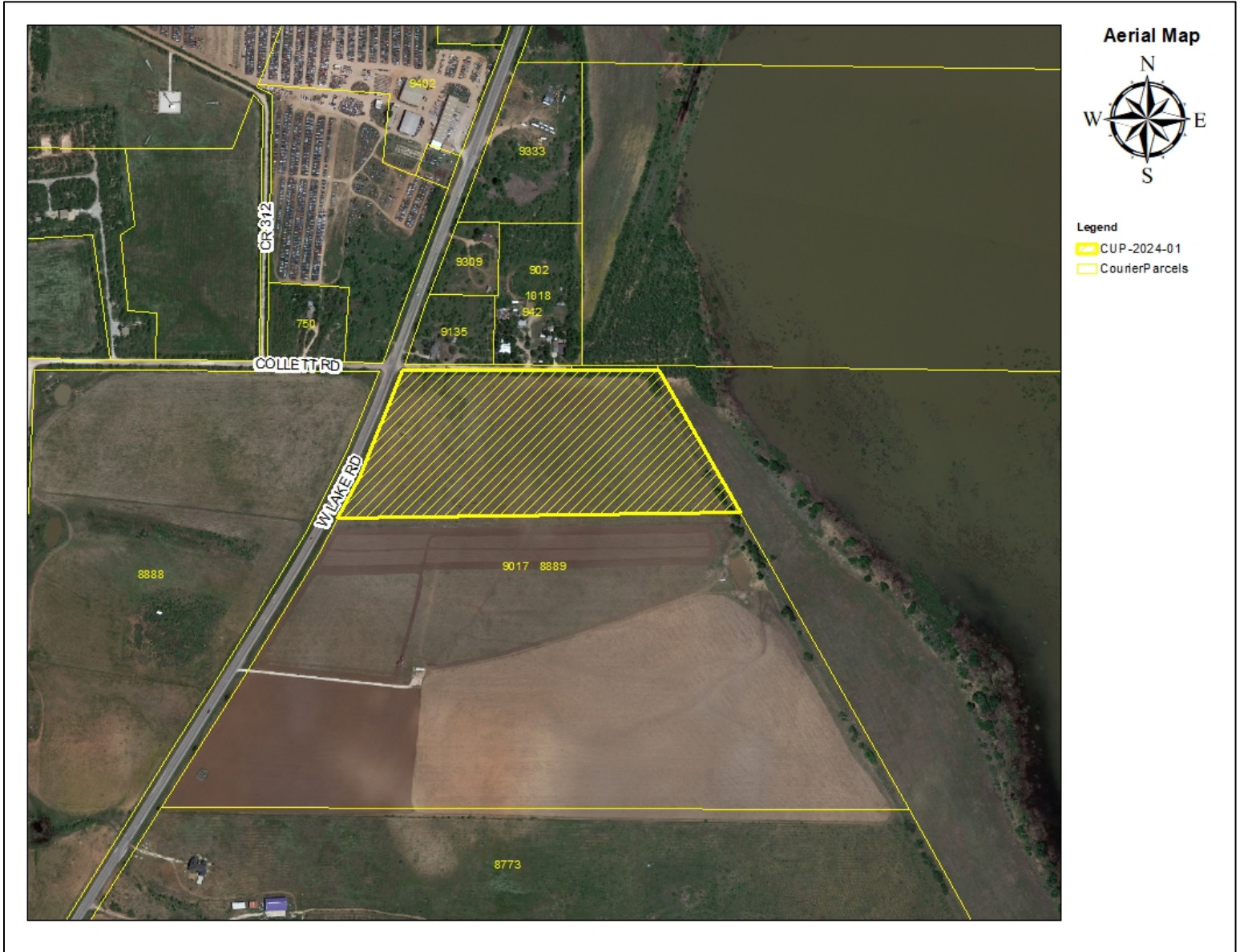
Line Legend:	
	Electricity
	Water
	Septic

Notes:	
1.	Individual RV Sites: Refer to RV Site Layout
2.	All roads in brown are 30' wide, non-dust producing, and allow a semi-trailer to drive through.
3.	Septic systems are aerobic. Water will be used on flower gardens.
4.	Total of 30 RV sites will be built with full hook ups. 50 amp.
5.	The office building will be 60' from the property line. Refer to office layout (it also has a laundry room and bathrooms).
6.	The entrance to the property will be 40' wide concrete or asphalt.



SITE LAYOUT – FULL BUILD

LOCATION MAP



ZONING MAP



Zoning Map



- Legend
- CUP-2024-01
 - Arterial
 - Arterial
 - AO - Agricultural Open Space
 - GC: General Commercial



CONDITIONAL USE PERMIT

Case: CUP-2024-01

Agent: Enprotec/Hibbs & Todd Inc.

Request: Apply a Conditional Use Permit to approximately 25.44 acres zoned Agricultural Open (AO) to allow for an RV Park

Location: 9017 West Lake Road

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: February 6, 2024

Council Hearing: February 22, 2024
March 14, 2024





AERIAL LOCATION MAP



Aerial Map



Legend

- CUP-2024-01
- CourierParcels

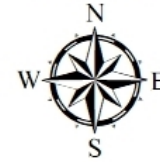




ZONING MAP

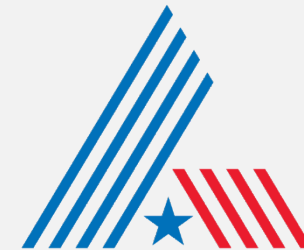


Zoning Map



Legend

- CUP-2024-01
- Arterial
- Arterial
- AO - Agricultural Open Space
- GC: General Commercial



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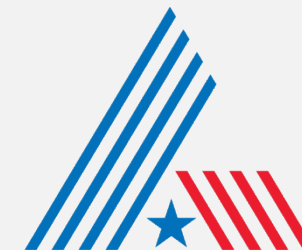


SITE LAYOUT – PHASE 1



Line Legend:	
Electricity	
Water	
Septic	

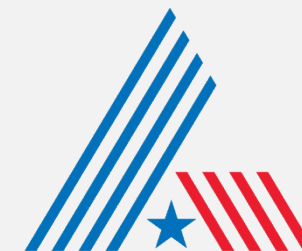
- Notes:**
1. Individual RV Sites: Refer to RV Site Layout
 2. All roads in brown are 30' wide, non-dust producing, and allow a semi-trailer to drive through.
 3. Septic systems are aerobic. Water will be used on flower gardens.
 4. Total of 30 RV sites will be built with full hook ups. 50 amp.
 5. The office building will be 60' from the property line. Refer to office layout (It also has a laundry room and bathrooms).
 6. The entrance to the property will be 40' wide concrete or asphalt.



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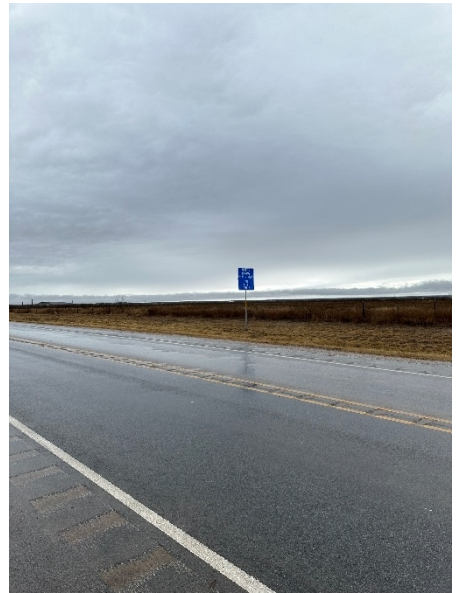
SITE LAYOUT – FULL BUILD



CITY OF
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TEXAS



VIEWS OF SUBJECT PROPERTY

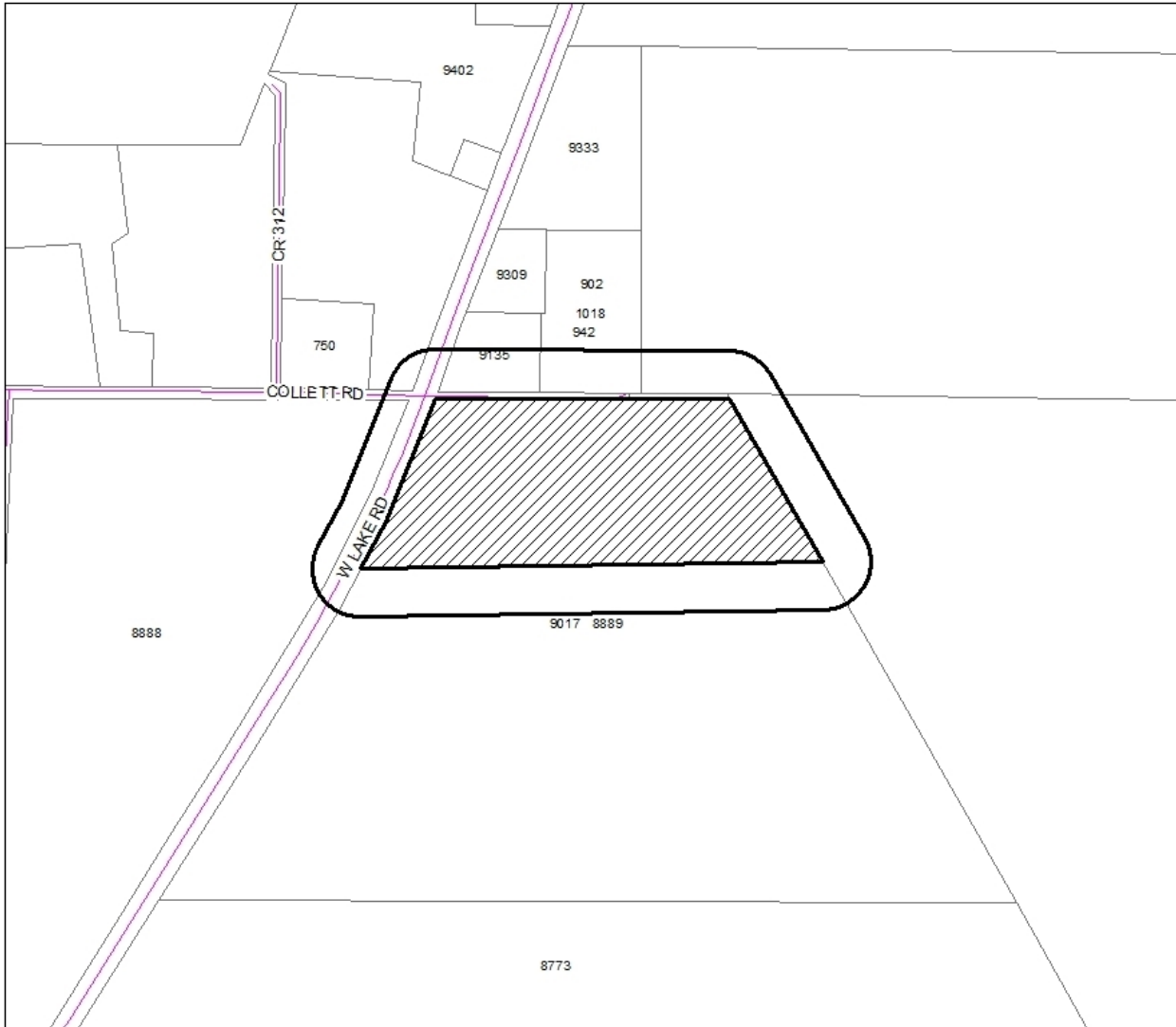


North Neighboring Property





NOTIFICATION AREA MAP



Notification Map



Legend

- CUP-2024-01
- Notification Area

0- In Favor- 
0- Opposed- 





FINDINGS AND RECOMMENDATION

The request is consistent with:

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

Staff Recommendation:

Approval subject to the proposed Plan of Operation and “Park Rules” provided by the applicant.





Questions?



Abilene Butterfly RV Resort Plan of Operation

The proposed RV park will consist of approximately 60 RV spaces when fully built out. The site will have a main office building that will also contain laundry and restroom facilities. Other amenities at the RV park will be a dog park, playground, garden, and pool. A planned future addition includes an indoor butterfly conservatory where visitors may come and tour various exhibits. Site utilities will consist of water, sewer, electric, and wifi service to each RV space as well as exterior lights.

Hours of operation of the RV park will be 7:00 am to 7:00 pm. The site amenities such as the dog park, playground, and pool will be closed at sundown and the RV park will have quiet hours from 10:00 pm to 7:00 am daily. See Park Rules for other items.

In order to mitigate disturbances to adjoining neighbors, the site will maintain a minimum of a 50 foot buffer from Collet Road and the existing mature trees along this road will remain. New trees will be spaced every 20' on the south property line to provide some screening.

The site will adhere to all City of Abilene development regulations, specifically Section 4.1, Division 11 in regard to vacation travel trailer/recreational vehicle parks.

Abilene Butterfly RV Resort Park Rules

For the RV portion:

1. Operating times for the office would be 7am-7pm.
2. Quiet hours would be 10pm-7am. No loud music/noises that are a nuisance to other guests.
3. Dogs will be leashed at all times unless in the fenced dog park. Current certificate of shots are required for presentation to the front office upon check-in. Pets are not welcome in the pool area. Pet waste will be picked up immediately and disposed of properly. Pet waste will not be performed in any building, meadow, bush, tree or conservatory. Violators will be fined and repeat offenders risk being ejected of service without refund.
4. Barking or aggressive dogs will be required to leave the park if they become a common nuisance to other guests. Dogs cannot be kept leashed outside without an owner present.
5. Paths surrounding the resort are private, vehicle use on these areas is restricted to staff members.
6. Age and aesthetic recreational vehicles preferred. 15 years old or newer. Exceptions are on a case-by-case basis from company management.
7. Members staying a month or longer will be background checked. We reserve the right to not provide service at our choice.
8. No walking into non-pathed areas of the butterfly wildflower meadow or conservatory. Obey all barriers, railings and posted signs. Do not pick flowers or touch the plants, they are for the wildlife. Destruction of a plant will result in a fine and possible ejection of service without refund.
9. Do not remove butterflies from meadows or exhibit areas, even if they are dead.
10. Children under the age of 14 are required to be supervised at all times. Climbing trees, throwing stones, and play that may cause injury to persons and property is not permitted.
11. All visitors that are not clients are required to check in and register at the office.
12. Gates to the property will be closed from 7pm - 8am. A code to open the gate will be provided to clients/registered visitors.
13. Any behavior that threatens or is harmful to a visitor, staff, animal or disrupts another clients enjoyment could result in the violator being ejected of service without refund. This includes loud, boisterous, threatening, abusive, insulting and indecent language, as is disorderly conduct.
14. Speed limit is 5 mph. No speeding or off-roading is permitted. This is strictly enforced.
15. Smoking/vaping/chewing tobacco is prohibited in all buildings, playgrounds, and dog parks and within 50 feet of them. This also includes the butterfly conservatory and meadows. All smoking/vaping/chewing tobacco materials must be disposed in proper receptacles. Do not throw them on the ground, to include the site area.
16. Do not feed or handle wildlife, including butterflies. Do not harass or approach wild animals. Notify staff members of wild animals.
17. Do not take wildlife including insects, caterpillars, chrysalids, butterflies and moths.
18. No solicitation or sale of any goods, products or services is allowed without full written consent from the company management.
19. All RV's must be fully self-contained, well-kept, and in good condition.
20. Each site is charged for 1 RV, 2 vehicles (golf cart not included), 2 adults, 2 children, 1 pet (dog/cat). Additional persons are charged \$15 per day fee for daily sites, \$300 for monthly sites. A maximum of 6 total persons per site per day allowed. No parking on vacant or undeveloped sites, or on the grass/landscaped areas. Additional vehicles are \$50 per month and will be parked in a designated area for storage.
21. No clotheslines, freezers, refrigerators, fencing, barriers, pallets, dog kennels/pens/runs allowed.
22. All water hoses and sewer lines must be free from leaks.
23. No discharging or use of fireworks are allowed. Firearm use is strictly prohibited unless you determine it necessary for legal self-defense and you accept full-responsibility for the firearms use.

24. Alcohol is not permitted in any common area without full written consent from the company management.
25. Zero-tolerance for illegal/criminal/drug related activities. It will result in a fine and ejection without refund. All damages will be included in the fine.
26. All persons must have a valid drivers license to operate ANY motorized vehicle on the property (including golf carts).
27. No repairs or washing of vehicles or RV's is allowed without full written consent from the company management.
28. Damage to the company property, including but not limited to restrooms, utilities, offices, landscaping, vehicles, street lights, wifi towers, or signage is strictly prohibited. Clients will be held responsible for the repair of any damages.
29. We reserve the right to refuse service to anyone, and the right to refuse any RV that is not in good appearance or age. No refunds if you choose to shorten your stay or have to be asked to leave due to violation of rules. Rules are designed for safety, convenience, and a clean resort for clients enjoyment. We are a service oriented business and therefore we do not have a landlord/tenant relationship/agreement with any daily/weekly/monthly/yearly clients.
30. Pool hours are from 10am-8pm. No lifeguard. All children will be accompanied by an adult.

For the Conservatory portion (including the above):

1. Food and drinks are not allowed in the exhibit. Smoking/vaping/chewing tobacco are not allowed in the conservatory.
2. Do not pick up or handle insects unless a staff member invites you to do so.
3. Strollers and wagons are not allowed in the conservatory. They pose an escape risk for butterflies.
4. Butterfly Conservatory will follow the rules of federal regulations.
5. The use of scooters, bicycles, hover boards, skate boards, roller blades (list not inclusive) are prohibited.
6. Photography and filming: Personal use only. Any use, reuse, or reproduction for commercial purposes is prohibited without full written consent from the company management.

More rules to consider:

1. Visitors and clients enter at their own risk. The owner, management, office personnel of the company will not be responsible for any loss, theft, injury, accident, fire, illegal/criminal activity or damage to visitors, clients, animals, personal property, personal vehicles, and personal items.
2. Be aware of wildlife. We are not responsible for injuries from animals, reptiles, mammals, or insects. Do not feed wildlife and do not leave food outside for any animals.
3. Property rules, regulations, and rates may be changed at any time without prior notice.

ZONING CASE Z-2024-03

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: February 6, 2024
City Council 1st Reading: February 8, 2024
City Council 2nd Reading: February 22, 2024

Owner

Sitzes Northwest LP

Applicant

Enprotec/Hibbs & Todd, Inc.

Case Manager

Kiley Hannah – Planner

Request

Rezone approximately 1.86 acres from Residential Single-Family-6 (RS-6) to Patio Home (PH).

Location

2500 Block of Bel Air Drive

Background

The subject property is an undeveloped strip of land that adjoins a residential neighborhood to the east and a Planned Development District (PD-149) that allows heavy commercial and industrial uses to the west. Residents of the neighborhood are concerned commercial uses could eventually be located on the subject property.

Given the surrounding uses and zoning, it would be ideal if the subject property was zoned in a manner that would result in a land use buffer between the existing neighborhood and PD-149. Appropriate zoning districts that would create such a buffer include Patio Home (PH), Town Home (TH), Multi-Family (MF), and Neighborhood Office (NO). Those districts are ordered from lowest intensity, PH, to highest intensity, NO. The PH district is a single-family residential zoning district that only allows single-family residential uses. The only difference between RS-6 and PH zoning districts is lot size, with the PH district allowing smaller lot sizes and zero lot-line residences.

Zoning, Existing and Proposed Land Use

The primary concern of staff is to maintain and enhance the stability of the existing neighborhood while allowing for the reasonable use of the subject property. It would appear that the Patio Home (PH) district would balance the needs of the neighborhood with the needs of the applicant. The applicant has submitted a plat that proposes 13 lots (6.99 dwelling units/acre) for the subject property. The plat is attached with this report.

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 amendment is consistent with the Comprehensive Plan and the Future Land Use Map.

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

The proposed PH zoning is consistent with the use of the adjoining neighborhood. PH zoning would allow smaller lot sizes, which would bring in more affordable houses into the area, and would create a land use buffer between the neighborhood to the east and heavy commercial and industrial uses to the west.

- (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.**

Adequate utilities are available to serve this site for the proposed use of the site.

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

None known.

Staff Recommendation

Staff recommends **approval**

Notification:

Legend:
O- Opposed
F- In Favor

Owner

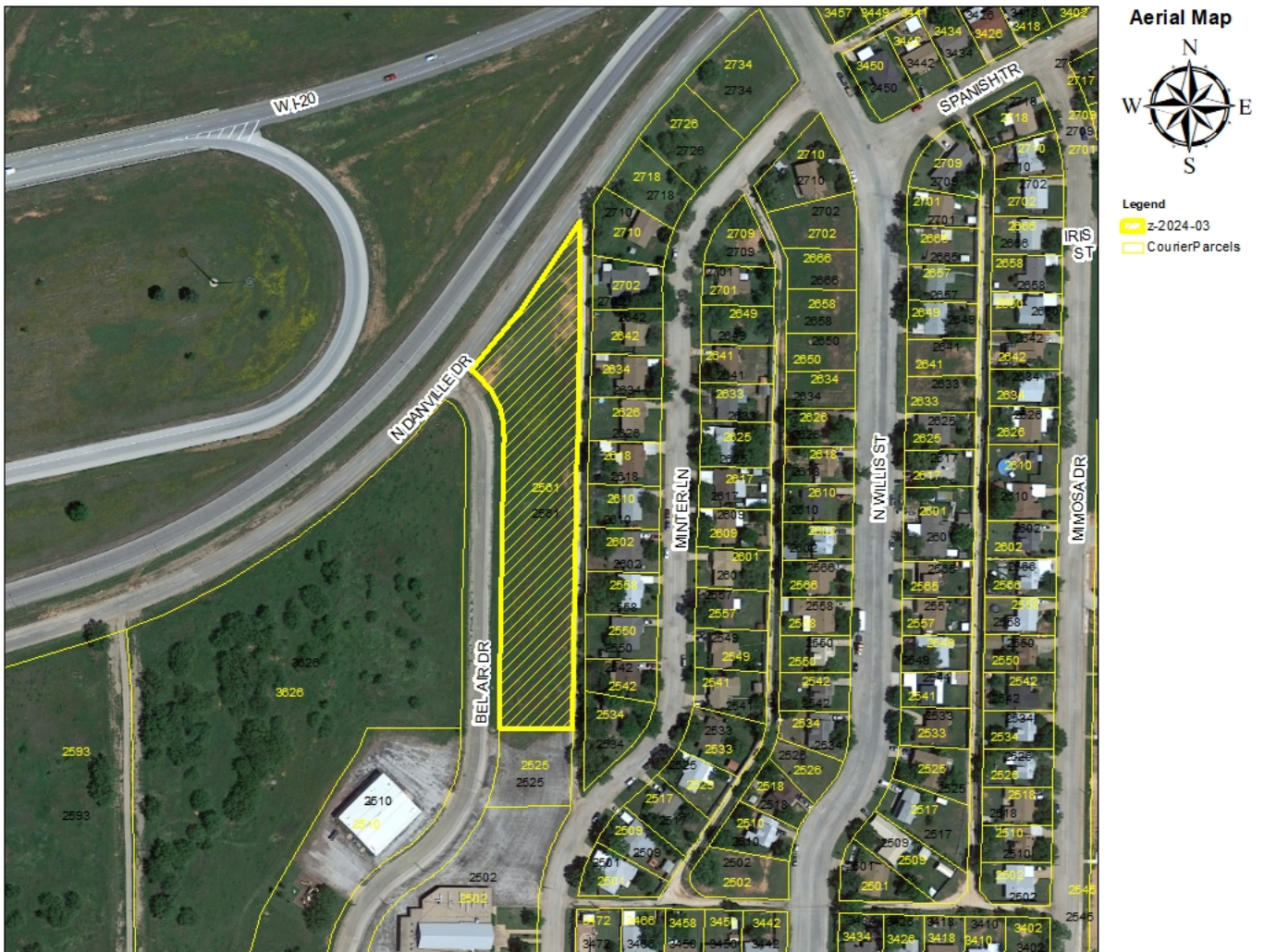
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SMITH GABRIELE CERLINA	60760	2549 MINTER LN	
MC COLLUM DEMETRA JEAN	55894	2618 MINTER LN	
MORALES ISMAEL &	60609	2541 MINTER LN	
NYIRAMAHIRWE VESTINE	56293	2558 MINTER LN	
PIETZSCH FRED JR & HERMINE M	61397	2625 MINTER LN	
MINTER LANE CHURCH	12264	2502 MINTER LN	
TLC CONDOS LLC	54755	2726 MINTER LN	
SORIANO BEATRIZ A	61541	2633 MINTER LN	
FUQUA SEAN	61675	2641 MINTER LN	
MINTER LANE CHURCH	12141	2525 BEL AIR DR	
AYALA FELIX & GLORIA	60313	2525 MINTER LN	
HENLEY FRANKIE L & LOREE J	55635	2634 MINTER LN	
TLC CONDOS LLC	55137	2718 MINTER LN	
HOFFMAN JIMMY E & ELWANDA L	55389	2702 MINTER LN	
COCKE CHRISTOPHER D & JUDY	60463	2533 MINTER LN	
SANTOYA MELISA	60028	2509 MINTER LN	
CHITTUM JUSTIN MATTHEW	59894	2501 MINTER LN	
BUTLER ERIC C & GUADALUPE	61815	2649 MINTER LN	
CISNEROS RAQUEL	55260	2710 MINTER LN	
PAREDES JESUS F	61150	2609 MINTER LN	
DAVILA MARGARET	56423	2550 MINTER LN	
JOYFUL MORNING PROPERTIES LLC	55514	2642 MINTER LN	
BUTLER ERIC C & GUADALUPE	62060	2709 MINTER LN	
RIDDLE JEANETTE	60170	2517 MINTER LN	
SITZES NORTHWEST LP	975959	2561 BEL AIR DR	
GEISLER MICHAEL A & CAROL L	56155	2602 MINTER LN	
JERIGE BLANCHE LILIAN LF EST	55011	2534 MINTER LN	
GOODWIN ANDREW WADE	61272	2617 MINTER LN	
BUTLER ERIC C & GUADALUPE	61933	2701 MINTER LN	
CHAPPELL SHERYL DAWN	55755	2626 MINTER LN	
SITZES NORTHWEST LP	48710	3626 VOGEL AV	
MINTER LANE CHURCH	13125	2510 BEL AIR DR	
COLLINGS DAVID W	61019	2601 MINTER LN	
KIRKES AARON T	60887	2557 MINTER LN	
FAUGHT JOHNNY MARK	56022	2610 MINTER LN	
STOKES DALE G & SPRUILL ADELL	54888	2542 MINTER LN	

Legend:
O- Opposed
F- In Favor

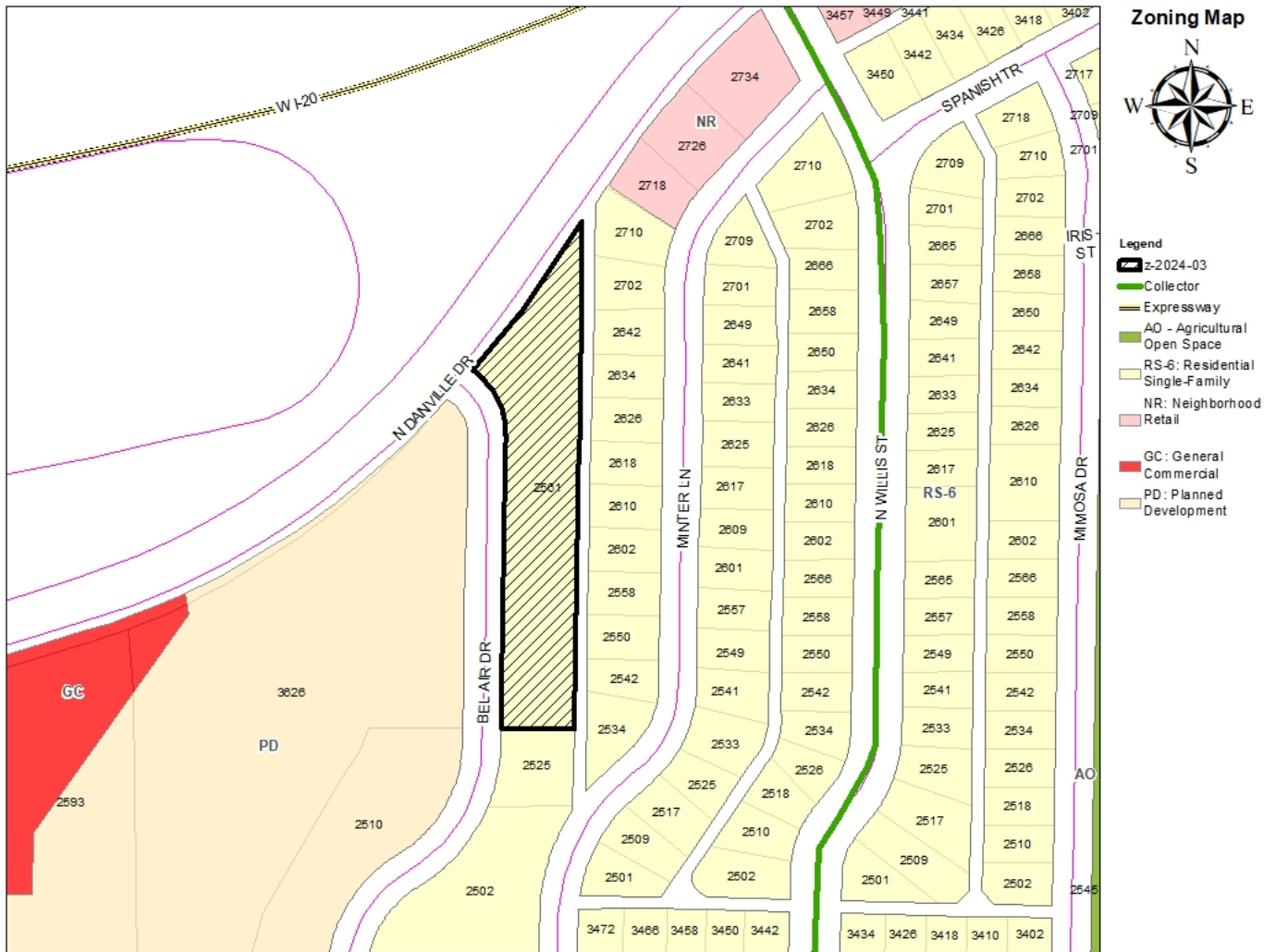
Prop_ID

OWNER	PROP_ID	SITUS	RESPONSE
MINTER LANE CHURCH	12141	2525 BEL AIR DR	
MINTER LANE CHURCH	12264	2502 MINTER LN	
MINTER LANE CHURCH	13125	2510 BEL AIR DR	
SITZES NORTHWEST LP	48710	3626 VOGEL AV	
TLC CONDOS LLC	54755	2726 MINTER LN	
STOKES DALE G & SPRUILL ADELL	54888	2542 MINTER LN	
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TLC CONDOS LLC	55137	2718 MINTER LN	
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PAREDES JESUS F	61150	2609 MINTER LN	
GOODWIN ANDREW WADE	61272	2617 MINTER LN	
PIETZSCH FRED JR & HERMINE M	61397	2625 MINTER LN	
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BUTLER ERIC C & GUADALUPE	62060	2709 MINTER LN	
SITZES NORTHWEST LP	975959	2561 BEL AIR DR	

LOCATION MAP



Zoning Map





REZONE REQUEST

Case: Z-2024-03

Applicant: Enprotec/Hibbs & Todd, Inc.

Request: Rezoning from RS-6 to Patio Home (PH)

Location: 2500 Block of Bel Air Drive

Notification: 0 in Favor, 0 Opposed

P&Z: February 6, 2024

City Council: February 8, 2024
February 22, 2024





Z-2024-03 AERIAL LOCATION MAP

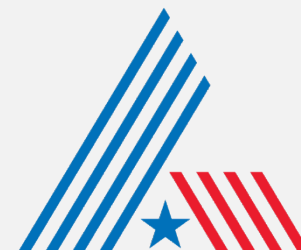


Aerial Map



Legend

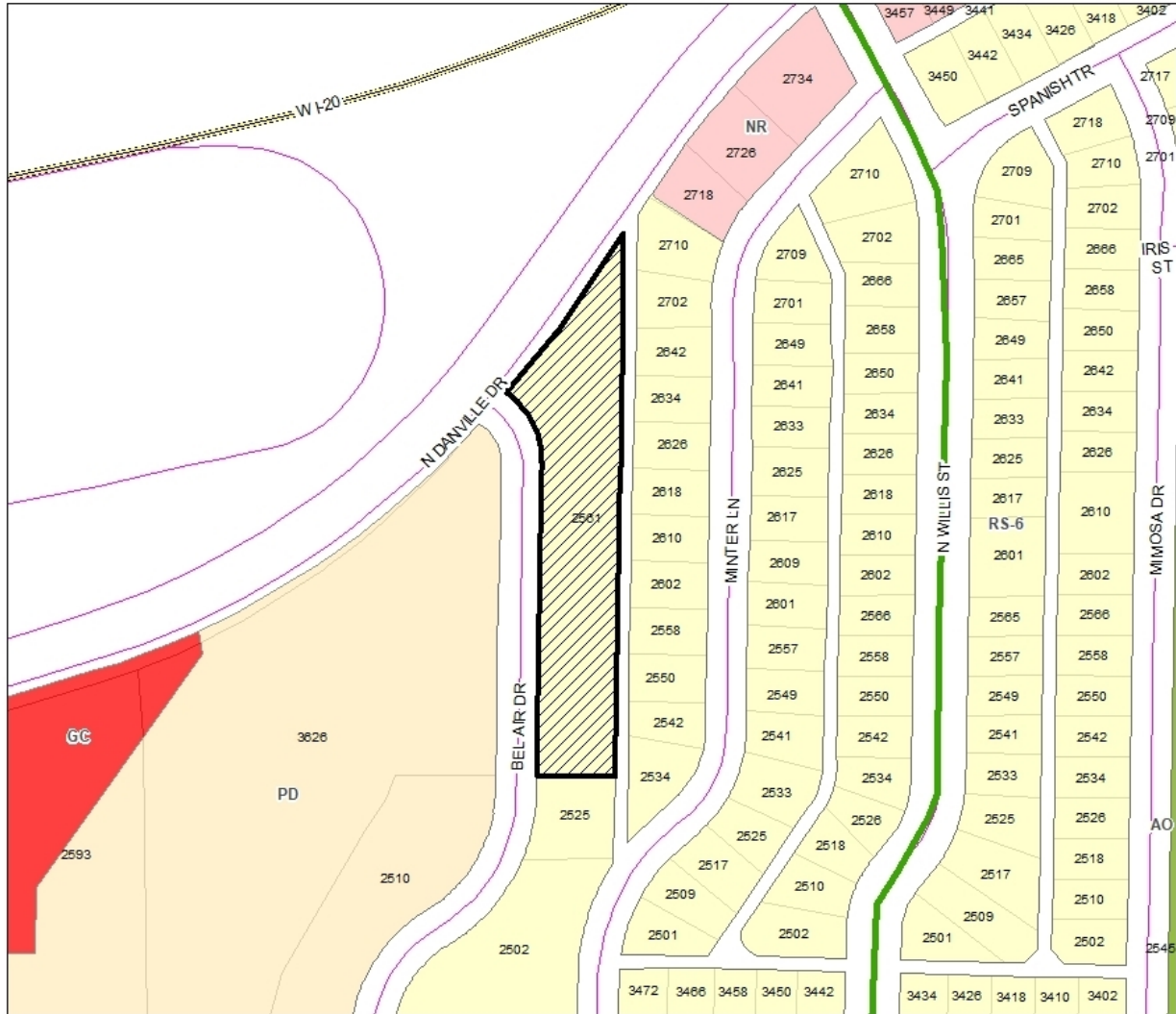
- Z-2024-03
- Courier Parcels



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Z-2024-03 ZONING MAP

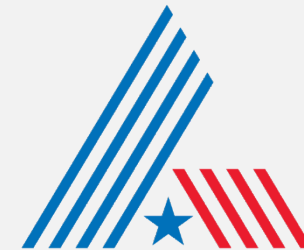


Zoning Map



Legend

- z-2024-03
- Collector
- Expressway
- AO - Agricultural Open Space
- RS-6: Residential Single-Family
- NR: Neighborhood Retail
- GC: General Commercial
- PD: Planned Development



CITY OF
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PERMITTED USES IN RS-6 ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station
- C Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- P School: Public/Private

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





PERMITTED USES IN PH ZONING

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Patio Home
- P Dwelling – Single-Family Detached

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

- C Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- P School: Public/Private

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





Z-2024-03 VIEWS OF SUBJECT PROPERTY



Subject Property



Neighboring Property



Subject Property

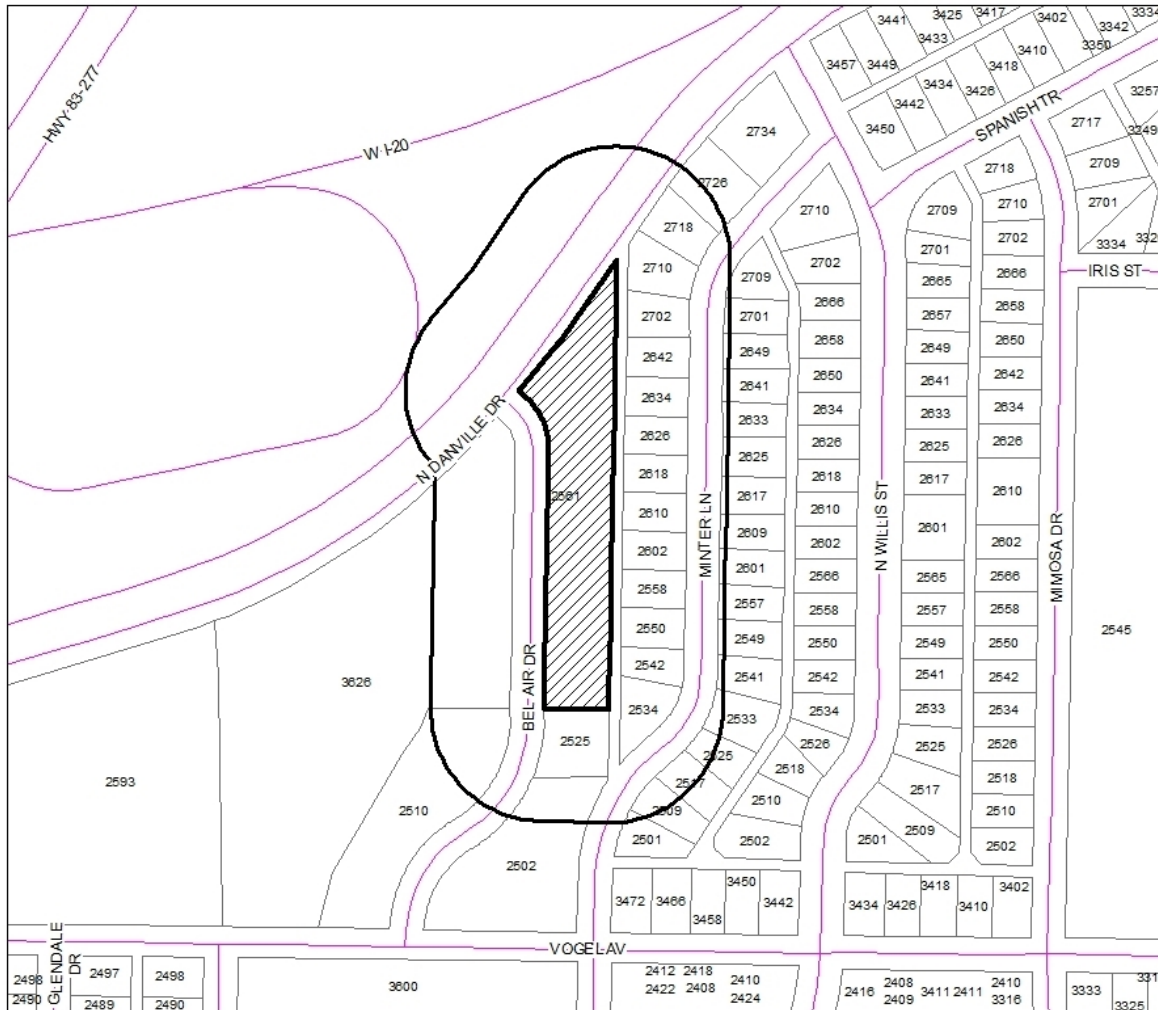


Subject Property

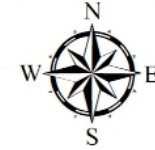




Z-2024-03 NOTIFICATION AREA MAP

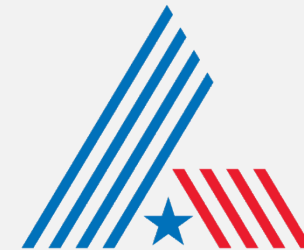


Notification Map



Legend
CourierParcels_...
Z-2024-03

0- In Favor- 
0- Opposed- 



CITY OF
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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 8th day of February, 2024.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 19th day of January, 2024, 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 22nd day of February, 2024, 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 22th day of February, 2024.

ATTEST:

CITY SECRETARY

MAYOR

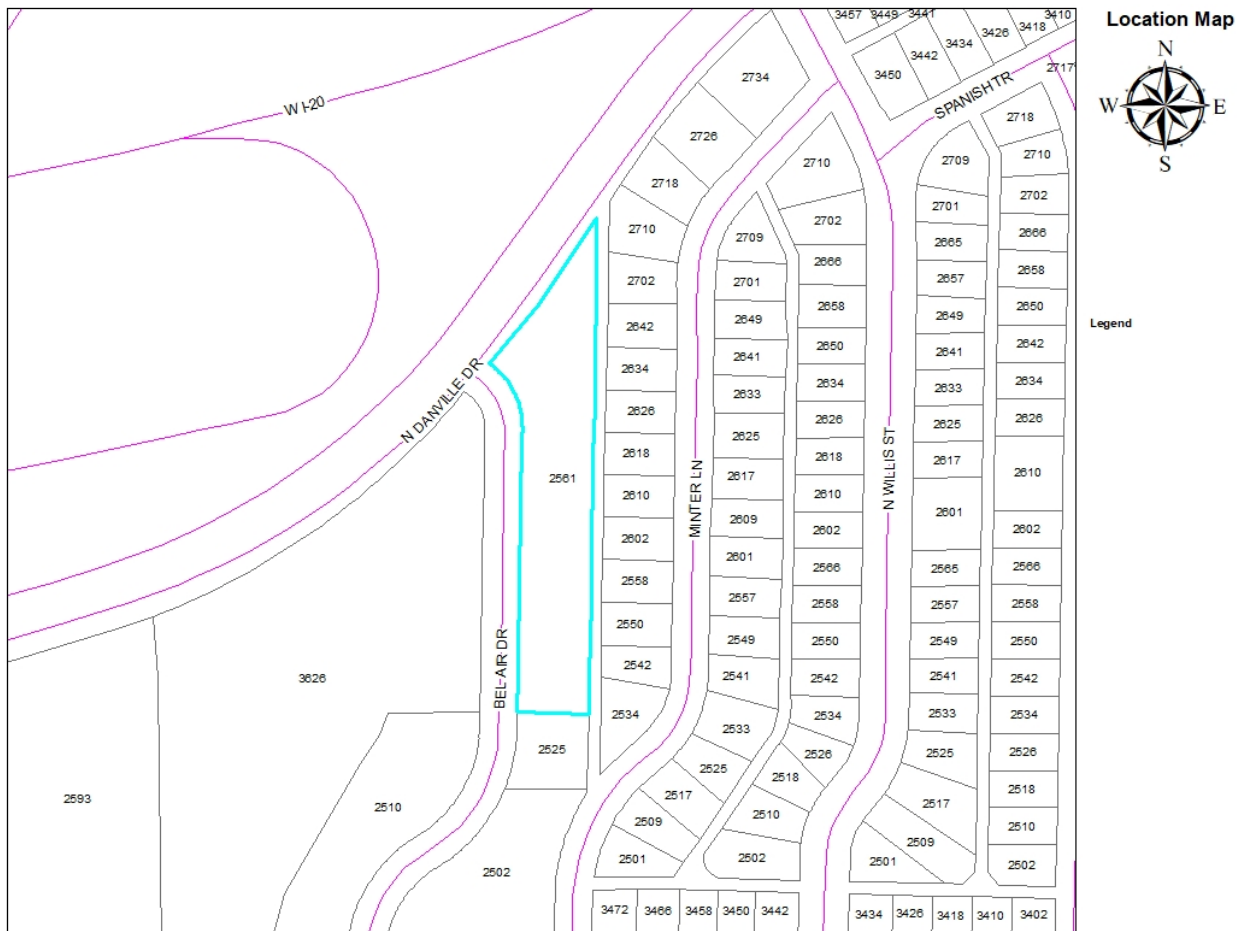
APPROVED:

CITY ATTORNEY

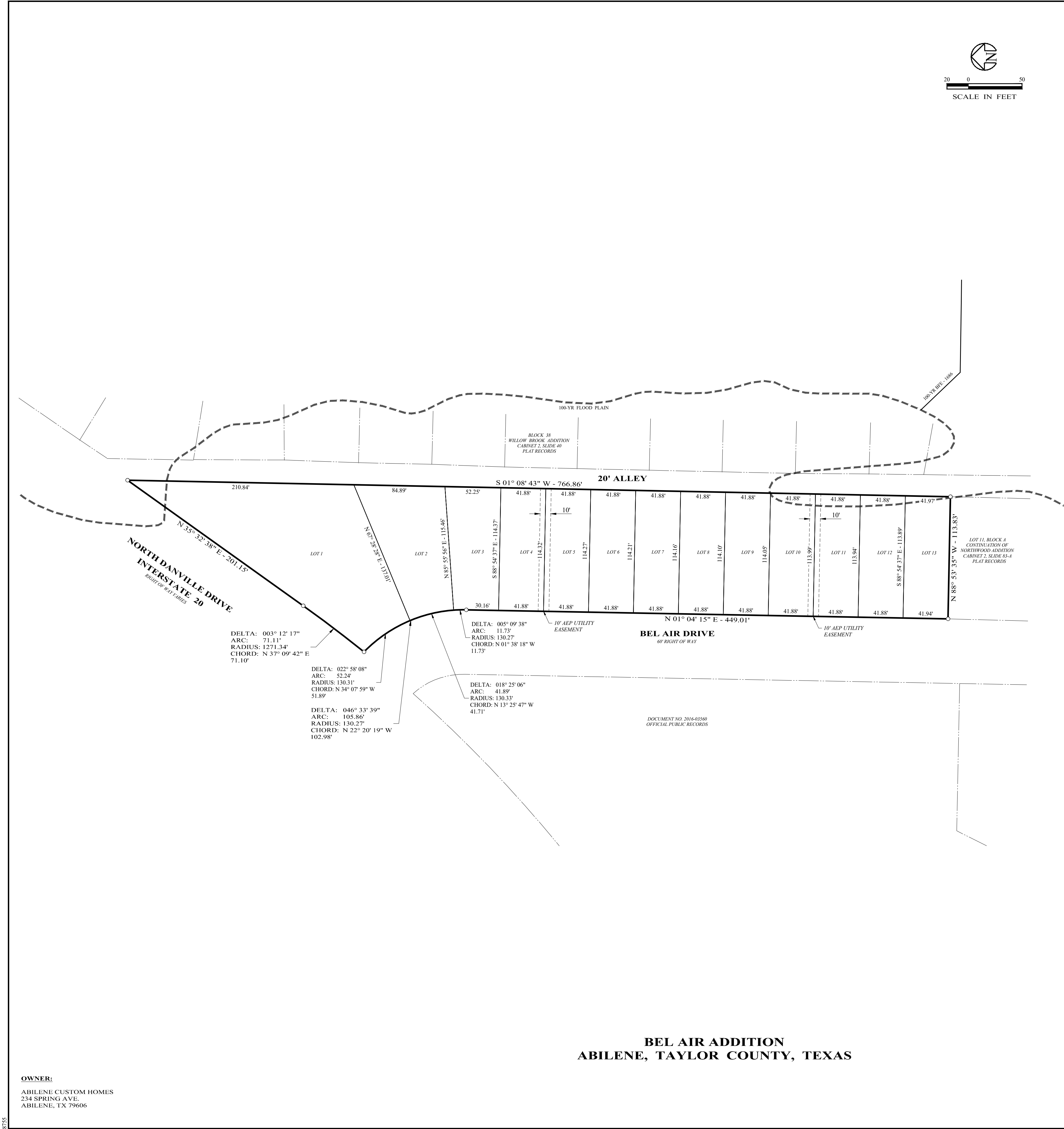
EXHIBIT A

Change the zoning classification of the following described land, from Residential Single-Family 6 (RS-6) District to a Patio Home (PH) District:

Location: 2500 Block of Bel Air Drive



END



**BEL AIR ADDITION
ABILENE, TAYLOR COUNTY, TEXAS**

OWNER:
ABILENE CUSTOM HOMES
234 SPRING AVE.
ABILENE, TX 79606

BEING BEL AIR ADDITION, CITY OF ABILENE, TAYLOR COUNTY, TEXAS, SAME BEING ALL OF TRACT TWO, A 1.861 ACRE TRACT, RECORDED IN DOCUMENT NO. 2016-3560, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

BEGINNING AT A FOUND BENT 3/8 INCH IRON ROD ON THE EAST RIGHT OF WAY OF BEL AIR DRIVE AT THE SOUTHWEST CORNER OF THIS TRACT AND SAID 1.861 ACRE TRACT, WHERE A FOUND 3/8 INCH IRON ROD AT THE BEGINNING OF A CURVE ON THE WEST LINE OF LOT 11, BLOCK A, CONTINUATION OF NORTHWOOD ADDITION, CITY OF ABILENE, TAYLOR COUNTY, TEXAS, RECORDED IN CABINET 2, SLIDE 83-A, PLAT RECORDS, TAYLOR COUNTY, TEXAS, BEARS 28.87° S 01°27'39" W;
THENCE NORTH 01 DEGREES 04 MINUTES 15 SECONDS EAST, ALONG THE EAST RIGHT OF WAY OF BEL AIR DRIVE, A DISTANCE OF 449.01 FEET TO A FOUND 3/8 INCH IRON ROD AT A CORNER OF SAID 1.861 ACRE TRACT AND THIS TRACT;
THENCE, ALONG THE EAST RIGHT OF WAY OF BEL AIR DRIVE, WITH A CURVE TURNING TO THE LEFT HAVING A DELTA ANGLE OF 46 DEGREES 33 MINUTES 39 SECONDS, A RADIUS OF 130.27 FEET, AN ARC LENGTH OF 105.86 FEET, AND A CHORD BEARING NORTH 22 DEGREES 20 MINUTES 19 SECONDS WEST A DISTANCE OF 102.98' TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "4130" AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF BEL AIR DRIVE AND THE SOUTH RIGHT OF WAY OF NORTH DANVILLE DRIVE, A.K.A. INTERSTATE 20, AT THE NORTHWEST CORNER OF SAID 1.861 ACRE TRACT AND THIS TRACT;
THENCE, ALONG THE SOUTH RIGHT OF WAY OF NORTH DANVILLE DRIVE, WITH A CURVE TURNING TO THE LEFT HAVING A DELTA ANGLE OF 03 DEGREES 12 MINUTES 17 SECONDS, A RADIUS OF 1271.34 FEET, AN ARC LENGTH OF 71.11 FEET, AND A CHORD BEARING NORTH 37 DEGREES 09 MINUTES 42 SECONDS EAST A DISTANCE OF 71.10' TO A FOUND BROKEN CONCRETE RIGHT OF WAY MONUMENT AT A CORNER OF SAID 1.861 ACRE TRACT AND THIS TRACT;
THENCE NORTH 35 DEGREES 32 MINUTES 38 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY OF NORTH DANVILLE DRIVE, A DISTANCE OF 201.15 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF NORTH DANVILLE DRIVE AND THE WEST RIGHT OF WAY OF A TWENTY (20) FEET WIDE ALLEY AT THE NORTHEAST CORNER OF SAID 1.861 ACRE TRACT AND THIS TRACT, WHERE A FOUND 3/8 INCH IRON ROD AT THE NORTHERN CORNER OF LOT 18, BLOCK 38, REPLAT OF LOTS 27-41, BLOCK 39 & LOTS 3-15, BLOCK 38, CONTINUATION OF SECTION 1 OF WILLOW BROOK ADDITION, ABILENE, TAYLOR COUNTY, TEXAS, RECORDED IN CABINET 2, SLIDE 40, PLAT RECORDS, TAYLOR COUNTY, TEXAS, BEARS 180.03° N 35°32'38" E;
THENCE SOUTH 01 DEGREES 08 MINUTES 43 SECONDS WEST, ALONG THE WEST RIGHT OF WAY OF SAID 20' WIDE ALLEY, AT A DISTANCE OF 317.26 FEET PASSING A FOUND BENT 3/8 INCH IRON ROD ON THE EAST RIGHT OF WAY OF THE ALLEY OF SAID BLOCK 38, AT A DISTANCE OF 707.28 PASSING A FOUND 1/2 INCH IRON ROD ON THE EAST RIGHT OF WAY OF THE ALLEY OF SAID BLOCK 38, CONTINUING FOR A TOTAL DISTANCE OF 766.86 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID LOT 11, AND BEING THE SOUTHEAST CORNER OF SAID 1.861 ACRE TRACT AND THIS TRACT;
THENCE NORTH 88 DEGREES 53 MINUTES 35 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 113.83 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 1.846 ACRES, SURVEYED IN DECEMBER 2023.

NOTES

- AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485450, MAP NUMBER 48441C0207F MAP REVISED JANUARY 6, 2012; PART OF THIS PROPERTY IS LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.
- BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SUBDIVISION STREETS, ALLEYS, AND BURIED UTILITIES THE FINAL SUBDIVISION MONUMENTATION WILL BE SET AS FOLLOWS: 1/2" IRON RODS WITH PLASTIC CAPS, STAMPED "H&T", WILL BE SET AT ALL OF THE LOT CORNERS.
- THIS ADDITION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.

LEGEND

- MONUMENTS AS DESCRIBED IN FIELD NOTES
- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINES
- ADJACENT BOUNDARY LINES
- - - - - EASEMENT LINES

PLANNING COMMISSION THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF 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 OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS, ALLEYS, UNDER THE NAME OF BEL AIR ADDITION ABILENE, TAYLOR COUNTY, TEXAS AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS: "FIELD NOTES HEREON" OWNER'S CERTIFICATE AND DEDICATION EXECUTED THIS _____ DAY OF _____, 20____ CHASE KISER _____ PRINTED NAME SIGNATURE			
ACKNOWLEDGMENT THE STATE OF TEXAS; COUNTY OF TAYLOR BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED CHASE KISER, MANAGING PARTNER KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME ACT OF THE SAID A 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 20____ _____ NOTARY PUBLIC			
GENERAL NOTES SHEET 1 OF 1 SHEETS _____ ACREAGE 1.846 SCALE 1" = 50' SMALLEST LOT 4770 SQ FT LARGEST LOT 19550 SQ FT SURVEYOR CERTIFICATE AND PLAT DESCRIPTION CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT SUBMITTED HEREWITH REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE. PLAT DESCRIPTION: BEL AIR ADDITION ABILENE, TAYLOR COUNTY, TEXAS _____ SIGNATURE 12/22/2023 RILEY ELMER GRIFFITH DATE REGISTERED PROFESSIONAL LAND SURVEYOR			
 Enprotec Hibbs & Todd 402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-ht.com PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900			

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 22nd day of February, 2024.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 19th day of January, 2024, 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 22nd day of February 2024, 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 14th day of March, 2024.

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 Mobile/Manufactured Home (MH) district.

BEING 1.28 acres out of Section 46, Block 16, T. & P. RR. Company Surveys, Jones County, Texas, said 1.28 acres being part of a 24.48 acre tract recorded in Instrument No. 182151, Official Public Records, Jones County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" rebar found at the northwest corner of Lot 1, Block A, Section 3, Gonzales Subdivision, as shown by plat recorded in Slide 400, Plat Records, Jones County, Texas, for the southeast corner of this tract;

THENCE N89°22'31"W 177.66 feet, over and across said 24.48 acre tract, to a 3/8" rebar set for the most southerly southwest corner of this tract;

THENCE N0°48'49"E 225.27 feet, over and across said 24.48 acre tract, to a 3/8" rebar set for an interior corner of this tract;

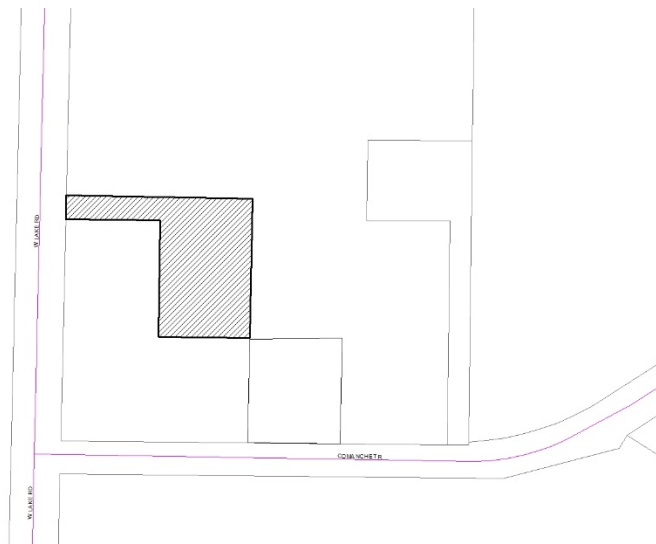
THENCE N89°22'31"W 175.68 feet to a 3/8" rebar set on the EBL of West Lake Road (100 foot right-of-way - AKA F.M. Highway 600), for the most westerly southwest corner of this tract, whence a 3/8" rebar found on the SBL of said Section 46, and on the EBL of said road and the NBL of Comanche Trail (80 foot right-of-way), at the southwest corner of said 24.48 acre tract bears S1°04'52"W 425.0 feet;

THENCE N1°04'52"E 45.0 feet, along the EBL of West Lake Road, to a 3/8" rebar set on the WBL of said 24.48 acre tract, for the northwest corner of this tract;

THENCE S89°22'31"E 353.13 feet, over and across said 24.48 acre tract, to a 3/8" rebar set for the northeast corner of this tract;

THENCE S0°48'49"W 270.16 feet, over and across said 24.48 acre tract, to the place of beginning and containing 1.28 acres of land.

Surveyed on the ground April 19, 2023.



END

PROJECT OVERVIEW

Project Type: Zoning Application | **Project Title:** Z-2024-04 (AO to MH)

ID # 23-000246 | **Started** 12/21/2023 at 10:04 AM



Address

340 Comanche, Abilene, TX USA 79601

Legal

No legal information

Description

Rezonpproperty in North Abilene

PROPERTY DETAILS

No data for Property Details.

PROPERTY ADDITIONAL INFORMATION

No data for Property Additional Information.

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Kelsey Williams	kelsey@geotextsolutions.com 3256776712	209 South Pioneer 2 Abilene, TX 79605	Surveyor	Contractor
Shamblin David J & Carol A % Gonzales Antonio P & El	-	350 Comanche Trl Abilene, TX 79601-8267	-	APPLICANT

INFORMATION FIELDS

Owner Name

Antonio Gonzales

Agent Name

Geotex

Block

-

Lot

-

Acreage

-

Legal Description of property

T&P RR Company Survey 16

Subdivision Name

-

Current Zoning

AO

Agree to Terms
YES

MYGOV.US



REZONE REQUEST

Case: Z-2024-04

Owner: Antonio and Elizabeth Gonzales

Agent: Geotex

Request: Rezone from AO to MH

Location: West of 350 Comanche Trail

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: February 6, 2023

City Council Hearing: February 22, 2023
March 14, 2023

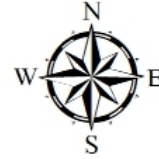




LOCATION MAP



Aerial Map



Legend

-  Z-2024-04
-  Gonzales Sec 2
-  Roads
-  CourierParcels

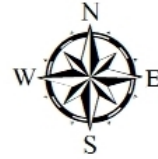




ZONING MAP



Zoning Map



Legend

- Z-2024-04
- Gonzales Sec 2
- AO - Agricultural Open Space
- MH: Manufactured/... Home
- Roads
- CourierParcels





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





Permitted Uses in MH Zoning

RESIDENTIAL USES:

- P Dwelling – Industrialized Housing Unit
- P Dwelling – Manufactured Home (HUD-Code)
- P Dwelling – Mobile Home
- P Dwelling – Single-Family Detached

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station
- C Homeless/Emergency Shelter

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- P School: Public/Private

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility
- P Petroleum or Gas Well*
- P Urban Garden

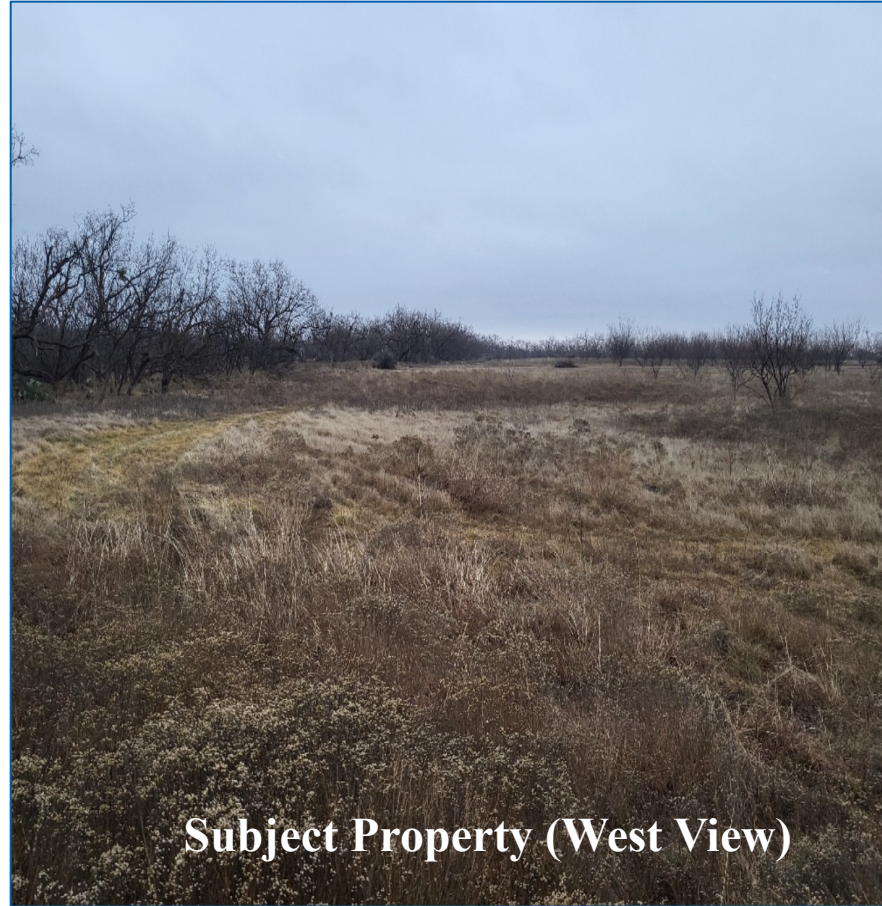
LEGEND

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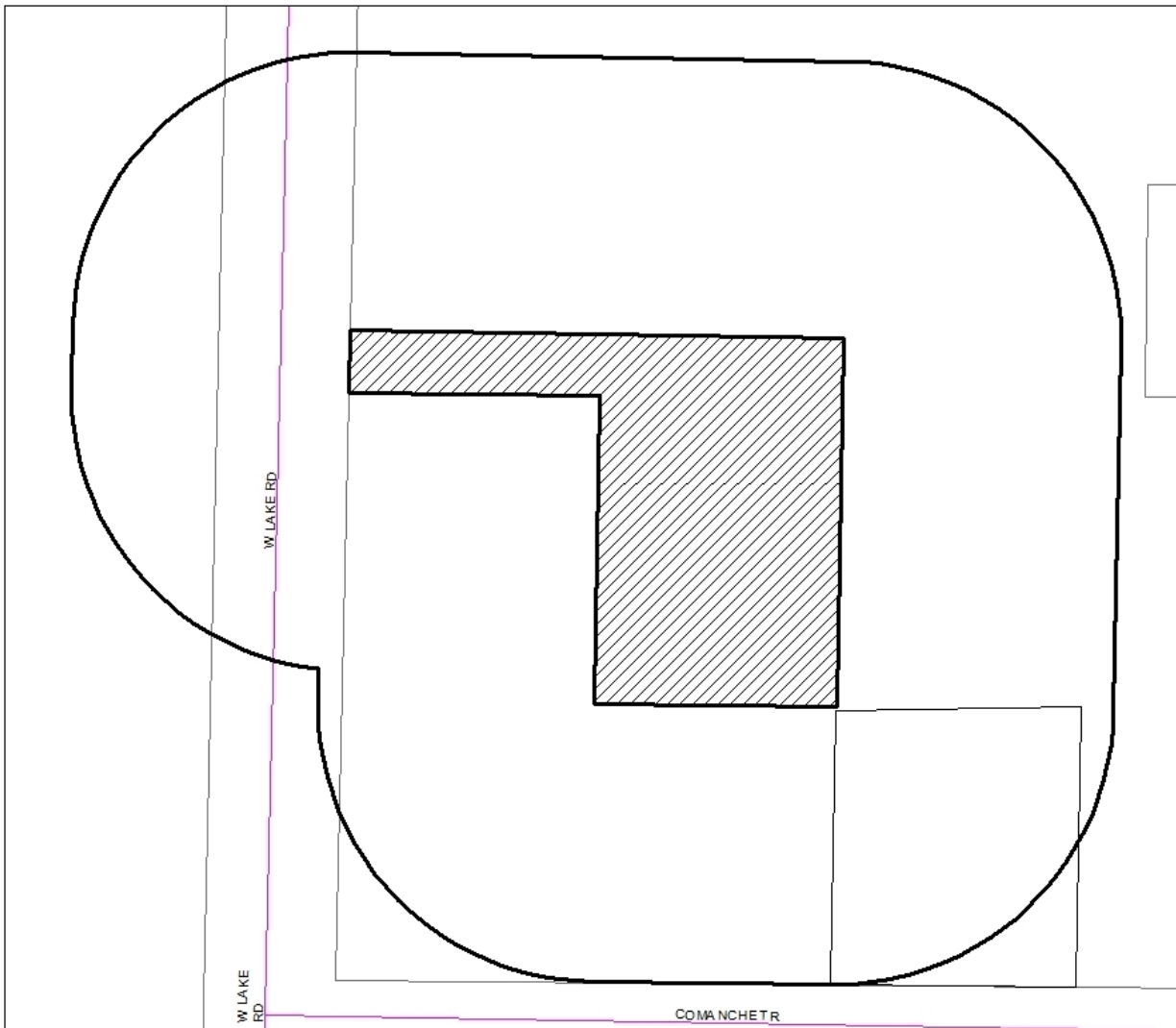


VIEWS OF SUBJECT & NEIGHBORING PROPERTIES





NOTIFICATION AREA MAP



Notification Map



Legend

- Z-2024-04
- Notification Buffer
- Gonzales Sec 2
- Roads
- CourierParcels

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





FINDINGS AND RECOMMENDATIONS

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

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

Staff Recommendation: **Approval**





Questions?



ZONING CASE Z-2024-04

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: February 6, 2024

City Council 1st Reading: February 22, 2024

City Council 2nd Reading: March 14, 2024

Applicant

Owner: Antonio and Elizabeth Gonzales

Agent: Geotex

Case Manager

Adam Holland – Planner

Request

Rezoning of approximately 1.28 acres from Agricultural Open (AO) to Mobile/Manufactured Home (MH).

Location

7500 Block of W Lake Road

Background

The subject property has remained vacant since annexation. The owner proposes to rezone the site to the Mobile/Manufactured Home zoning district.

Zoning, Existing and Proposed Land Use

Properties zoned AO zoning surround the property. Two properties zoned MH are located to the east and southeast are located in the immediate vicinity of the subject property. Nearby existing land uses include agricultural uses, two manufactured homes, and the Texas State Veterans Cemetery at Abilene.

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 (FLUM) recommends very low-density residential use for this property. The comprehensive plan identifies MH zoning as a secondary zoning consideration for this category of land use. The owner intends to place one manufactured home on this property, resulting in a density of approximately of one (1) unit per acre, which is low-density.

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

The proposed MH zoning is consistent with the uses and zoning in the immediate vicinity of the subject property.

(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 is served by nearby water lines and will require a septic system.

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

None known.

Staff Recommendation

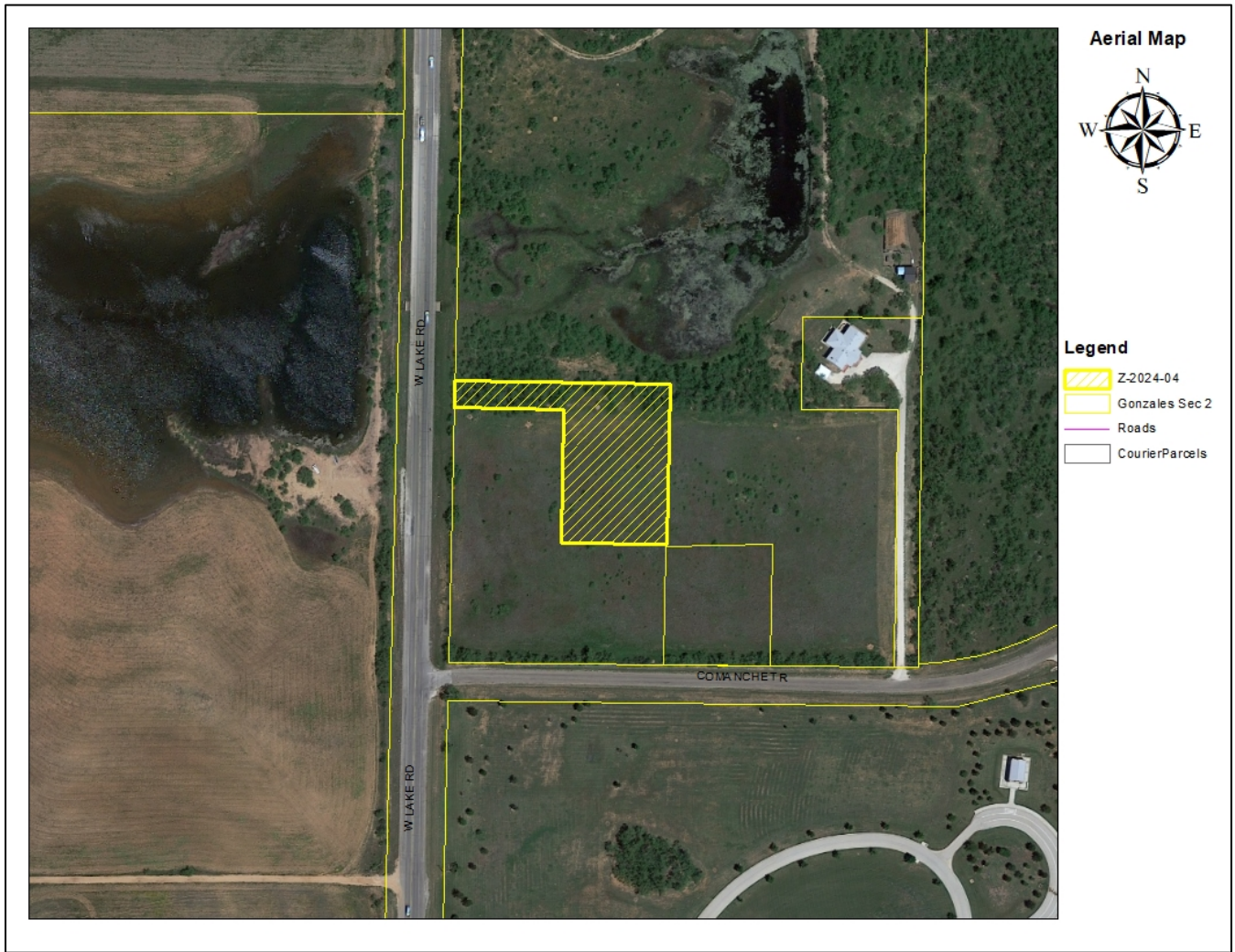
Staff recommends **approval**.

Notification

TABLE 1
Owner & Prop ID

Owner	Property ID	Situs	Response
REVES ROBERT L	20361	7450 W LAKE RD	
SHAMBLIN DAVID J & CAROL A	54279	340 COMANCHE TR	

LOCATION MAP



ZONING MAP

