



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 May 7, 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 April 2, 2024

PLATS

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

2. **9323-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a final plat for Butterfield Meadows Section 6
3. **2524-PP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a preliminary plat for Fairway Oaks Estates
4. **2824-MRP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a final plat for the Steele Addition.

ZONING

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

5. **Z-2024-08:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By CJ Chaney, To Change The Zoning Of Approximately 0.29 Acres From Heavy Industrial (HI) To Light Industrial (LI). Located At 917 & 919 S Treadaway Blvd. Legal Description Being Original Town Abilene, Block 190, Lot 2 & 3, Abilene, Taylor County, Texas. **(Mason Teegardin)**
6. **Z-2024-09:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By CJ Chaney, To Change The Zoning Of Approximately 0.08 Acres From Heavy Industrial (HI) To Light Industrial (LI). Located On The East Side Of The 2500 Block Of N Treadaway Blvd. Legal Description Being North 90.97 Feet Of The East Part Of Lot 8, Block 10, North Park Addition, Abilene, Taylor County, Texas. **(Adam Holland)**
7. **Z-2024-10:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 0.35 Acres Zoned General

Retail (GR) To General Commercial (GC). Located At 542 E. Ambler Avenue. Legal Description Being The Hillcrest Addition Subdivision Section 1, Block 6, Lot 5, Abilene, Taylor County, Texas. (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 3rd day of May, 2024, at 2:15 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 April 2, 2024 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas

Commissioners Present:

Mr. Clint Rosenbaum, Chairman
Ms. Shawnté Fleming, Secretary
Mr. Kevin Halliburton, Sergeant-at-Arms
Mr. Zach Sitzes

Mr. Brad Benham, Chairman Pro Tem
Mr. Mitch Barnett
Ms. Kristen Dressen-Kyker

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 II
Ms. Mason Teegardin, Planner I
Ms. Kiley Hannah, Planner I
Ms. Melissa Farr, Executive Assistant

Others Present:

Mr. Johnny Bevills	Ms. Ashley Burkell	Ms. Carissa McCartney
Mr. Klint Doan	Ms. Gretchen Etheredge	Mr. Nathan Sanders
Mr. Alan Ruvalcare		

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

INVOCATION

Mr. Benham 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. Benham moved to approve the meeting minutes. Mr. Halliburton seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Benham, Kyker, Halliburton, Fleming, Sitzes, Rosenbaum

NAYS: None

PLATS

1924-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a final plat for the Yellowhouse Machinery Subdivision

Mr. Holland presented this request. Staff recommends approval with the following conditions:

1. All public improvements must be completed in accordance with approved plans and inspected for acceptance or the public works department must be furnished with a financial guarantee in order to secure the obligations of all public improvements prior to recording.
2. 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. Halliburton moved to approve this plat request. Ms. Fleming seconded the motion. The motion to approve with conditions prevailed by the following vote:

AYES: Barnett, Benham, Kyker, Halliburton, Fleming, Sitzes, Rosenbaum

NAYS: None

ZONING

CUP-2024-03: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Apply A Conditional Use Permit To Approximately .16 Acres Zoned Residential Single Family (RS-6) To Allow For A Counseling Ministry. Located At 526 Highland Ave. Legal Description Being The Highland Addition Lot 4 Of Block 10, Abilene, Taylor County, Texas.

Ms. Hannah presented this request. The property is zoned RS-6 and was previously used as a residential single-family home.

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 with none (0) in opposition.

STAFF RECOMMENDATION: Approval subject to the Plan of Operation

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

AYES: Barnett, Benham, Kyker, Halliburton, Fleming, Sitzes, Rosenbaum

NAYS: None

CUP-2024-04: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Apply A Conditional Use Permit To Approximately .19 Acres Zoned Residential Single Family (RS-6) To Allow For A Duplex. Located At 1902 Bridge Avenue. Legal Description Being The Green Acres Subdivision, Section 2, Block 26, Lot 36, Abilene, Taylor County, Texas.

Ms. Teegardin presented this request. The applicant is proposing a duplex with each unit being approximately 1300 square feet. Staff was able to locate a demolition permit for the previous building in 2003. The property has been vacant since then.

Mr. Rosenbaum opened the public hearing. Stepping forward to express her concerns was Ms. Ashley Burkell. Mr. Johnny Bevills spoke in favor and addressed the concerns of the previous speaker.

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

AYES: Barnett, Benham, Kyker, Halliburton, Fleming, Sitzes, Rosenbaum

NAYS: None

TC-2024-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Gospel Restoration Church, To Abandon The Entire Length Of An “L” Shaped Alley Located Between Oakland Drive And Forrest Avenue, Adjacent To 2317 Forrest Avenue.

Mr. Holland presented this request. The applicant proposes to combine the two lots served by the subject alley. The property south of the alley has access to Forrest Avenue and does not utilize the subject alley.

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. Two (2) responses were received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Staff recommends approval, subject to:

1. The subject right-of-way, and all adjoining properties, shall be platted within one year of the effective date of the abandonment ordinance.
2. If a replat is not approved and recorded within one year, the granting of the abandonment of the subject right-of-way shall be void.
3. The property owners shall grant easements for all existing utilities or relocate them at the owners' expense.

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

AYES: Barnett, Benham, Kyker, Halliburton, Fleming, Sitzes, Rosenbaum

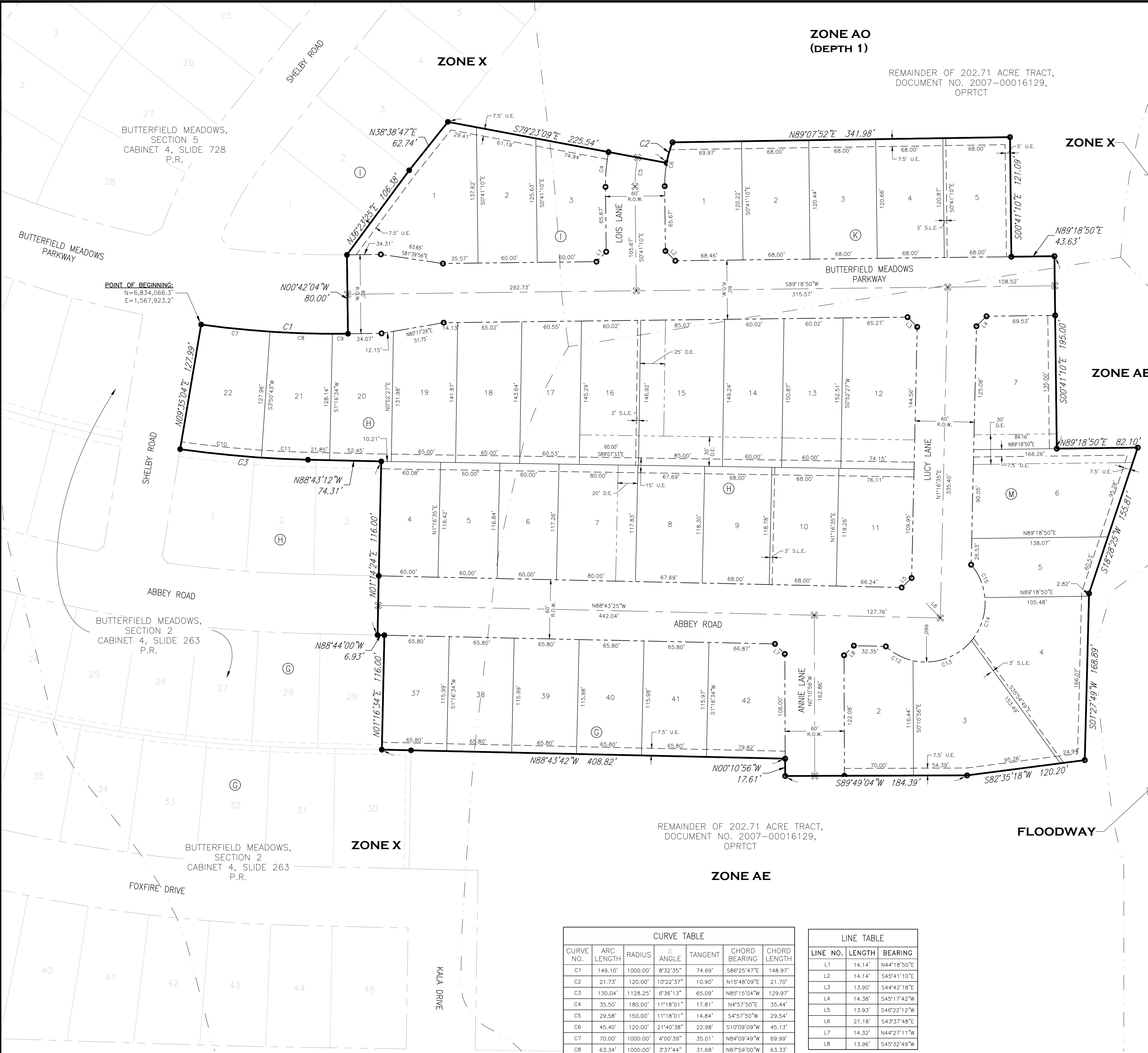
NAYS: None

ADJOURNMENT

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 1:51 p.m.

APPROVED

Mr. Clint Rosenbaum, Chairman



PLAT NOTES:

- AREA OF SUBDIVISION = 10.689 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 2.596 ACRES.
- A PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441C0216F EFFECTIVE JANUARY 6, 2012. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
- THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
- BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
- 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".
- 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 REFERRING 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 1.000145805.

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.

DEVELOPER/SUBDIVIDER:

BUTTERFIELD MEADOWS, LLC
41 CYPRESS POINT
ABILENE, TEXAS 79606
(325) 692-1561

**JOHN ADAMS SURVEY NO. 44,
ABSTRACT NO. 3,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS**

BLOCK G

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
37	7,633	0.175	363.59'
38	7,632	0.175	363.58'
39	7,632	0.175	363.57'
40	7,632	0.175	363.56'
41	7,631	0.175	363.55'
42	9,035	0.207	382.98'

BLOCK J

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	9,250	0.212	383.88'
2	8,183	0.188	376.66'
3	8,197	0.188	377.10'
4	8,212	0.189	377.53'
5	8,227	0.189	377.96'

BLOCK I

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	11,495	0.264	469.68'
2	7,898	0.181	384.44'
3	8,297	0.190	375.89'

BLOCK H

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
4	6,977	0.160	352.50'
5	6,998	0.161	353.27'
6	7,023	0.161	354.11'
7	9,404	0.216	395.09'
8	7,992	0.183	371.51'
9	8,061	0.185	373.08'
10	8,093	0.186	374.04'
11	9,049	0.208	385.50'
12	11,418	0.262	450.38'
13	9,101	0.209	423.40'
14	9,003	0.207	420.13'
15	12,587	0.289	466.19'
16	8,766	0.201	412.23'
17	8,744	0.201	410.00'
18	9,279	0.213	415.53'
19	8,957	0.206	404.73'
20	8,042	0.185	384.77'
21	8,473	0.195	388.51'
22	9,776	0.224	408.77'

BLOCK M

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
2	8,898	0.204	386.46'
3	13,216	0.303	485.43'
4	13,620	0.313	496.87'
5	7,409	0.170	370.12'
6	13,695	0.314	489.66'
7	10,999	0.253	428.15'

LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROP. UTILITY EASEMENTS
- EXIST. UTILITY EASEMENTS
- PROP. STREET R.O.W.
- EXIST. STREET R.O.W.
- FEMA 100-YR FLOOD LINES

• 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 "J&M BOUNDARY" (UNLESS OTHERWISE NOTED)

• FOUND 3/8 INCH REBAR ROD

■ FOUND ALUMINUM DISK MONUMENT STAMPED "J&M 4247"

U.E. = UTILITY EASEMENTS
S.L.E. = STREET LIGHT EASEMENTS
W.L.E. = WATER LINE EASEMENTS
MFFE = MINIMUM FINISHED FLOOR ELEVATION
P.R. = PLAT RECORDS, TAYLOR CO., TEXAS
D.R. = DEED RECORDS, TAYLOR CO., TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS

METES & BOUNDS DESCRIPTION:

BEING a 10.689-acre tract of land, situated in the City of Abilene, Taylor County, Texas and being part of the John Adams Survey No. 44, Abstract No. 3, and being a portion of the undivided remainder of a 202.71-acre tract referred to as TRACT ONE in a Special Warranty Deed of Undivided Interest to Butterfield Meadows, LLC recorded as Instrument No. 2009-0008773, Official Public Records, Taylor County, Texas; said 10.689-acre tract being more particularly described in metes and bounds as follows:

BEGINNING at a found 1/2 inch rebar rod with plastic cap stamped "J&M BOUNDARY" (henceforth being called a FOUND REBAR) (N = 6.834,066.3', E = 1.567,223.2') marking the westerly northwest corner of this described tract, same being the intersection of the south right-of-way line of Butterfield Meadows Parkway and the east right-of-way line of Shelby Road, and same being the beginning of a non-tangent curve to the left, concave to the north and having a radius of 1,000.00 feet, a delta angle of 08°32'35", and is subtended by a chord which bears S86°25'47"E, 148.97 feet;

THENCE in an easterly direction along a north line of this described tract, same being the south right-of-way line of said Butterfield Meadows Parkway, and said curve to the left, an arc distance of 149.10 feet to a FOUND REBAR for an interior corner of this described tract, and being the southeast corner of said Butterfield Meadows Parkway;

THENCE N00°42'04"W, 80.00' feet along a west line of this described tract, same being the east right-of-way line of said Butterfield Meadows Parkway, to a FOUND REBAR for an exterior corner of this described tract, and being the northeast corner of said Butterfield Meadows Parkway and the southeast corner of Lot 1, Block G, Butterfield Meadows, Section 5, as shown per plat recorded in Cabinet 4, Slide 728, Plat Records, Taylor County, Texas;

THENCE N36°23'25"E, 106.38 feet along a northwest line of this described tract, same being the southeast line of said Butterfield Meadows, Section 5 to a FOUND REBAR for an exterior corner of this described tract, and being the east corner of Lot 2 and the south corner of Lot 3, of said Block G, Butterfield Meadows, Section 5;

THENCE N38°38'47"E, 62.74 feet along a northwest line of this described tract and along said southeast line of said Butterfield Meadows, Section 5 to a FOUND REBAR for an exterior corner of this described tract and being the east corner of said Lot 3 and the south corner of Lot 4, of said Block G, Butterfield Meadows, Section 5;

THENCE over and across the remainder of said 202.71 acre tract the following bearings and distances:

- S79°23'09"E, 225.54 feet to a 1/2 inch rebar rod set with plastic cap stamped "J&M BOUNDARY" (henceforth being called a SET REBAR) for corner, and being the beginning of a non-tangent curve to the right, concave to the southeast and having a radius of 120.00 feet, a delta angle of 10°22'37", and is subtended by a chord which bears N15°48'09"E for 21.70 feet;
- Northerly along said curve to the right an arc distance of 21.73 feet to a SET REBAR for corner;
- N89°07'52"E, 341.98 feet to a SET REBAR for the northeast corner of this described tract;
- S00°41'10"E, 121.09 feet to a SET REBAR for corner;
- N89°18'50"E, 43.63 feet to a SET REBAR for corner;
- S00°41'10"E, 195.00 feet to a SET REBAR for corner;
- N89°18'50"E, 82.10 feet to a SET REBAR for corner;
- S18°28'25"W, 155.81 feet to a SET REBAR for corner;
- S01°27'40"W, 168.89 feet to a SET REBAR for the southeast corner of this described tract;
- S82°35'18"W, 120.20 feet to a SET REBAR for corner;
- S89°49'04"W, 184.39 feet to a SET REBAR for corner;
- N00°10'56"W, 17.61 feet to a SET REBAR for corner;
- N88°43'42"W, at 379.20 feet pass a FOUND REBAR marking the northeast corner of Lot 30, Block G, Butterfield Meadows, Section 3, as shown per plat recorded in Cabinet 4, Slide 468, Plat Records, Taylor County, Texas, and continuing along the north line of said Lot 30 a total distance of 408.82 feet to a FOUND REBAR marking the southeast corner of this described tract and being the southeast corner of Lot 29, Block G, Butterfield Meadows, Section 2, as shown per plat recorded in Cabinet 4, Slide 263, Plat Records, Taylor County, Texas;

THENCE along the westerly line of this described tract and along the easterly line of said Butterfield Meadows, Section 2 the following bearings and distances:

- N01°16'34"E, 116.00 feet along said east line of said Lot 29 to a FOUND REBAR marking the northeast corner thereof;
- N88°44'00"W, 6.93 feet along the north line of said Lot 29 to a FOUND REBAR marking the southeast corner of Abbey Road;
- N01°16'35"E, 60.00 feet along the east line of said Abbey Road to a FOUND REBAR for the northeast corner thereof and the southeast corner of Lot 3, Block H of said Butterfield Meadows, Section 2;
- N01°14'24"E, 116.00 feet along the east line of said Lot 3 to a FOUND REBAR marking the northeast corner thereof and an interior corner of this tract;
- N88°43'12"W, 74.31 feet along the most easterly north line of said Lot 3, Block H to a FOUND REBAR marking the beginning of a tangent curve to the right, being concave to the north and having a radius of 1,128.25 feet, a delta angle of 06°36'13", and is subtended by a chord which bears N88°15'04"W for 129.97 feet;
- Westerly along said curve to the right and said most easterly north line, an arc length of 130.04 feet to a FOUND REBAR for the most westerly southwest corner of this described tract, the northwest corner of Lot 1 of said Block G, and said point being in the east right-of-way line of said Shelby Road;

THENCE N09°33'04"E, 127.99 feet along the west line of this described tract and along said east right-of-way line of Shelby Road to the said POINT OF BEGINNING and containing 10.689 acres of land, more or less.

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 _____ 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 BUTTERFIELD MEADOWS, SECTION 6 BEING 10.689 ACRES OUT OF THE JOHN ADAMS SURVEY NO. 44, ABSTRACT NO. 3, 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. 2024

GAY BEITSCHER
OWNER
BUTTERFIELD MEADOWS, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

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

GAY BEITSCHER

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

BUTTERFIELD MEADOWS, LLC

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. 2024

TAYLOR
COUNTY TEXAS

GENERAL NOTES

ACREAGE: 10.689 ACRES

SCALE: 1"=60' SMALLEST LOT: 0.160 ACRES LARGEST LOT: 0.313 ACRES

LOT WIDTH: MIN. 60.00' MAX. 84.16' LOT DEPTH: MIN. 105.48' MAX. 152.51'

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: BUTTERFIELD MEADOWS, SECTION 6 BEING 10.689 ACRES OUT OF THE JOHN ADAMS SURVEY NO. 44, ABSTRACT NO. 3, CITY OF ABILENE, TAYLOR COUNTY, TEXAS

SIGNATURE _____

(PRINT) REGISTERED PROFESSIONAL LAND SURVEYOR _____

DATE _____

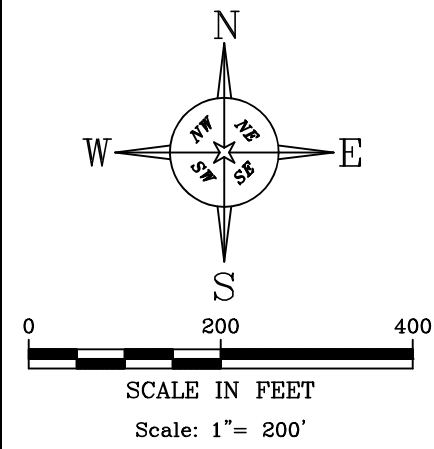
PRELIMINARY
This document shall not be
recorded for any purpose.

JACOB MARTIN
TBPELS FIRM # 10194493

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

1925 FORT WORTH HIGHWAY
WEATHERFORD, TX 76086
817-594-9880

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



FIELD NOTES
37.22 ACRES

BEING 37.22 acres out of the North 1/2 of the South 1/2 of the Northwest 1/4 of Section 62, Blind Asylum Lands, City of Abilene, Taylor County, Texas, said 37.22 acres being all of Lot 1, Block A, Section 1, Steele Addition to the City of Abilene, Taylor County, Texas, as shown by plat recorded in Cabinet 3, Slide 498, Plat Records, Taylor County, Texas and all of Lot 1, Block A, Section 2, Steele Addition to the City of Abilene, Taylor County, Texas, as shown by plat recorded in Cabinet 3, Slide 636, Plat Records, Taylor County, Texas, said 37.22 acres being more particularly described as follows:

BEGINNING at an existing 4" pipe fence corner post on the EBL of Maple Street (100 foot right-of-way), at the northwest corner of said Lot, Block A, Section 1, and the southwest corner of a 16.206 acre tract recorded in Instrument No. 2022-06194, Official Public Records, Taylor County, Texas, for the northwest corner of this tract;

THENCE S89°41'47"E 2547.52 feet to a 1/2" rebar found at the northeast corner of said Lot 1, Block A, Section 2, for the northeast corner of this tract;

THENCE S0°07'23"E 626.35 feet to a 1/2" rebar found at the southeast corner of said Lot 1, Block A, Section 2, for the northeast corner of this tract;

THENCE S89°54'30"W 2558.0 feet to a 3/8" rebar, with GEOTEX cap, set on the EBL of Maple Street, at the southwest corner of said Lot 1, Block A, Section 2, and the northwest corner of Lot 2, Block A, A.M. Wagner Subdivision, as shown by plat recorded in Cabinet 2, Slide 222-D, Plat Record, Taylor County, Texas, for the southwest corner of this tract;

THENCE N0°48'57"E 644.0 feet, along the EBL of Maple Street, to the place of beginning and containing 37.22 acres of land.

NOTE: BEARINGS SHOWN HEREON WERE DETERMINED BY G.P.S. OBSERVATIONS BASED ON TXNC ZONE NAD 83.

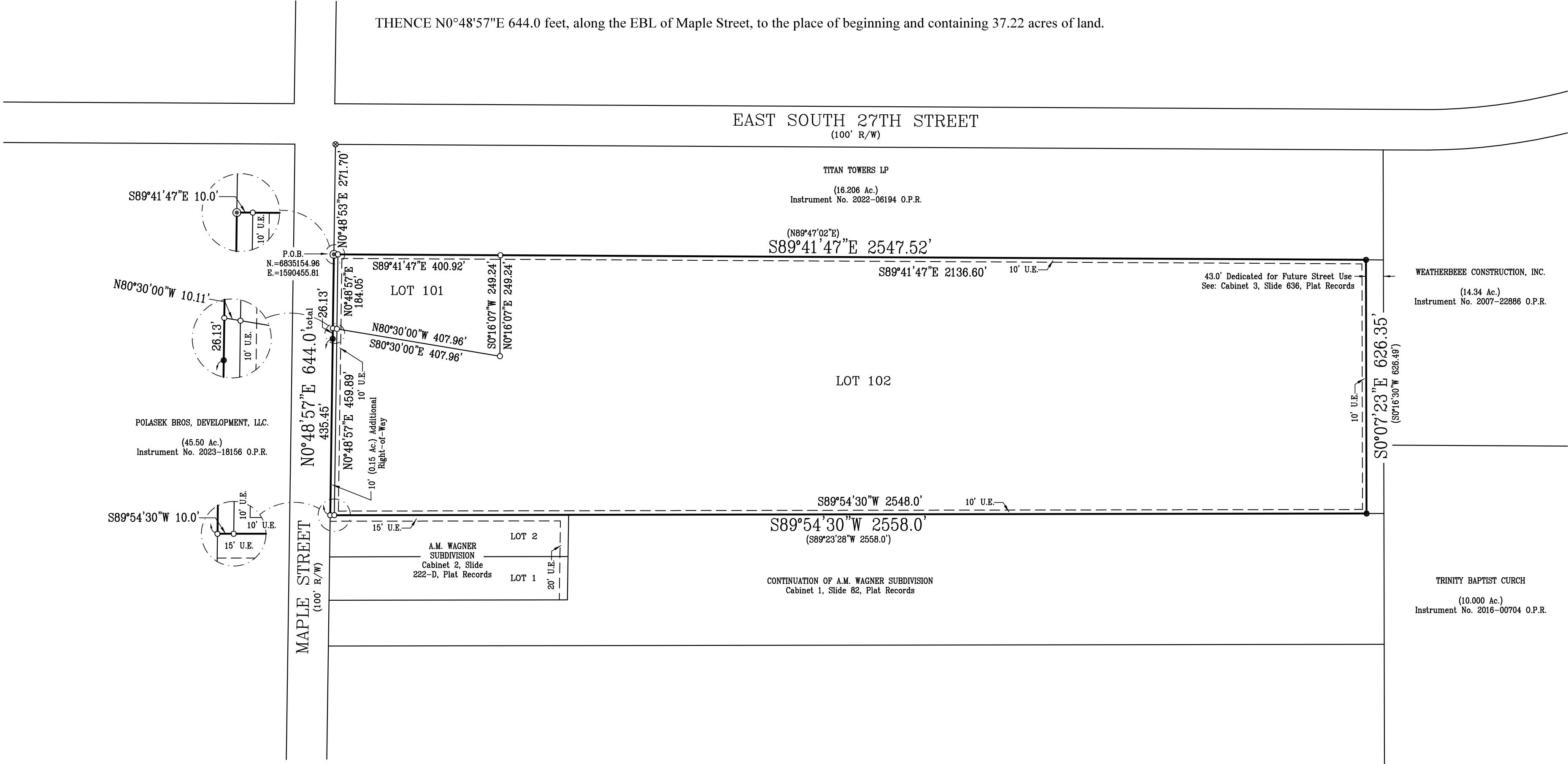
NOTE: BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.

NOTE: THIS PROPERTY IS NOT IN A FEDERALLY REGULATED FLOOD ZONE, ACCORDING TO FEMA FLOOD MAP NO. 48441C0286P, HAVING AN EFFECTIVE DATE OF 1/8/2012.

NOTE: THIS PROPERTY IS SITUATED ENTIRELY WITHIN THE ABILENE CITY LIMITS.

Legend

- ⊙ = Existing 4" Pipe Fence Corner Post
- ⊗ = Found 3/8" rebar
- = Found 1/2" rebar
- = Set 3/8" rebar w/ GEOTEX cap
- X- = Fence
- () = Recorded Call
- U.E. = Utility Easement
- R/W = Right of Way
- O.P.R. = Official Public Records
- P.O.B. = Place of Beginning
- Ac. = Acres



STEELE REPLAT
of Block A, Sections 1 and 2,
STEELE ADDITION
City of Abilene, Taylor County, Texas.

Owner: Donald Steele
1201 S. Leggett Drive
Abilene, Texas 79605
325-518-7780

GEOTEX PROPERTY SOLUTIONS
4701 S. 3rd Street
Abilene, Texas 79605
325-677-6712

Firm Registration No. 10194134

110-49-24 Z:\auto cad\SUBDIVISIONS\Steele Replat\Steele Final

PLANNING & ZONING 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 _____ 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 _____	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 (OWNERS) 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 STEELE REPLAT of Block A, Sections 1 and 2, STEELE ADDITION City of Abilene, Taylor County, Texas. AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LINES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREIN THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS: "SEE FIELD NOTES SHOWN HEREON" EXECUTED THIS _____ DAY OF _____ 20 _____ OWNER _____ OWNER _____ OWNER _____ OWNER _____	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 _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID _____ GIVEN UNDER MY HAND AND SEAL OF OFFICE _____ THIS THE _____ DAY OF _____ A.D. 2024 NOTARY PUBLIC _____ COUNTY TEXAS GENERAL NOTES ACREAGE 37.22 acres SCALE 1" = 200' SMALLEST LOT 2.0 acres LARGEST LOT 35.07 acres	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 TAYLOR COUNTY, TEXAS. PLAT DESCRIPTION: STEELE REPLAT of Block A, Sections 1 and 2, STEELE ADDITION City of Abilene, Taylor County, Texas. April 24, 2024 DATE PLAT PREPARATION DATE: April 24, 2024 SIGNATURE James L. Williams, Jr. R.P.L.S. #4885 REGISTERED PROFESSIONAL LAND SURVEYOR
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ZONING CASE Z-2024-08

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: May 7, 2024
City Council 1st Reading: May 23, 2024
City Council 2nd Reading: June 13, 2024

Applicant

Owner: BAB Group Holdings LLC
Agent: CJ Chaney

Case Manager

Mason Teegardin – Planner

Request

Change the zoning of approximately 0.29 acres from Heavy Industrial (HI) to Light Industrial (LI).

Location

Legal description being Original Town Abilene, Block 190, Lot 2 & 3, Abilene, Taylor County, Texas. Located at 917 & 919 S Treadaway Boulevard.

Background

The subject property houses a two-tenant building. One of the tenants provides contractor services. The applicant proposes to utilize the second tenant space for kenneling and dog grooming in the available suite. The proposed use is not permitted in the Heavy Industrial (HI) district, but is permitted in the Light Industrial (LI). Contractor services are permitted in the LI district.

Zoning, Existing and Proposed Land Use

Properties to the north, east, and south are zoned Heavy Industrial (HI). The use of those properties are heavy commercial and light industrial. The property to the west is zoned Heavy Commercial (HC). The Future Land Use Map designates this location as 'Light Industrial'.

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 proposed request is consistent with the 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.**

The proposed zoning would be appropriate as most of surrounding businesses are utilized for heavy commercial and light industrial purposes.

- (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.

Staff Recommendation

Staff recommends **approval**.

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
PARKS GREGORY L	17199	842 S TREADAWAY BL	
LONE STAR RAILROAD INC	15610	825 S TREADAWAY BL	
ACUNA DAVID	18093	925 S TREADAWAY BL	
HWY	18211	937 S TREADAWAY BL	
DAVIS H E FAMILY PARTNERSHIP	18444	941 S TREADAWAY BL	
BAB GROUP HOLDINGS LLC	16098	919 S TREADAWAY BL	
THORSEN ROSALIE REV LIV TRU	20021	928 S TREADAWAY BL	
BEARING SUPPLY CO	18557	949 S TREADAWAY BL	
HOEMKE PROPERTY LLC	18327	933 S TREADAWAY BL	
SEALS CHARLES O	19627	1002 S TREADAWAY BL	
LONE STAR RAILROAD INC	1087267	901 S TREADAWAY BL	
902 S TREADAWAY LLC	16218	910 S TREADAWAY BL	
BETHEL ROBERT	20152	926 S TREADAWAY BL	
WEST TEXAS UTILITIES CO	15733	841 S TREADAWAY BL	

LOCATION MAP



Aerial Map



Legend

- Z-2024-08
- Courier Parcels

ZONING MAP





REZONE REQUEST

Case: Z-2024-08

Agent: CJ Chaney

Request: Change the zoning of approximately 0.29 acres from Heavy Industrial (HI) to Light Industrial (LI).

Location: Located at 917 & 919 S Treadaway Blvd.

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: May 7, 2024

Council Hearing: May 23, 2024
June 13, 2024





AERIAL LOCATION MAP

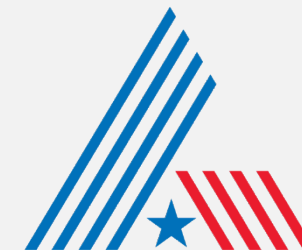


Aerial Map



Legend

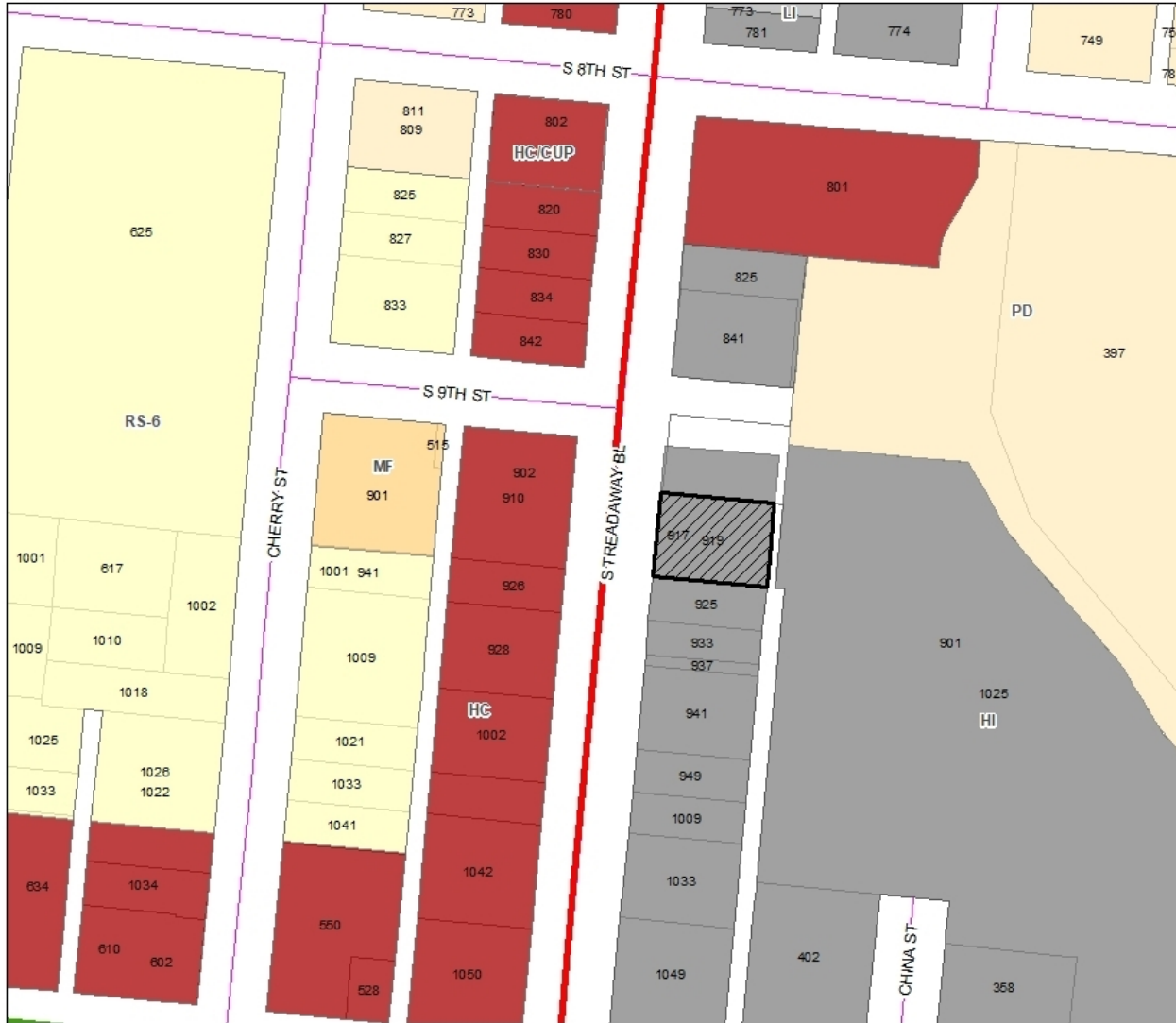
- Z-2024-08
- CourierParcels



CITY OF
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TEXAS



ZONING MAP

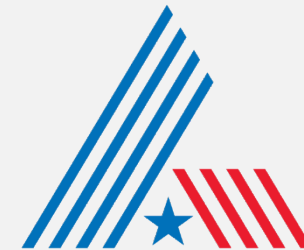


Zoning Map



Legend

- Z-2024-08
- Arterial
- Collector
- RS-6: Residential Single-Family
- MF: Multi-Family Residential
- HC: Heavy Commercial
- LI: Light Industrial
- HI: Heavy Industrial
- PD: Planned Development



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TEXAS



PROPERTY VIEWS





PERMITTED USES IN HEAVY INDUSTRIAL ZONING

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
- TP Field Office or Construction Office (temporary)
- P Freight Container
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recycling Collection Point
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Adult Entertainment Enterprise
- C Motorized Racing

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Fire/Police Station
- P Homeless/Emergency Shelter
- P Post Office
- P Sanitary Landfill

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- P Educational and Scientific Research
- P School: Public/Private

SERVICE

- P Contractor Services
- P Recycling Collection and Processing Center
- P Scales (public)
- P Wrecker/Towing

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

TRADE – RETAIL USES

- P Head Shop
- C Scrap and Waste Material

TRADE – WHOLESALE USES

- C Livestock – Wholesale or Auction
- P Wholesaling and Storage (indoor)
- P Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
- P Antenna Tower - Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Pressure Control Station
- P Public Utility Facility
- P Railroad Switching and Marshaling Yard
- P Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Mining
- P Petroleum or Gas Well
- P Liquor
- P Manufacturing (light)
- P Manufacturing (heavy)
- P Urban Garden





PERMITTED USES IN LIGHT INDUSTRIAL ZONING

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-Through Facility
TP Field Office or Construction Office (temporary)
P Freight Container
P Fuel Sales
TP Itinerant Business
P Manufacturing (incidental)
C Mobile Home (permanent security residence)
TP Mobile Home (temporary security residence)
P Mobile Home or Temporary Building (office for sales and service)
P Recreation Building, Multipurpose
P Recycling Collection Point
P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

P Adult Entertainment Enterprise
C Cultural Facilities
P Drive-in Theater
C Motorized Racing
P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P Ambulance Service
P Correction, Detention, or Penal Facilities
P Fire/Police Station
P Homeless/Emergency Shelter
P Medical/Dental Laboratory
P Military and Armed Forces Reserve Center
P Post Office
C Sanitary Landfill

EDUCATIONAL AND RELIGIOUS USES:

C Cemetery, Crematorium, and Mausoleum
P Church or Place of Worship
P Educational and Scientific Research
P School: Public/Private
P Trade/Business School

SERVICE

P/C Automobile Wash
P Contractor Services
P Funeral Home/ Mortuary/Morgue
P 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 Printing, Copying, Reproduction, Publishing
P 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)
P Repair and Maintenance Services (outdoors)
P Repair and Maintenance Services (truck and other large vehicles)
P Scales (public)
P Storage - Self-Service Units
P Tattoo Parlor
P Taxidermist
P Veterinary Service (all size animals)
P Veterinary Service (small animals)
P Wrecker/Towing

TRADE – RETAIL USES

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

TRADE – WHOLESALE USES

P Liquor, Wholesale/Distribution
C Livestock – Wholesale or Auction
P Wholesaling and Storage (indoor)
P Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
P 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
P Railroad Switching and Marshaling Yard
P Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

C Mining
P Petroleum or Gas Well
P Liquor
P Manufacturing (light)
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





NOTIFICATION AREA MAP



Notification Map



Legend
Z-2024-08
Notification Area

0 - In Favor-



0 - Opposed-



CITY OF
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TEXAS



FINDINGS AND RECOMMENDATIONS

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**





Questions?



ZONING CASE Z-2024-09

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: May 7, 2024
City Council 1st Reading: May 23, 2024
City Council 2nd Reading: June 13, 2024

Applicant

Owner: M2517 LLC
Agent: CJ Chaney

Case Manager

Adam Holland – Planner

Request

Change the zoning of approximately 0.07 acres from Heavy Industrial (HI) to Light Industrial (LI).

Location

Legal description being North Park Addition block 10 Lot E Part of 8, Abilene, Taylor County, Texas. Located at East side of the 2500 block of North Treadaway Boulevard.

Background

The subject property is currently vacant. The owner proposes to rezone the property to expand the number of uses permitted by the LI zoning district.

Zoning, Existing and Proposed Land Use

Properties to the north, east, and south are zoned Heavy Industrial (HI). The use of the property to the north is industrial. The property to the west is zoned Heavy Commercial (HC). The Future Land Use Map designates this location as 'Light Industrial'.

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 proposed request is consistent with the 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.**

The proposed zoning would be appropriate as most of surrounding businesses are utilized for heavy commercial and light industrial purposes.

(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.

Staff Recommendation

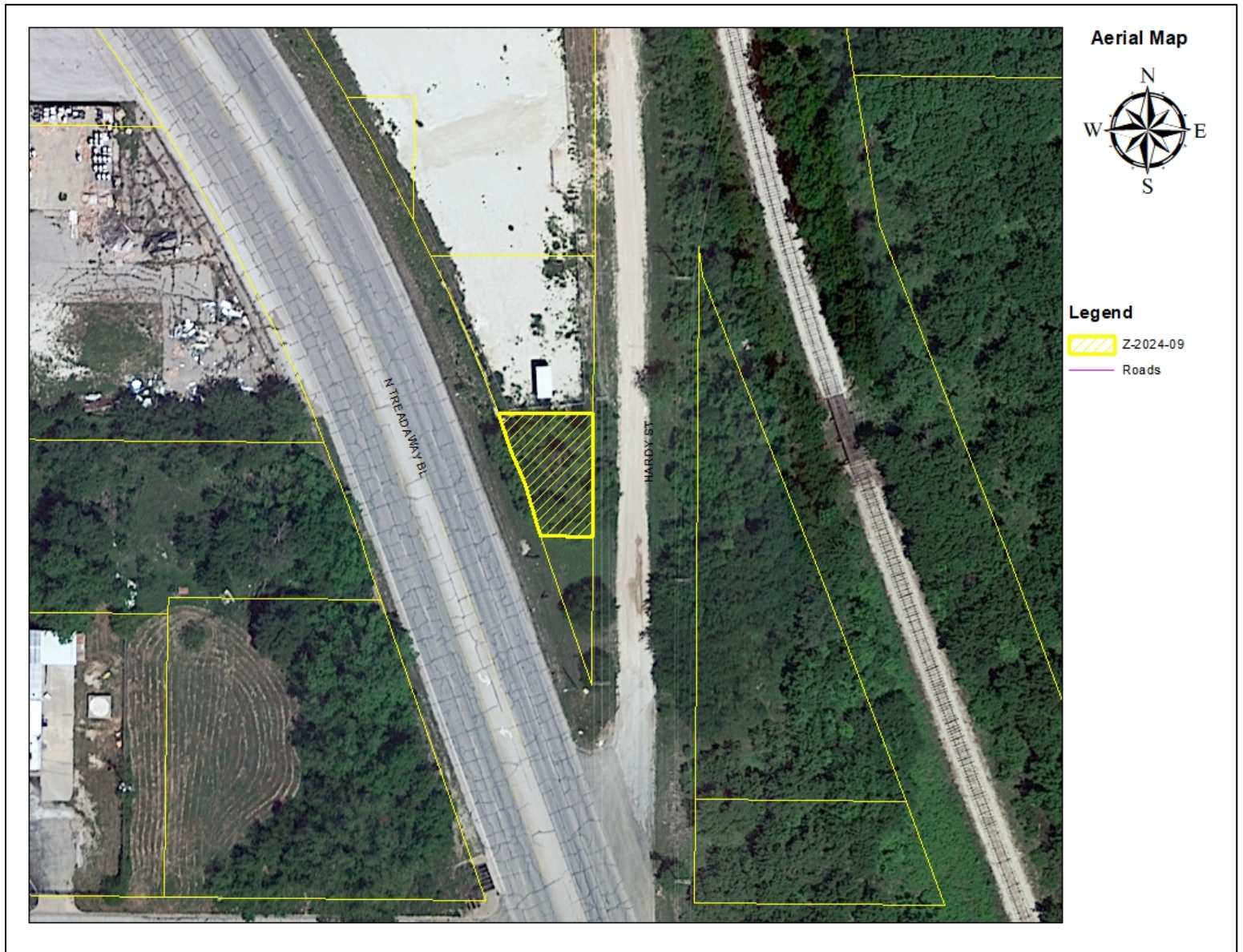
Staff recommends **approval**.

NOTIFICATIONS

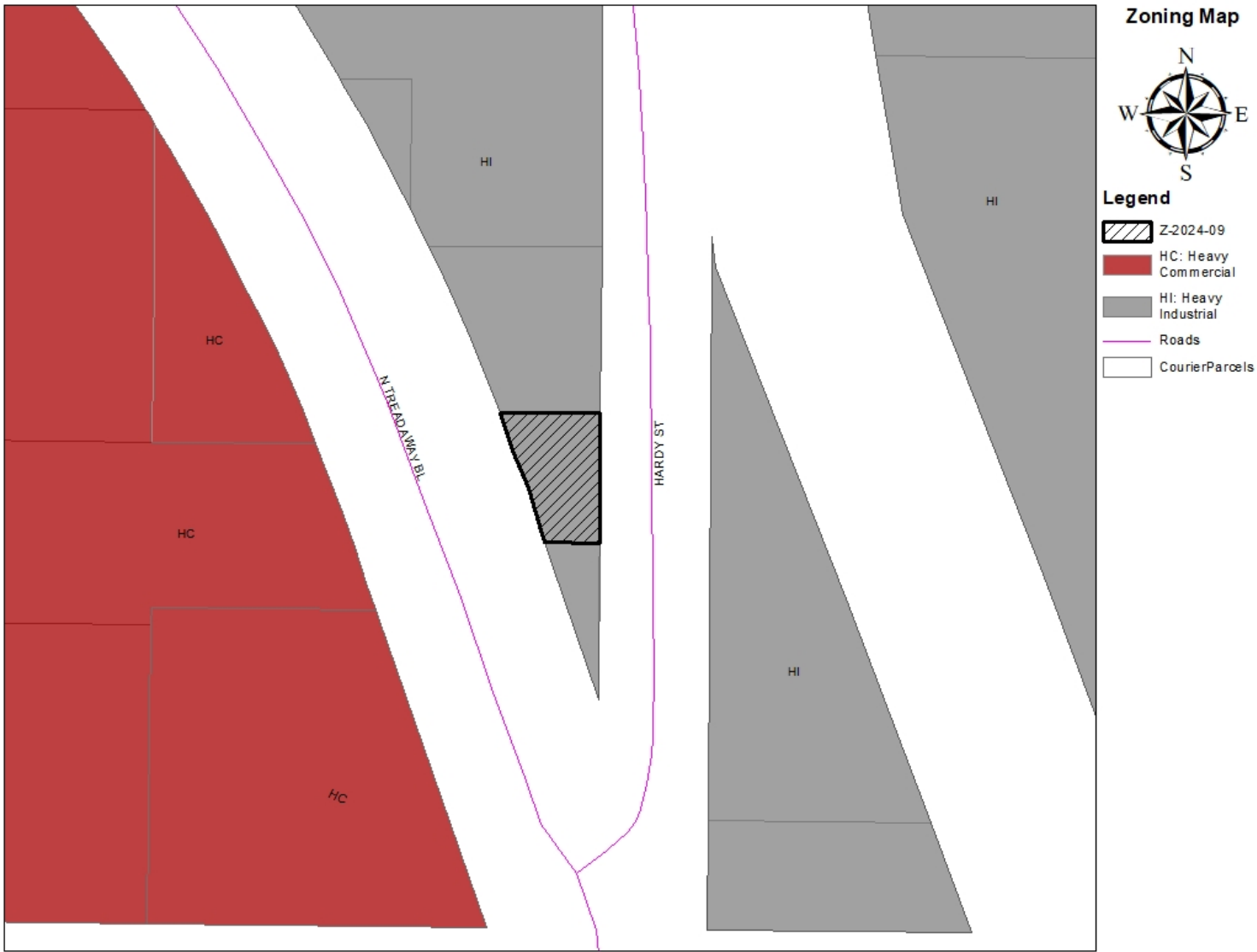
Legend:
O- Opposed
F- In Favor

OWNER	SITUS	PROP_ID	RESPONSE
CORPIAN GARY LEE & MARILU		65282	
CORPIAN GARY LEE & MARILU LEE	2501 N TREADAWAY BL	65411	
GOGGANS & SONS INC		53114	
HARDIN SIMMONS UNIVERSITY	2533 PINE ST	66635	
TF PROPERTIES LLC	2550 HARDY ST	67512	
WALKER SHARON ANN		1091639	

LOCATION MAP



ZONING MAP





REZONE REQUEST

Case: Z-2024-09

Agent: CJ Chaney

Request: Change the zoning of approximately 0.07 acres from Heavy Industrial (HI) to Light Industrial (LI).

Location: 2500 block of North Treadaway Blvd.

Notification: 0 in Favor, 0 Opposed

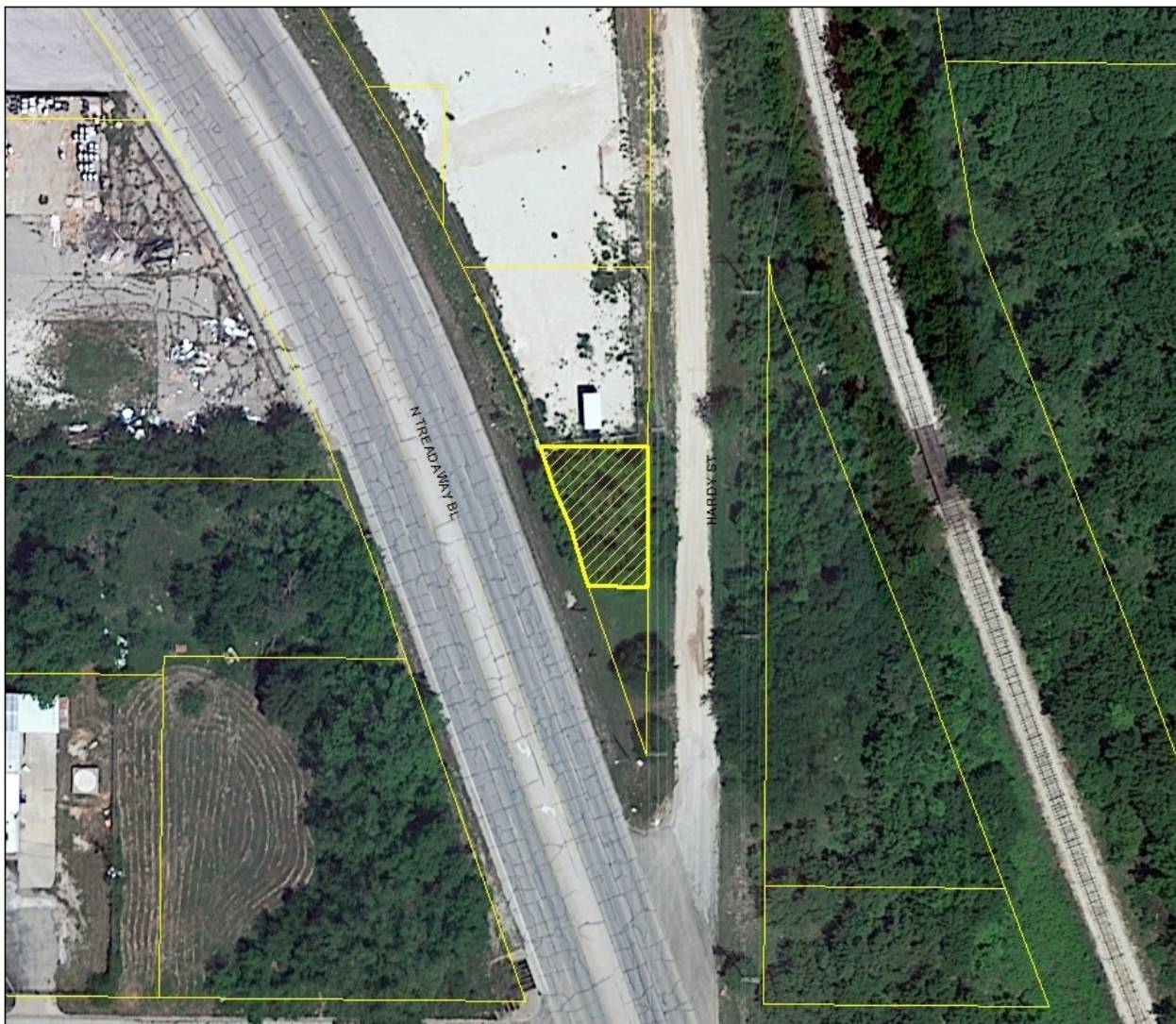
Planning & Zoning: May 7, 2024

Council Hearing: May 23, 2024
June 13, 2024





AERIAL LOCATION MAP

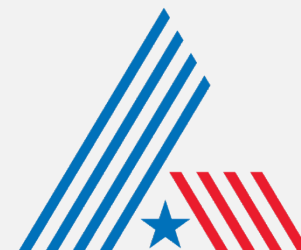


Aerial Map



Legend

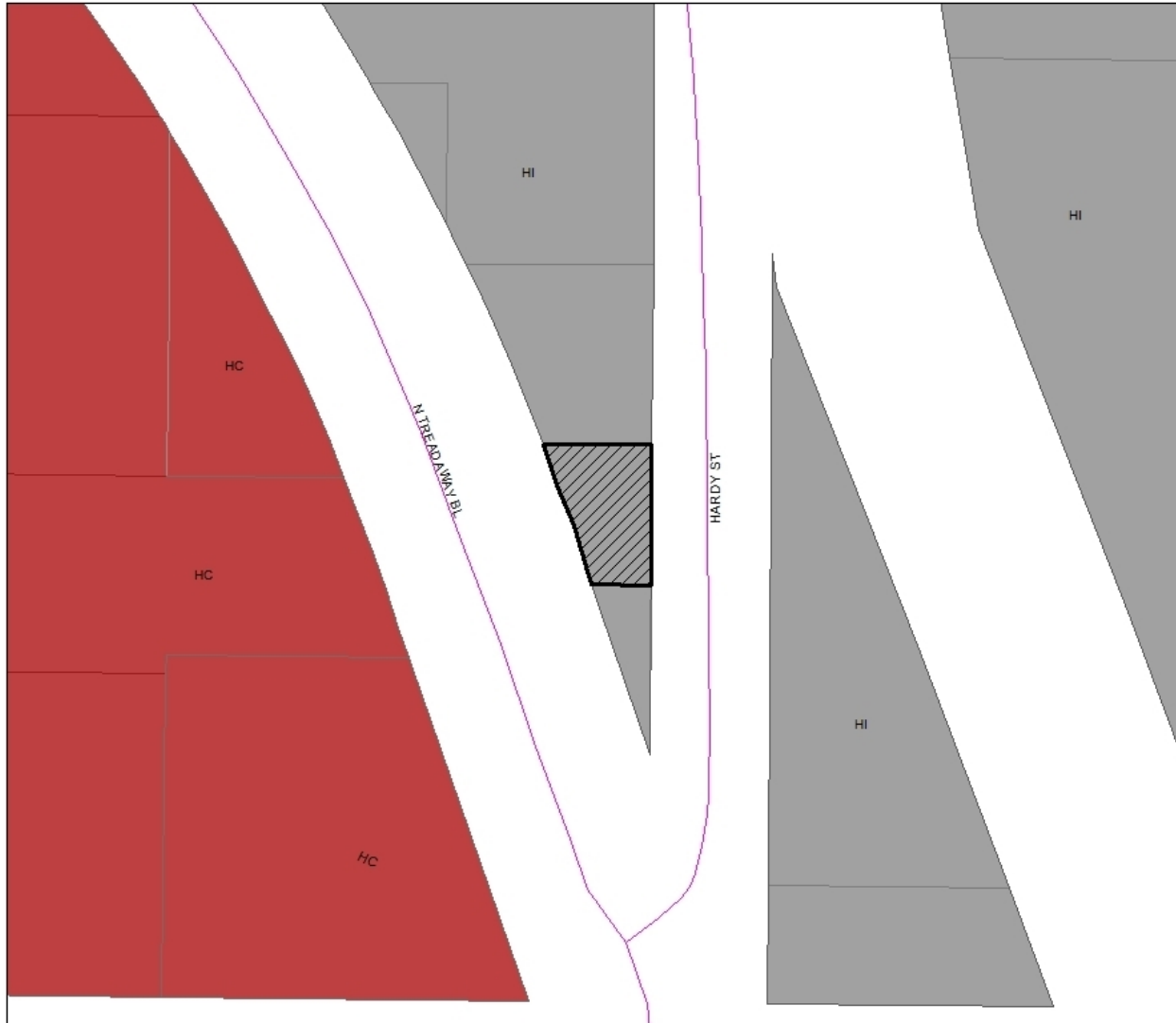
-  Z-2024-09
-  Roads



CITY OF
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TEXAS



ZONING MAP



Zoning Map



Legend

- Z-2024-09
- HC: Heavy Commercial
- HI: Heavy Industrial
- Roads
- CourierParcels





VIEWS OF PROPERTIES





PERMITTED USES IN HEAVY INDUSTRIAL ZONING

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
- TP Field Office or Construction Office (temporary)
- P Freight Container
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recycling Collection Point
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Adult Entertainment Enterprise
- C Motorized Racing

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Fire/Police Station
- P Homeless/Emergency Shelter
- P Post Office
- P Sanitary Landfill

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- P Educational and Scientific Research
- P School: Public/Private

SERVICE

- P Contractor Services
- P Recycling Collection and Processing Center
- P Scales (public)
- P Wrecker/Towing

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

TRADE – RETAIL USES

- P Head Shop
- C Scrap and Waste Material

TRADE – WHOLESALE USES

- C Livestock – Wholesale or Auction
- P Wholesaling and Storage (indoor)
- P Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
- P Antenna Tower - Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Pressure Control Station
- P Public Utility Facility
- P Railroad Switching and Marshaling Yard
- P Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Mining
- P Petroleum or Gas Well
- P Liquor
- P Manufacturing (light)
- P Manufacturing (heavy)
- P Urban Garden





PERMITTED USES IN LIGHT INDUSTRIAL ZONING

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-Through Facility
- TP Field Office or Construction Office (temporary)
- P Freight Container
- P Fuel Sales
- TP Itinerant Business
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
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- P Recycling Collection Point
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Adult Entertainment Enterprise
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- P Drive-in Theater
- C Motorized Racing
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GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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- P Fire/Police Station
- P Homeless/Emergency Shelter
- P Medical/Dental Laboratory
- P Military and Armed Forces Reserve Center
- P Post Office
- C Sanitary Landfill

EDUCATIONAL AND RELIGIOUS USES:

- C Cemetery, Crematorium, and Mausoleum
- P Church or Place of Worship
- P Educational and Scientific Research
- P School: Public/Private
- P Trade/Business School

SERVICE

- P/C Automobile Wash
- P Contractor Services
- P Funeral Home/ Mortuary/Morgue
- P 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 Printing, Copying, Reproduction, Publishing
- P 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)
- P Repair and Maintenance Services (outdoors)
- P Repair and Maintenance Services (truck and other large vehicles)
- P Scales (public)
- P Storage - Self-Service Units
- P Tattoo Parlor
- P Taxidermist
- P Veterinary Service (all size animals)
- P Veterinary Service (small animals)
- P Wrecker/Towing

TRADE – RETAIL USES

- P Aircraft and Accessories
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Fuel Sales
- P Head Shop
- P Liquor Store (Off Premises Consumption) *(Defined under Liquor Store)*
- P Liquor Store (On Premises Consumption) *(Defined under Liquor Store)*
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- P Retail Sales/Rental (indoor)
- P Retail Sales/Rental (outdoors, non-vehicle)
- P Retail Sales/Rental (trucks and other large vehicles and equipment)

TRADE – WHOLESALE USES

- P Liquor, Wholesale/Distribution
- C Livestock – Wholesale or Auction
- P Wholesaling and Storage (indoor)
- P Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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RESOURCE PRODUCTION AND EXTRACTION USES:

- C Mining
- P Petroleum or Gas Well
- P Liquor
- P Manufacturing (light)
- P Urban Garden

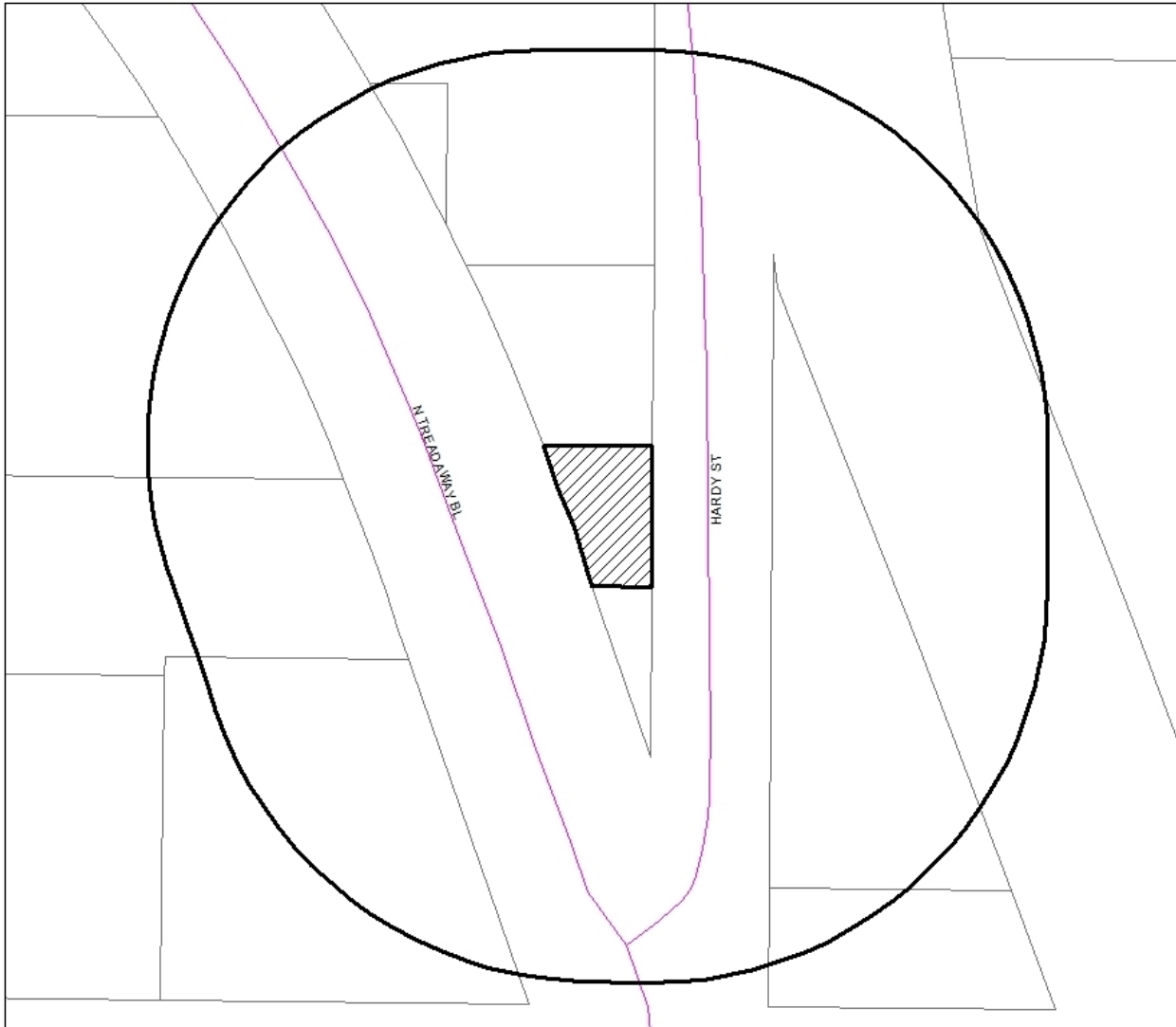
LEGEND

- 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





NOTIFICATION AREA MAP



Notification



Legend

- Notification Area
- Z-2024-09
- Roads
- CourierParcels

0 - In Favor-



0 - Opposed-





FINDINGS AND RECOMMENDATIONS

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**





Questions?



ZONING CASE Z-2024-10

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: May 7, 2024
City Council 1st Reading: May 23, 2024
City Council 2nd Reading: June 13, 2024

Applicant

Owner: Jesus Villarreal

Case Manager

Kiley Hannah – Planner

Request

Change the zoning of approximately 0.35 acres from General Retail (GR) to General Commercial (GC).

Location

The subject property is located at 542 East Ambler Avenue and is legally described as being 0.35 acres out of the Hillcrest Addition, Section 1, Block 6, Lot 5 Taylor County, Abilene.

Background

The property was formerly used for car sales. The former use of the site was considered a legally non-conforming (grandfathered) use because it was not permitted in the GR zoning district. Due to the property being vacant for more than six months the former use is no longer permitted. Rezoning to GC is requested to allow the former use as a use that will be permitted by right.

Zoning, Existing and Proposed Land Use

Properties to the west are zoned General Commercial (GC). Properties to the east are zoned General Retail (GR). Properties to the north and south are zoned GR and Multi-Family (MF), respectively. The subject property, and all surrounding properties, are located within the Ambler Avenue Corridor Overlay District.

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 proposed request is consistent with the 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.**

The proposed zoning would be consistent with the historic use of the subject property and consistent with the use of the lots surrounding the subject site.:-

- (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.

Staff Recommendation

Staff recommends **approval**.

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

OWNER	PROP_ID	SITUS	RESPONSE
CAMPBELL ROBERT M	205756	526 E AMBLER AV	
ALLEN NEITA GAYLENE &	13522	501 BACON DR	
BECK MICAH T	40490	567 E AMBLER AV	
BECK MICAH T	40490	565 E AMBLER AV	
HEARD CHARLES R & LINDA K	23806	2433 LINCOLN DR	
CAMPBELL ROBERT M & DOROTHY J	68172		
CAMPBELL ROBERT M & DOROTHY J	95961	2417 LINCOLN DR	
BRITTEN SAMUEL LYNN &	40370	557 E AMBLER AV	
BRITTEN SAMUEL LYNN &	40370	559 E AMBLER AV	
HEWITT DEBORAH LOU	23257	2440 MADISON AV	
AMBLER PROPERTIES LLC	109342	566 E AMBLER AV	
M7 REAL ESTATE INVESTMENTS LLC	23802	542 E AMBLER AV	
BBL LEASING LLC SERIES 5	40232	549 E AMBLER AV	
BBL LEASING LLC SERIES 5	40232	551 E AMBLER AV	
LWMW MANAGEMENT LLC	23407	2432 MADISON AV	
FRY JACKSON B JR & KATHIE	40092	541 AMBLER AV	
LOVING INDIVIDUALS GENERATING	13982	580 E AMBLER AV	
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HEARD CHARLES R & LINDA K	95959	2425 LINCOLN DR	
AHLBERG DARLENE G 2008 LIV TR	14086	550 E AMBLER AV	
FRY JACKSON B JR & KATHIE	39848	525 AMBLER AV	
FRY JACKSON B JR & KATHIE	39964	533 AMBLER AV	
FRY JACKSON B JR & KATHIE	39721	517 AMBLER AV	
HERROLD FAMILY PROPERTIES LLC	40621	575 E AMBLER AV	
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CAMPBELL ROBERT M	205756	526 E AMBLER AV	

LOCATION MAP



Location Map



Legend

 CourierParcels selection

ZONING MAP





REZONE REQUEST

Case: Z-2024-10

Applicant: Jesus Villarreal

Request: Change the zoning of approximately .35 acres from General Retail (GR) to General Commercial (GC)

Location: 542 E Ambler Avenue

Notification: 0 in Favor, 0 Opposed

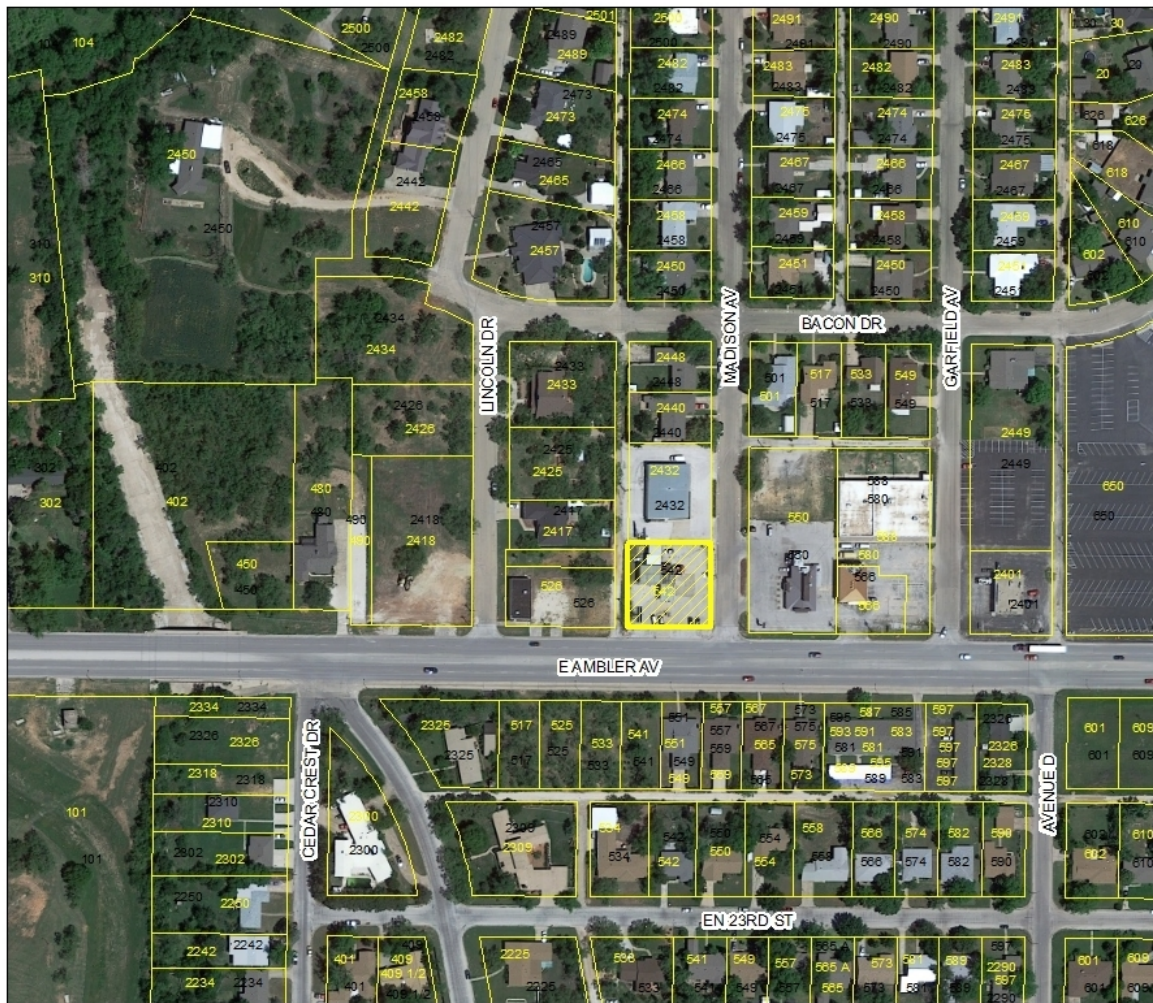
Planning & Zoning: May 7, 2024

Council Hearing: May 23, 2024
June 13, 2024





AERIAL LOCATION MAP

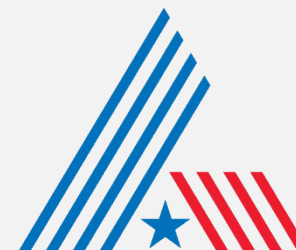


Aerial Map



Legend

- CourierParcels selection
- CourierParcels



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ZONING MAP

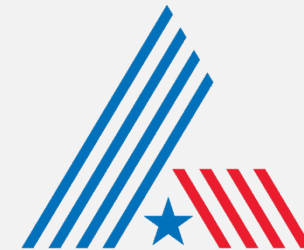


Zoning Map



Legend

- Courier Parcels selection
- Arterial
- AO - Agricultural Open Space
- RS-8: Residential Single-Family
- MD: Medium Density Residential
- MF: Multi-Family Residential
- GR: General Retail
- GC: General Commercial
- PD: Planned Development



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VIEWS OF PROPERTIES



Subject Property



Subject Property



Neighboring Property





PERMITTED USES IN GENERAL RETAIL 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
- 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

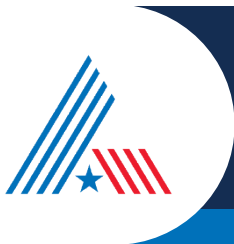
RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

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 GENERAL COMMERCIAL 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)

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

- 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





NOTIFICATION AREA MAP



Notification Map



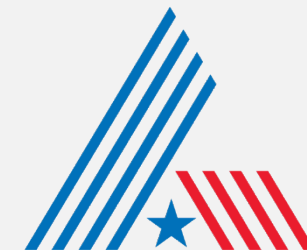
Legend

Z-2024-10

0 - In Favor-



0 - Opposed-



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FINDINGS AND RECOMMENDATIONS

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**





Questions?



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 23rd day of May, 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 April, 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 13th day of June, 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 13th day of June, 2024.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT A

Change the zoning classification of approximately 0.35 acres from a General Retail (GR) District to a General Commercial District (GC).

Legal description being Lot 5. Block 6 of the Hillcrest Addition Section 1, Taylor County Abilene, 79601

Located at 542 E Ambler Avenue.



END