



City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the City of Abilene Planning & Zoning Commission to be held on June 4, 2024 at 1:30 PM at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Meeting Held on May 7, 2024.

PLATS

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

2. **3424-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a final plat for the Denali Addition Section 2A-1
3. **3524-MP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Final Plat for Speedway Chapel Hill Mobile Resort Park
4. **3624-MP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a final plat for the Lancium Subdivision

ZONING

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

5. **SNC-2024-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Reverend Izlar Lankford, To Change The Name Of A Portion Of North 13th Street To Gladys Abor Street. More Specifically That Portion Of North 13th Street Between Grape Street And North Treadaway Boulevard. **(Mason Teegardin)**
6. **Z-2024-12:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Civetta Solutions, To Create A New Planned Development District (PD-187). The Proposed Planned Development District Will Allow Medium Density Residential With A Maximum Density Of 12 Units Per Acre And Would Remove The Requirement That Limits Development To A Maximum Of Four Units Per Lot. Located At 368 Centenary Drive. Legal Description Being Lots 2-18 Of Block 9, Lots 3-18 Of Block 6, Lots 1-23 Of Block 7, And Lots 7-17 Of Block 8, Pasadena Heights Addition, Abilene, Taylor County, Texas. **(Adam Holland)**

7. **Z-2024-13:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Walmart Stores Texas, LLC, Represented By Madeline Hart, To Amend The Terms Of The Planned Development District 57 To Allow The Storage Of Shipping Containers At Designated Locations. Located At 4350 Southwest Dr. Legal Description Being The Wal-Mart Addition, Block 1, Lot 1, Abilene, Taylor County, Texas. **(Clarissa Ivey)**
8. **Z-2024-15:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner To Amend The Terms Of A Planned Development District (PDD-74) To Reduce Minimum Setbacks For Area 2. Specifically, The Proposed Lots 7 And 8 Of Continuation 1 Sierra Sunset Addition Section 1. Located At 4693 Sierra Sunset. Legal Description Being 163.734 Acres Of Land Out Of The William E. Vaughn Survey No. 104, Taylor County, Texas. **(Clarissa Ivey)**
9. **Z-2024-16:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Luke Harwell, To Change The Zoning Of Approximately 1.02 Acres From Light Industrial (LI) To General Commercial (GC). Located At 19 Windmill Circle. Legal Description Being Windmill Acres, Lot 102, Less 0.37 Acres On East Side Of Block A, Abilene, Taylor County, Texas. **(Adam Holland)**
10. **Z-2024-17:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Walmart Stores Texas, LLC, Represented By Tim M. Martin, To Amend The Terms Of The Planned Development District 91 To Allow The Storage Of Shipping Containers At Designated Locations. Located At 1650 Hwy 351. Legal Description Being The Lot 1 Of Block 1 Of The Walmart Supercenter Addition, Abilene, Taylor County, Texas. **(Kylie Hanna)**

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 31st day of May, 2024, at 4:45 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on May 7, 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. Brad Benham, Chairman Pro Tem

Mr. Mitch Barnett

Commissioners Absent:

Ms. Kristen Dressen-Kyker

Mr. Zach Sitzes

Staff Present:

Mr. Michael Rice, Assistant City Manager

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

Mr. Damyon Sneed, Engineer-in-Training

Others Present:

Mr. CJ Chaney

Mr. Weston Conder

Mr. Jesus Villarreal

Mr. Tal Fillingim

Ms. Teresa Villarreal

Mr. Don Steele

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:32 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, Halliburton, Fleming, Rosenbaum

NAYS: None

PLATS

9323-FP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a final plat for Butterfield Meadows Section 6

Staff recommends approval with 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.

2524-PP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a preliminary plat for Fairway Oaks Estates

Staff recommends approval.

Discussion among the Commission was had in regards to the corner portion dedicated to the City. Mr. Anderson stated the issue will be resolved with the developer before it proceeds as a final plat.

2824-MRP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a final plat for the Steele Addition.

Mr. Don Steele stepped forward to ask questions about the requirement for a sewer upgrade and extension. Mr. Damyon Sneed approached to answer questions.

Staff recommends approval with 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. Rosenbaum opened the public hearing to address any one of the plats. Mr. Don Steele stepped forward in regards to MRP-2824 to ask questions about the requirement for a sewer upgrade and extension. Mr. Damyon Sneed approached to answer questions.

Mr. Tal Fillingim stepped forward in regards to PP-2524 to provide additional detail regarding the lot dedicated to the City as a public open space area. Seeing no one else present and desiring to be heard, the public hearing was closed.

Mr. Halliburton moved to approve the plats as presented. Ms. Fleming seconded the motion. The motion prevailed by the following vote:

AYES: Barnett, Benham, Halliburton, Fleming, Rosenbaum

NAYS: None

ZONING

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.

Ms. Mason Teegardin presented this request. 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 in not permitted in the Heavy Industrial (HI) district, but is permitted in the Light Industrial (LI). Contractor services are permitted in the LI district.

Mr. Rosenbaum opened the public hearing. Mr. CJ Chaney spoke in favor of this request. 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 with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

AYES: Barnett, Benham, Halliburton, Fleming, Rosenbaum

NAYS: None

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.

Mr. Adam Holland presented this request. 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.

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 was one (1) response received in favor with none (0) 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, Benham, Halliburton, Fleming, Rosenbaum

NAYS: None

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.

Ms. Kiley Hannah presented this request. 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.

Mr. Rosenbaum opened the public hearing. Mr. Jesus Villarreal and his wife, Teresa, stepped forward. 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 with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

AYES: Barnett, Benham, Halliburton, Fleming, Rosenbaum

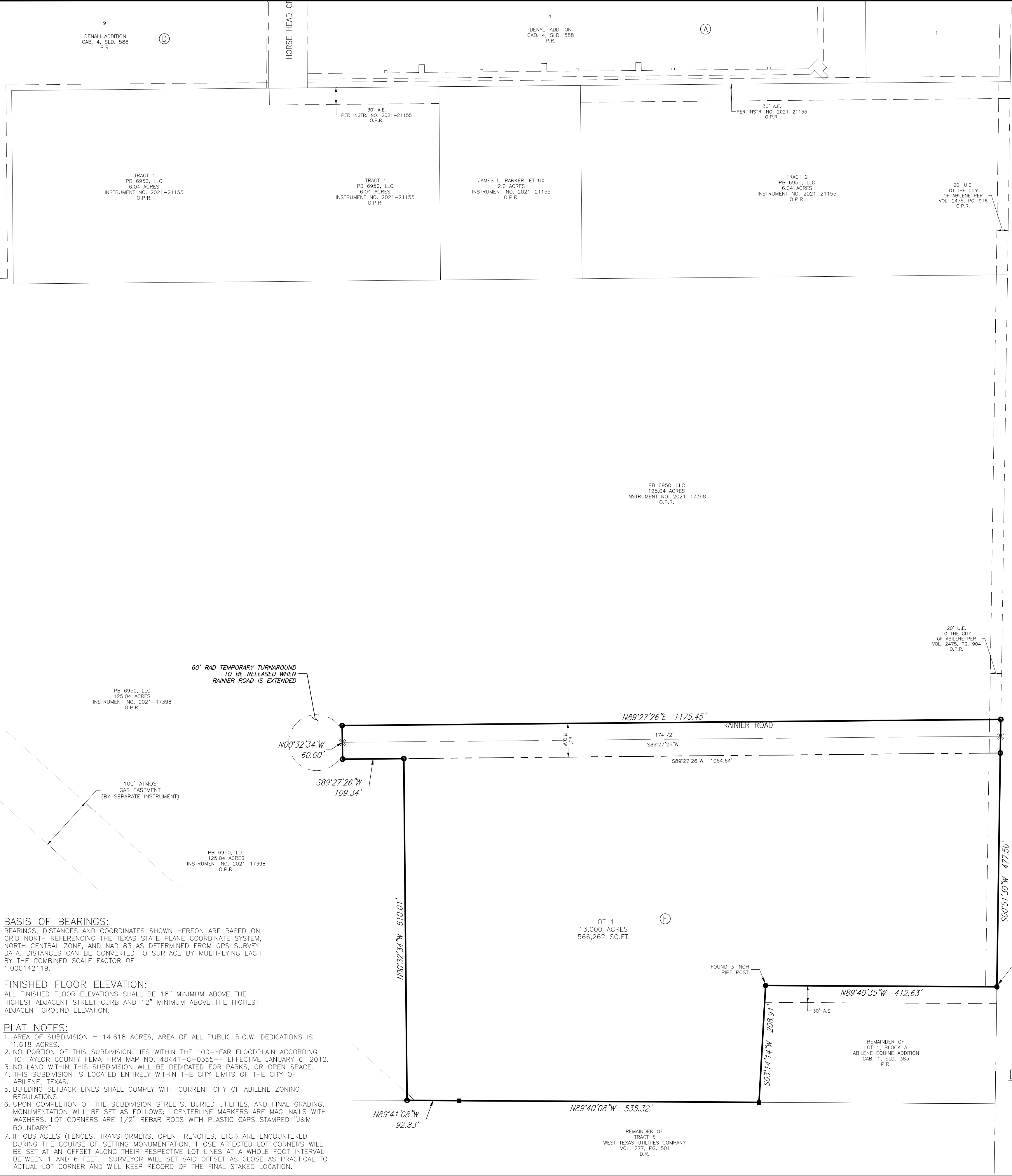
NAYS: None

ADJOURNMENT

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:01 p.m.

APPROVED

Mr. Clint Rosenbaum, Chairman

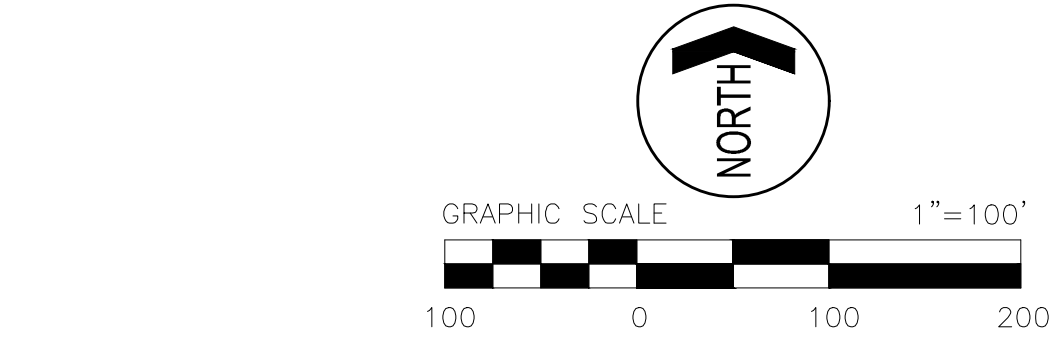


BASIS OF BEARINGS:
BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF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

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

PLAT NOTES:

1. AREA OF SUBDIVISION = 14.618 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 1.618 ACRES.
2. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441-C-0355-F EFFECTIVE JANUARY 6, 2012.
3. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
4. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
5. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
6. UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY".
7. IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.



LEGEND	
	SUBDIVISION BOUNDARY
	ADJACENT PROPERTY
	PROPOSED LOT LINES
	PROP. UTILITY EASEMENTS
	EXIST. UTILITY EASEMENTS
	PROP. STREET R.O.W.
	EXIST. STREET R.O.W.
	SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
	SET MAG-NAIL WITH METAL WASHER
	FOUND 1/2 INCH REBAR ROD (UNLESS OTHERWISE NOTED)
	FOUND 3/8 INCH REBAR ROD
	A.E. = ACCESS EASEMENTS
	U.E. = UTILITY EASEMENTS
	W.E. = WATER EASEMENTS
	S.L.E. = STREET LIGHT EASEMENTS
	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 14.618 acres of land, and being out of Lots 5, 6, and 7, Alfred and Mary Fasshauer Subdivision of Section No. 10 and 12, Lunatic Asylum Lands, as shown per plat recorded in Volume 1, Page 274 of said Plat Records, Taylor County, Texas, and being out of the 125.04 acre tract of land described in a deed to PB 6950, LLC recorded in Instrument No. 2021-17398, Official Public Records, Taylor County, Texas, being all of a 2.58 acre tract of land described in a deed to PB6950, LLC recorded in Instrument No. 2023-17420, Official Public Records, Taylor County, Texas, and also being a part of a called 6.04 acre tract of land, known as Tract 1, described in a deed to PB 6950, LLC recorded in Instrument No. 2021-21155, Official Public Records, Taylor County, Texas. Said **14.618 acre** tract being more particularly described in metes and bounds as follows:

BEGINNING at a 1/2 inch rebar rod found, the coordinates thereof being (N= 6,816,209.8', E= 1,584,729.2'), for the most easterly southeast corner of the herein described tract and said 125.04 acre tract and being in the west right-of-way line of U.S. Highway 83/84, said point being the northeast corner of the remainder of Lot 1, Block A, Abilene Equine Addition, as shown per plat recorded in Cabinet 1, Slide 383, Plat Records, Taylor County, Texas;

THENCE N89°40'35"W, 412.63 feet along a south line of the herein described tract and said 125.04 acre tract, and along the north line of said Abilene Equine Addition to a 3 inch pipe post found for an interior corner of the herein described tract, and being the northwest corner of the remainder of said Abilene Equine Addition and the said 2.58 acre tract;

THENCE S03°14'14"W, 208.91 feet along the most southerly east line of the herein described tract and the east line of said 2.58 acre tract and also the west line of the remainder of said Abilene Equine Addition to a 3/8 inch rebar rod found for the most southerly southeast corner of the herein described tract and said 2.58 acre tract and being the southwest corner of the remainder of said Abilene Equine Addition, said point also being located in the north line of the remainder of Tract 5 described in a deed to West Texas Utilities Company recorded in Volume 277, Page 501, Deed Records, Taylor County, Texas;

THENCE N89°40'08"W, 535.32 feet along the south line of the herein described tract and said 2.58 acre tract, and along the north line of said West Texas Utilities tract to a 3/8 inch rebar rod found for an angle corner of the herein described tract, same being the southwest corner of said 2.58 acre tract and the most southerly southeast corner of said 125.04 acre tract;

THENCE N89°41'08"W, 92.83 feet along the south line of the herein described tract and said 125.04 acre tract and along the north line of said West Texas Utilities tract to a 1/2 inch rebar rod set with plastic cap stamped "J&M BOUNDARY" (henceforth being known as a SET REBAR) for the southwest corner of the herein described tract;

THENCE along the east lines of the herein described tract and over and across said 125.04 acre tract and said 6.04 acre tract the following bearings and distances:

- N00°32'34"W, 610.01 feet to a SET REBAR for corner;
- S89°27'26"W, 109.34 feet to a SET REBAR for corner;
- N00°32'34"W, 60.00 feet to a SET REBAR for corner;
- N89°27'26"E, 1175.45 feet to a SET REBAR for the northeast corner of the herein described tract, being in the east line of said 125.04 acre tract and the west right-of-way line of said U.S. Highway 83/84;

THENCE S10°51'30"W, 477.50 feet along the east line of the herein described tract and said 125.04 acre tract, and also along the west right-of-way line of said U.S. Highway 83/84 to the **POINT OF BEGINNING** and containing **14.618 acres** of land, more or less.

A FINAL PLAT OF
THE DENALI ADDITION, SECTION 2A-1
BEING 14.618 ACRES OUT OF THE
SE/4 OF SECTION NO. 12,
LUNATIC ASYLUM LANDS,
ABSTRACT NO. 766,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

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

PLANNING COMMISSION THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, SUBCHAPTER A, AS AMENDED.	PLANNING DIRECTOR FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.
DATE _____ CHAIRMAN _____ ATTEST _____ SECRETARY _____ DATE _____ PLANNING DIRECTOR _____	DATE _____ FILE NUMBER _____ PLANNING DIRECTOR _____ FEES _____
COUNTY CLERK I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON _____	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 _____	DATE _____ DIRECTOR OF PUBLIC WORKS _____

OWNER'S CERTIFICATE AND DEDICATION

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

A FINAL PLAT OF
THE DENALI ADDITION, SECTION 2A-1
BEING 14.618 ACRES OUT OF THE
SE/4 OF SECTION NO. 12,
LUNATIC ASYLUM LANDS,
ABSTRACT NO. 766,
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

KYLE PAUL
PRESIDENT

ACKNOWLEDGEMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

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

KYLE PAUL

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

PB 6950, 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 _____ DAY OF _____ A.D. 2024

TAYLOR
COUNTY TEXAS

GENERAL NOTES

SCALE: 1"=100' ACRES: 14.618 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 THE CITY OF ABILENE.

A FINAL PLAT OF
THE DENALI ADDITION, SECTION 2A-1
BEING 14.618 ACRES OUT OF THE
SE/4 OF SECTION NO. 12,
LUNATIC ASYLUM LANDS,
ABSTRACT NO. 766,
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

PLAT NOTES:

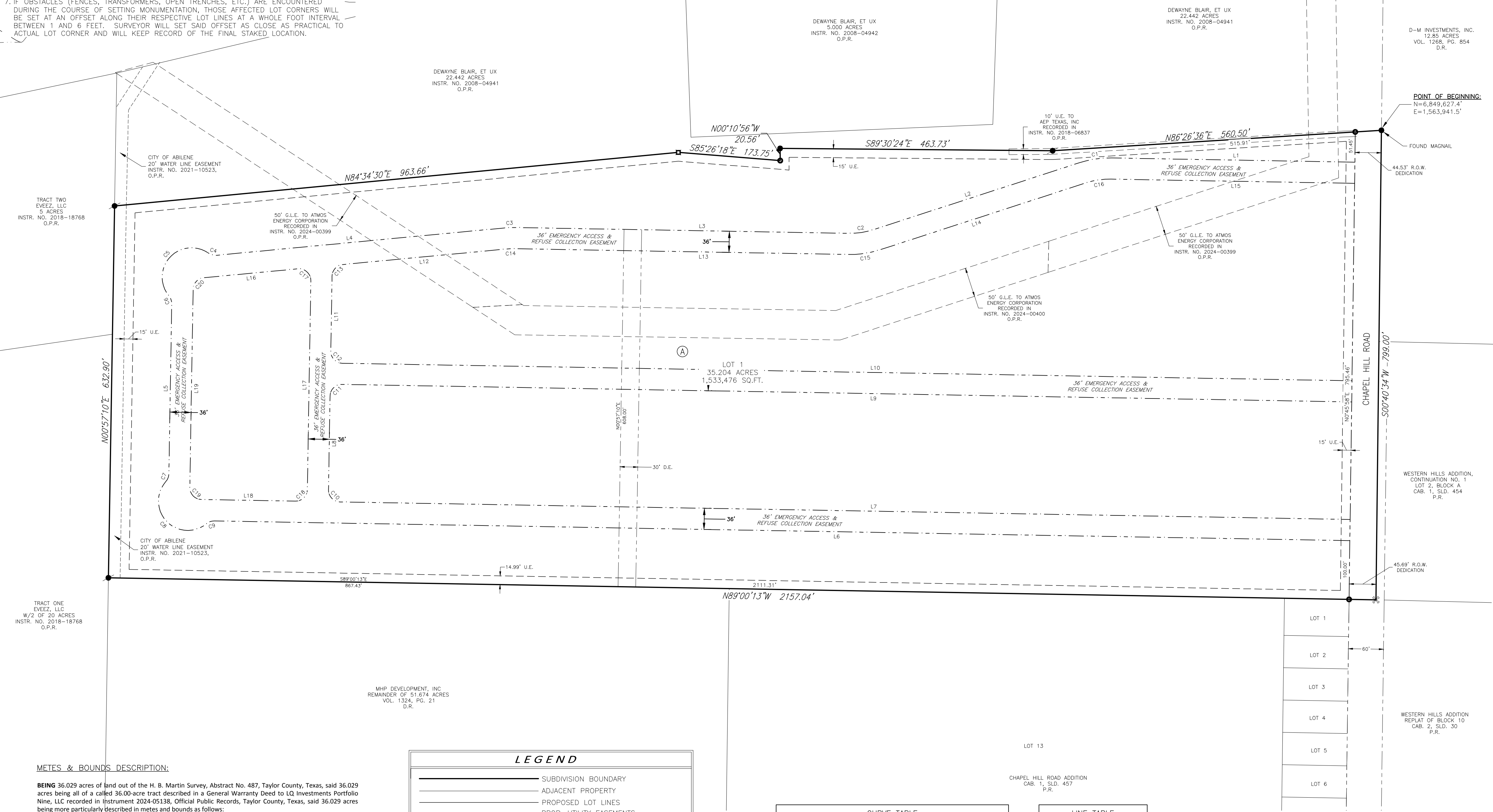
1. AREA OF SUBDIVISION = 36.029 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 0.825 ACRES.
2. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NOS. 48441C0204F & 48441C0208F EFFECTIVE JANUARY 6, 2012.
3. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
4. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
5. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
6. UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY".
7. IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.

BASIS OF BEARINGS:

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

FINISHED FLOOR ELEVATION:

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



METES & BOUNDS DESCRIPTION:

BEING 36.029 acres of land out of the H. B. Martin Survey, Abstract No. 487, Taylor County, Texas, said 36.029 acres being all of a called 36.00-acre tract described in a General Warranty Deed to LQ Investments Portfolio Nine, LLC recorded in Instrument 2024-05138, Official Public Records, Taylor County, Texas, said 36.029 acres being more particularly described in metes and bounds as follows:

BEGINNING at found mag-nail within the occupied right-of-way of Chapel Hill Road and on the east line of said H. B. Martin Survey for the northeast corner of this described tract and from which the northeast corner of said H. B. Martin Survey is called to bear N00°40'34"E 686.28 feet;

THENCE S00°40'34"W, a distance of 799.00 feet along the common east line of said H. B. Martin Survey and said 36.00 acre tract, same being the east line of this described tract to a 1/2inch rebar rod set with plastic cap stamped "J&M BOUNDARY" for the southeast corner of this described tract and of said 36.00 acre tract and from which a found 1/2-inch rebar rod on the east right-of-way line of the aforementioned Chapel Hill Road and marking the southwest corner of Lot 2, Block A, Continuation No. 1, WESTERN HILLS ADDITION as shown on the plat thereof recorded in Cabinet 1, Slide 454, Plat Records, Taylor County, Texas, bears S89°00'13"E 14.00 feet;

THENCE N89°00'13"W, at 45.72 feet pass a set 1/2-inch rebar rod with cap stamped "J&M BOUNDARY" in the established west right-of-way line of said Chapel Hill Road marking the northeast corner of Block A, Section 1, CHAPEL HILL ROAD ADDITION as shown on the plat thereof recorded in Cabinet 1, Slide 457 of said Plat Records and continuing for a total distance of 2157.04 feet to an existing 4.5-inch steel pipe corner post found in the east line of a called certain W/2 of 20 acres of land, known as Tract One, described in a deed to Eveez, LLC recorded in Instrument No. 2018-18768, Official Public Records, Taylor County, Texas;

THENCE N00°57'10"E 632.90 feet along the westerly line this described tract and the east line of said Tract One and along the east line of a certain 5 acre tract of land, known as Tract Two described in said Eveez, LLC deed, to an existing 4.5-inch steel pipe corner post found for the northwest corner of this described tract, and being the southwest corner of a certain 22.442 acre tract of land described in a deed to Dewayne Blair, et ux recorded in Instrument No. 2008-04941, Official Public Records, Taylor County, Texas;

THENCE along the northerly line of the aforementioned 36.00 acre tract, same being the north line of this described tract, and the south line of the remainder of said 22.442 acre tract the following calls:

- N84°34'30"E 963.66 feet to a 7 inch wood post found for corner;
- S85°26'18"E 173.75 feet to a 1/2inch rebar rod set with plastic cap stamped "J&M BOUNDARY" for corner;
- N00°10'56"W 20.56 feet to a 3/8 inch rebar rod with plastic cap stamped "GEOTEX 4885" for corner;
- S89°30'24"E 463.73 feet to an existing 2-inch steel pipe corner post found;
- N86°26'36"E 560.50 a distance of 560.50 feet to said **POINT OF BEGINNING** and containing 36.029 acres of land.

LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROP. UTILITY EASEMENTS
- EXIST. UTILITY EASEMENTS
- EXIST. 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 3/8 INCH REBAR ROD WITH PLASTIC CAP STAMPED "GEOTEX" (UNLESS OTHERWISE NOTED)
- FOUND STEEL PIPE FENCE POST
- FOUND 7" WOODEN FENCE POST

- U.E. = UTILITY EASEMENTS
- W.L.E. = WATER LINE EASEMENTS
- D.E. = DRAINAGE EASEMENTS
- P.R. = PLAT RECORDS, TAYLOR CO., TEXAS
- D.R. = DEED RECORDS, TAYLOR CO., TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS

CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	55.73'	168.00'	19'00"21"	28.12'	S81°29'36"W	55.47'
C2	43.79'	132.00'	19'00"21"	22.10'	S81°29'36"W	43.59'
C3	18.83'	168.00'	6°25'17"	9.42'	S87°47'08"W	18.82'
C4	14.24'	20.00'	4°04'13"	7.44'	N75°01'53"W	13.94'
C5	144.16'	50.00'	165°11'47"	384.88'	S42°45'50"W	99.17'
C6	14.24'	20.00'	4°04'13"	7.44'	S19°26'27"E	13.94'
C7	14.24'	20.00'	4°04'13"	7.44'	S21°20'47"W	13.94'
C8	149.69'	50.00'	171°31'50"	675.27'	S44°01'32"E	99.73'
C9	14.24'	20.00'	4°04'13"	7.44'	N70°36'10"E	13.94'
C10	31.40'	20.00'	89°57'23"	19.98'	N44°01'32"W	28.27'
C11	31.43'	20.00'	90°02'37"	20.02'	N45°58'28"E	28.30'
C12	31.40'	20.00'	89°57'23"	19.98'	S44°01'32"E	28.27'
C13	29.19'	20.00'	83°37'20"	17.89'	S42°45'50"W	26.67'
C14	14.79'	132.00'	6°25'17"	7.40'	S87°47'08"W	14.79'
C15	55.73'	168.00'	19'00"21"	28.12'	S81°29'36"W	55.47'
C16	43.79'	132.00'	19'00"21"	22.10'	S81°29'36"W	43.59'
C17	33.64'	20.00'	96°22'40"	22.36'	S47°14'10"E	29.81'
C18	31.43'	20.00'	90°02'37"	20.02'	S45°58'28"E	28.30'
C19	31.40'	20.00'	89°57'23"	19.98'	N44°01'32"W	28.27'
C20	29.19'	20.00'	83°37'20"	17.89'	N42°45'50"E	26.67'

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	414.21'	N89°00'13"W
L2	367.39'	S71°59'26"W
L3	567.25'	N89°00'13"W
L4	491.74'	S84°34'30"W
L5	289.59'	S05°57'10"W
L6	1932.29'	S89°00'13"E
L7	1718.89'	N89°00'13"W
L8	160.00'	N05°57'10"E
L9	1718.20'	S89°00'13"E
L10	1718.12'	S89°00'13"E
L11	128.05'	S05°57'10"W
L12	279.43'	S84°34'30"W
L13	567.25'	N89°00'13"W
L14	367.39'	S71°59'26"W
L15	414.35'	N89°00'13"W
L16	161.00'	N84°34'30"E
L17	355.49'	S05°57'10"W
L18	160.00'	N89°00'13"W
L19	337.49'	N05°57'10"E

DEVELOPER/SUBDIVIDER:
LQ INVESTMENTS PORTFOLIO
NINE, LLC
15495 EAGLE NEST LANE # 210
MIAMI LAKES, FLORIDA 33014

A FINAL PLAT OF
SPEEDWAY CHAPEL HILL MOBILE
RESORT PARK
BEING 36.029 ACRES OUT OF THE
H. MARTIN SURVEY, ABSTRACT NO. 487,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

PLANNING COMMISSION		PLANNING DIRECTOR	
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.		FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.	
DATE	CHAIRMAN	DATE	FILE NUMBER
ATTEST	SECRETARY	PLANNING DIRECTOR	
DATE	PLANNING DIRECTOR	FEES	
COUNTY CLERK		DIRECTOR OF PUBLIC WORKS	
I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON		THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.	
DATE	FILE NUMBER	DATE	DIRECTOR OF PUBLIC WORKS
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
A FINAL PLAT OF
SPEEDWAY CHAPEL HILL MOBILE
RESORT PARK
BEING 36.029 ACRES OUT OF THE H.
MARTIN SURVEY, ABSTRACT NO. 487,
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

[SIGNER NAME]
[ENTRY NAME]

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

[SIGNER NAME]

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

LQ INVESTMENTS PORTFOLIO NINE, 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

NOTARY PUBLIC

GENERAL NOTES

SCALE: 1"=100' ACRES: 36.029 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 THE CITY OF ABILENE.

A FINAL PLAT OF
SPEEDWAY CHAPEL HILL MOBILE
RESORT PARK
BEING 36.029 ACRES OUT OF THE H.
MARTIN SURVEY, ABSTRACT NO. 487,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

PRELIMINARY
This document shall not be
recorded for any purpose.

SIGNATURE
(PRINT)
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE

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

SNC-2024-01

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: June 4, 2024
City Council 1st Reading: June 27, 2024
City Council 2nd Reading: July 11, 2024

Applicant

Applicant: Reverend Iziar Lankford

Case Manager

Mason Teegardin – Planner

Request

Change the name of a portion of North 13th Street to Gladys Abor Street.

Location

North 13th Street between Grape Street and North Treadaway Boulevard.

Background

The subject street was platted, named, and constructed as part of Original Town Abilene. North 13th runs east and west and currently changes names three times. The street name is North 13th Street from Grape Street to Almond Street. At Almond Street, the name changes to College Drive until it dead-ends into Griffith Road.

The applicant proposes to rename a portion of North 13th Street after Gladys Abor. Mrs. Arbor relocated to Abilene in 1955 and received her LVN (Licensed Vocational Nurse) certification from Hendricks School of Nursing. Mrs. Abor was referred to as the matriarch of ICAN, which was an organization dedicated to cleaning up her neighborhood of drugs and crime. Mrs. Abor died at the age of 88 on February 26, 2014.

Assessment

Ideally, streets that follow a continuous distance across a city should have only one street name. This is particularly true for arterial streets, such as North 13th Street. Multiple street names on the same continuous road can create confusion for motorists, emergency vehicles, and out-of-town guests and can potentially result in health and public safety issues. Each time that a new additional street name is assigned to the same continuous street, this risk multiplies. If this request is approved, North 13th Street would have four (4) separate street names.

All of the property owners that would be directly affected by the street name change have been notified. If approved, the applicant will need to replace all existing street name signs. The affected property owners who have legal documents tied to North 14th Street address, such as a driver's license and banking checks, would be required to update those documents at their expense.

The Development Review Committee reviewed this request and have found that:

1. There are 22 addresses that exist on this portion of North 13th Street, which must be changed.
2. Approximately 25 street signs must be changed.
3. Public Works and Traffic Engineering staff have concerns about the amount of name changes on North 13th Street, as described above in "Assessment".

P&Z Recommendation

The Land Development Code does not contain criteria to assess when a street name change is appropriate. If the Commission determines that the request is appropriate, staff would recommend that the following condition be applied:

1. The applicant shall be responsible for all costs associated with the name change, including the costs of producing and installing the new street signs and the address change fee for each affected property.

Attachments

- Application
- PowerPoint
- DRC comments

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 17, 2024 via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ABI 180 LLC	76431	730 N 13TH ST	
ABILENE GOODWILL IND INC	26239	1246 PINE ST	
ABILENE MAJESTIC LLC SERIES V1	48191	1210 ORANGE ST	
ABILENE ST VINCENT DEPAUL	224921	1235 WALNUT ST	
ABOR JEROME ET AL	57233	1314 ASH ST	
ABOR SOPHIA ANTOINETTE	45122	1301 ORANGE ST	
ACOSTA GUADALUPE HERNANDEZ	13488	702 N 13TH ST	
ACOSTA JOSE & YADIRA	43416	1318 BEECH ST	
AGUERO ELOISA	51333	1234 MULBERRY ST	
BADGETT JIMMIE LEON & CHARLOTTE ANN	75206	1317 WALNUT ST	
BANALES EDDIE	1086182	1335 BEECH ST	
BARICUATRO ROWENA VILLARIN	18903	1318 CYPRESS ST	
BATTEN PATRICK & ERICA	48713	1242 ORANGE ST APT 1	
BEATRIZ HECTOR	20319	1302 CEDAR ST	
BELLINGER JAMES E & MAIREA A	28415	1225 CEDAR ST	
BISHOP BILLY D &	48847	1241 MULBERRY ST	
BLANCQ ELIZABETH	45411	1310 HICKORY ST	
BRITTAIN SHIRLEY LOU	50232	1210 PLUM ST	
CANALES REBECCA K	971874	1517 N 14TH ST	
CARRION MAURINE	32292	1325 PLUM ST	
CERVANTES JUAN & OLGA	13827	726 N 13TH ST	
CITY LUMBER INCORPORATED	74036	1310 WALNUT ST	
CORPIAN GARY LEE & MARILU LEE	28167	1241 CEDAR ST	
CPRE HOLDINGS LLC	54831	909 N 13TH ST	O
CROSTONE PROPERTIES LLC	981533	1336 GRAPE ST	
CRUZ MIGUEL MORAN &	26120	1239 HICKORY ST	
DALZELL FAMILY LP	45826	1233 1/2 ORANGE ST	
DAMESWORTH PEGGY L &	57380	542 N 13TH ST	
DANSBY MARY JAMES ET AL	51179	1233 MESQUITE ST	
DDFE INC	38036	1234 N TREADAWAY BL	
DE LEON JOHN	18107	1034 N 13TH ST	
DELA GARZA JESSICA T	76309	742 N 13TH ST	

DELEON THELMA E	44588	1309 BEECH ST	
DESANTOS JUAN M &	22016	1120 N 13TH ST	
DEVORA ADELAIDO & GUADALUPE	39758	1325 ORANGE ST	
DEVORA FERMIN	49248	1217 MULBERRY ST	
DINH DON	40124	1326 HICKORY ST	
DUARTE YENI M	47586	1217 BEECH ST	
ELROD JAMES T & ELOIS E LF EST	45697	1241 ORANGE ST	
ESP INVESTMENTS LLC	75941	1334 MESQUITE ST	
ESPINOZA CENOBIO L	32170	1326 ASH ST	
FAMBROUGH CHAD MARK &	43895	1501 N 14TH ST	
FERNANDEZ BETTY	49989	1226 PLUM ST	
FIRST ABILENE FEDERAL CREDIT UNION	26767	1210 PINE ST	
FLATT DANIEL R	53219	1326 MULBERRY ST	
FLATT DANIEL R & DEBBIE L	38167	1232 N TREADAWAY BL	
FLORES RICKY V	44715	1442 N 13TH ST	
GABBERT ORAN	27712	1218 CYPRESS ST	
GHOLSON DAVID	51051	1225 MESQUITE ST	
GIRTZ HERMAN ROBERT	47712	1209 BEECH ST	
GOMEZ ANTHONY & AMANDA	42935	1325 MULBERRY ST	
GOMEZ JOSE JUSTO	19144	1302 CYPRESS ST	
GOMEZ RUBEN	43053	1317 MULBERRY ST	
GRACEY PERRY	13608	710 N 13TH ST	
GRANT JON	59760	537 N 13TH ST	
GRIMES JOSEPH DANIEL	56156	609 N 13TH ST	
HABITAT FOR HUMANITY	1056839	1354 CYPRESS ST	
HARDIN SIMMONS UNIVERSITY	205459	1325 PINE ST	
HENDRICK MEDICAL CENTER	55340	925 N 13TH ST	
HENDRICK MEDICAL DEV CORP	55213	1210 WALNUT ST	
HOQUE AKM MOMINUL	50126	1234 BEECH ST	
HOUSTON ERYCK ANTHONY	49757	1210 BEECH ST	
HUERTA IMELDA	43177	1309 MULBERRY ST	
HUSKIN JEREMY JAMES	53887	1333 GRAPE ST	
IGLESIA DE JESUCRISTO	27143	1241 CYPRESS ST	
JGN PROPERTIES LLC	59895	533 N 13TH ST	
JIN SUN SEK	50533	1241 GRAPE ST	
JMK5 ABILENE LLC	67227	1204 GRAPE ST	
JONES RODERICK L	48437	1226 ORANGE ST	
JORDAN RONALD J & TINA	51447	1242 MULBERRY ST	
JUAREZ JOSIE	44960	1310 ORANGE ST	
KCAP RE FUND II LLC	18341	1317 CYPRESS ST	
LANDEROS ROSIE	48308	1218 ORANGE ST	
LANUEVA JERUSALEM	50252	1242 BEECH ST	
LAWSON BRYAN	56294	642 N 13TH ST	
LIZALDE CENOBIO ESPINOZA	32042	1336 ASH ST	
LOPEZ DAVID & MARIA DANIELA	19777	1322 CEDAR ST	
M BAIG 897 LLC	53623	1309 GRAPE ST	
MALEA LLC SERIES H	45268	1302 HICKORY ST	
MAMAID JOHN ERIC & JANE PAULINE	39995	1318 HICKORY ST	
MARTINEZ CARLOS ROBERTO MERCADO	49883	1218 BEECH ST	
MASCORRO PROPERTIES LLC SERIES 1311	20711	1311 HICKORY ST	
MATHIS CRAIG	27322	1242 B CYPRESS ST	
MC MEEKAN LINDA KAY	52469	1210 MESQUITE ST	
MC NEALY EDWARD R & LELA	53488	1302 MULBERRY ST	

MEDEL CESAR	50913	1217 MESQUITE ST	
MERCER CHRISTOPHER	41548	1317 BEECH ST	
MESTA DOROTHY FERNANDEZ	46847	1218 HICKORY ST	
NORVELL WALKER IV &	51193	1228 MULBERRY ST	
O NEILL CHARLES STEPHEN	25872	1225 HICKORY ST	
O NEILL REGINA	47081	1242 HICKORY ST	
OKELLO BRENDA JOSIE	48586	1234 ORANGE ST	
OLGUIN RICHARD	49372	1209 MULBERRY ST	
OLNEY LARRY D	60611	1241 N TREADAWAY BL	
ORTIZ ALMA D	41917	1334 ORANGE ST	
ORTIZ ARMANDO	21645	1130 N 13TH ST	
ORTIZ MARIA LUISA	26000	1233 HICKORY ST	
ORTIZ PETRA	76066	1317 MESQUITE ST	
PATTON LAND	49865	1234 PLUM ST	
PEQUENO ELISEO	57624	1302 N TREADAWAY BL	
PEQUENO HENRY SR	59630	1326 N TREADAWAY BL	
PEREZ GUADALUPE	28526	1217 CEDAR ST	
PEREZ MARY ANN	45954	1225 ORANGE ST	
PEREZ SANTIAGO	44218	1542 N 13TH ST	
PHILLIPS JASON &	46594	1202 HICKORY ST	
POPE JOHN MICHAEL	18569	1333 CYPRESS ST	
PORTLOCK WALTER	40762	1233 PLUM ST	
R & P RENTAL PROPERTIES LLC	24989	1226 CEDAR ST	
RANDOLPH ELIZABETH ET AL	39390	1233 ASH ST	
REEDY BIRDIE	60314	409 N 13TH ST	
REVELL TOMIE G	41675	1318 ORANGE ST	
REYNOLDS STEVE L &	44095	1303 MULBERRY ST	
RITTER CARLA	25229	1218 N 12TH ST	
RIVERA MARY HELEN	28296	1233 CEDAR ST	
RODRIGUEZ ALICE PENA	41790	1326 ORANGE ST	
RODRIGUEZ ELVA	51066	1218 MULBERRY ST	
RODRIGUEZ FEDERICO	53355	1318 MULBERRY ST	
RODRIGUEZ MARTIN & VANGIO	48987	1233 MULBERRY ST	
ROGERS TESSIE	56023	631 N 13TH ST	
RUSSELL REGIS E &	24867	1234 CEDAR ST	
SALAS FAUSTINO	46962	1234 HICKORY ST	
SANCHEZ ROSA	43294		
SCHULTZ DEAN ALLEN JR	20448	1309 HICKORY ST	
SERIES 1301	17980	1301 CYPRESS ST	
SERIES 1309	18226	1309 CYPRESS ST	
SILLER MARIA	18457	1325 CYPRESS ST	
SITZES CLEBURNE LP	19904	1325 HICKORY ST	
SKINNYS INC	60029	1242 N TREADAWAY BL	
SMITH ALTON	58090	1325 N TREADAWAY BL	
ST VINCENT DE PAUL	53248	1241 WALNUT ST	
TAVARES MARIA ALEJANDRA	44342	1302 BEECH ST	
THE SUM OF YOU COUNSELING PLLC	21260	1317 1/2 HICKORY ST	
THORNTON TODD W	53099	1334 MULBERRY ST	
TIJERINA JUAN JOSE	27836	1210 CYPRESS ST	
TORRES JOSE A	47348	1233 BEECH ST	
TORRES MARIA TERESA	47469	1225 BEECH ST	
VALDEZ DANNY S & LISA LEA ANN	27456	1226 CYPRESS ST	
VALENCIA BRYAN	25635	1209 HICKORY ST	

VALENTINE ANNA L	50656	1201 MESQUITE ST	
VALENZUELA JUANITA F	44826	1302 ORANGE ST	
VG PARTNERS LTD	19017	1310 CYPRESS ST	
VILLARREAL MANUEL	50006	1226 BEECH ST	
VILLARREAL ROBERTO DAVID	39267	1225 ASH ST	
VINSON LANNY ROSS	50804	1201 GRAPE ST	
WILLIAMS STEVE	76677	1326 PLUM ST	
WILSON SUSIE VIRGINIA	53759	1325 GRAPE ST	
WINDHAM MONTIE TR	49116	1225 MULBERRY ST	
YARBROUGH MASON	22395	1301 CEDAR ST	

PROPERTY ID

Legend: O - Opposed, F - In Favor

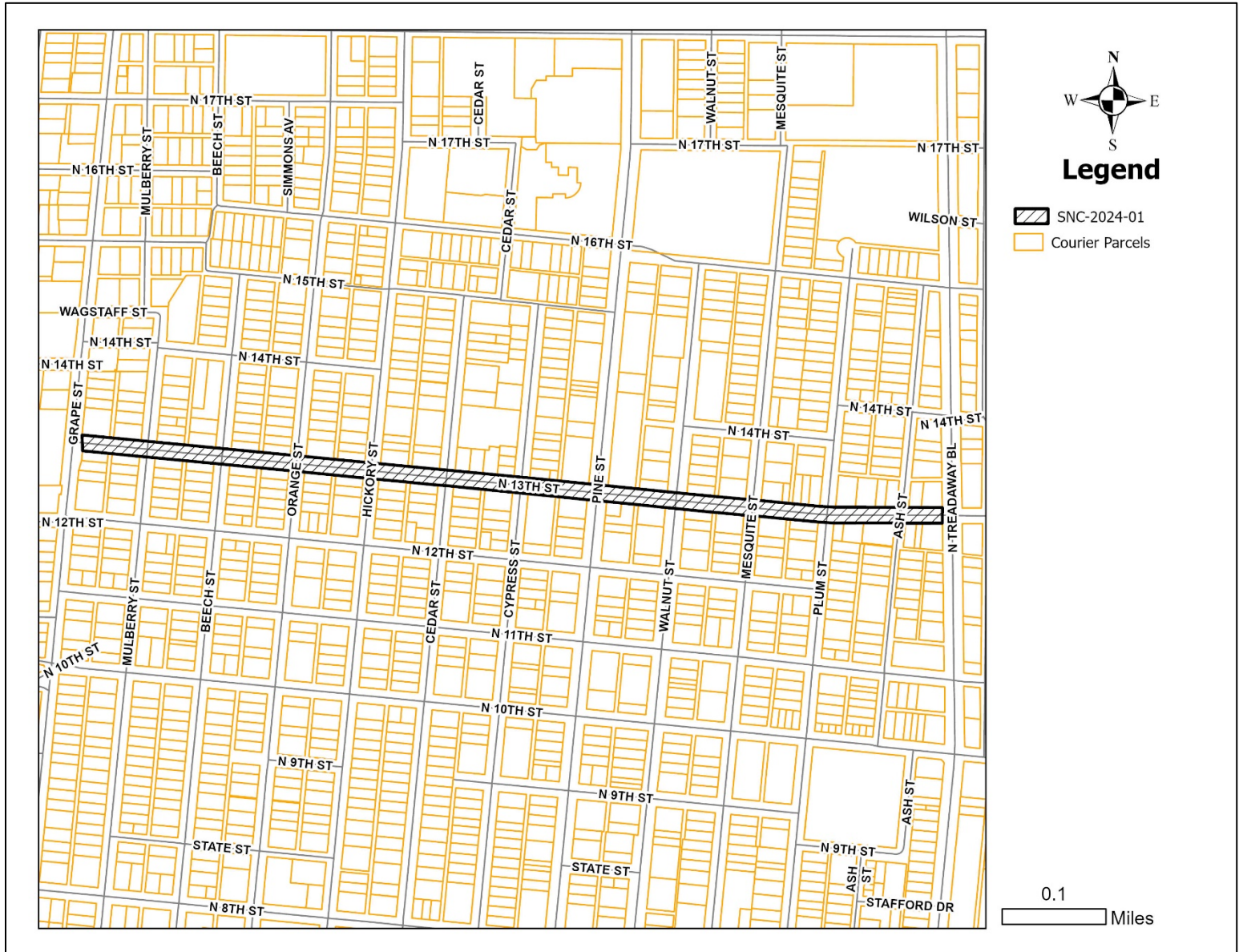
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ACOSTA GUADALUPE HERNANDEZ	13488	702 N 13TH ST	
GRACEY PERRY	13608	710 N 13TH ST	
CERVANTES JUAN & OLGA	13827	726 N 13TH ST	
SERIES 1301	17980	1301 CYPRESS ST	
DE LEON JOHN	18107	1034 N 13TH ST	
SERIES 1309	18226	1309 CYPRESS ST	
KCAP RE FUND II LLC	18341	1317 CYPRESS ST	
SILLER MARIA	18457	1325 CYPRESS ST	
POPE JOHN MICHAEL	18569	1333 CYPRESS ST	
BARICUATRO ROWENA VILLARIN	18903	1318 CYPRESS ST	
VG PARTNERS LTD	19017	1310 CYPRESS ST	
GOMEZ JOSE JUSTO	19144	1302 CYPRESS ST	
LOPEZ DAVID & MARIA DANIELA	19777	1322 CEDAR ST	
SITZES CLEBURNE LP	19904	1325 HICKORY ST	
BEATRIZ HECTOR	20319	1302 CEDAR ST	
SCHULTZ DEAN ALLEN JR	20448	1309 HICKORY ST	
MASCORRO PROPERTIES LLC SERIES 1311	20711	1311 HICKORY ST	
THE SUM OF YOU COUNSELING PLLC	21260	1317 1/2 HICKORY ST	
ORTIZ ARMANDO	21645	1130 N 13TH ST	
DESANTOS JUAN M &	22016	1120 N 13TH ST	
YARBROUGH MASON	22395	1301 CEDAR ST	
RUSSELL REGIS E &	24867	1234 CEDAR ST	
R & P RENTAL PROPERTIES LLC	24989	1226 CEDAR ST	
RITTER CARLA	25229	1218 N 12TH ST	
VALENCIA BRYAN	25635	1209 HICKORY ST	
O NEILL CHARLES STEPHEN	25872	1225 HICKORY ST	
ORTIZ MARIA LUISA	26000	1233 HICKORY ST	
CRUZ MIGUEL MORAN &	26120	1239 HICKORY ST	
ABILENE GOODWILL IND INC	26239	1246 PINE ST	
FIRST ABILENE FEDERAL CREDIT UNION	26767	1210 PINE ST	
IGLESIA DE JESUCRISTO	27143	1241 CYPRESS ST	
MATHIS CRAIG	27322	1242 B CYPRESS ST	
VALDEZ DANNY S & LISA LEA ANN	27456	1226 CYPRESS ST	
GABBERT ORAN	27712	1218 CYPRESS ST	
TIJERINA JUAN JOSE	27836	1210 CYPRESS ST	
CORPIAN GARY LEE & MARILU LEE	28167	1241 CEDAR ST	
RIVERA MARY HELEN	28296	1233 CEDAR ST	
BELLINGER JAMES E & MAIREA A	28415	1225 CEDAR ST	

PEREZ GUADALUPE	28526	1217 CEDAR ST	
LIZALDE CENOBIO ESPINOZA	32042	1336 ASH ST	
ESPINOZA CENOBIO L	32170	1326 ASH ST	
CARRION MAURINE	32292	1325 PLUM ST	
DDFE INC	38036	1234 N TREADAWAY BL	
FLATT DANIEL R & DEBBIE L	38167	1232 N TREADAWAY BL	
VILLARREAL ROBERTO DAVID	39267	1225 ASH ST	
RANDOLPH ELIZABETH ET AL	39390	1233 ASH ST	
DEVORA ADELAIDO & GUADALUPE	39758	1325 ORANGE ST	
MAMAID JOHN ERIC & JANE PAULINE	39995	1318 HICKORY ST	
DINH DON	40124	1326 HICKORY ST	
PORTLOCK WALTER	40762	1233 PLUM ST	
MERCER CHRISTOPHER	41548	1317 BEECH ST	
REVELL TOMIE G	41675	1318 ORANGE ST	
RODRIGUEZ ALICE PENA	41790	1326 ORANGE ST	
ORTIZ ALMA D	41917	1334 ORANGE ST	
GOMEZ ANTHONY & AMANDA	42935	1325 MULBERRY ST	
GOMEZ RUBEN	43053	1317 MULBERRY ST	
HUERTA IMELDA	43177	1309 MULBERRY ST	
SANCHEZ ROSA	43294		
ACOSTA JOSE & YADIRA	43416	1318 BEECH ST	
FAMBROUGH CHAD MARK &	43895	1501 N 14TH ST	
REYNOLDS STEVE L &	44095	1303 MULBERRY ST	
PEREZ SANTIAGO	44218	1542 N 13TH ST	
TAVARES MARIA ALEJANDRA	44342	1302 BEECH ST	
DELEON THELMA E	44588	1309 BEECH ST	
FLORES RICKY V	44715	1442 N 13TH ST	
VALENZUELA JUANITA F	44826	1302 ORANGE ST	
JUAREZ JOSIE	44960	1310 ORANGE ST	
ABOR SOPHIA ANTOINETTE	45122	1301 ORANGE ST	
MALEA LLC SERIES H	45268	1302 HICKORY ST	
BLANCQ ELIZABETH	45411	1310 HICKORY ST	
ELROD JAMES T & ELOIS E LF EST	45697	1241 ORANGE ST	
DALZELL FAMILY LP	45826	1233 1/2 ORANGE ST	
PEREZ MARY ANN	45954	1225 ORANGE ST	
PHILLIPS JASON &	46594	1202 HICKORY ST	
MESTA DOROTHY FERNANDEZ	46847	1218 HICKORY ST	
SALAS FAUSTINO	46962	1234 HICKORY ST	
O NEILL REGINA	47081	1242 HICKORY ST	
TORRES JOSE A	47348	1233 BEECH ST	
TORRES MARIA TERESA	47469	1225 BEECH ST	
DUARTE YENI M	47586	1217 BEECH ST	
GIRTZ HERMAN ROBERT	47712	1209 BEECH ST	
ABILENE MAJESTIC LLC SERIES V1	48191	1210 ORANGE ST	
LANDEROS ROSIE	48308	1218 ORANGE ST	
JONES RODERICK L	48437	1226 ORANGE ST	
OKELLO BRENDA JOSIE	48586	1234 ORANGE ST	
BATTEN PATRICK & ERICA	48713	1242 ORANGE ST APT 1	
BISHOP BILLY D &	48847	1241 MULBERRY ST	
RODRIGUEZ MARTIN & VANGIO	48987	1233 MULBERRY ST	
WINDHAM MONTIE TR	49116	1225 MULBERRY ST	
DEVORA FERMIN	49248	1217 MULBERRY ST	
OLGUIN RICHARD	49372	1209 MULBERRY ST	

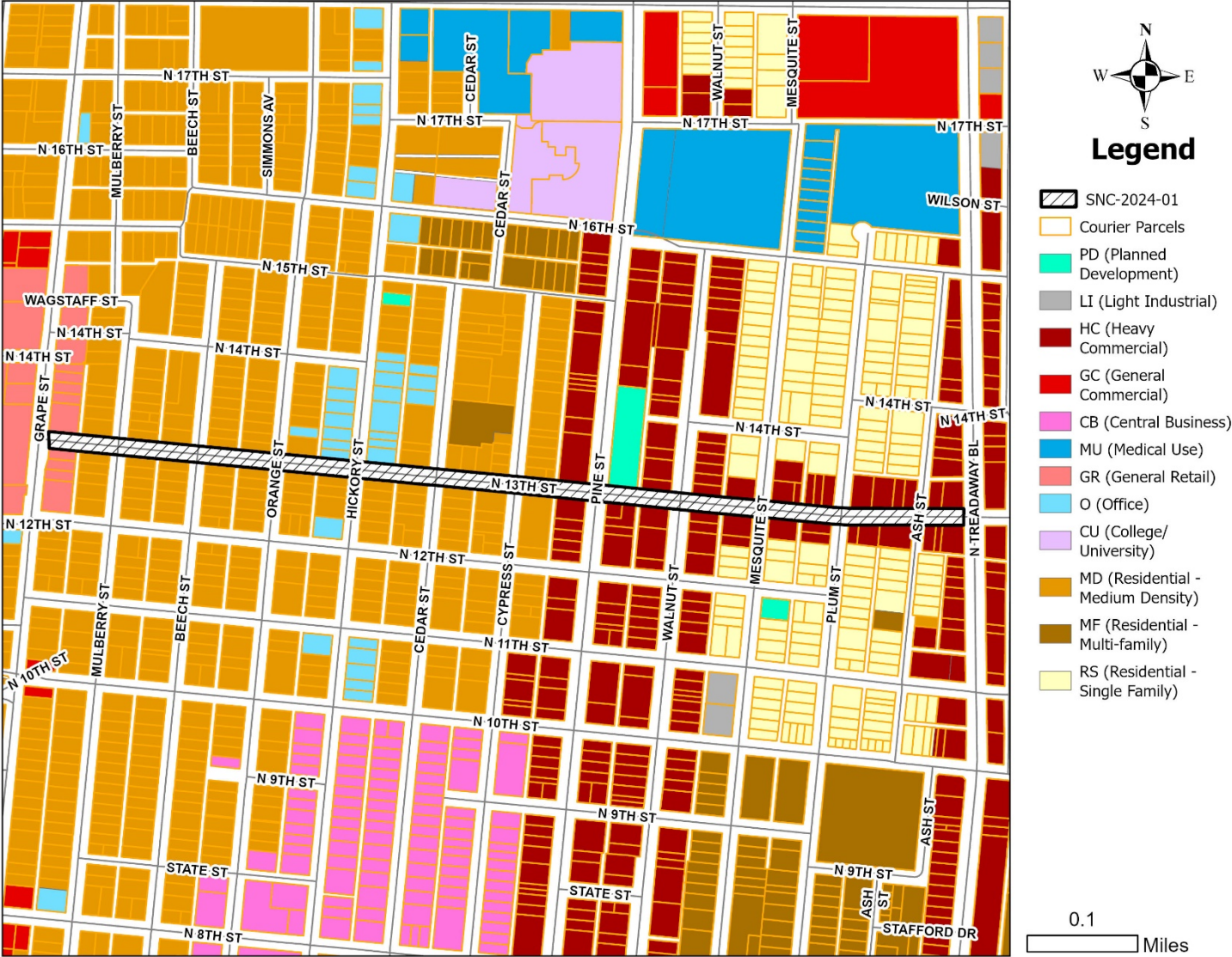
HOUSTON ERYCK ANTHONY	49757	1210 BEECH ST	
PATTON LAND	49865	1234 PLUM ST	
MARTINEZ CARLOS ROBERTO MERCADO	49883	1218 BEECH ST	
FERNANDEZ BETTY	49989	1226 PLUM ST	
VILLARREAL MANUEL	50006	1226 BEECH ST	
HOQUE AKM MOMINUL	50126	1234 BEECH ST	
BRITTAIN SHIRLEY LOU	50232	1210 PLUM ST	
LANUEVA JERUSALEM	50252	1242 BEECH ST	
JIN SUN SEK	50533	1241 GRAPE ST	
VALENTINE ANNA L	50656	1201 MESQUITE ST	
VINSON LANNY ROSS	50804	1201 GRAPE ST	
MEDEL CESAR	50913	1217 MESQUITE ST	
GHOLSON DAVID	51051	1225 MESQUITE ST	
RODRIGUEZ ELVA	51066	1218 MULBERRY ST	
DANSBY MARY JAMES ET AL	51179	1233 MESQUITE ST	
NORVELL WALKER IV &	51193	1228 MULBERRY ST	
AGUERO ELOISA	51333	1234 MULBERRY ST	
JORDAN RONALD J & TINA	51447	1242 MULBERRY ST	
MC MEEKAN LINDA KAY	52469	1210 MESQUITE ST	
THORNTON TODD W	53099	1334 MULBERRY ST	
FLATT DANIEL R	53219	1326 MULBERRY ST	
ST VINCENT DE PAUL	53248	1241 WALNUT ST	
RODRIGUEZ FEDERICO	53355	1318 MULBERRY ST	
MC NEALY EDWARD R & LELA	53488	1302 MULBERRY ST	
M BAIG 897 LLC	53623	1309 GRAPE ST	
WILSON SUSIE VIRGINIA	53759	1325 GRAPE ST	
HUSKIN JEREMY JAMES	53887	1333 GRAPE ST	
CPRE HOLDINGS LLC	54831	909 N 13TH ST	O
HENDRICK MEDICAL DEV CORP	55213	1210 WALNUT ST	
HENDRICK MEDICAL CENTER	55340	925 N 13TH ST	
ROGERS TESSIE	56023	631 N 13TH ST	
GRIMES JOSEPH DANIEL	56156	609 N 13TH ST	
LAWSON BRYAN	56294	642 N 13TH ST	
ABOR JEROME ET AL	57233	1314 ASH ST	
DAMESWORTH PEGGY L &	57380	542 N 13TH ST	
PEQUENO ELISEO	57624	1302 N TREADAWAY BL	
SMITH ALTON	58090	1325 N TREADAWAY BL	
PEQUENO HENRY SR	59630	1326 N TREADAWAY BL	
GRANT JON	59760	537 N 13TH ST	
JGN PROPERTIES LLC	59895	533 N 13TH ST	
SKINNYS INC	60029	1242 N TREADAWAY BL	
REEDY BIRDIE	60314	409 N 13TH ST	
OLNEY LARRY D	60611	1241 N TREADAWAY BL	
JMK5 ABILENE LLC	67227	1204 GRAPE ST	
CITY LUMBER INCORPORATED	74036	1310 WALNUT ST	
BADGETT JIMMIE LEON & CHARLOTTE ANN	75206	1317 WALNUT ST	
ESP INVESTMENTS LLC	75941	1334 MESQUITE ST	
ORTIZ PETRA	76066	1317 MESQUITE ST	
DELA GARZA JESSICA T	76309	742 N 13TH ST	
ABI 180 LLC	76431	730 N 13TH ST	
WILLIAMS STEVE	76677	1326 PLUM ST	
HARDIN SIMMONS UNIVERSITY	205459	1325 PINE ST	
ABILENE ST VINCENT DEPAUL	224921	1235 WALNUT ST	

CANALES REBECCA K	971874	1517 N 14TH ST	
CROSTONE PROPERTIES LLC	981533	1336 GRAPE ST	
HABITAT FOR HUMANITY	1056839	1354 CYPRESS ST	
BANALES EDDIE	1086182	1335 BEECH ST	

LOCATION MAP



ZONING MAP





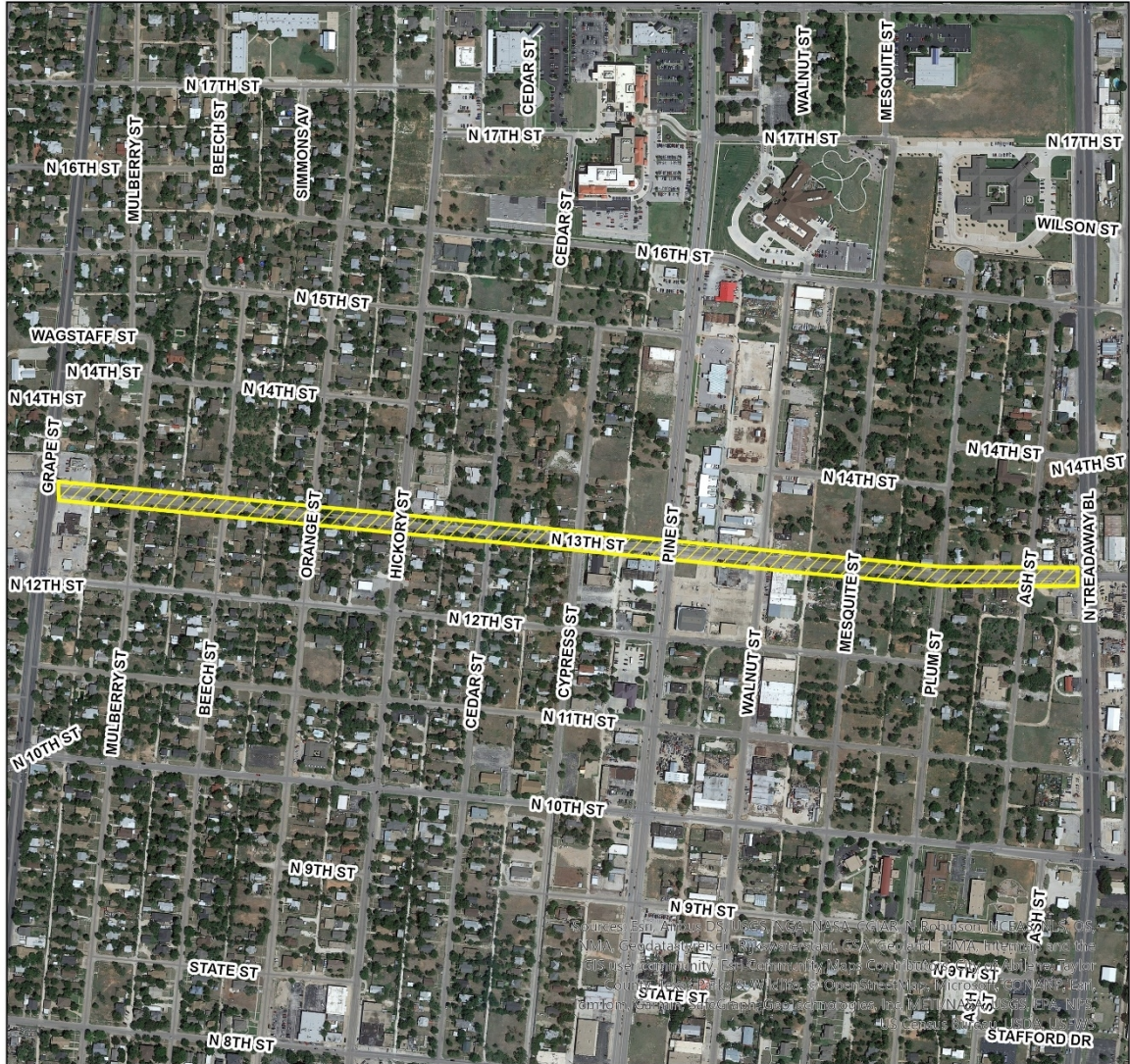
STREET NAME CHANGE REQUEST

Case:	SNC-2024-01
Applicant:	Reverend Iziar Lankford
Request:	Change the name of a portion of North 13th Street to Gladys Abor Street.
Location:	North 13th Street between Grape Street and North Treadaway Boulevard.
Notification:	0 in Favor, 5 in Opposition
Planning & Zoning:	June 4, 2024
Council Hearing:	June 27, 2024 July 11, 2024





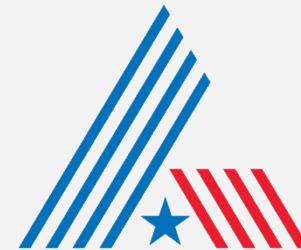
AERIAL LOCATION MAP



Legend

 SNC-2024-01

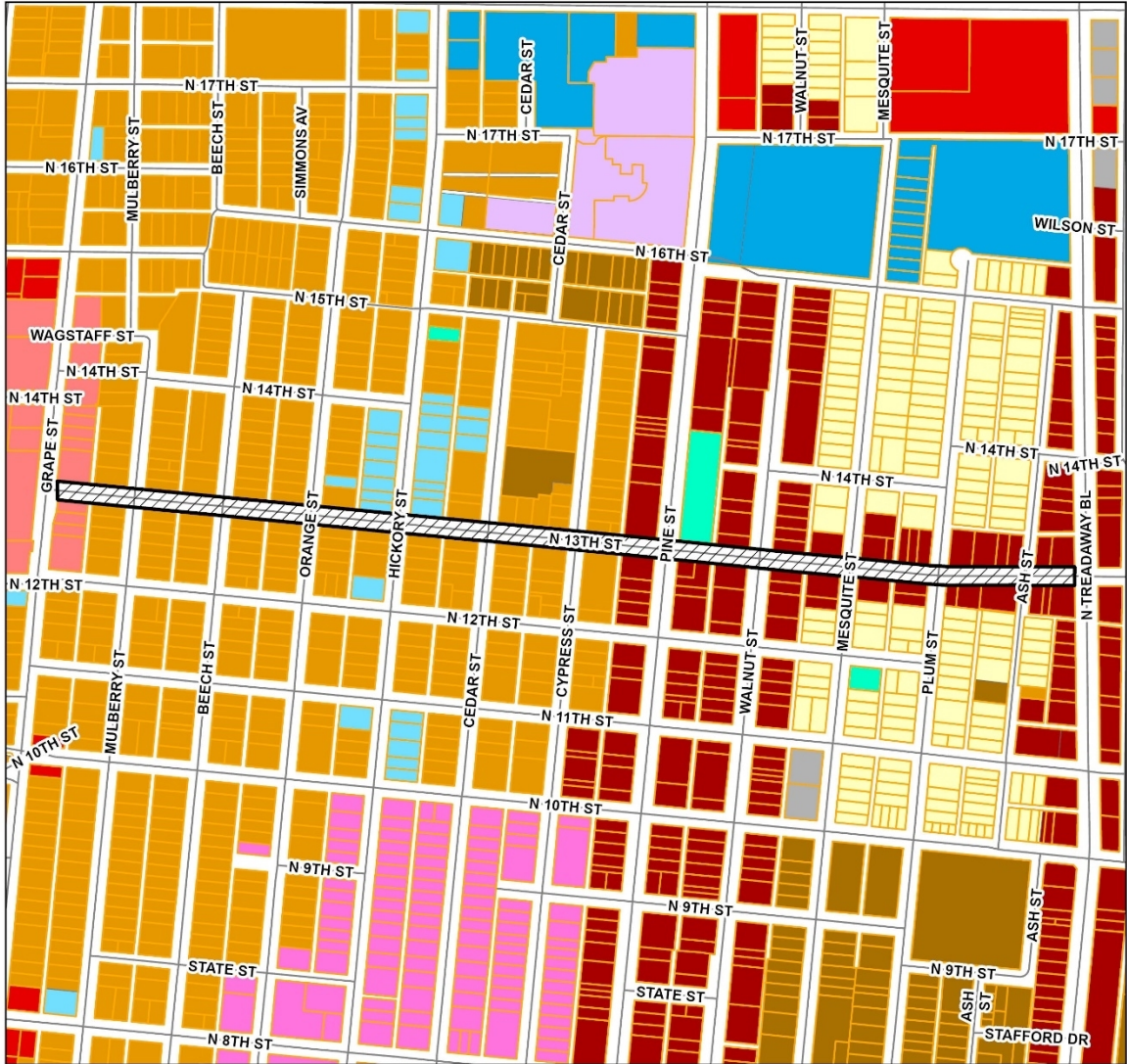
0.1
Miles



CITY OF
ABILENE
TEXAS



ZONING MAP



Legend

- SNC-2024-01
- Courier Parcels
- PD (Planned Development)
- LI (Light Industrial)
- HC (Heavy Commercial)
- GC (General Commercial)
- CB (Central Business)
- MU (Medical Use)
- GR (General Retail)
- O (Office)
- CU (College/University)
- MD (Residential - Medium Density)
- MF (Residential - Multi-family)
- RS (Residential - Single Family)

0.1

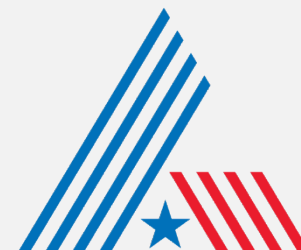
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CITY OF
ABILENE
TEXAS



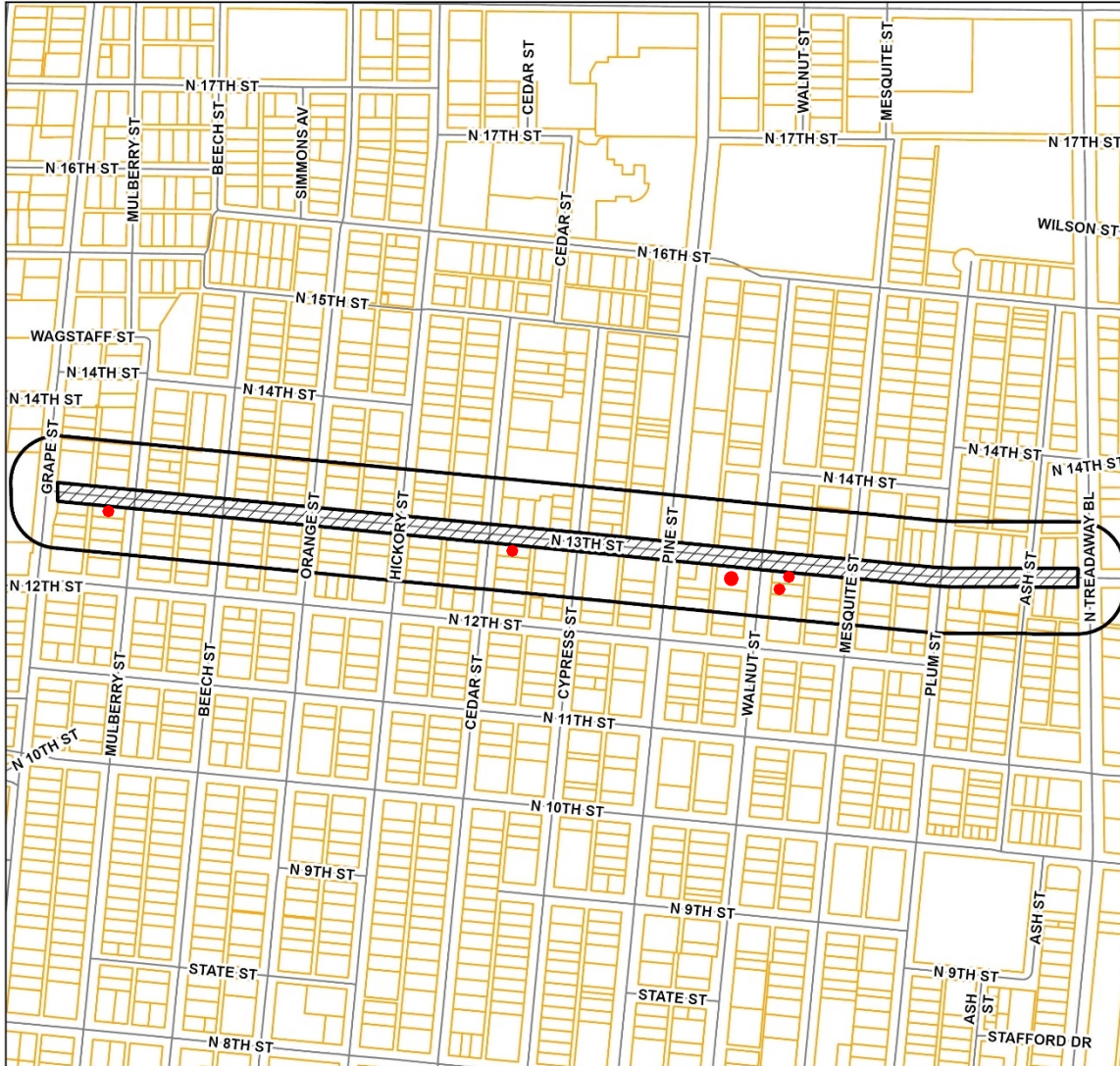
VIEWS OF SUBJECT STREET



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



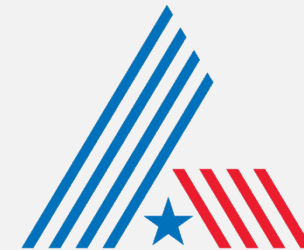
Legend

- SNC-2024-01
- Notification Area
- Courier Parcels

0 - in Favor -

5 - in Opposition -

% OPPOSITION



CITY OF
ABILENE
TEXAS

0.1

Miles



RECOMMENDATION

The Land Development Code does not contain criteria to assess when a street name change is appropriate. If the Commission determines that the request is appropriate, staff would recommend adding the following condition:

1. The applicant shall be responsible for all costs associated with the name change, including the cost of producing and installing each new street sign and the address change fee.





Questions?



Comments List

Project Type: Thoroughfare Closure Application | ID # 24-000087



Steve Keith

Permits & Inspections, Apr 30, 2024 at 12:05 PM ago PRIVATE

Steven Keith

Traffic Services

I have concerns about renaming this particular location because as it sits now, this street already changes names three times. From Grape to Almond it's called N. 13th St. From Almond, it changes to College Dr until College Dr turns north, and then it becomes EN 16th St.

If this change is made, there will be four name changes on one street in a very short distance.

Michael Miller

Apr 30, 2024 at 12:33 PM ago

I would like to echo the concerns of the renaming of this roadway four different names in a short distance. Furthermore, I believe the name of the person might be misspelled I believe that the name should be spelled "Gladys Abor Street".

Damyon Sneed

May 02, 2024 at 8:47 AM ago

I also share the concerns of Mr. Miller and Mr. Keith about the number of names North 13th Street has in proximity to each other.



Application for Rezoning and Zoning Map Amendment

Location(s):

Pasadena Heights, BLOCK 9, LOT 2 THRU 10 (Property ID # 42071)
Pasadena Heights, BLOCK 9, LOT 11-18 (Property ID # 100171)
Pasadena Heights, BLOCK 6, LOT 3-18 (Property ID # 100172)
Pasadena Heights, BLOCK 7, LOT 11 THRU 23 (Property ID # 41315)
Pasadena Heights, BLOCK 7, LOT 1 THRU 10 (Property ID # 983300)
Pasadena Heights, BLOCK 8, LOT 7 THRU 17 (Property ID # 41938)

This is a request to rezone and amend the Zoning Map of +/- 12.0 acres of the Pasadena Heights neighborhood. The properties are located north of E Highway 80 and south of +/- 133.0 acres of vacant Agricultural Open Space (AO) in the City of Abilene (Exhibit 1).

The current zoning map designations for the entire request are Residential Single Family (RS-6) (Exhibit 2). The proposed rezoning designation is a Planned Development District (PDD). The PDD aims to follow the City of Abilene's new Comprehensive Plan guidelines for development and create medium density (MD) blocks of housing along both sides Centenary Drive and both sides of Fair Drive¹. Additionally it will add MD to the north on the vacant lots along Claudie C. Royals Dr. In these segments of the proposed PDD, a provision is included to permit 12 units per acre while eliminating the restriction of a maximum of four units per lot.

Similar adjustments in other areas of the City to this specific regulation have been successfully implemented to accommodate medium-density housing, resulting in fewer lots created but maximum density and efficient use of space. This approach has proven effective in optimizing urban land use. By allowing for the proposed change in this particular neighborhood, it enables maximum utilization of the blocks while mitigating flooding concerns and promoting sustainable development practices.

The subject parcels are currently vacant. The proposed amendment would allow for the eventual residential development at a higher density than it is currently zoned. The property owners seek the amendment to develop the future for this site, specifically the development of medium density units as specific land topography allows and within the adopted Land Development Code regulations.

Supporting Goals, Objectives, Policies and Regulations

In accordance with the goals outlined in the Comprehensive Plan and the City Council's 20-year history in a desire to promote infill development, the proposed rezoning application for the

¹ Future Land Use Map, Abilene Comprehensive Plan 2040 p.47 Map 3.2

parcels supports the principle of infill development². These parcels have remained vacant since the neighborhood's initial construction in the 1950s, representing underutilized land within an established community.

The City's new Rebuild ABI Program underscores the significance of revitalizing underutilized parcels within the city. By focusing on infill development, the city aims to enhance neighborhood vitality, support economic growth, and create vibrant, livable communities. The proposed rezoning of vacant parcels, which have remained undeveloped since the neighborhood's inception, is in direct accordance with this vision.

Exhibit 1



² Connect Abilene Comprehensive Plan 2040 p. 20, 58, 77

Exhibit 2



Zoning Map Amendment Criteria for Approval Analysis

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;*

Response: The proposed zoning map amendment aligns with the overarching goals and policies of the Comprehensive Plan, which emphasize the need for diverse housing options, efficient land use, and sustainable community development³. The transition from single-family residential to medium density units is consistent with both the land use classification of the property on the new Future Land Use and Development Plan map outlined in the adopted Comprehensive Plan, which designates the area for medium density development⁴. This approach allows for the accommodation of

³ Connect Abilene Comprehensive Plan 2040 p. 14, 24, 27, 60, 70

⁴ Future Land Use Map, Abilene Comprehensive Plan 2040 p.47 Map 3.2

a greater number of housing units within a limited space, addressing the growing demand for diverse housing options while minimizing the impact on existing infrastructure and preserving the visual aesthetics of the area.

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

Response: The uses permitted by the proposed change in zoning district classification are appropriate for the immediate area of the land to be reclassified. The transition from single-family residential to medium density units is consistent with the evolving needs and demographics of the surrounding community. This adjustment allows for a more diverse mix of housing options, accommodating varying household sizes and preferences, while still maintaining the overall character and integrity of the neighborhood.

The standards applicable to the proposed uses, including limitations on building height, setback requirements, and other relevant regulations, ensure compatibility with the immediate area.

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;

Response: The proposed change in zoning classification is found to be in accord with both existing and proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.

The Pasadena Heights neighborhood was constructed in the late 1950's and currently has water and sewer service to every street with the exception of the unpaved public right of way known as Fair Drive. Coordination between the developers and public agencies to address any potential gaps or challenges related to the provision of essential services, will be addressed in the platting and site plan stages of development. Given the current infrastructure and age of the neighborhood plan, the proposed change can be implemented effectively without undue strain on existing infrastructure or service delivery systems.

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

Response: The proposed change in zoning classification is evaluated to have a positive impact on public health and safety. By introducing a mix of medium density units, the development promotes housing diversity and affordability, which are critical factors in supporting community well-being.

The proposed change is anticipated to enhance the general welfare of the community by fostering inclusive and sustainable development. Providing a range of housing options contributes to social equity and promotes neighborhood stability. Moreover, the development is expected to generate economic benefits through increased property values, job creation, and local business opportunities, thereby improving overall quality of life for residents.

The development plan will also address the stormwater management aimed at mitigating flooding issues that are frequent in the neighborhood during heavy rainfall.

Application Requirements Per Section 1.4.2.2

1. Concept Plan (Exhibit 3)
2. A description of any development standards or requirements that are different from those in the base zoning district;

Response:

- Medium density: This district provides for a combination of these housing types at a density maximum of twelve (12) dwelling units per acre with the maximum number of units permitted on any one (1) individual lot shall be four (4). This proposed PDD presents the same 12 dwelling units per acre but removes the 4 units per any one lot.
3. A description of how the proposed Planned Development fulfills the ideals, goals, objectives, and/or concepts of the City's adopted Comprehensive Plan or any other formally adopted City planning document, such as the Parks Plan or public facility plan;

Response:

- The Comprehensive Plan emphasizes the importance of utilizing existing infrastructure efficiently and fostering sustainable growth patterns. Infill development, as proposed in this rezoning application, maximizes the use of existing urban infrastructure such as roads, utilities, and public services. This approach aligns with the Comprehensive Plan's objectives of promoting compact, walkable neighborhoods while minimizing urban sprawl.
- The proposed zoning map amendment aligns with the overarching goals and policies of the Comprehensive Plan, which emphasize the need for diverse housing options, efficient land use, and sustainable community development⁵. The transition from single-family residential to medium density units is consistent with both the land use classification of the property on the new Future Land Use and Development Plan map outlined in the adopted

⁵ Connect Abilene Comprehensive Plan 2040 p. 14, 24, 27, 60, 70

Comprehensive Plan, which designates the area for medium density development⁶.

4. A description that lists and fully explains the specific modifications of the provisions of the base zoning district which are desired, as well as the purposes of the modifications (i.e., why they are necessary);

Response:

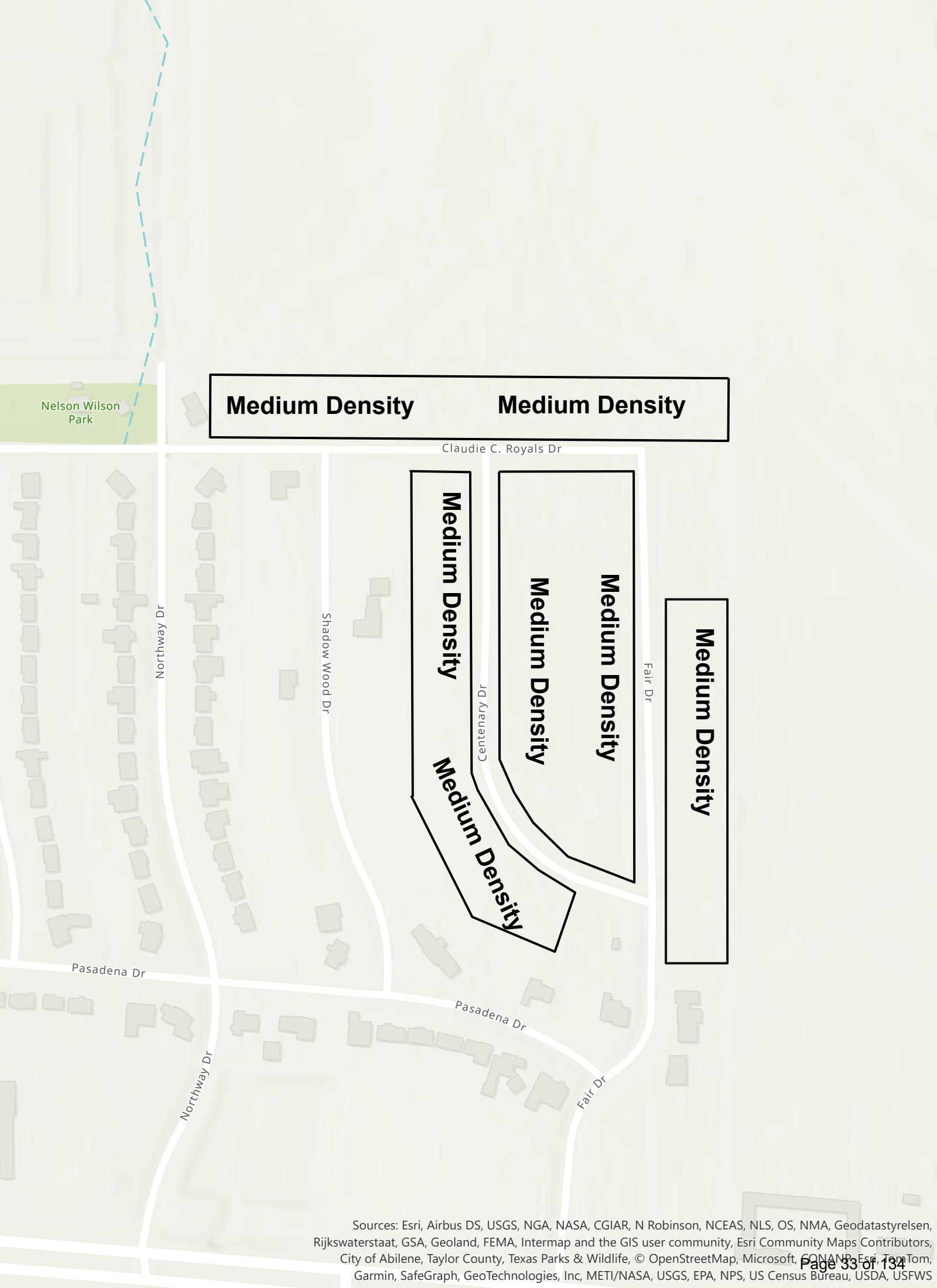
The desired modifications to the provisions of the base zoning district are essential to align with the future land use map and address the unique circumstances of the property, which has remained vacant since the neighborhood's inception.

A. *Change in Density Requirements*: The proposed modification seeks to adjust the density requirements of the base zoning district to reflect the designation outlined in the future land use map. This modification is necessary to accommodate the evolving needs and growth projections of the community while ensuring consistency with long-term planning objectives.

B. *Adjustment of Use Restrictions*: By modifying use restrictions, the proposed changes aim to facilitate the development of the property in accordance with its designated future land use. This adjustment is crucial to unlock the full potential of the site and promote compatible land uses that contribute to the overall vibrancy and sustainability of the neighborhood.

Overall, the modifications to the provisions of the base zoning district are essential to bring the zoning regulations into alignment with the future land use map and address the longstanding vacancy of the property. By adapting the zoning regulations to accommodate the envisioned development and future growth patterns, the modifications serve to revitalize underutilized land and promote sustainable, compatible development within the neighborhood.

⁶ Future Land Use Map, Abilene Comprehensive Plan 2040 p.47 Map 3.2



Nelson Wilson
Park

Medium Density

Medium Density

Claudie C. Royals Dr

Medium Density

Medium Density

Medium Density

Medium Density

Medium Density

Northway Dr

Shadow Wood Dr

Centenary Dr

Fair Dr

Pasadena Dr

Pasadena Dr

Northway Dr

Fair Dr

Planned Development (PD) District Section 2.3.4.5

Applicability:

1. The land is located in close proximity to established residential neighborhoods where conventional zoning classifications may not adequately address neighborhood concerns regarding the quality or compatibility of the adjacent development, and where it may be desirable to the neighborhood, the developer or the City to develop and implement mutually-agreed, enforceable development standards; **Applicability MET**
2. The land, or adjacent property that would be impacted by the development of the land, has sensitive or unique environmental features requiring a more flexible approach to zoning and clustering of uses, or special design standards, in order to afford the best possible protection of the unique qualities of the site or the adjacent property; **Applicability MET**
3. The land consists of older sections of Abilene that are proposed for redevelopment or infill development, and special design considerations are deemed desirable; **Applicability MET**
4. The land is of such a character that it is in the community's best interest to encourage high-quality development through flexible development standards to further the goals and objectives of the City's Comprehensive Plan; **Applicability MET**

ZONING CASE Z-2024-12

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: June 4, 2024
City Council 1st Reading: June 27, 2024
City Council 2nd Reading: July 11, 2024

Applicant

Agent: Civetta Solutions

Case Manager

Adam Holland – Planner

Request

Change the zoning of approximately 12.0 acres from Residential Single-family (RS-6) to a Planned Development District (PDD-187).

Location

Legal description being Lots 2-18 of Block 9, Lots 3-18 of Block 6, Lots 1-23 of Block 7, and Lots 7-17 of Block 8, Pasadena Heights Addition, Abilene, Taylor County, Texas. Located at 368 Centenary Drive.

Background

The owner proposes to rezone the subject property to allow a low-density apartment complex. The Medium Density Residential (MD) zoning district, which allows a maximum density of 4 dwelling units per lot. The proposed Planned Development District would allow a maximum density of 12 dwelling units per acre.

Zoning, Existing and Proposed Land Use

The current zoning of adjacent properties includes Residential Single-Family (RS-6) and Agricultural Open (AO) zoning districts. Properties east and north of the subject property are in TIRZ #3 and are undeveloped. All properties west of the subject site are single-family residential.

The subject property is vacant. The rights-of-way of Fair Drive, Centenary Drive, and a portion of Claudie C. Royals Drive are unimproved and may not have complete utility service. If this request is approved, the subject property must be replatted and construction plan submitted for the design of streets and utilities to current City of Abilene and utility provider standards. The City of Abilene's GIS Map shows that water and sewer service is available for some of the subject property, but is not available for the area east of Fair Drive.

Assessment

The primary reason why the applicant is requesting a PDD pertains to density because the MD district limits dwelling units to per lot. The applicant proposes 12 du/acre in order to achieve a specific yield of lots/dwelling units to make the proposed project be feasible. The MD district allows single-family detached/attached, duplex, triplex, quadplex, and condominium residential options. All of these uses are appropriate at this location and match the recommendation of the Future Land Use Plan and Comprehensive Plan. An apartment complex is not permitted in the MD district and would not be appropriate at this location and would not be consistent with the afore mentioned plans.

Rather than substituting the 4 du/lot requirement with a 12 du/acre requirement, an alternative

solution is to specifically allow all uses permitted in the MD district without a du/lot requirement and without a 12 du/acre requirement. The allowable use types themselves will limit the density of development while providing the applicant with design flexibility.

To ensure compatibility with the existing neighborhood the residences proposed to the north and east, the following development standards may be applied:

1. Where a lot zoned MD will adjoin a lot zoned RS-6, a Type B buffer yard shall be required.
2. Where an alley separates a lot zoned MD from a lot zoned RS-6, a Type A buffer yard shall be required.
3. Where a lot zoned MD will adjoin property zoned AO, a Type A buffer yard shall be required, except as modified by condition five (5) below.
4. When a lot zoned MD will directly adjoin a lot zoned RS-6, without any intervening alley, windows on the second floor that directly face toward the lot zoned RS-6 shall be prohibited.
5. If properties on the adjoining acreage to the north and west obtain a recorded plat before the subject property obtains a recorded plat, the buffer yard requirement of condition three (3) shall be upgraded to a Type B buffer yard.
6. The four (4) du/lot development standard of the MD district shall be rescinded.
7. No more than 4 dwelling units per structure as intended within the MD district.
8. Patio Homes and townhomes shall be a permitted use.

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, if the request is modified as described above would adequately protect the existing neighborhood and the proposed residential developments to the north and east.

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

The property is not currently fully served by water and sewer and some rights-of-way are unimproved. A replat will be required at the time of development which likely will require the extension of public improvements.

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

None.

Staff Recommendation

Staff recommends **approval**. Subject to the conditions set in the assessment.

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

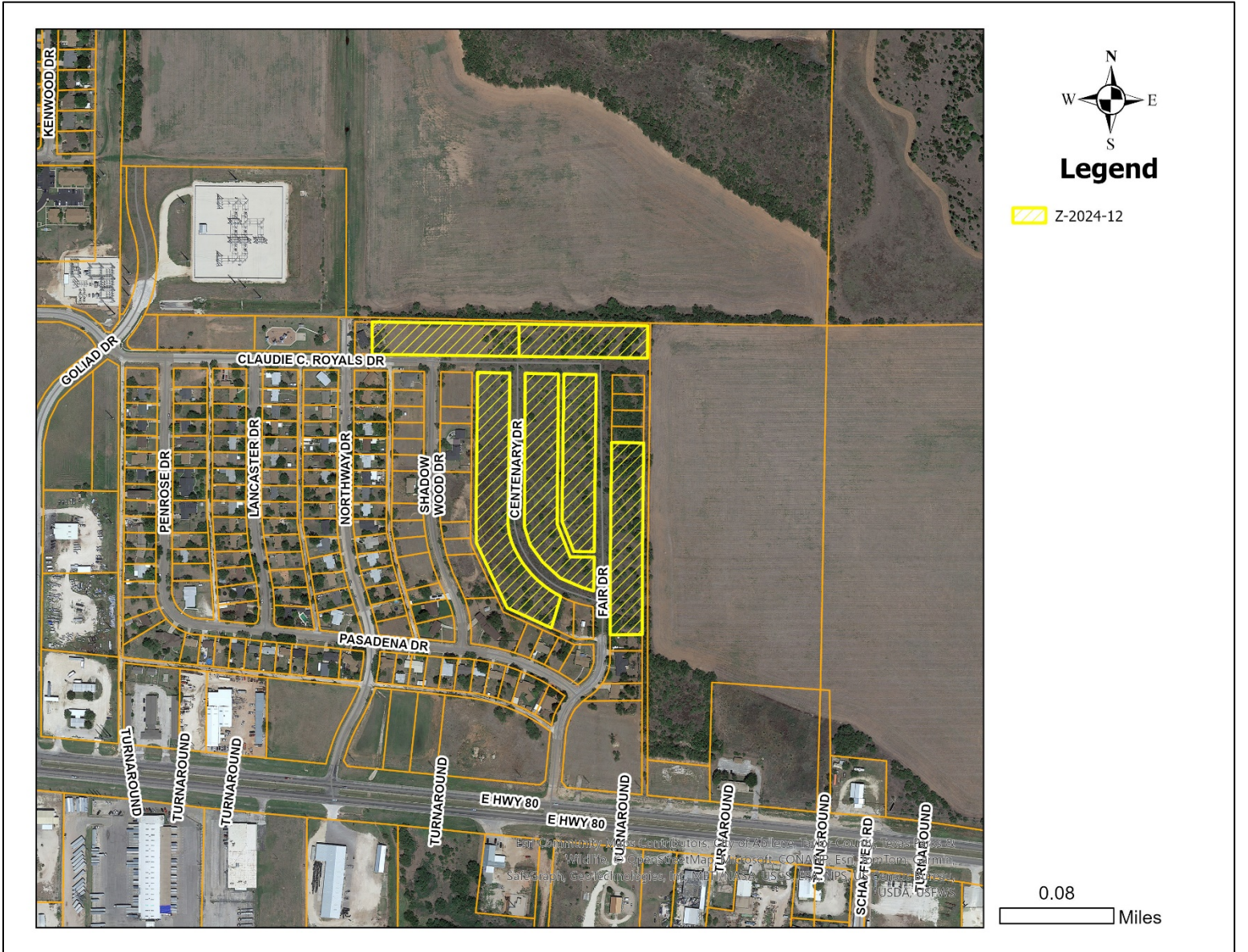
OWNER

OWNER	SITUS	PROP_ID	RESPONSE
ABILENE CHRISTIAN UNIVERSITY		58751	O
ADAMS CLIFFORD R & CAREY L	301 FAIR DR	41567	
ALLEN KENNETH	466 SHADOW WOOD DR	38072	
ARNIC SABRINA KELLEY	352 SHADOW WOOD DR	36306	
CHAMBERS KAREN	391 SHADOW WOOD DR	40333	
Confidential Owner	342 CENTENARY DR	40154	O
DILES TREMAINE	441 SHADOW WOOD DR	40328	O
ELECTRIC TRANSMISSION TEXAS LLC	549 GOLIAD DR	981228	
FAIR JOHN B TRUST	368 CENTENARY DR	114002	
GREENWOOD ALAN	1865 PASADENA DR	22031	
J & H PAINTING LLC	458 NORTHWAY DR	33850	
JBH HOMES LLC	434 SHADOW WOOD DR	37587	
KELLEY DARRYL D	360 SHADOW WOOD DR	36433	
KING JOE	392 SHADOW WOOD DR	36970	
LEWIS NATASHA	1857 PASADENA DR	22152	
LOPEZ PHILLIP & OLIVIA	1802 CLAUDIE C. ROYALS	42073	
MC CREARY B C DBA	1841 CLAUDIE C. ROYALS	42071	
MIRO JORGE L & PUERTO LISET L	1848 PASADENA DR	40540	
PEACOCK CONSTANCE M	1873 PASADENA DR	21906	
PITTMAN JAMES M & MARGARET	1864 PASADENA DR	105135	
POSITIVE IMAGE POSITIVE PEOPLE LLC	349 CENTENARY DR	41315	
RCGA LLC	399 SHADOW WOOD DR	40332	
ROBINSON CURTIS & DORIS	317 FAIR DR	41809	O
ROYALS MICHAEL T ET AL	449 NORTHWAY DR	38579	
SHARPE MATTHEW JAVIER	418 SHADOW WOOD DR	37355	
SHILOH BAPTIST CHURCH	401 SHADOW WOOD DR	40336	
SILVA ANDREW	465 NORTHWAY DR	38329	
ST PAUL I M E CHURCH	410 SHADOW WOOD DR	37224	
WARE JOHNNY	466 NORTHWAY DR	33983	
WILSON DAVID EARL	457 NORTHWAY DR	38458	
WOODS LENNOS LIN	441 FAIR DR	41949	

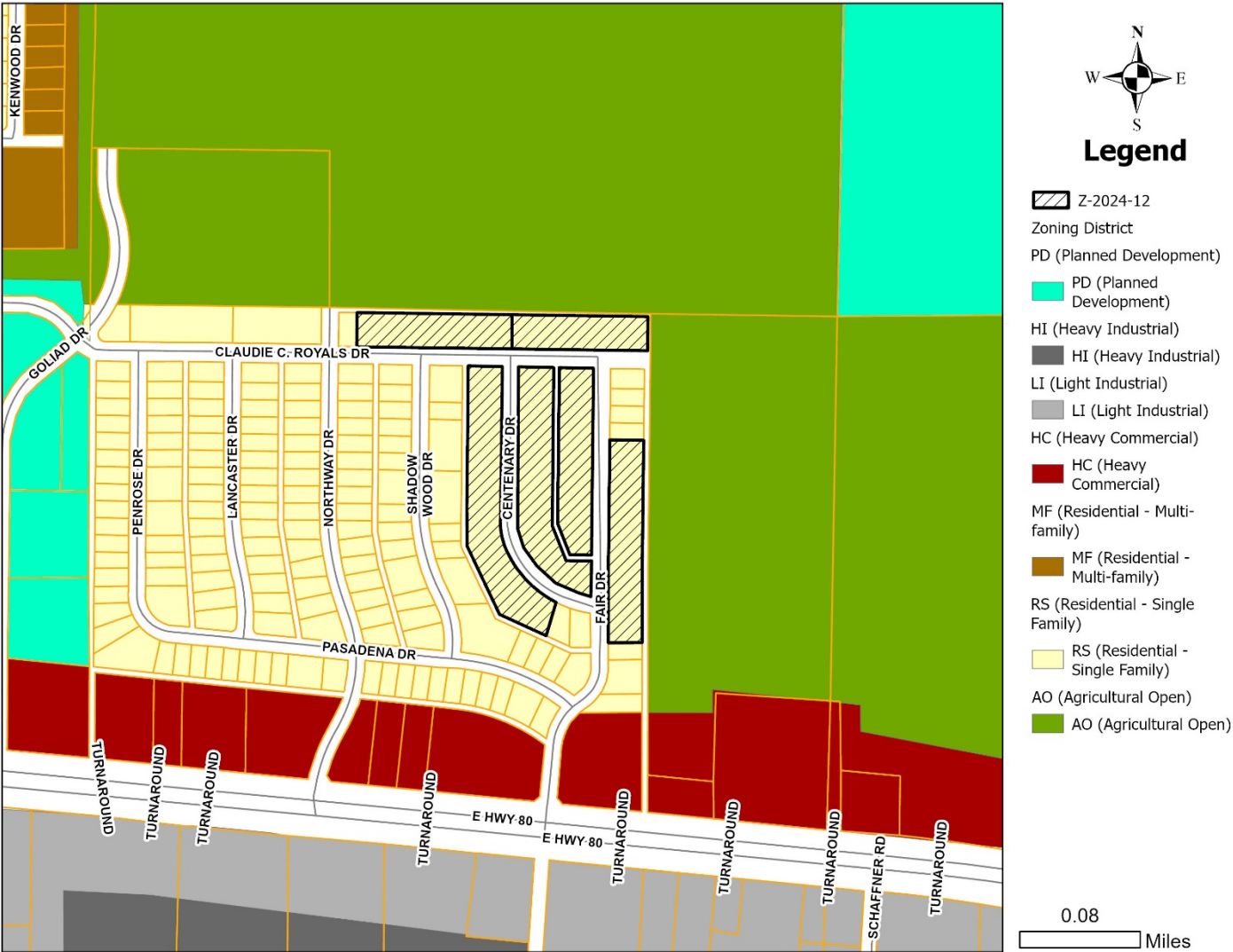
PROP ID

OWNER	SITUS	PROP_ID	RESPONSE
PEACOCK CONSTANCE M	1873 PASADENA DR	21906	
GREENWOOD ALAN	1865 PASADENA DR	22031	
LEWIS NATASHA	1857 PASADENA DR	22152	
J & H PAINTING LLC	458 NORTHWAY DR	33850	
WARE JOHNNY	466 NORTHWAY DR	33983	
ARNIC SABRINA KELLEY	352 SHADOW WOOD DR	36306	
KELLEY DARRYL D	360 SHADOW WOOD DR	36433	
KING JOE	392 SHADOW WOOD DR	36970	
ST PAUL I M E CHURCH	410 SHADOW WOOD DR	37224	
SHARPE MATTHEW JAVIER	418 SHADOW WOOD DR	37355	
JBH HOMES LLC	434 SHADOW WOOD DR	37587	
ALLEN KENNETH	466 SHADOW WOOD DR	38072	
SILVA ANDREW	465 NORTHWAY DR	38329	
WILSON DAVID EARL	457 NORTHWAY DR	38458	
ROYALS MICHAEL T ET AL	449 NORTHWAY DR	38579	
Confidential Owner	342 CENTENARY DR	40154	O
DILES TREMAINE	441 SHADOW WOOD DR	40328	O
RCGA LLC	399 SHADOW WOOD DR	40332	
CHAMBERS KAREN	391 SHADOW WOOD DR	40333	
SHILOH BAPTIST CHURCH	401 SHADOW WOOD DR	40336	
MIRO JORGE L & PUERTO LISET L	1848 PASADENA DR	40540	
POSITIVE IMAGE POSITIVE PEOPLE LLC	349 CENTENARY DR	41315	
ADAMS CLIFFORD R & CAREY L	301 FAIR DR	41567	
ROBINSON CURTIS & DORIS	317 FAIR DR	41809	O
WOODS LENNOS LIN	441 FAIR DR	41949	
MC CREARY B C DBA	1841 CLAUDIE C. ROYALS	42071	
LOPEZ PHILLIP & OLIVIA	1802 CLAUDIE C. ROYALS	42073	
ABILENE CHRISTIAN UNIVERSITY		58751	O
PITTMAN JAMES M & MARGARET	1864 PASADENA DR	105135	
FAIR JOHN B TRUST	368 CENTENARY DR	114002	
ELECTRIC TRANSMISSION TEXAS LLC	549 GOLIAD DR	981228	

LOCATION MAP



ZONING MAP





REZONE REQUEST

Case: Z-2024-12

Agent: Civetta Solutions

Request: Change the zoning of approximately 12 acres from Residential Single-family (RS-6) to Planned Development District (PDD-187).

Location: 368 Centenary Drive

Notification: 0 in Favor, 8 Opposed

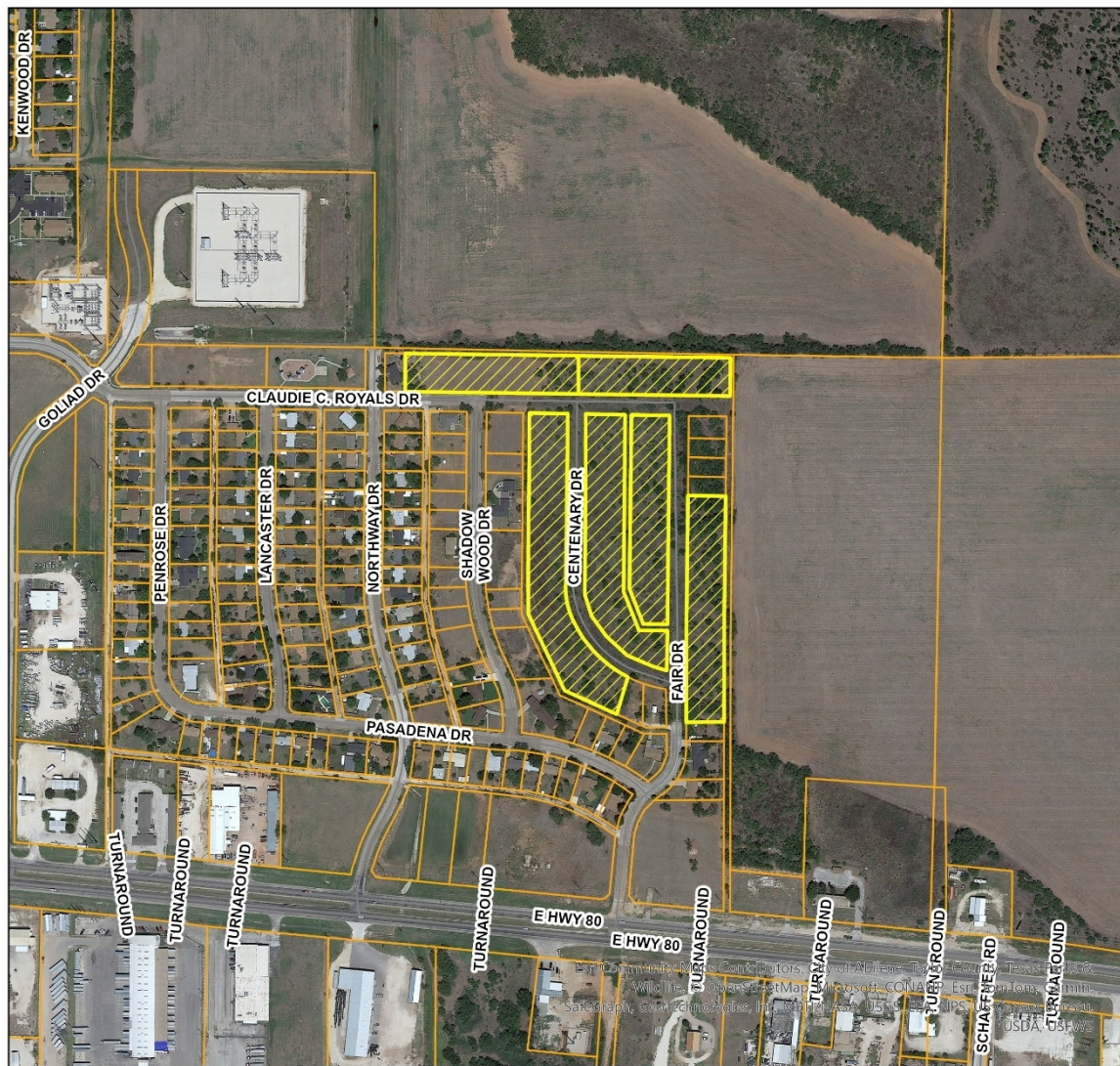
Planning & Zoning: June 4, 2024

Council Hearing: June 27, 2024
July 11, 2024





AERIAL LOCATION MAP

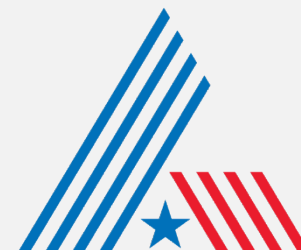


Legend

 Z-2024-12

0.08

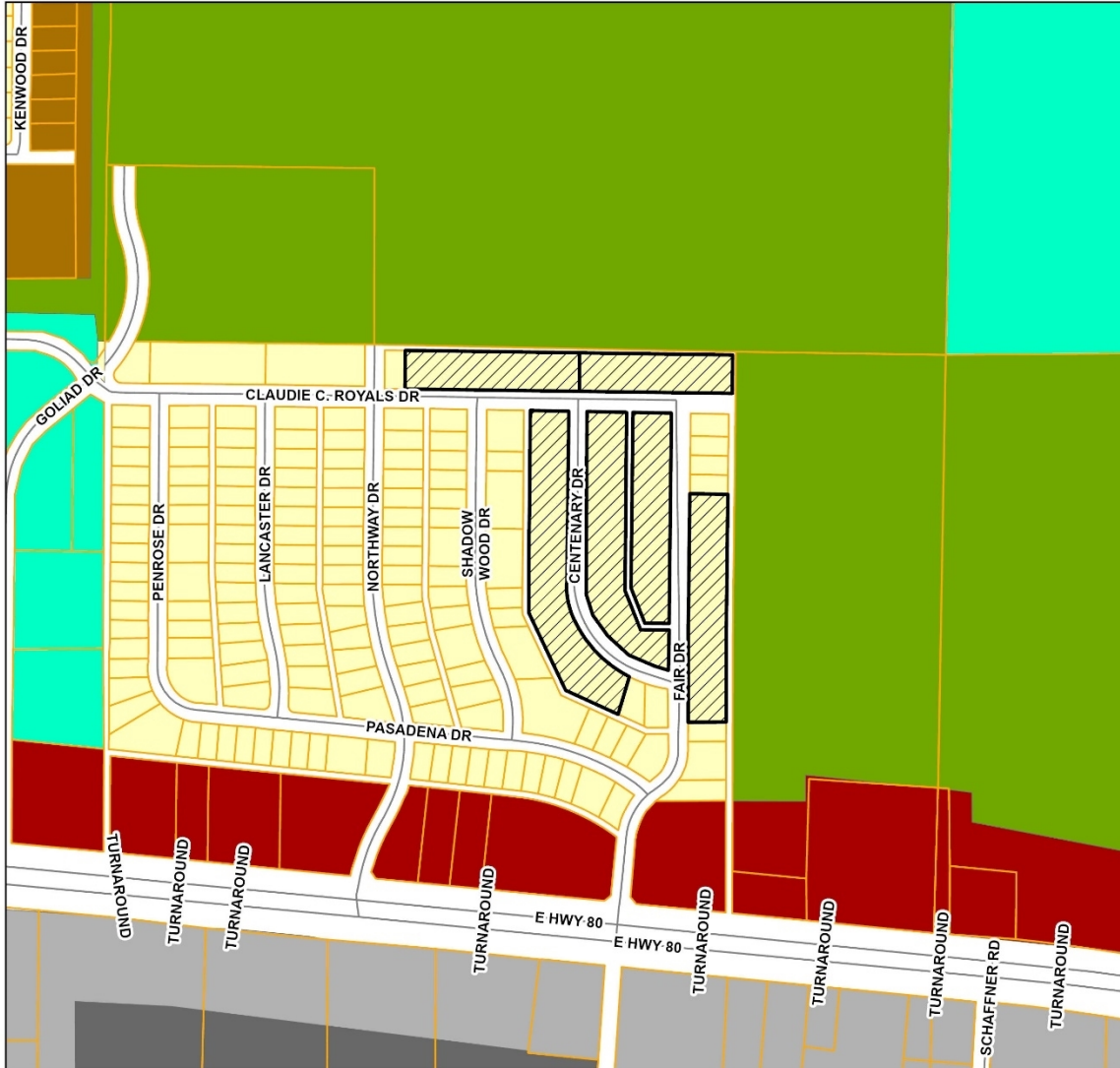
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CITY OF
ABILENE
TEXAS



ZONING MAP

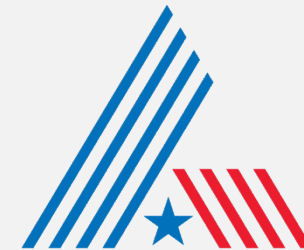


Legend

- Z-2024-12
- Zoning District
- PD (Planned Development)
- PD (Planned Development)
- HI (Heavy Industrial)
- HI (Heavy Industrial)
- LI (Light Industrial)
- LI (Light Industrial)
- HC (Heavy Commercial)
- HC (Heavy Commercial)
- MF (Residential - Multi-family)
- MF (Residential - Multi-family)
- RS (Residential - Single Family)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- AO (Agricultural Open)

0.08

Miles



CITY OF
ABILENE
TEXAS

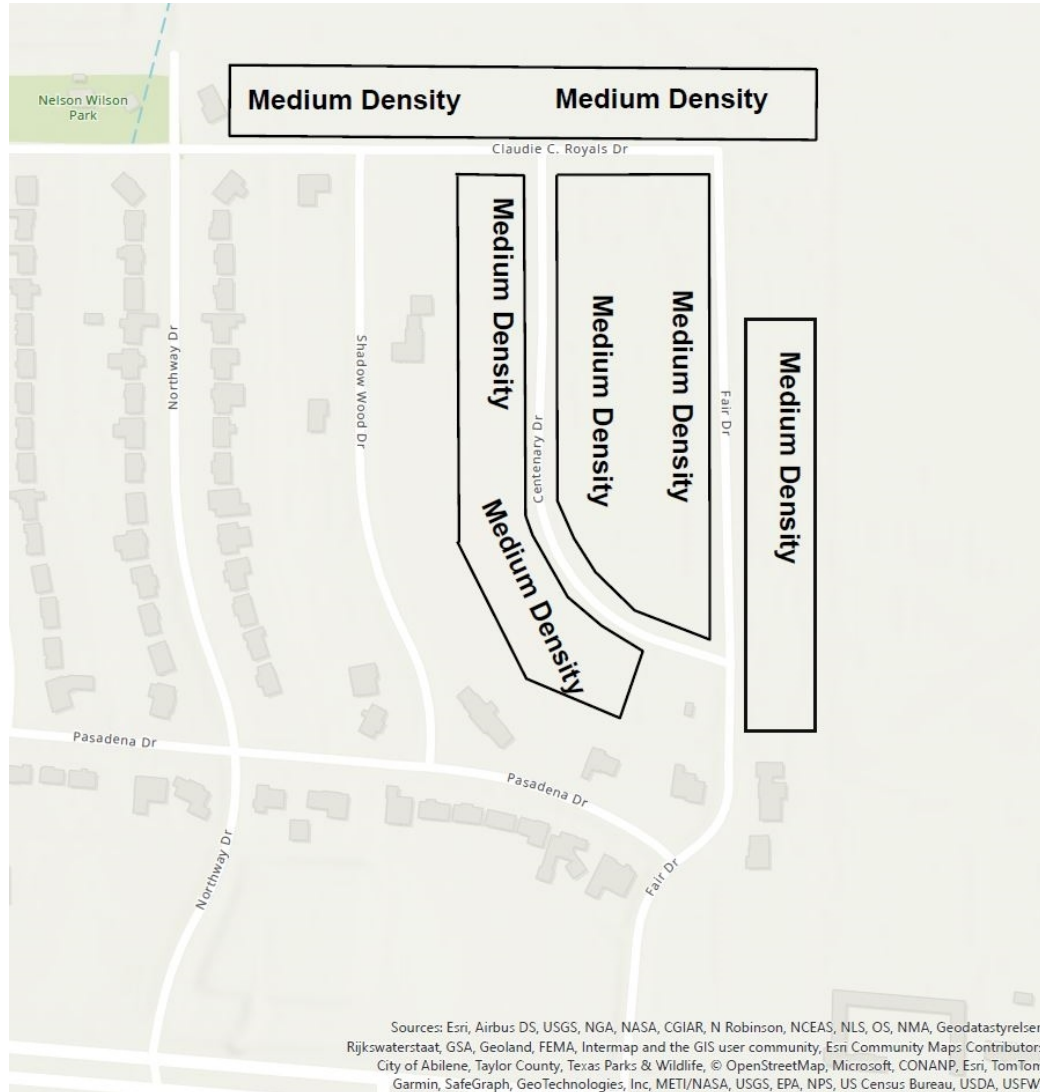


VIEWS OF PROPERTIES





CONCEPTUAL PLAN

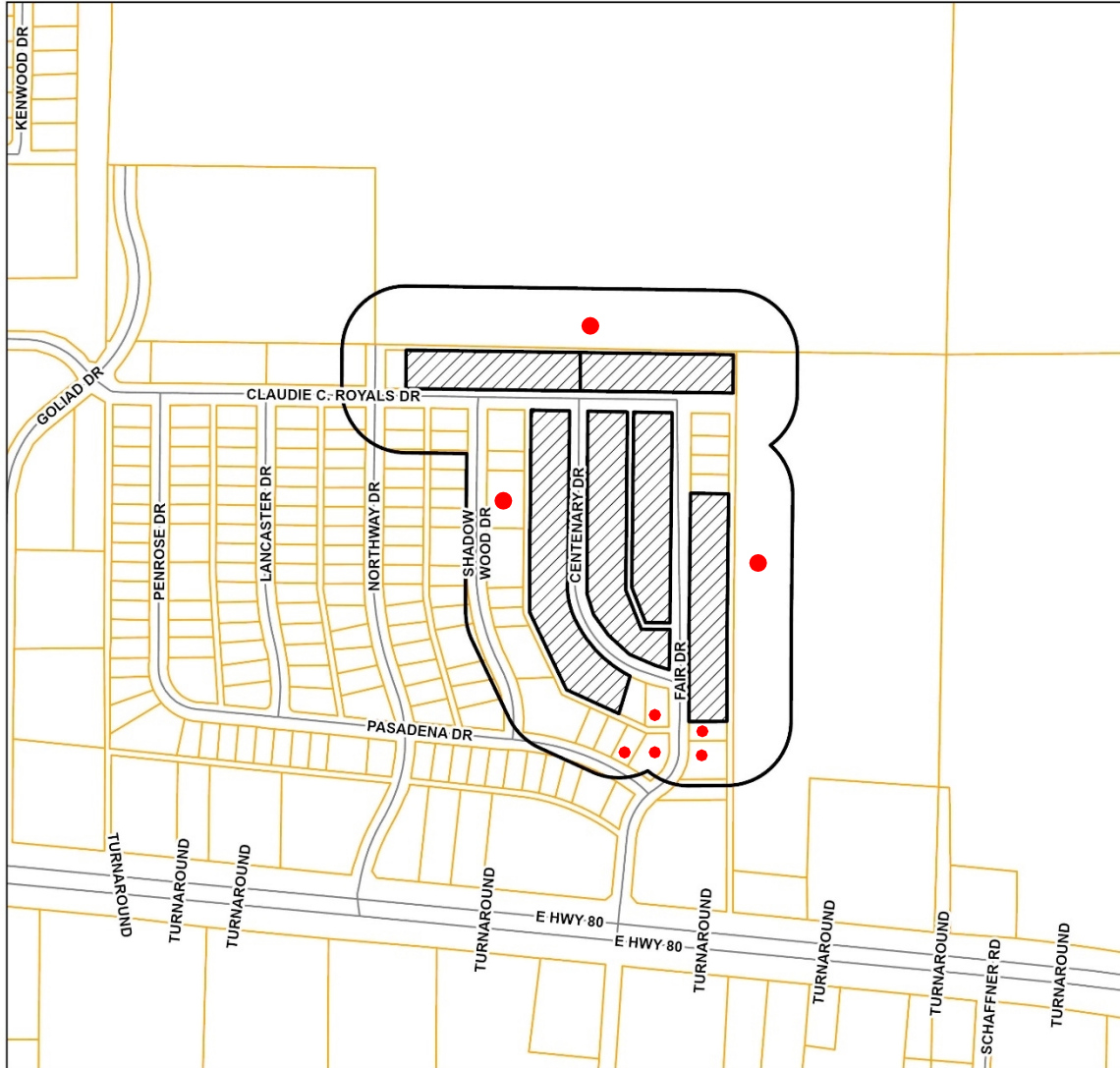


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of Abilene, Taylor County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS





NOTIFICATION AREA MAP



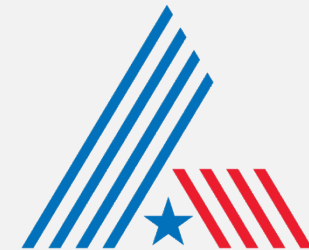
Legend

- Notification Area
- Z-2024-12

0 - in Favor - ●

8 - in Opposition - ●

46.09 % OPPOSITION



CITY OF
ABILENE
TEXAS

0.08

Miles



FINDINGS

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.





RECOMMENDATIONS

Staff Recommendation: **Approval with conditions**

1. Where a lot zoned MD will adjoin a lot zoned RS-6, a Type B buffer yard shall be required.
2. Where an alley separates a lot zoned MD from a lot zoned RS-6, a Type A buffer yard shall be required.
3. Where a lot zoned MD will adjoin property zoned AO, a Type A buffer yard shall be required, except as modified by condition five (5) below.
4. When a lot zoned MD will directly adjoin a lot zoned RS-6, without any intervening alley, windows on the second floor that directly face toward the lot zoned RS-6 shall be prohibited.
5. If properties on the adjoining acreage to the north and west obtain a recorded plat before the subject property obtains a recorded plat, the buffer yard requirement of condition three (3) shall be upgraded to a Type B buffer yard.
6. The four (4) du/lot development standard of the MD district shall be rescinded.
7. No more than 4 dwelling units per structure as intended for MD District.
8. Patio Homes and Townhouses shall be allowed by right.





Questions?



ZONING CASE Z-2024-13

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: June 4, 2024
City Council 1st Reading: June 27, 2024
City Council 2nd Reading: July 11, 2024

Applicant

Owner: Walmart Stores Texas, LLC
Agent: Madeline Hart

Case Manager

Clarissa Ivey – Planner

Request

Amend the terms of Planned Development District-57 (PDD-57) to allow the seasonal storage of shipping containers at a designated location.

Location

4350 Southwest Drive, Lot 1, Block 1 of the Wal-Mart Addition, Abilene, Taylor County, Texas.

Background

In March 1995, PDD-57 was created to integrate retail development in the district with less intensive residential use to the north and higher intensity commercial development to the east.

Existing Uses/Zoning

PDD-57 encompasses limits land uses to retail sales, retail sales of seasonal plant material, and automotive repair (tires, batteries, lubrication, and incidental repairs). Residential uses are north of PDD-57. All other surroundings uses are retail and commercial.

Proposed Modification

The applicant indicates that the storage of shipping containers is necessary during the Christmas shopping season in order to maintain store inventory between October and New Year's Day. The applicant and staff have been coordinating to find a solution that satisfies the needs of the applicant and the needs of the City with respect to maintaining fire lanes, parking lot drive aisles, and neat site appearance from the right-of-way view. The applicant has agreed to abide by the following conditions:

1. The temporary and seasonal storage of shipping containers shall only be permitted between October 1 through December 31, annually.
2. All seasonal shipping containers shall be removed from the subject property no later than January 15, annually.
3. Fire lanes and driving aisles may not be blocked and must remain open at all times.
4. Seasonal shipping containers may only be stored at the locations shown in the proposed site plan.
5. Seasonal shipping containers shall not be stacked on each other or on any other structure.

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 to PDD-57 is consistent with the original rationale to establish PDD-57 and would not diminish or affect the purposes of 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 amendment to allow the seasonal storage of shipping containers at the location designated on the proposed site plan will not adversely affect the residences north of the subject property and would limit the amount of shipping containers on the site, prevent the containers from blocking or interfering with fire lanes and traffic circulation aisles or reducing the number of required parking spaces.

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

The proposed amendment will not interfere with any existing or proposed plans for this area.

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

None known.

Staff Recommendation

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

1. The temporary and seasonal storage of shipping containers shall only be permitted between October 1 through December 31, annually.
2. All seasonal shipping containers shall be removed from the subject property no later than January 15, annually.
3. Fire lanes and driving aisles may not be blocked and must remain open at all times.
4. Seasonal shipping containers may only be stored at the locations shown in the proposed site plan.
5. Seasonal shipping containers shall not be stacked on each other or on any other structure.

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

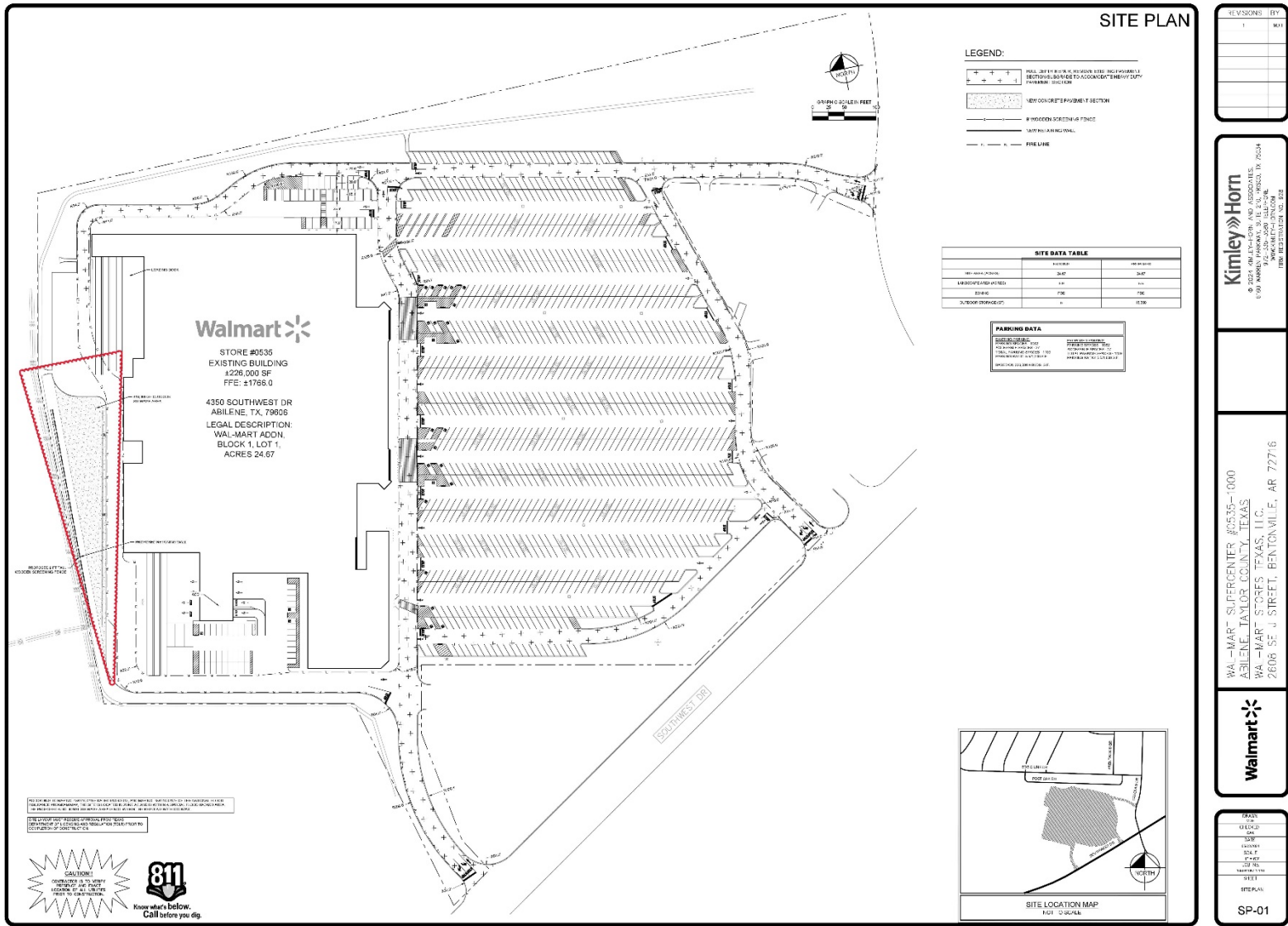
OWNER	PROP_ID	SITUS	RESPONSE
ABILENE INNS LLC	23654	3112 S CLACK ST	
ALLEN PAMELA Y	25266	4509 BOB-O-LINK DR	
ANDREWS TENA C	92222	4426 BOB-O-LINK DR	
BAGGENSTOS ADAM CARL	92224	4442 BOB-O-LINK DR	
BALAJI ABILENE LLC	64239	3018 CATCLAW DR	
BALAJI CW LLC	64360	3050 CATCLAW DR	
BHUJEL NARAYAN	23207	3226 BIRCH DR	
BLK GOLD LLC	92221	4418 BOB-O-LINK DR	
BOBBY COX COMPANIES INC	60405	4166 SOUTHWEST DR	
BOOTH KIMBERLY J	25143	4517 BOB-O-LINK DR	
CARISTA LOUIS JR	27059	4325 BOB-O-LINK DR	
CKWSM INVESTMENTS LLC	64615	4101 BOB-O-LINK DR	
CONCHO RED TRUST	27618	4225 BOB-O-LINK DR	
CONDER TONY	60402	4150 Y SOUTHWEST DR	
CORNELL ELIZABETH ANN	25911	4441 BOB-O-LINK DR	
CROWELL SARA V	92215	4334 BOB-O-LINK DR	
DAVIS ALFRED R & LINDA KAY	26153	4425 BOB-O-LINK DR	
DRURY JAMES H	26277	4417 BOB-O-LINK DR	
FIRST ABILENE FEDERAL CREDIT UNION	91094	3324 CATCLAW DR	
FISKE KYLE	26395	4401 BOB-O-LINK DR	
FRANKLIN REAL ESTATE VENTURES LTD	95945	4325 SOUTHWEST DR	
GARCIA JORGE & JULIE M	26035	4433 BOB-O-LINK DR	
HD DEVELOPMENT PROPERTIES LP	104890	4590 SOUTHWEST DR	
HILL DANIKA DIANNE	26534	4357 BOB-O-LINK DR	
HOBBS KENNETH RAY &	26937	4333 BOB-O-LINK DR	
HOPPER DEVELOPMENT CORP	104891	4450 SOUTHWEST DR	
HUDSON ROCHELLE LEA	25790	4449 BOB-O-LINK DR	
JENSEN SANDRA LEE	92226	4458 BOB-O-LINK DR	
LE VU	92216	4342 BOB-O-LINK DR	
LITHIA REAL ESTATE INC	109783	4449 SOUTHWEST DR	
MARTINEZ TONY B &	25389	4501 BOB-O-LINK DR	
MILLER RYAN & HEATHER	92219	4402 BOB-O-LINK DR	
MORRISON REBECA	26661	4349 BOB-O-LINK DR	
MYERS MELLANIE R	25526	4465 BOB-O-LINK DR	
PROCTOR JUDY &	27491	4301 BOB-O-LINK DR	
RECORD GREGORY FRANK	92223	4434 BOB-O-LINK DR	
REID DAWN M	92220	4410 BOB-O-LINK DR	
SCOTT J PROPERTIES- 4317 BOB O LINK DR	27188	4317 BOB-O-LINK DR	

LLC			
SHEPHERD ASSET MANAGEMENT LLC	26807	4341 BOB-O-LINK DR	
SINGH PARMINDER & SANDEEP KAUR	92217	4350 BOB-O-LINK DR	
SKINNYS INC	93917	3350 CATCLAW DR	
STOKES RICHARD R & ANGELA	25671	4457 BOB-O-LINK DR	
THOMPSON OMAR ALEXANDER	27363	4309 BOB-O-LINK DR	
WAL-MART STORES #DIVISION STORE	91092	4350 SOUTHWEST DR	
WATSON JACK & NORMITA	92218	4358 BOB-O-LINK DR	
WEND-ABILENE REALTY LP	91093	4374 SOUTHWEST DR	
WHITEHEAD SCOTTIE & PENNY QUAN	1006071	4450 BOB-O-LINK DR	
WICHNER JUSTIN ANDREW & TIMEA	92214	4326 BOB-O-LINK DR	

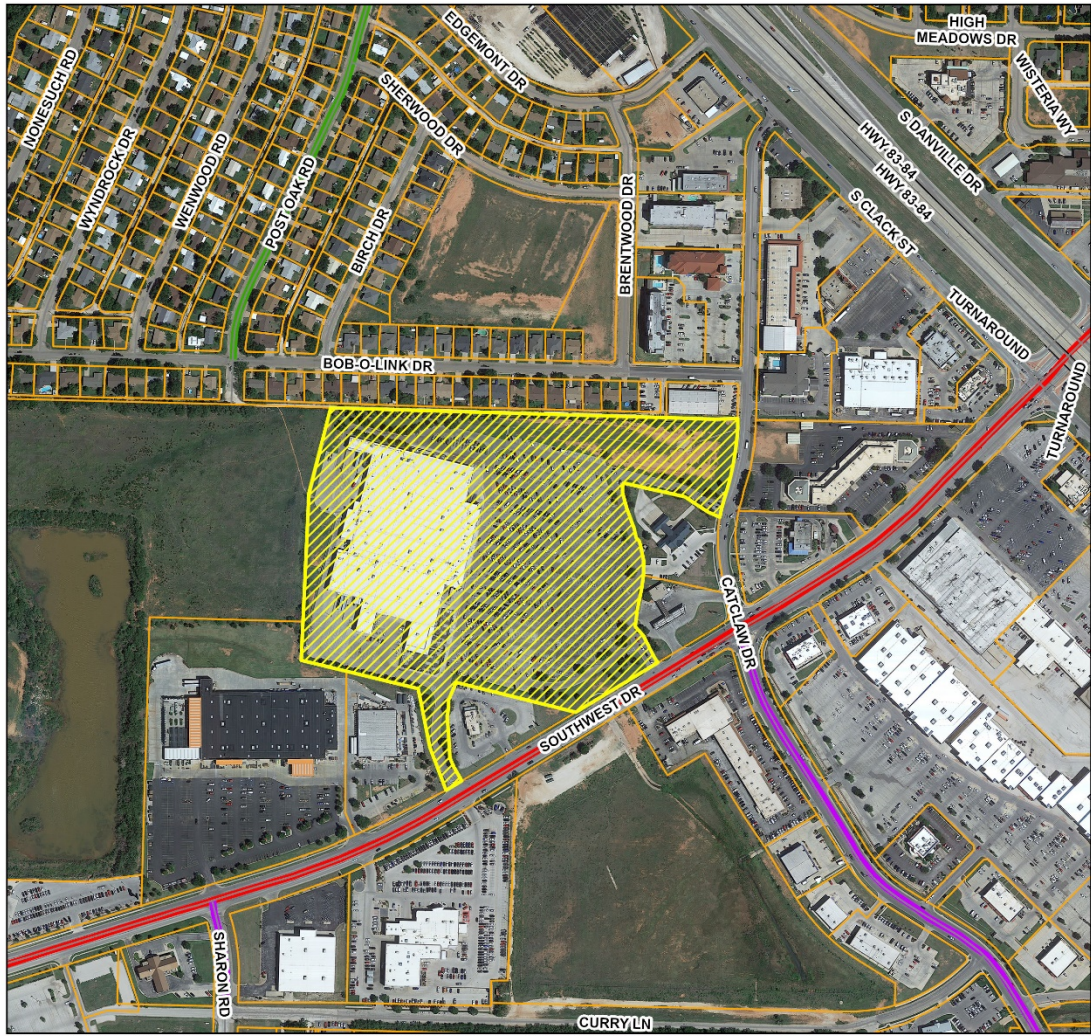
OWNER	PROP_ID	SITUS	RESPONSE
BHUJEL NARAYAN	23207	3226 BIRCH DR	
ABILENE INNS LLC	23654	3112 S CLACK ST	
BOOTH KIMBERLY J	25143	4517 BOB-O-LINK DR	
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DAVIS ALFRED R & LINDA KAY	26153	4425 BOB-O-LINK DR	
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FISKE KYLE	26395	4401 BOB-O-LINK DR	
HILL DANIKA DIANNE	26534	4357 BOB-O-LINK DR	
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PROCTOR JUDY &	27491	4301 BOB-O-LINK DR	
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CONDER TONY	60402	4150 Y SOUTHWEST DR	
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CKWSM INVESTMENTS LLC	64615	4101 BOB-O-LINK DR	
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MILLER RYAN & HEATHER	92219	4402 BOB-O-LINK DR	
REID DAWN M	92220	4410 BOB-O-LINK DR	
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BAGGENSTOS ADAM CARL	92224	4442 BOB-O-LINK DR	
JENSEN SANDRA LEE	92226	4458 BOB-O-LINK DR	
CITY OF ABILENE	92227	3210 BRENTWOOD DR	
SKINNYS INC	93917	3350 CATCLAW DR	
FRANKLIN REAL ESTATE VENTURES LTD	95945	4325 SOUTHWEST DR	
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HOPPER DEVELOPMENT CORP	104891	4450 SOUTHWEST DR	
LITHIA REAL ESTATE INC	109783	4449 SOUTHWEST DR	
WHITEHEAD SCOTTIE & PENNY QUAN	1006071	4450 BOB-O-LINK DR	

PROPOSED SITE PLAN



LOCATION MAP

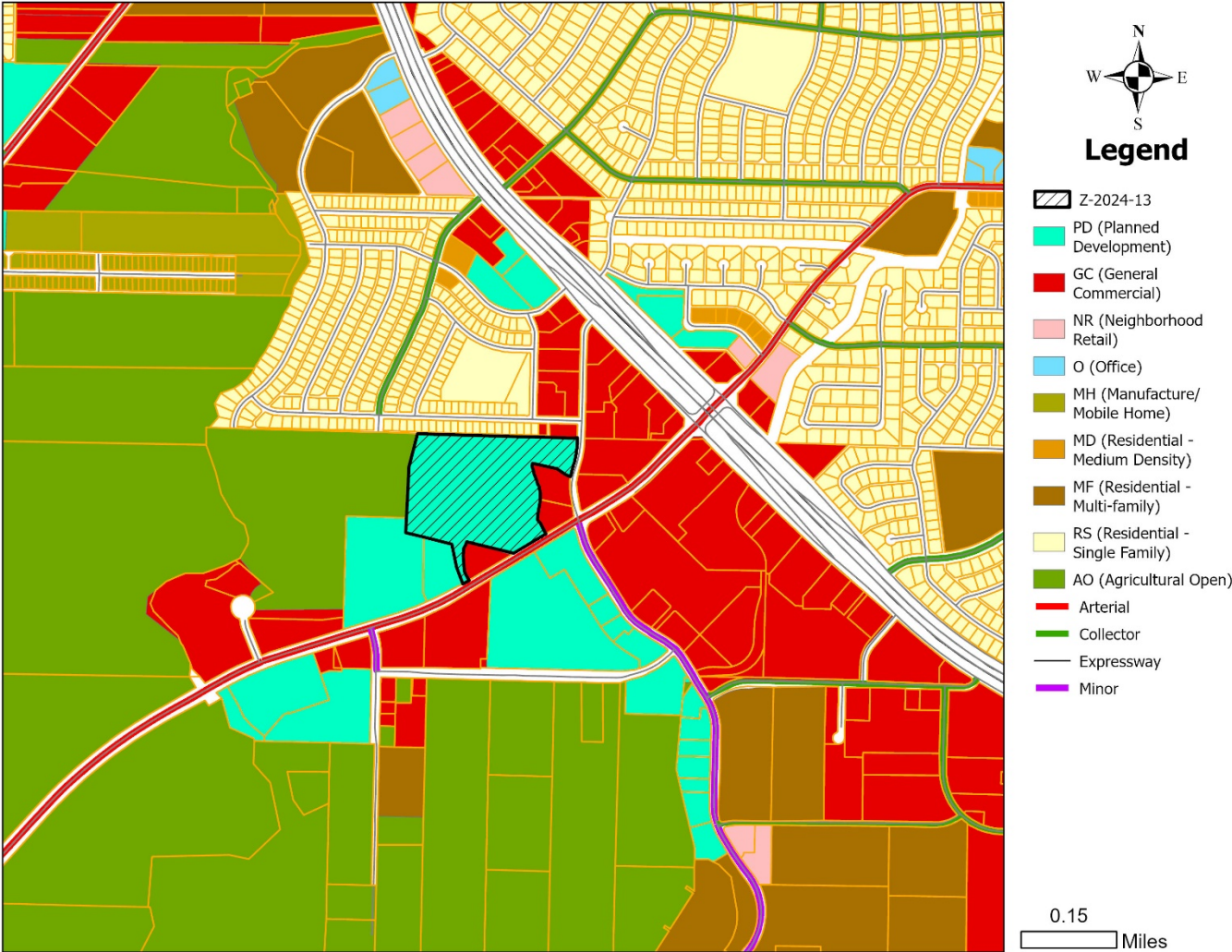


Legend

- Z-2024-13
- Arterial
- Collector
- Expressway
- Minor

0.08
Miles

ZONING MAP





PLANNED DEVELOPMENT

Case: Z-2024-13

Owner: Wal-Mart Stores Texas, LLC

Agent: Madeline Hart

Request: Amend the terms of the Planned Development District, PDD-57 to allow the seasonal storage of shipping containers at a designated location.

Location: 4350 Southwest Drive

Notification: 0 in Favor, 0 Opposed

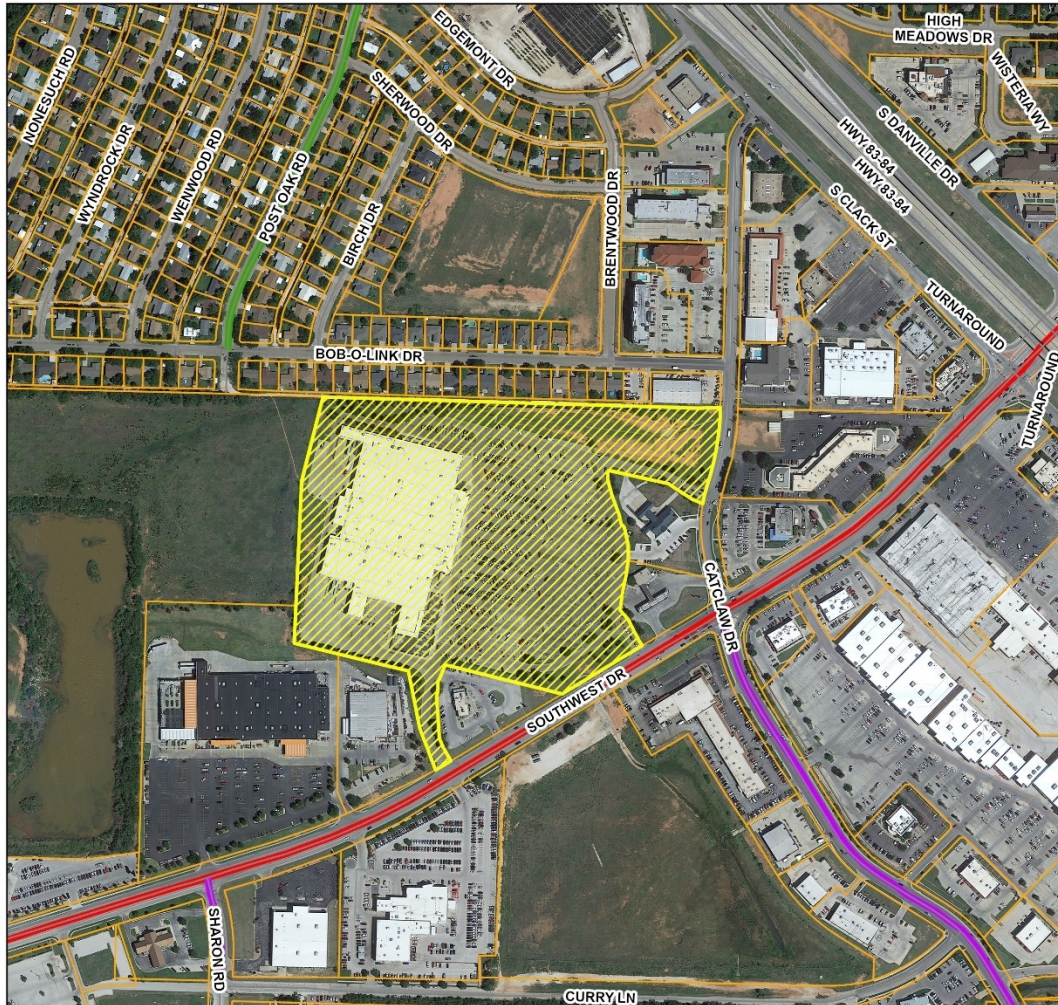
Planning & Zoning: June 4, 2024

Council Hearing: June 27, 2024
July 11, 2024





AERIAL LOCATION MAP

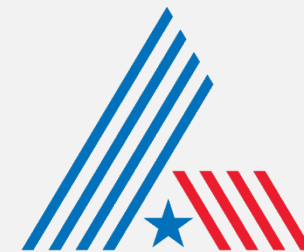


Legend

- Z-2024-13
- Arterial
- Collector
- Expressway
- Minor

0.08

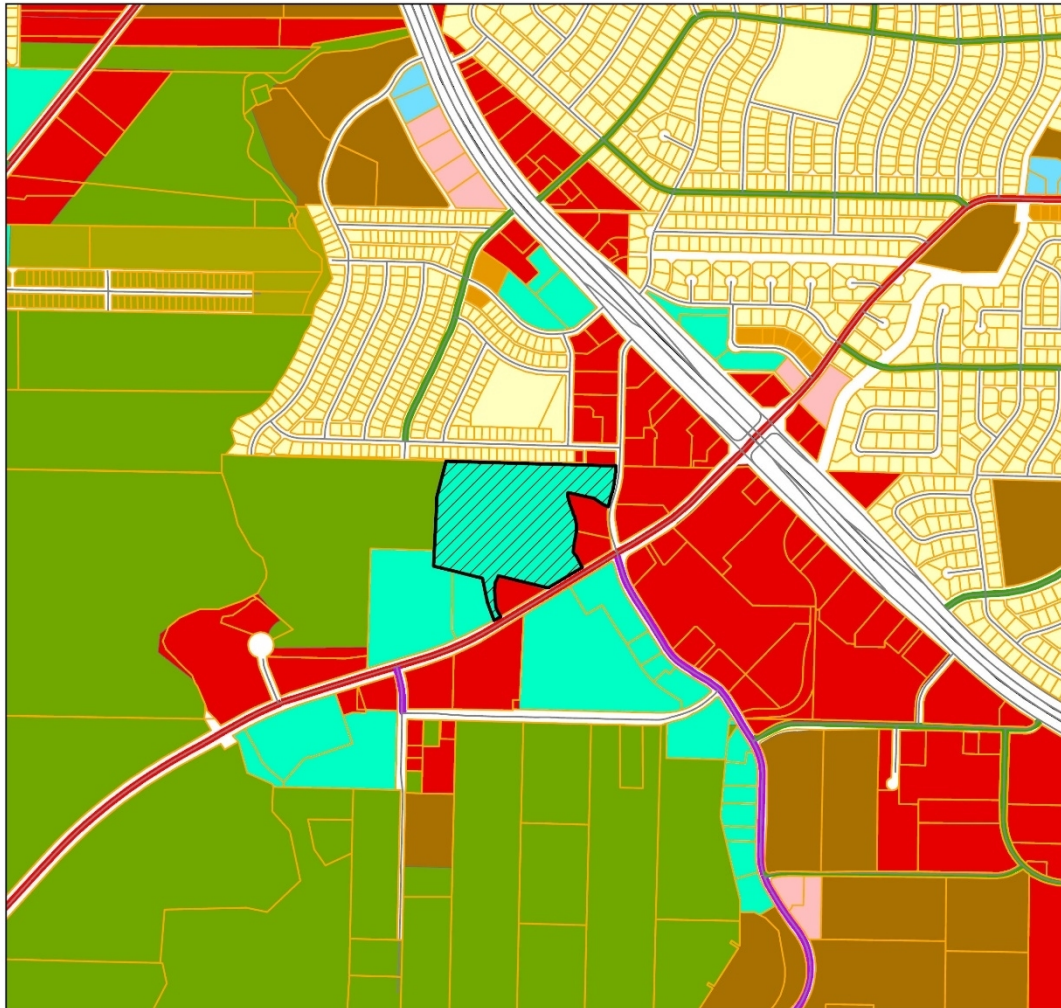
Miles



CITY OF
ABILENE
TEXAS



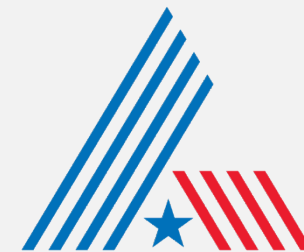
ZONING MAP



Legend

- Z-2024-13
- PD (Planned Development)
- GC (General Commercial)
- NR (Neighborhood Retail)
- O (Office)
- MH (Manufacture/ Mobile Home)
- MD (Residential - Medium Density)
- MF (Residential - Multi-family)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- Arterial
- Collector
- Expressway
- Minor

0.15
Miles



CITY OF
ABILENE
TEXAS



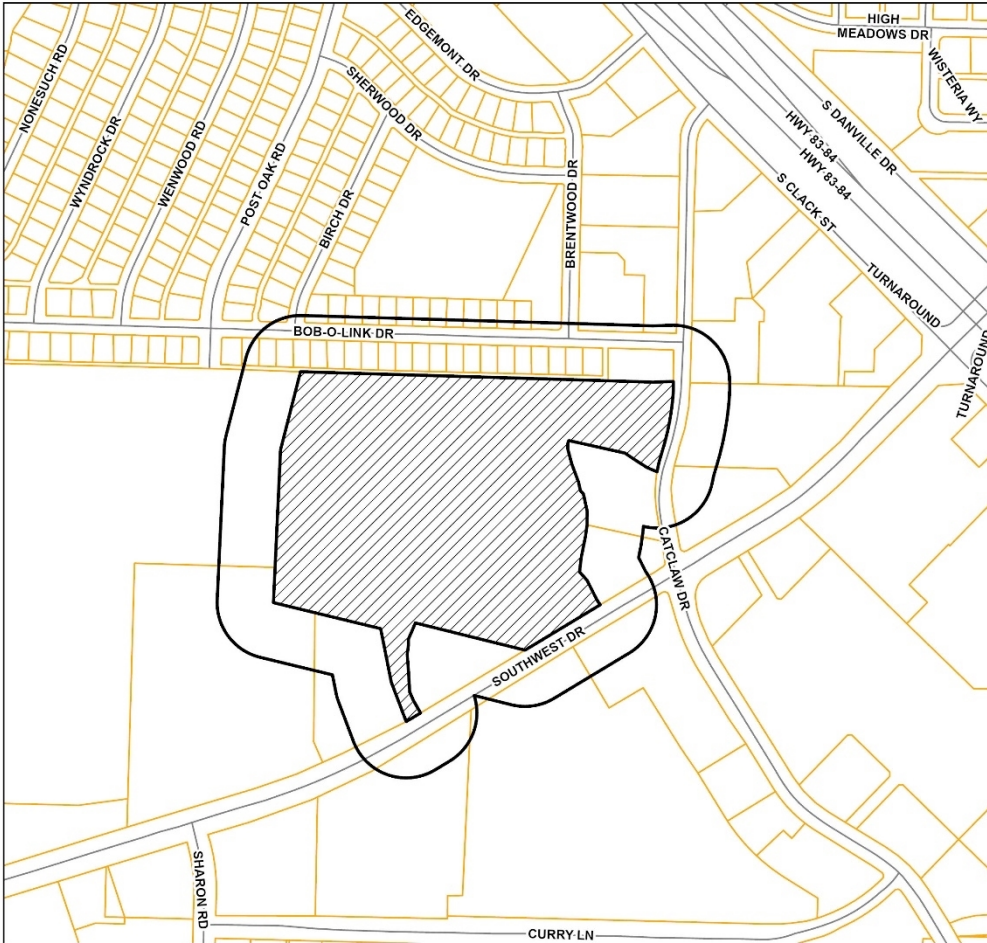


VIEWS OF SUBJECT PROPERTY





NOTIFICATION AREA MAP



Legend

- Notification Area
- Z-2024-13

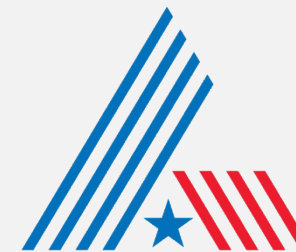
0.08

Miles

0- In Favor-



0- Opposed-



CITY OF
ABILENE
TEXAS



FINDINGS

The proposed request is consistent with:

- The *Comprehensive Plan*;
- The surrounding uses and zoning;
- The spirit and intent of PDD-57
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.





RECOMMENDATIONS

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

1. The temporary and seasonal storage of shipping containers shall only be permitted between October 1 through December 31, annually.
2. All seasonal shipping containers shall be removed from the subject property no later than January 15, annually.
3. Fire lanes and driving aisles may not be blocked and must remain open at all times.
4. Seasonal shipping containers may only be stored at the locations shown in the proposed site plan.
5. Seasonal shipping containers shall not be stacked on each other or on any other structure.





Questions?



ZONING CASE Z-2024-15

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: June 4, 2024
City Council 1st Reading: June 27, 2024
City Council 2nd Reading: July 11, 2024

Applicant

Owner: Shawn Genenbacher

Case Manager

Clarissa Ivey – Planner

Request

Amend the terms of the Planned Development District-74 (PDD-74) to reduce minimum setbacks for Area 2. Specifically, the request pertains to proposed Lots 7 and 8 of the adjoining plat of Continuation 1, Sierra Sunset Addition, Section 1.

Location

4693 Sierra Sunset, with the legal description being 163.734 acres of land out of the William E. Vaughn Survey No. 104, Taylor County, Texas., Abilene, Taylor County, Texas.

Background

The proposed plat, once recorded, will complete the Sierra Sunset development. The issue only pertains to Lots 7 and 8 and results from the desire of the applicant to use the same building floorplan proposed for Lots 1 -6. Because Lots 7 and 8 front onto a knuckle-sac (a half cul-de-sac), the depth of both lots is reduced. The applicant seeks a PDD amendment to allow an alternative rear yard setback for these two lots.

Existing Uses/Zoning

The PDD-74 has a minimum front setback of 20 feet when adjacent to a street and a 20 feet rear setback. The applicant proposes to maintain the required 20-foot front setback and to require a 10-foot rear setback. The applicant is aware of the fact that 10-foot utility easement is located along the rear property line and that the presence of the easement, with a minimum 10-foot rear setback, will prevent any backyard improvements.

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 would be consistent with the intent PDD-74 and would be 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 reduction of the minimum rear setback from 20 feet to 10 feet would not adversely affect any surrounding 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.**

The amendment, if approved, would be consistent with the approved plat and the plans of the City and affected utility providers to provide utility service to Lots 7 and 8.

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

None known.

Staff Recommendation

Staff recommends **approval**.

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

OWNER	PROP_ID	SITUS	RESPONSE
4210 SIERRA SUNSET LLC	981441	4210 SIERRA SUNSET	
AKANDE SEUN O	110148	4526 MARGARITAS WY	
ALANIS LAVILLA HOMES LLC	981434	4225 SIERRA SUNSET	
ALMANZA OTHON & CLAUDIA S SANTIAGO	975768	8209 THOMPSON PW	
ANDERSON RANDALL & KIMBERLY	981266	4517 MAJESTIC SKY	
ANTILLEY WEST LLC	17730	8118 BUFFALO GAP RD	
ATKINSON PHILIP Z & MARTIZA M	987667	4501 VISTA DEL SOL	
BATES KYLER E ET AL	110143	4426 MARGARITAS WY	
BEARDEN DAVID & SHIFFLETT AMBER	975737	4418 SIERRA SUNSET	
BELTWAY PARK BAPTIST CHURCH	105682		
BLACK CHARLES B & LORI D	981425	4025 SIERRA SUNSET	
BREWER BARRY CHRISTOPHER &	110159	8218 LINDA VISTA	
BROCK CLIFFORD JR & KEALLY	981440	4202 SIERRA SUNSET	
BROWN PAUL V & BROWN-HALEY PERRY K	975734	8410 THOMPSON PW	
BROWNE DAVID & CASANDRA	110170	4425 MARGARITAS WY	
BRYANT CHRISTOPHER J & BRYANT ILSE M	981236	4434 HIGH SIERRA	
BUNNELL GRAYSON LEE & MARLA	981270	4417 MAJESTIC SKY	
BURKE PATRICK THOMAS & ELISE BETH	975771	8117 THOMPSON PW	
BYNUM JOHN D & CAROLYN	110156	8126 LINDA VISTA	
CALDERON FRANK & CHANDRA L	975732	8310 THOMPSON PW	
CANNON BENJAMIN & DESIREE	106858	4518 VISTA GRANDE	
CAPKO KYLE & FRANCES A	981428	4117 SIERRA SUNSET	
CARLSON TODD & KIRSTEN	106854	4418 VISTA GRANDE	
CAROTHERS TRENTON ORAN & TARA NICOLE	106873	8410 LINDA VISTA	
CARRILLO HERIBERTO JR	987660	4625 VISTA DEL SOL	
CARTER WILLIE K	987657	4649 VISTA DEL SOL	O
CASTILLO TIMOTHY RAY	981436	4110 SIERRA SUNSET	
CHAPMAN CHARLES L &	975745	4618 SIERRA SUNSET	
CHEN ZHI & SHIRLEY WARD	987661	4617 VISTA DEL SOL	
CHRISTIAN TOBY D & CAREN E	110169	4433 MARGARITAS WY	
CLEM JAMES L JR & APRIL H	975740	4510 SIERRA SUNSET	
COMBS DWIGHT & MERI	975772	8101 THOMPSON PW	
Confidential Owner	987669	4409 VISTA DEL SOL	
Confidential Owner	987659	4633 VISTA DEL SOL	
Confidential Owner	106857	4510 VISTA GRANDE	
Confidential Owner	987665	4517 VISTA DEL SOL	
Confidential Owner	106864	4609 VISTA GRANDE	
Confidential Owner	981242	4610 HIGH SIERRA	
CONNALLY GARY & JIMMIE	110158	8210 LINDA VISTA	
CONNALLY MARK STEPHEN	975744	4610 SIERRA SUNSET	
CORDER KENNETH D JR	975730	8202 THOMPSON PW	

CYUMA SAMUEL &	110149	4602 MARGARITAS WY	
DALE CHAD & JACQUELYN	975746	8418 LINDA VISTA	
DAY JOHN DEE & BEVERLY C	106865	4601 VISTA GRANDE	
DELA TORRE BOBBY C & VICTORIA O	106872	4409 VISTA GRANDE	
DELEON KRISTY I & WILLS SEAN	987650	4526 VISTA DEL SOL	
D'ELIA JAMES	975759	8417 THOMPSON PW	
DIAMBRA ODI H JR	981240	4526 HIGH SIERRA	
DITTIG JOHN ANTHONY & SARAH KAYE	975739	4502 SIERRA SUNSET	
DOLLOFF KENDEN	110141	4410 MARGARITAS WY	
DRD DEVELOPMENT LTD	1005346	8201 BUFFALO GAP RD	
DUCHESNE CARLOS JR & DIVINA	981265	4525 MAJESTIC SKY	
ELIZONDO DUSTIN REGELIN &	981262	4409 HIGH SIERRA	
ELIZONDO RICHARD & SIRINTRA	981268	4501 MAJESTIC SKY	
ERATH MICHAEL R SR & CAROLYN M	975731	8226 THOMPSON PW	
EVANS LELAND & CRISTINA	987658	4641 VISTA DEL SOL	
FACCENDA MICHAEL DEAN	110150	4610 MARGARITAS WY	
FARLEY CHAD DEREK & SARAH JEANETTE	975729	8118 THOMPSON PW	
FARQUHARSON VONETTA & ARDENNIE	106868	4509 VISTA GRANDE	
FAWCETT BRAD & AUTUMN	975749	4601 SIERRA SUNSET	
FENTON DAVID ALLAN &	975736	4410 SIERRA SUNSET	
FERNANDEZ JACOB ANTHONY	987653	4650 VISTA DEL SOL	
FERNANDEZ RODERICK E &	110157	8202 LINDA VISTA	
FLANDERS RICHARD D & SUN	987664	4525 VISTA DEL SOL	
FOUR B REAL ESTATE LLC	22120		
FOWLER CLYDE & KATHY	981426	4033 SIERRA SUNSET	
FULTON ZACHARY ALAN	975728	8110 THOMPSON PW	
G4 ASSETS LLC	987456	4693 SIERRA SUNSET	
GALBREATH FAMILY TRUST	981422	4001 SIERRA SUNSET	
GANNON FAMILY TRUST	981238	4510 HIGH SIERRA	
GARRETT EARL T & CHARLEEN	975747	4617 SIERRA SUNSET	
GARZA JASON LEE &	110162	4617 MARGARITAS WY	
GERARD BRENDA CRAWFORD	110155	8118 LINDA VISTA	
GESTOLE RONALD & GWYNETH	981424	4017 SIERRA SUNSET	
GILLIT HAROLD RUBEN JR	980210		
GOLDIE DAVID & MARLENE	106875	8310 LINDA VISTA	
GRANT ERIC & ARIAN	981423	4009 SIERRA SUNSET	
GRIFFIN JOSEPH A & REBECCA L	975743	4602 SIERRA SUNSET	
HALL ZAKARY & DAKOTA	975760	8409 THOMPSON PW	
HARPER SANDRA & ROBERT DAVIS JR	981254	4601 HIGH SIERRA	
HARRIS HAYWOOD LINK &	110146	4510 MARGARITAS WY	
HAWKS WESLEY D & SHERRY	981256	4517 HIGH SIERRA	
HAYES HEIDI LYNN	1016012	8402 RIDGE VW	
HAYES ORVILLE SCOTT &	106853	4410 VISTA GRANDE	
HEGER THOMAS P & YING L	981438	4126 SIERRA SUNSET	
HENDERSHOTT KEVIN MICHAEL & BLANCHA LURA	987670	4401 VISTA DEL SOL	
HERVEY JAMES M & ANGELA	106863	4617 VISTA GRANDE	
HIGHT MICHAEL O & SUZANNE	981430	4133 SIERRA SUNSET	
HILLOCK MICHELLE TAYLOR	981267	4509 MAJESTIC SKY	
HOFF ROBERT & SUSAN L	981271	4409 MAJESTIC SKY	
HUGHES JAMES HUNTER &	45108	8042 SCOOTER CT	
JENNINGS JOSHUA & AMY K	975738	4426 SIERRA SUNSET	

JOHNSON BRETT	975750	4517 SIERRA SUNSET	
JOHNSTON CHRISTOPHER A & PAMELA	975757	4341 SIERRA SUNSET	
JONES DEMETRI & JENNIFER LEE	975727	8102 THOMPSON PW	
JUNGMEYER PAUL & KRISTI MORRIS	110166	4517 MARGARITAS WY	
KELLER NICOLE L	106870	4425 VISTA GRANDE	
KENNEDY ROBERT E EST	16577		
KNIGHT JARED R & SARAH	981433	4217 SIERRA SUNSET	
KRACH MICHAEL L & DEANNA L	975756	4349 SIERRA SUNSET	
LABADIE NEIL & NOVA ROBINSON	975764	8309 THOMPSON PW	
LAWTHER ANDREW	987655	4668 VISTA DEL SOL	
LE NIKKI	106871	4417 VISTA GRANDE	
LEMKE SHAUN J & JENNIFER M	981432	4209 SIERRA SUNSET	
LERMA LUIS	975761	8401 THOMPSON PW	
LEUTH CHRISTOPHER	981237	4502 HIGH SIERRA	
LEVESQUE GEORGE P & SIDNEY S	110171	4417 MARGARITAS WY	
LIN HUI BIAO & MU JIAO WEI	981249	4518 MAJESTIC SKY	
LIU CAIHONG & JIAHUA CHEN	987668	4417 VISTA DEL SOL	
LONG ROBERT K & LISA RENEE	975753	4425 SIERRA SUNSET	
LOTT JOHNNY L & KAREN	110164	4601 MARGARITAS WY	
LYNN TAMMIE RUTH EDMONDSON &	18077		
MARKS GARY L & REBECA D	110165	4525 MARGARITAS WY	
MARQUARDT DENNIS J &	106860	4602 VISTA GRANDE	
MARTIN DWAYNE A & LORI A	987663	4601 VISTA DEL SOL	
MATTHEWS MICHAEL J & THERESA L	987652	4610 VISTA DEL SOL	
MC BRAYER JEREMY M &	16334		
MC CLINTOCK STEPHEN & LAURA	110144	4434 MARGARITAS WY	
MC COUN KELLY &	110172	4409 MARGARITAS WY	
MC GLONE KEVIN	110145	4502 MARGARITAS WY	
MCCARTHY JOHNATHON D &	106856	4502 VISTA GRANDE	
MCDONALD ADAM MATTHEW &	981255	4525 HIGH SIERRA	
MEIERGERD RYAN D	110142	4418 MARGARITAS WY	
MINTCHEV MARTIN	981233	4410 HIGH SIERRA	
MIRA VISTA INC	975773		
MITCHELL TAVARUS CHARELL & SPARKLE	981261	4417 HIGH SIERRA	
MOSETO ROYALTY LLC	975767	4325 BELTWAY S	
MOSQUERA ALBERTO F & SANDRA	981244	4418 MAJESTIC SKY	
MUNOZ THOMAS & COURTNEY B	981431	4201 SIERRA SUNSET	
NIEVES-RIVERA MARCOS & ELBA	981243	4410 MAJESTIC SKY	
NOEL JEAN	987654	4658 VISTA DEL SOL	
OHLHAUSEN CASSIE J	106859	4526 VISTA GRANDE	
OSAE-ASANTE MICHAEL JR & PAULINA	981251	4602 MAJESTIC SKY	
OSBORNE BRANDON & KIMBERLY	975763	8317 THOMPSON PW	
PABLEO GEMMA & JULIAN JR	110161	4618 HIGH SIERRA	
PARKER CHRISTOPHER R & TONYA D	981234	4418 HIGH SIERRA	
PECK FRANK & AMBER	110175	4617 MAJESTIC SKY	
PEREIRA FAUSTINO A & NORMA I	981259	4433 HIGH SIERRA	
PEREZ FAUSTINO & DELIA	1016011	8342 RIDGE VW	
PEREZ FRANK	1015715		
PERRIER JONATHAN R &	106874	8402 LINDA VISTA	
PITTMAN MARTIN B & MEREDITH A	68564	8033 THOMPSON PW	
PRICHARD ROBERT A & DEBRA R	981253	4609 HIGH SIERRA	

PRUITT RODNEY L & ELIZABETH A	981437	4118 SIERRA SUNSET	
QUINN KEVIN & JENNIFER	987647	4502 VISTA DEL SOL	
RAHE JUSTIN & JENNIFER	981263	4609 MAJESTIC SKY	
RAINES CRAIG ALLEN & PATRICIA ANN	106867	4517 VISTA GRANDE	
RATLIFF TAMI ELIZABETH	975752	4501 SIERRA SUNSET	
RETAIL BUILDINGS INC	41669		
RHODES GARY & MARIA	106855	4426 VISTA GRANDE	
RILEY DANIEL	981246	4434 MAJESTIC SKY	
RITCHEY JOEL LEE & CLAUDIA	975758	8425 THOMPSON PW	
ROBERTSON DWIGHT T IV & BONNIE	975762	8325 THOMPSON PW	
RODELL PAUL TAE & DUONG T	981442	4218 SIERRA SUNSET	
ROGERS KIMBERLY J	44708	8082 HEARNE DR	
RONY MATTHEW K & SHERINE	981257	4509 HIGH SIERRA	
ROSS MICHAEL L & LESA C	975769	8201 THOMPSON PW	
RUTLEDGE JAMES	981235	4426 HIGH SIERRA	
RWI LTD	987673	8609 THOMPSON PW	
SANTIBANEZ ANITA	106869	4501 VISTA GRANDE	
SANTOS GENARO & AMBER	110153	8102 LINDA VISTA	
SCC LAND & DEVELOPMENTS LLC	104571	3303 BELTWAY S	
SCHMERBECK ROBERT L & AMY L	981248	4510 MAJESTIC SKY	
SHABUTWA SIBOMANA EVARISTE & NANZANINKA RACHEL CLAUDINE &	981443	4226 SIERRA SUNSET	
SHAW THOMAS R & SHERRI	975735	4402 SIERRA SUNSET	
SHELTON KELLY C & STEPANIE L	106866	4525 VISTA GRANDE	
SHERROD WESLEY C & TABATHA A	110160	8302 LINDA VISTA	
SIMMONS BENNIE L	110154	8110 LINDA VISTA	
SMITH CHAD MARRION & SANDRA	110163	4609 MARGARITAS WY	
SMITH GARRETT L & KIMBERLY	981269	4425 MAJESTIC SKY	
SMITH OSCAR III & CERLINA P	975765	8301 THOMPSON PW	
SMITH RANDY B & SHAYLA A	110168	4501 MARGARITAS WY	
SMITH RAYMOND EARL & SARAH LOU	987649	4518 VISTA DEL SOL	
SMITH ROGER C	110151	4618 MARGARITAS WY	
SPRINKLE JAMES R & SUZANNE	987662	4609 VISTA DEL SOL	
SS SRANI LLC	41541	8049 BUFFALO GAP RD	
STARK BRIAN M & CHRISTI D	981247	4502 MAJESTIC SKY	
STEVENS KRISTAL LORIELLE	110147	4518 MARGARITAS WY	
STOVALL JASA	975770	8125 THOMPSON PW	
STRICKLIN JACK L III & MELISSA	975755	4401 SIERRA SUNSET	
SWEET JOHNATHAN & MEGAN	981245	4426 MAJESTIC SKY	
TAMAYAO LAILANI	987646	4410 VISTA DEL SOL	
TANNER BRETTE T & LINDSEY C	981260	4425 HIGH SIERRA	
TAYLOR COUNTY	18326	8233 BUFFALO GAP RD	
TENG JINGYI	110152	4626 MARGARITAS WY	
TINER CHARLES & BARBARA	106862	8317 LINDA VISTA	
TRAN TOAI D & TRINH T	975754	4409 SIERRA SUNSET	
TRINH TRACIE	981435	4317 SIERRA SUNSET	
VALENTINE GREGG L & CRYSTAL B	975742	4526 SIERRA SUNSET	
VANN ROBERT EARL & HOPE Y LF EST	981252	4610 MAJESTIC SKY	
VIEIRA PAUL & LUCILLE J	110173	4618 MAJESTIC SKY	
VILLALOBOS TRACY	981258	4501 HIGH SIERRA	
VULPE EDUARD ADRIAN & CHRISTINA	1005974	4101 SIERRA SUNSET	
WALDROOP ADDISON ELIZABETH & JOSHUA RAY CRISWELL	975733	8318 THOMPSON PW	

WARREN THOMAS J & DINA K	44819	8073 HEARNE DR	
WATSON AIR CONDITIONING &	16337	8225 BUFFALO GAP RD	
WATSON DENNIS M	21876		
WATSON POOLS INC	224935		
WHITE ANTHONY B & ALICIA A	981239	4518 HIGH SIERRA	
WHITE CONNIE	1005975	4109 SIERRA SUNSET	
WILLIAMS CALVIN & JAZMYNE L	987651	4602 VISTA DEL SOL	
WILLIAMS JASON BRYAN JR & KATIE SHORE	975751	4509 SIERRA SUNSET	
WILSON HELENA	987656	4657 VISTA DEL SOL	
WILSON REGGIE LEON & JESSICA RACHEL	975766	8225 THOMPSON PW	
WOOD CORY	975748	4609 SIERRA SUNSET	
WRIGHT DAVID LEWIS &	45261	8049 SCOOTER CT	
WRIGHT JUSTIN GRAY & SUZANNE E	981250	4526 MAJESTIC SKY	
WYLIE IND SCHOOL DIST	38679	4134 BELTWAY S	
WYLIE INDEPENDENT SCHOOL DISTRICT	68679	4202 BELTWAY S	
XYZ TRUST	16217	8170 BUFFALO GAP RD	
YOUNG GARY A & ENEDELIA CAVAZOS	975741	4518 SIERRA SUNSET	
ZOOK ED & CINDY	981429	4125 SIERRA SUNSET	
ZORN JAMES MICHAEL	110174	4617 HIGH SIERRA	

OWNER	PROP_ID	SITUS	RESPONSE
XYZ TRUST	16217	8170 BUFFALO GAP RD	
MC BRAYER JEREMY M &	16334		
WATSON AIR CONDITIONING &	16337	8225 BUFFALO GAP RD	
KENNEDY ROBERT E EST	16577		
ANTILLEY WEST LLC	17730	8118 BUFFALO GAP RD	
LYNN TAMMIE RUTH EDMONDSON &	18077		
TAYLOR COUNTY	18326	8233 BUFFALO GAP RD	
WATSON DENNIS M	21876		
FOUR B REAL ESTATE LLC	22120		
WYLIE IND SCHOOL DIST	38679	4134 BELTWAY S	
SS SRANI LLC	41541	8049 BUFFALO GAP RD	
RETAIL BUILDINGS INC	41669		
ROGERS KIMBERLY J	44708	8082 HEARNE DR	
WARREN THOMAS J & DINA K	44819	8073 HEARNE DR	
HUGHES JAMES HUNTER &	45108	8042 SCOOTER CT	
WRIGHT DAVID LEWIS &	45261	8049 SCOOTER CT	
PITTMAN MARTIN B & MEREDITH A	68564	8033 THOMPSON PW	
WYLIE INDEPENDENT SCHOOL DISTRICT	68679	4202 BELTWAY S	
SCC LAND & DEVELOPMENTS LLC	104571	3303 BELTWAY S	
BELTWAY PARK BAPTIST CHURCH	105682		
HAYES ORVILLE SCOTT &	106853	4410 VISTA GRANDE	
CARLSON TODD & KIRSTEN	106854	4418 VISTA GRANDE	
RHODES GARY & MARIA	106855	4426 VISTA GRANDE	
MCCARTHY JOHNATHON D &	106856	4502 VISTA GRANDE	
Confidential Owner	106857	4510 VISTA GRANDE	
CANNON BENJAMIN & DESIREE	106858	4518 VISTA GRANDE	
OHLHAUSEN CASSIE J	106859	4526 VISTA GRANDE	

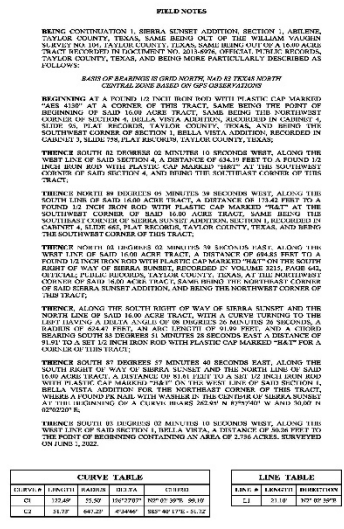
MARQUARDT DENNIS J &	106860	4602 VISTA GRANDE	
TINER CHARLES & BARBARA	106862	8317 LINDA VISTA	
HERVEY JAMES M & ANGELA	106863	4617 VISTA GRANDE	
Confidential Owner	106864	4609 VISTA GRANDE	
DAY JOHN DEE & BEVERLY C	106865	4601 VISTA GRANDE	
SHELTON KELLY C & STEPANIE L	106866	4525 VISTA GRANDE	
RAINES CRAIG ALLEN & PATRICIA ANN	106867	4517 VISTA GRANDE	
FARQUHARSON VONETTA & ARDENNIE	106868	4509 VISTA GRANDE	
SANTIBANEZ ANITA	106869	4501 VISTA GRANDE	
KELLER NICOLE L	106870	4425 VISTA GRANDE	
LE NIKKI	106871	4417 VISTA GRANDE	
DELA TORRE BOBBY C & VICTORIA O	106872	4409 VISTA GRANDE	
CAROTHERS TRENTON ORAN & TARA NICOLE	106873	8410 LINDA VISTA	
PERRIER JONATHAN R &	106874	8402 LINDA VISTA	
GOLDIE DAVID & MARLENE	106875	8310 LINDA VISTA	
DOLLOFF KENDEN	110141	4410 MARGARITAS WY	
MEIERGERD RYAN D	110142	4418 MARGARITAS WY	
BATES KYLER E ET AL	110143	4426 MARGARITAS WY	
MC CLINTOCK STEPHEN & LAURA	110144	4434 MARGARITAS WY	
MC GLONE KEVIN	110145	4502 MARGARITAS WY	
HARRIS HAYWOOD LINK &	110146	4510 MARGARITAS WY	
STEVENS KRISTAL LORIELLE	110147	4518 MARGARITAS WY	
AKANDE SEUN O	110148	4526 MARGARITAS WY	
CYUMA SAMUEL &	110149	4602 MARGARITAS WY	
FACCENDA MICHAEL DEAN	110150	4610 MARGARITAS WY	
SMITH ROGER C	110151	4618 MARGARITAS WY	
TENG JINGYI	110152	4626 MARGARITAS WY	
SANTOS GENARO & AMBER	110153	8102 LINDA VISTA	
SIMMONS BENNIE L	110154	8110 LINDA VISTA	
GERARD BRENDA CRAWFORD	110155	8118 LINDA VISTA	
BYNUM JOHN D & CAROLYN	110156	8126 LINDA VISTA	
FERNANDEZ RODERICK E &	110157	8202 LINDA VISTA	
CONNALLY GARY & JIMMIE	110158	8210 LINDA VISTA	
BREWER BARRY CHRISTOPHER &	110159	8218 LINDA VISTA	
SHERROD WESLEY C & TABATHA A	110160	8302 LINDA VISTA	
PABLEO GEMMA & JULIAN JR	110161	4618 HIGH SIERRA	
GARZA JASON LEE &	110162	4617 MARGARITAS WY	
SMITH CHAD MARRION & SANDRA	110163	4609 MARGARITAS WY	
LOTT JOHNNY L & KAREN	110164	4601 MARGARITAS WY	
MARKS GARY L & REBECA D	110165	4525 MARGARITAS WY	
JUNGMEYER PAUL & KRISTI MORRIS	110166	4517 MARGARITAS WY	
SMITH RANDY B & SHAYLA A	110168	4501 MARGARITAS WY	
CHRISTIAN TOBY D & CAREN E	110169	4433 MARGARITAS WY	
BROWNE DAVID & CASANDRA	110170	4425 MARGARITAS WY	
LEVESQUE GEORGE P & SIDNEY S	110171	4417 MARGARITAS WY	
MC COUN KELLY &	110172	4409 MARGARITAS WY	
VIEIRA PAUL & LUCILLE J	110173	4618 MAJESTIC SKY	
ZORN JAMES MICHAEL	110174	4617 HIGH SIERRA	
PECK FRANK & AMBER	110175	4617 MAJESTIC SKY	
WATSON POOLS INC	224935		
JONES DEMETRI & JENNIFER LEE	975727	8102 THOMPSON PW	

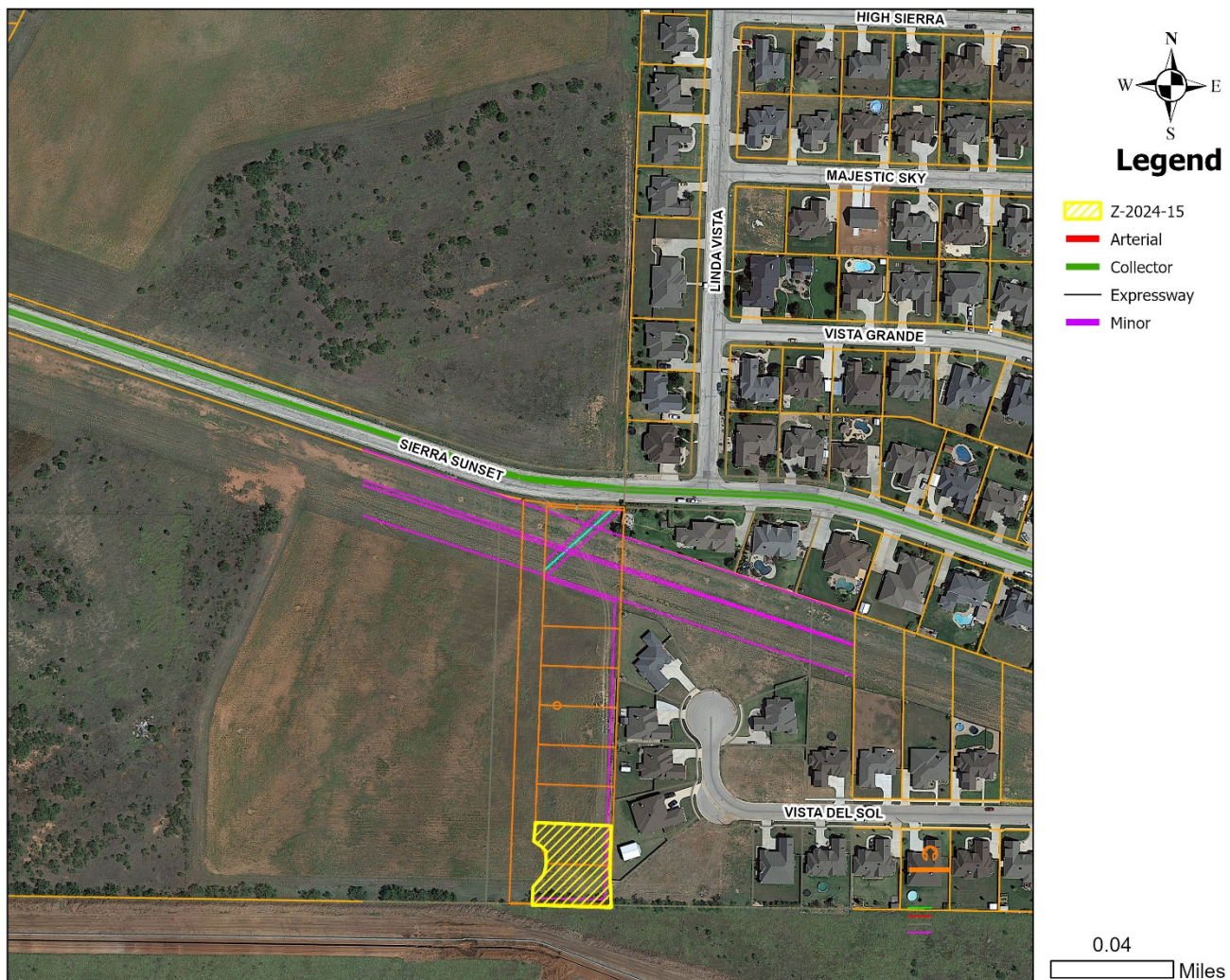
FULTON ZACHARY ALAN	975728	8110 THOMPSON PW	
FARLEY CHAD DEREK & SARAH JEANETTE	975729	8118 THOMPSON PW	
CORDER KENNETH D JR	975730	8202 THOMPSON PW	
ERATH MICHAEL R SR & CAROLYN M	975731	8226 THOMPSON PW	
CALDERON FRANK & CHANDRA L	975732	8310 THOMPSON PW	
WALDROOP ADDISON ELIZABETH & JOSHUA RAY CRISWELL	975733	8318 THOMPSON PW	
BROWN PAUL V & BROWN-HALEY PERRY K	975734	8410 THOMPSON PW	
SHAW THOMAS R & SHERRI	975735	4402 SIERRA SUNSET	
FENTON DAVID ALLAN &	975736	4410 SIERRA SUNSET	
BEARDEN DAVID & SHIFFLETT AMBER	975737	4418 SIERRA SUNSET	
JENNINGS JOSHUA & AMY K	975738	4426 SIERRA SUNSET	
DITTIG JOHN ANTHONY & SARAH KAYE	975739	4502 SIERRA SUNSET	
CLEM JAMES L JR & APRIL H	975740	4510 SIERRA SUNSET	
YOUNG GARY A & ENEDELIA CAVAZOS	975741	4518 SIERRA SUNSET	
VALENTINE GREGG L & CRYSTAL B	975742	4526 SIERRA SUNSET	
GRIFFIN JOSEPH A & REBECCA L	975743	4602 SIERRA SUNSET	
CONNALLY MARK STEPHEN	975744	4610 SIERRA SUNSET	
CHAPMAN CHARLES L &	975745	4618 SIERRA SUNSET	
DALE CHAD & JACQUELYN	975746	8418 LINDA VISTA	
GARRETT EARL T & CHARLEEN	975747	4617 SIERRA SUNSET	
WOOD CORY	975748	4609 SIERRA SUNSET	
FAWCETT BRAD & AUTUMN	975749	4601 SIERRA SUNSET	
JOHNSON BRETT	975750	4517 SIERRA SUNSET	
WILLIAMS JASON BRYAN JR & KATIE SHORE	975751	4509 SIERRA SUNSET	
RATLIFF TAMI ELIZABETH	975752	4501 SIERRA SUNSET	
LONG ROBERT K & LISA RENEE	975753	4425 SIERRA SUNSET	
TRAN TOAI D & TRINH T	975754	4409 SIERRA SUNSET	
STRICKLIN JACK L III & MELISSA	975755	4401 SIERRA SUNSET	
KRACH MICHAEL L & DEANNA L	975756	4349 SIERRA SUNSET	
JOHNSTON CHRISTOPHER A & PAMELA	975757	4341 SIERRA SUNSET	
RITCHEY JOEL LEE & CLAUDIA	975758	8425 THOMPSON PW	
D'ELIA JAMES	975759	8417 THOMPSON PW	
HALL ZAKARY & DAKOTA	975760	8409 THOMPSON PW	
LERMA LUIS	975761	8401 THOMPSON PW	
ROBERTSON DWIGHT T IV & BONNIE	975762	8325 THOMPSON PW	
OSBORNE BRANDON & KIMBERLY	975763	8317 THOMPSON PW	
LABADIE NEIL & NOVA ROBINSON	975764	8309 THOMPSON PW	
SMITH OSCAR III & CERLINA P	975765	8301 THOMPSON PW	
WILSON REGGIE LEON & JESSICA RACHEL	975766	8225 THOMPSON PW	
MOSETO ROYALTY LLC	975767	4325 BELTWAY S	
ALMANZA OTHON & CLAUDIA S SANTIAGO	975768	8209 THOMPSON PW	
ROSS MICHAEL L & LESA C	975769	8201 THOMPSON PW	
STOVALL JASA	975770	8125 THOMPSON PW	
BURKE PATRICK THOMAS & ELISE BETH	975771	8117 THOMPSON PW	
COMBS DWIGHT & MERI	975772	8101 THOMPSON PW	
MIRA VISTA INC	975773		
GILLIT HAROLD RUBEN JR	980210		
MINTCHEV MARTIN	981233	4410 HIGH SIERRA	
PARKER CHRISTOPHER R & TONYA D	981234	4418 HIGH SIERRA	
RUTLEDGE JAMES	981235	4426 HIGH SIERRA	
BRYANT CHRISTOPHER J & BRYANT ILSE M	981236	4434 HIGH SIERRA	

LEUTH CHRISTOPHER	981237	4502 HIGH SIERRA	
GANNON FAMILY TRUST	981238	4510 HIGH SIERRA	
WHITE ANTHONY B & ALICIA A	981239	4518 HIGH SIERRA	
DIAMBRA ODI H JR	981240	4526 HIGH SIERRA	
Confidential Owner	981242	4610 HIGH SIERRA	
NIEVES-RIVERA MARCOS & ELBA	981243	4410 MAJESTIC SKY	
MOSQUERA ALBERTO F & SANDRA	981244	4418 MAJESTIC SKY	
SWEET JOHNATHAN & MEGAN	981245	4426 MAJESTIC SKY	
RILEY DANIEL	981246	4434 MAJESTIC SKY	
STARK BRIAN M & CHRISTI D	981247	4502 MAJESTIC SKY	
SCHMERBECK ROBERT L & AMY L	981248	4510 MAJESTIC SKY	
LIN HUI BIAO & MU JIAO WEI	981249	4518 MAJESTIC SKY	
WRIGHT JUSTIN GRAY & SUZANNE E	981250	4526 MAJESTIC SKY	
OSAE-ASANTE MICHAEL JR & PAULINA	981251	4602 MAJESTIC SKY	
VANN ROBERT EARL & HOPE Y LF EST	981252	4610 MAJESTIC SKY	
PRICHARD ROBERT A & DEBRA R	981253	4609 HIGH SIERRA	
HARPER SANDRA & ROBERT DAVIS JR	981254	4601 HIGH SIERRA	
MCDONALD ADAM MATTHEW &	981255	4525 HIGH SIERRA	
HAWKS WESLEY D & SHERRY	981256	4517 HIGH SIERRA	
RONY MATTHEW K & SHERINE	981257	4509 HIGH SIERRA	
VILLALOBOS TRACY	981258	4501 HIGH SIERRA	
PEREIRA FAUSTINO A & NORMA I	981259	4433 HIGH SIERRA	
TANNER BRETTE T & LINDSEY C	981260	4425 HIGH SIERRA	
MITCHELL TAVARUS CHARELL & SPARKLE	981261	4417 HIGH SIERRA	
ELIZONDO DUSTIN REGELIN &	981262	4409 HIGH SIERRA	
RAHE JUSTIN & JENNIFER	981263	4609 MAJESTIC SKY	
DUCHESNE CARLOS JR & DIVINA	981265	4525 MAJESTIC SKY	
ANDERSON RANDALL & KIMBERLY	981266	4517 MAJESTIC SKY	
HILLOCK MICHELLE TAYLOR	981267	4509 MAJESTIC SKY	
ELIZONDO RICHARD & SIRINTRA	981268	4501 MAJESTIC SKY	
SMITH GARRETT L & KIMBERLY	981269	4425 MAJESTIC SKY	
BUNNELL GRAYSON LEE & MARLA	981270	4417 MAJESTIC SKY	
HOFF ROBERT & SUSAN L	981271	4409 MAJESTIC SKY	
GALBREATH FAMILY TRUST	981422	4001 SIERRA SUNSET	
GRANT ERIC & ARIAN	981423	4009 SIERRA SUNSET	
GESTOLE RONALD & GWYNETH	981424	4017 SIERRA SUNSET	
BLACK CHARLES B & LORI D	981425	4025 SIERRA SUNSET	
FOWLER CLYDE & KATHY	981426	4033 SIERRA SUNSET	
CAPKO KYLE & FRANCES A	981428	4117 SIERRA SUNSET	
ZOOK ED & CINDY	981429	4125 SIERRA SUNSET	
HIGHT MICHAEL O & SUZANNE	981430	4133 SIERRA SUNSET	
MUNOZ THOMAS & COURTNEY B	981431	4201 SIERRA SUNSET	
LEMKE SHAUN J & JENNIFER M	981432	4209 SIERRA SUNSET	
KNIGHT JARED R & SARAH	981433	4217 SIERRA SUNSET	
ALANIS LAVILLA HOMES LLC	981434	4225 SIERRA SUNSET	
TRINH TRACIE	981435	4317 SIERRA SUNSET	
CASTILLO TIMOTHY RAY	981436	4110 SIERRA SUNSET	
PRUITT RODNEY L & ELIZABETH A	981437	4118 SIERRA SUNSET	
HEGER THOMAS P & YING L	981438	4126 SIERRA SUNSET	
BROCK CLIFFORD JR & KEALLY	981440	4202 SIERRA SUNSET	
4210 SIERRA SUNSET LLC	981441	4210 SIERRA SUNSET	

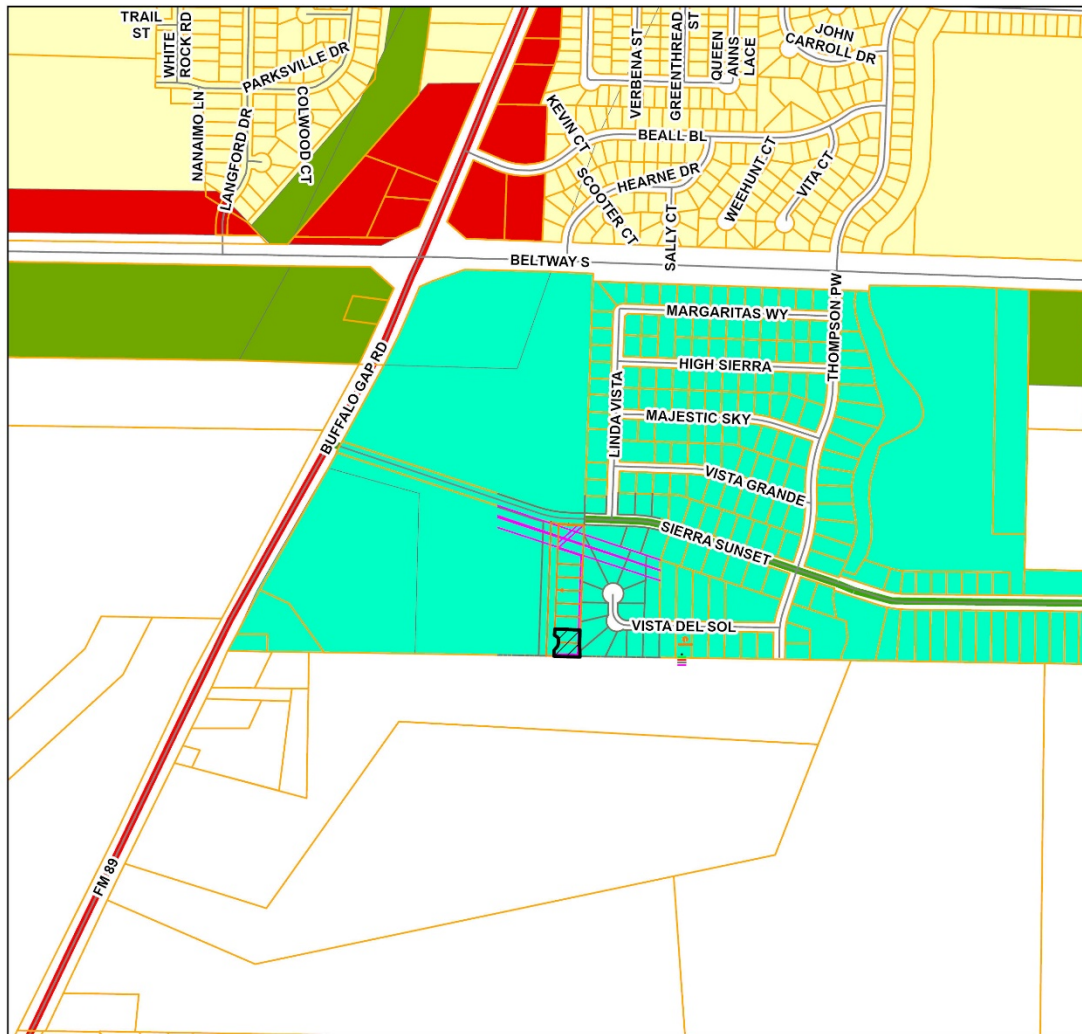
RODELL PAUL TAE & DUONG T	981442	4218 SIERRA SUNSET	
SHABUTWA SIBOMANA EVARISTE & NANZANINKA RACHEL CLAUDINE & G4 ASSETS LLC	981443	4226 SIERRA SUNSET	
TAMAYAO LAILANI	987456	4693 SIERRA SUNSET	
QUINN KEVIN & JENNIFER	987646	4410 VISTA DEL SOL	
SMITH RAYMOND EARL & SARAH LOU	987647	4502 VISTA DEL SOL	
DELEON KRISTY I & WILLS SEAN	987649	4518 VISTA DEL SOL	
WILLIAMS CALVIN & JAZMYNE L	987650	4526 VISTA DEL SOL	
MATTHEWS MICHAEL J & THERESA L	987651	4602 VISTA DEL SOL	
FERNANDEZ JACOB ANTHONY	987652	4610 VISTA DEL SOL	
NOEL JEAN	987653	4650 VISTA DEL SOL	
LAWTHER ANDREW	987654	4658 VISTA DEL SOL	
WILSON HELENA	987655	4668 VISTA DEL SOL	
CARTER WILLIE K	987656	4657 VISTA DEL SOL	
EVANS LELAND & CRISTINA	987657	4649 VISTA DEL SOL	O
Confidential Owner	987658	4641 VISTA DEL SOL	
CARRILLO HERIBERTO JR	987659	4633 VISTA DEL SOL	
CHEN ZHI & SHIRLEY WARD	987660	4625 VISTA DEL SOL	
SPRINKLE JAMES R & SUZANNE	987661	4617 VISTA DEL SOL	
MARTIN DWAYNE A & LORI A	987662	4609 VISTA DEL SOL	
FLANDERS RICHARD D & SUN	987663	4601 VISTA DEL SOL	
Confidential Owner	987664	4525 VISTA DEL SOL	
ATKINSON PHILIP Z & MARTIZA M	987665	4517 VISTA DEL SOL	
LIU CAIHONG & JIAHUA CHEN	987667	4501 VISTA DEL SOL	
Confidential Owner	987668	4417 VISTA DEL SOL	
HENDERSHOTT KEVIN MICHAEL & BLANCHA LURA	987669	4409 VISTA DEL SOL	
RWI LTD	987670	4401 VISTA DEL SOL	
DRD DEVELOPMENT LTD	987673	8609 THOMPSON PW	
VULPE EDUARD ADRIAN & CHRISTINA	1005346	8201 BUFFALO GAP RD	
WHITE CONNIE	1005974	4101 SIERRA SUNSET	
PEREZ FRANK	1005975	4109 SIERRA SUNSET	
PEREZ FAUSTINO & DELIA	1015715		
HAYES HEIDI LYNN	1016011	8342 RIDGE VW	
	1016012	8402 RIDGE VW	

LOCATION MAP

[illegible]



ZONING MAP



Legend

- Z-2024-15
- PD (Planned Development)
- GC (General Commercial)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- Arterial
- Collector
- Expressway
- Minor

0.1

Miles



PLANNED DEVELOPMENT

Case: Z-2024-15

Owner: Shawn Genenbacher

Request: Amendment to Planned Development District, PDD-74 to reduce the minimum rear setback for proposed Lots 7 and 8 of Continuation 1 Sierra Sunset Addition Section 1.

Location: 4693 Sierra Sunset

Notification: 0 in Favor, 2 Opposed

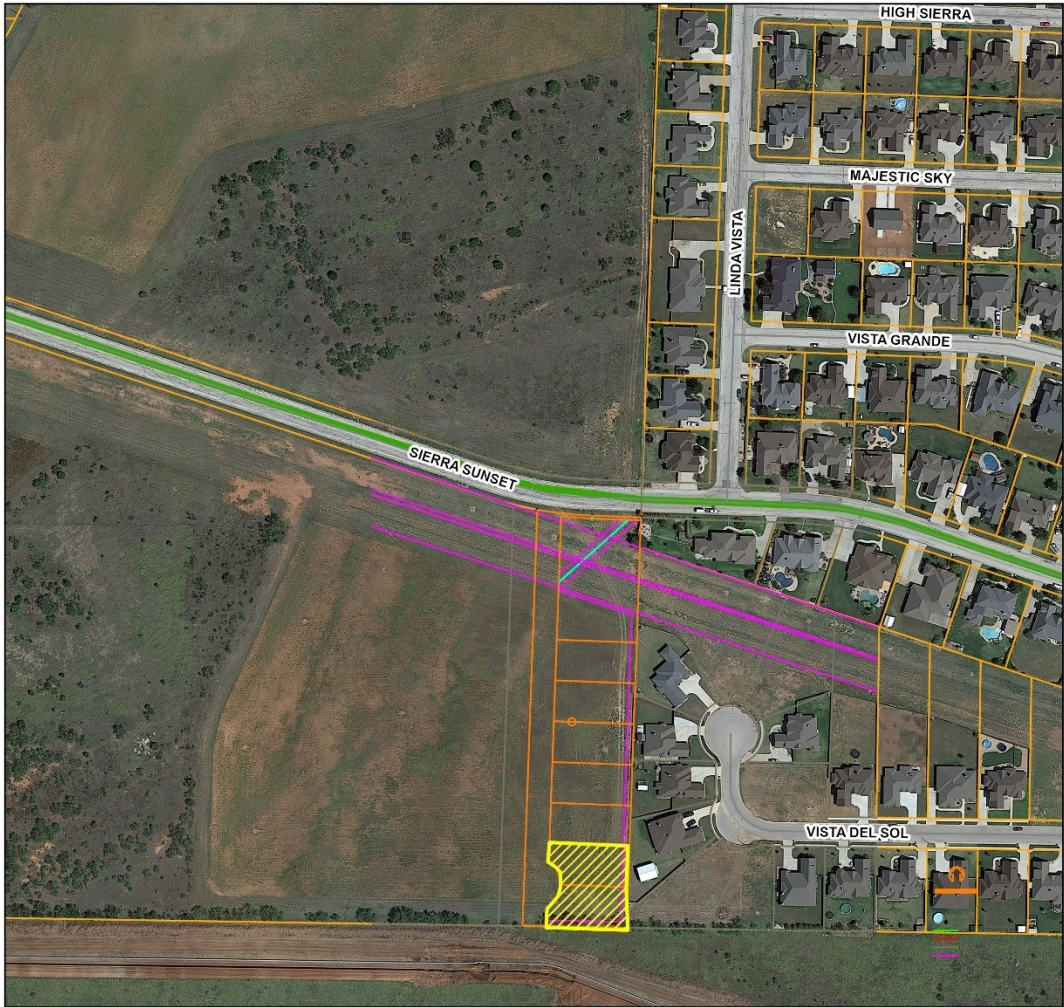
Planning & Zoning: June 4, 2024

Council Hearing: June 27, 2024
July 11, 2024





AERIAL LOCATION MAP



Legend

- Z-2024-15
- Arterial
- Collector
- Expressway
- Minor

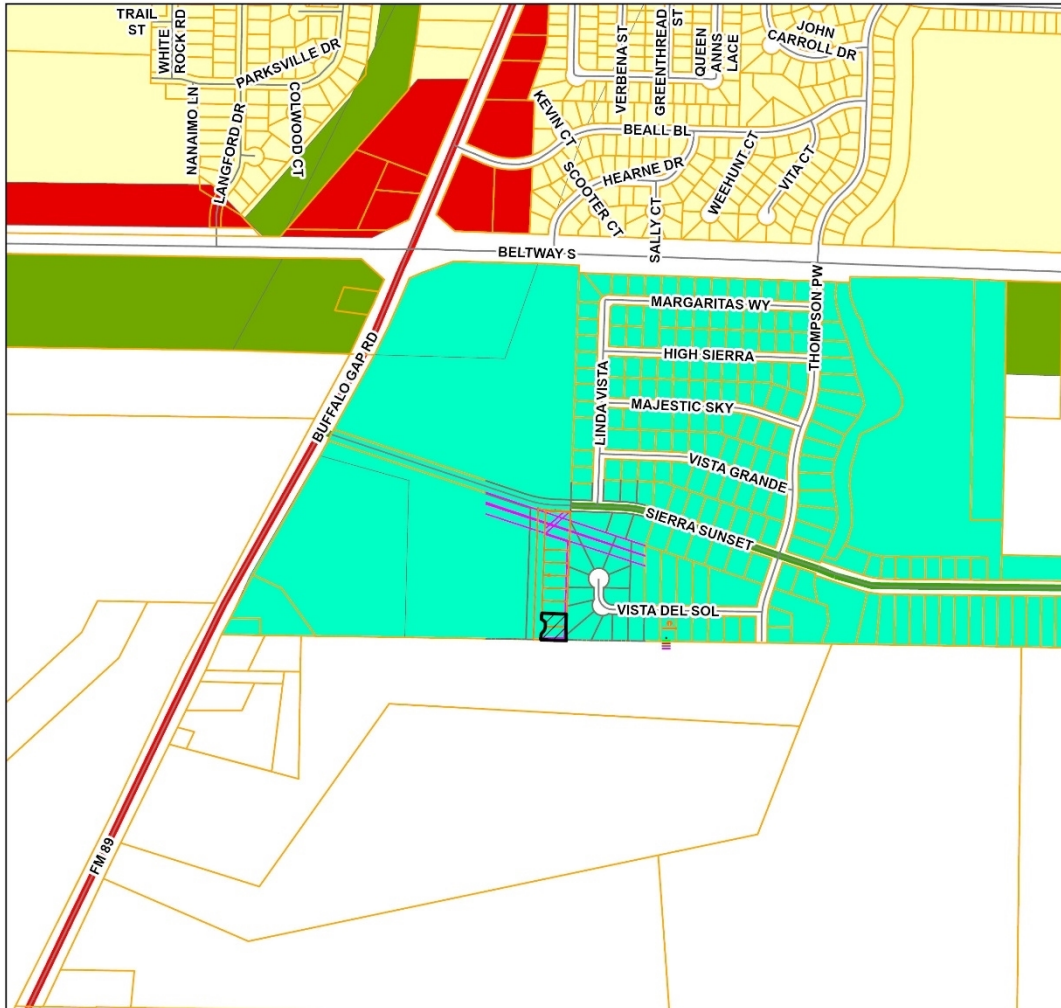
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Miles



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ZONING MAP

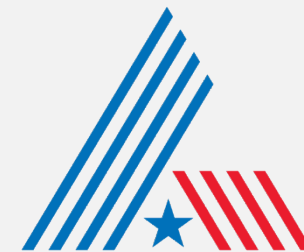


Legend

- Z-2024-15
- PD (Planned Development)
- GC (General Commercial)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- Arterial
- Collector
- Expressway
- Minor

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Miles



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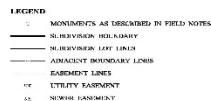
NOTES

1. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN AN AREA OF FLOOD HAZARD, AS INDICATED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 48349A, MAP NUMBER 44441G331F. REVERED LAKES AREA FLOOD PROTECTION DISTRICT IS LOCATED WITHIN 2.0 MI. S. AND 0.5 MI. W. OF SUBJECT PROPERTY.

2. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ARLINGTON ZONING REGULATIONS.

3. UPON COMPLETION OF THE CONSTRUCTION OF THE SUBDIVISION STREETS, ALLEYS, AND BURIED UTILITIES THE FINAL SUBDIVISION PLAT SHALL BE SUBMITTED TO THE CITY OF ARLINGTON FOR REVIEW. PLASTIC CAPS, STAMMED "GAT", WILL BE SET AT ALL OF THE LOT CORNERS AND ALL OF THE BLOCK CORNERS, UNLESS OTHERWISE NOTED.

4. JOHN ARRETIEN IS LOCATED WITHIN THE CITY LIMITS OF ARLINGTON.

[illegible][illegible]

 **Enprotec | Hibbs & Todd**
400 Cedar Street • Wallingford, CT 06495 • T: (203) 268-8200 • F: (203) 453-3113 • info@eht.com
20 Remington Road • CT • 06039 • T: (860) 261-9900 • F: (860) 261-9901 • www.enprotec.com



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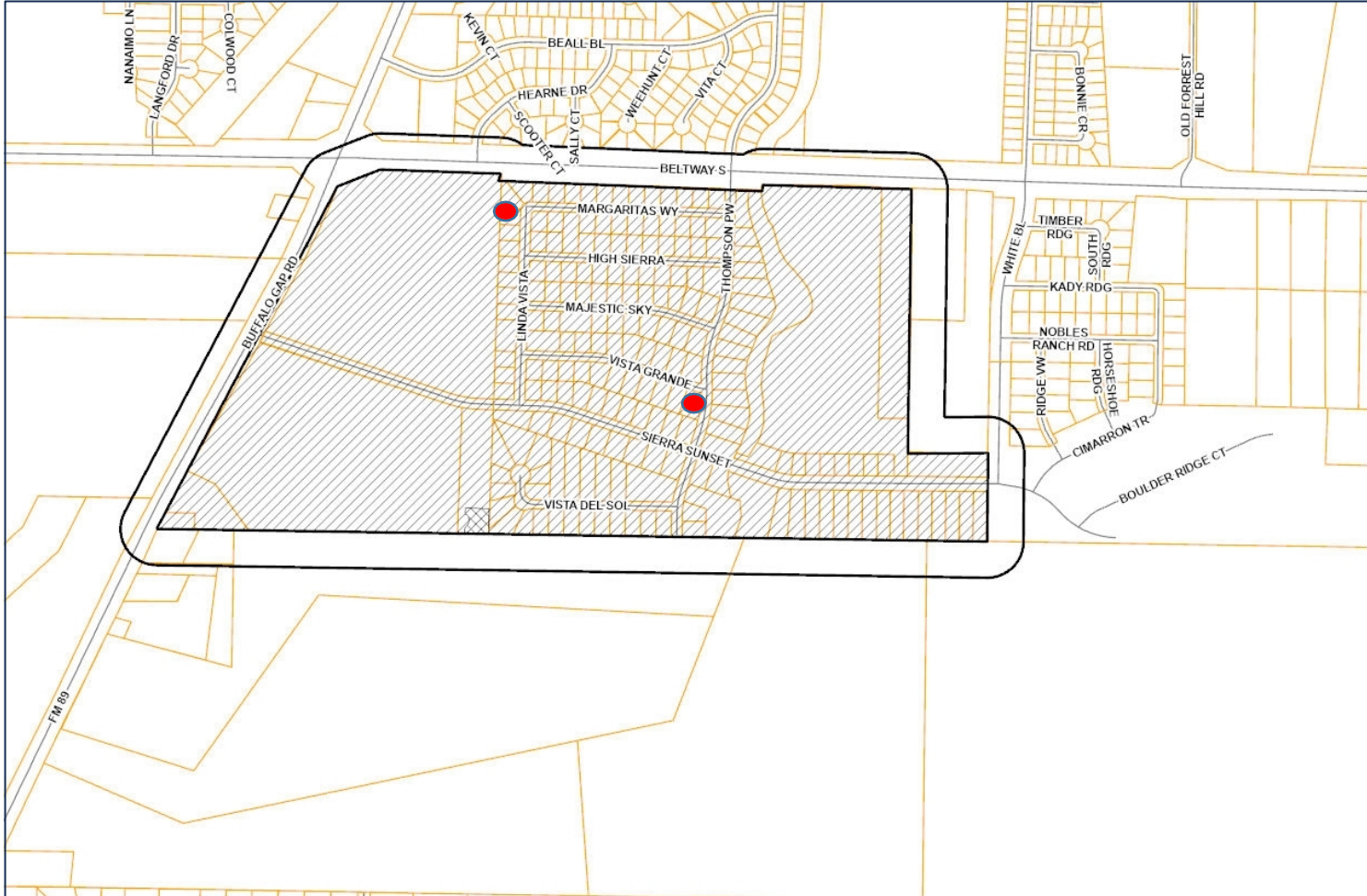


VIEWS OF SUBJECT PROPERTY





NOTIFICATION AREA MAP



0- In Favor-



2- Opposed-



CITY OF
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TEXAS



FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

- The *Comprehensive Plan*;
- The surrounding uses and zoning;
- The spirit and intent of PDD-74
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

Staff Recommendation: **Approval**





Questions?



ZONING CASE Z-2024-16

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: June 4, 2024
City Council 1st Reading: June 27, 2024
City Council 2nd Reading: July 11, 2024

Applicant

Agent: Luke Harwell

Case Manager

Adam Holland – Planner

Request

Change the zoning of approximately 1.02 acres from Light Industrial (LI) to General Commercial (GC).

Location

Legal description being Windmill Addition, Block A, Lot 102 less 0.037 acres on the east side, Abilene, Taylor County, Texas. Located at 19 Windmill Circle.

Background

The owner proposes to rezone the property to expand the number of uses permitted by the GC zoning district. The intended use of the property is a gym (recreation and commercial entertainment-indoors).

Zoning, Existing and Proposed Land Use

Properties to the north are zoned PD-34 with the base zonings of Heavy Commercial and General Commercial. Properties immediately east, south, and west of the subject property are zoned Light Industrial. Properties further east and west of the subject property are zoned General Retail and General Commercial.

Existing uses that surround the subject property include self-storage to the north and south, contractor services to the southeast and general commercial (retail and personal services) uses to the southwest.

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 properties are utilized for general and heavy commercial 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.**

The subject 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

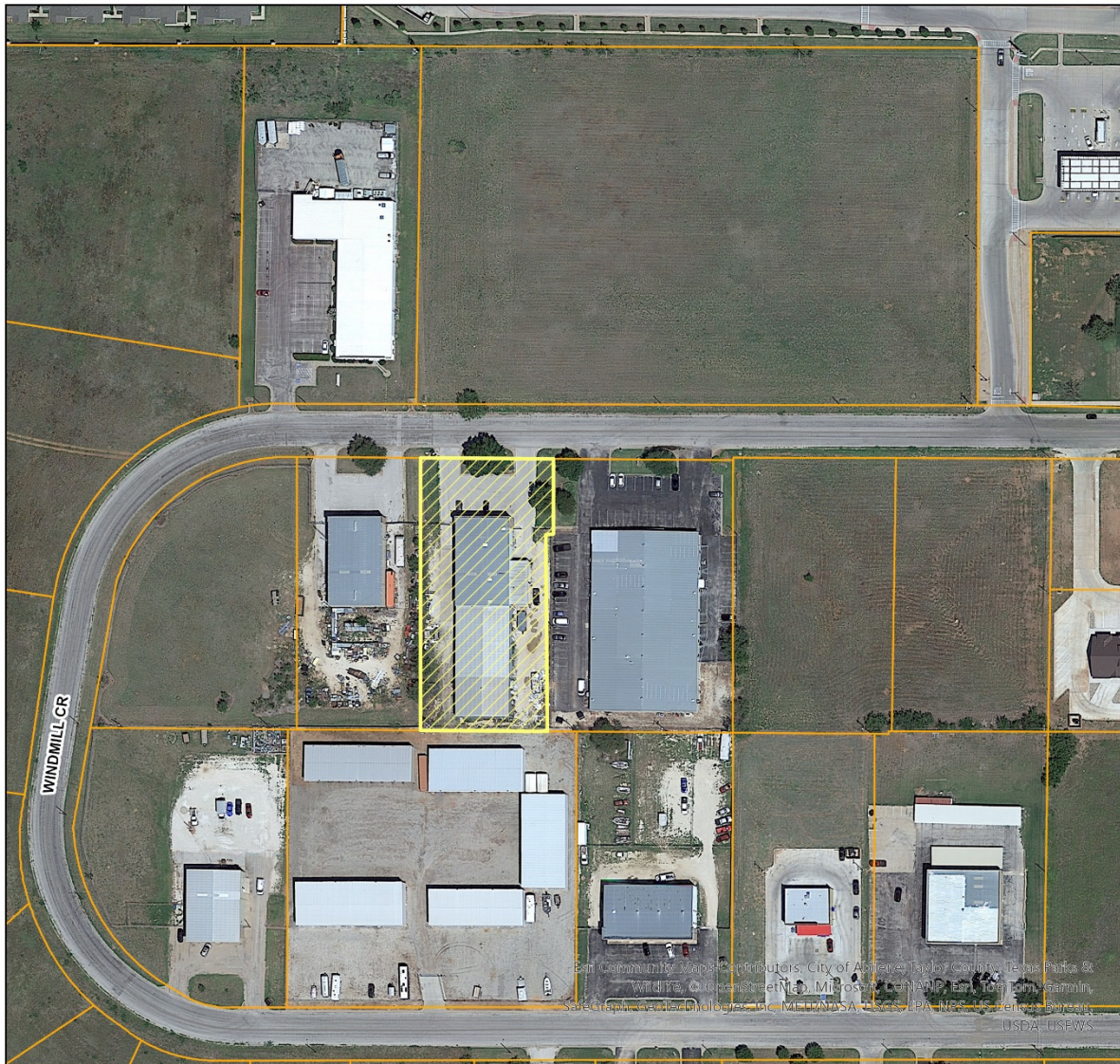
Staff recommends **approval**.

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

OWNER	SITUS	PROP_ID	RESPONSE
ADAMS LYNN	17 WINDMILL CR	24127	
CPRE HOLDINGS LLC SERIES D	19 WINDMILL CR	24128	
HASTEN FAMILY INVESTMENTS LTD	27 WINDMILL CR	24380	
M2B ABILENE LLC	18 WINDMILL CR	24890	
PICKENS REX F	31 WINDMILL CR	24508	
SHERROD PAUL BLAKE JR &	24 WINDMILL CR	24891	
SMITH KEVIN ARTHUR	23 WINDMILL CR	983065	
TSCHAAR MIKE HEATING &	25 WINDMILL CR	24379	

LOCATION MAP



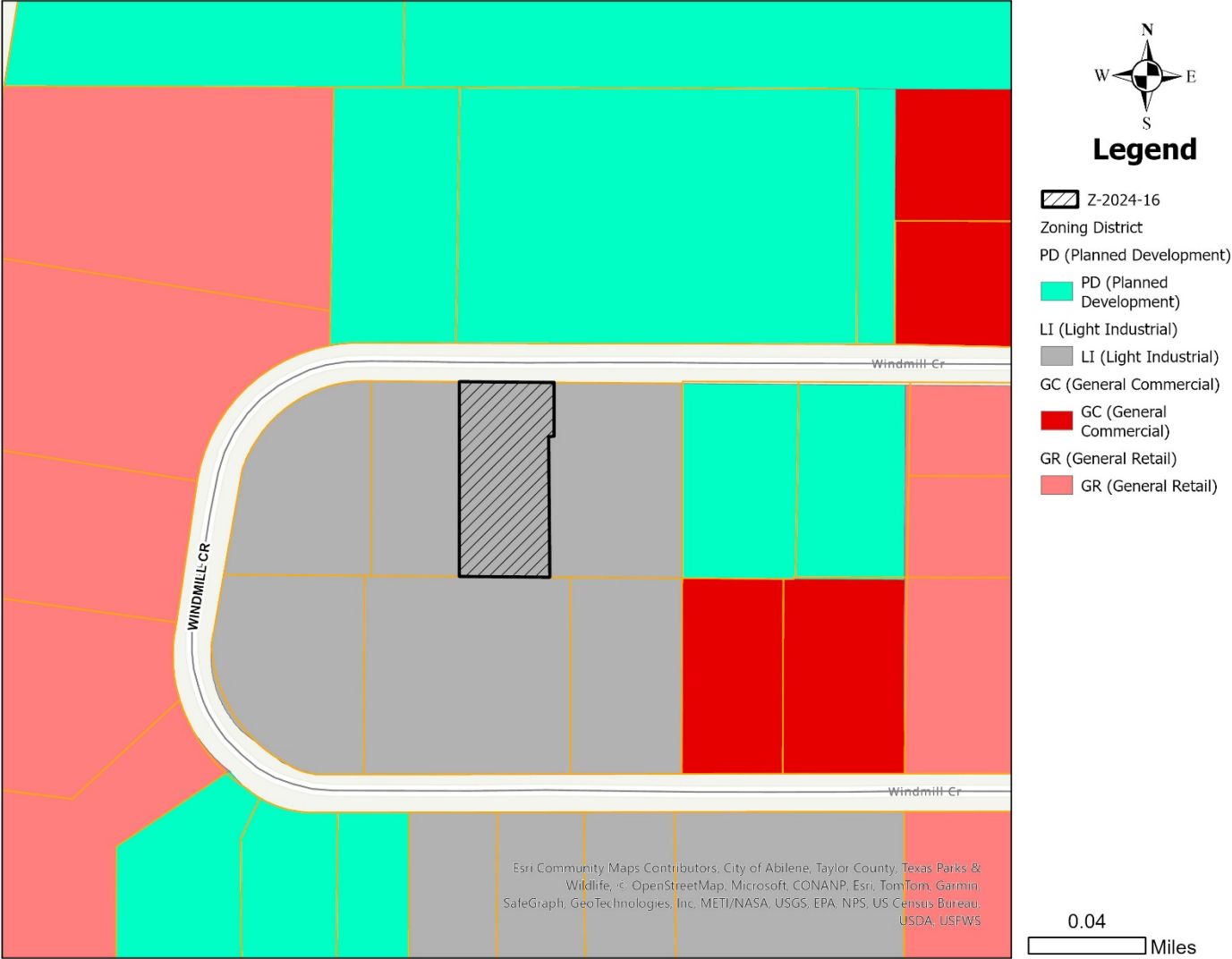
Legend

 Z-2024-16

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Miles

ZONING MAP





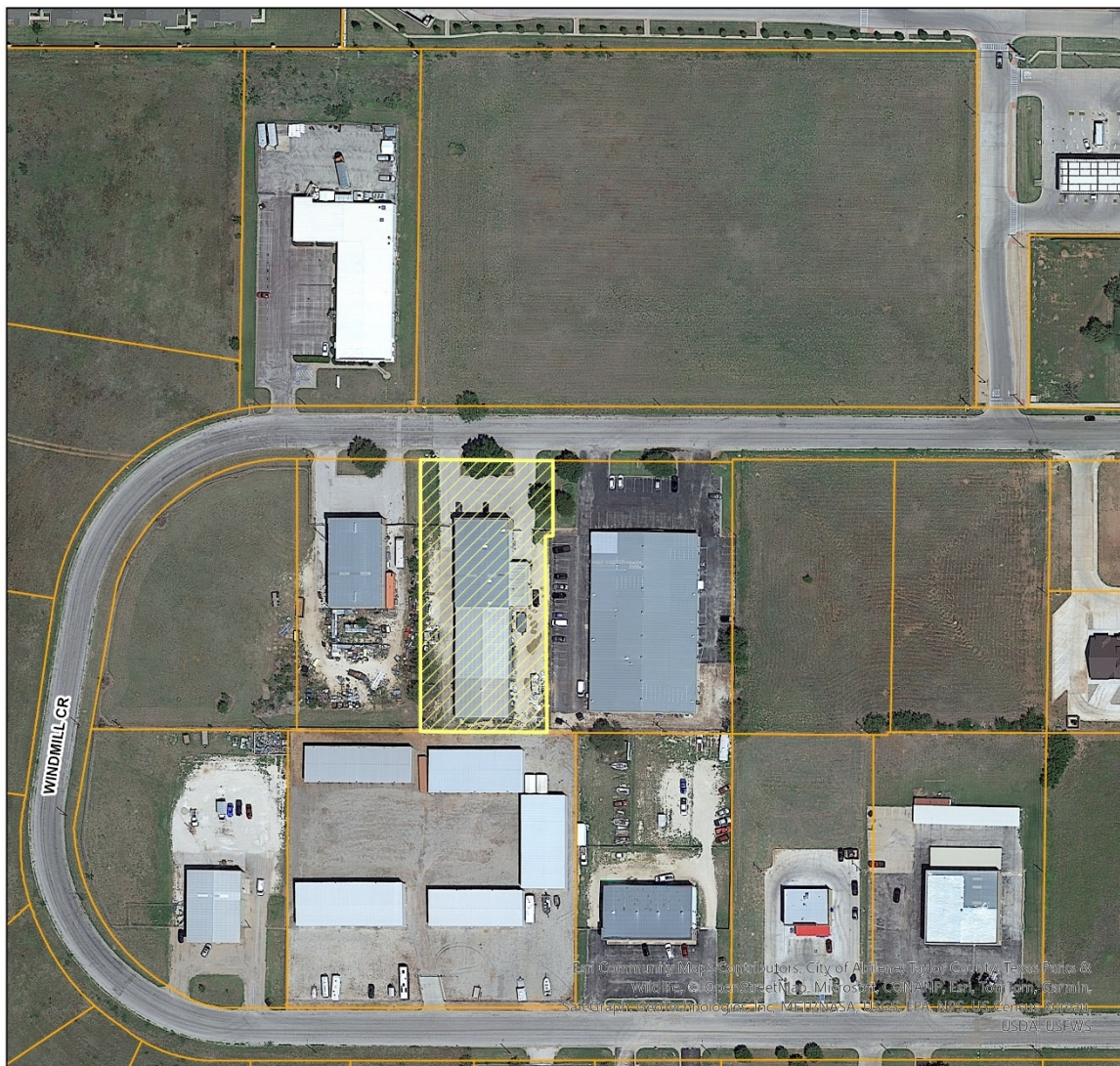
REZONE REQUEST

Case:	Z-2024-16
Agent:	Luke Harwell
Request:	Change the zoning of approximately 1.02 acres from Light Industrial (LI) to General Commercial (GC).
Location:	19 Windmill Circle
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	June 4, 2024
Council Hearing:	June 27, 2024 July 11, 2024





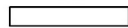
AERIAL LOCATION MAP

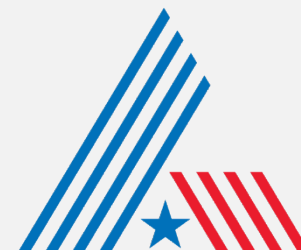


Legend

 Z-2024-16

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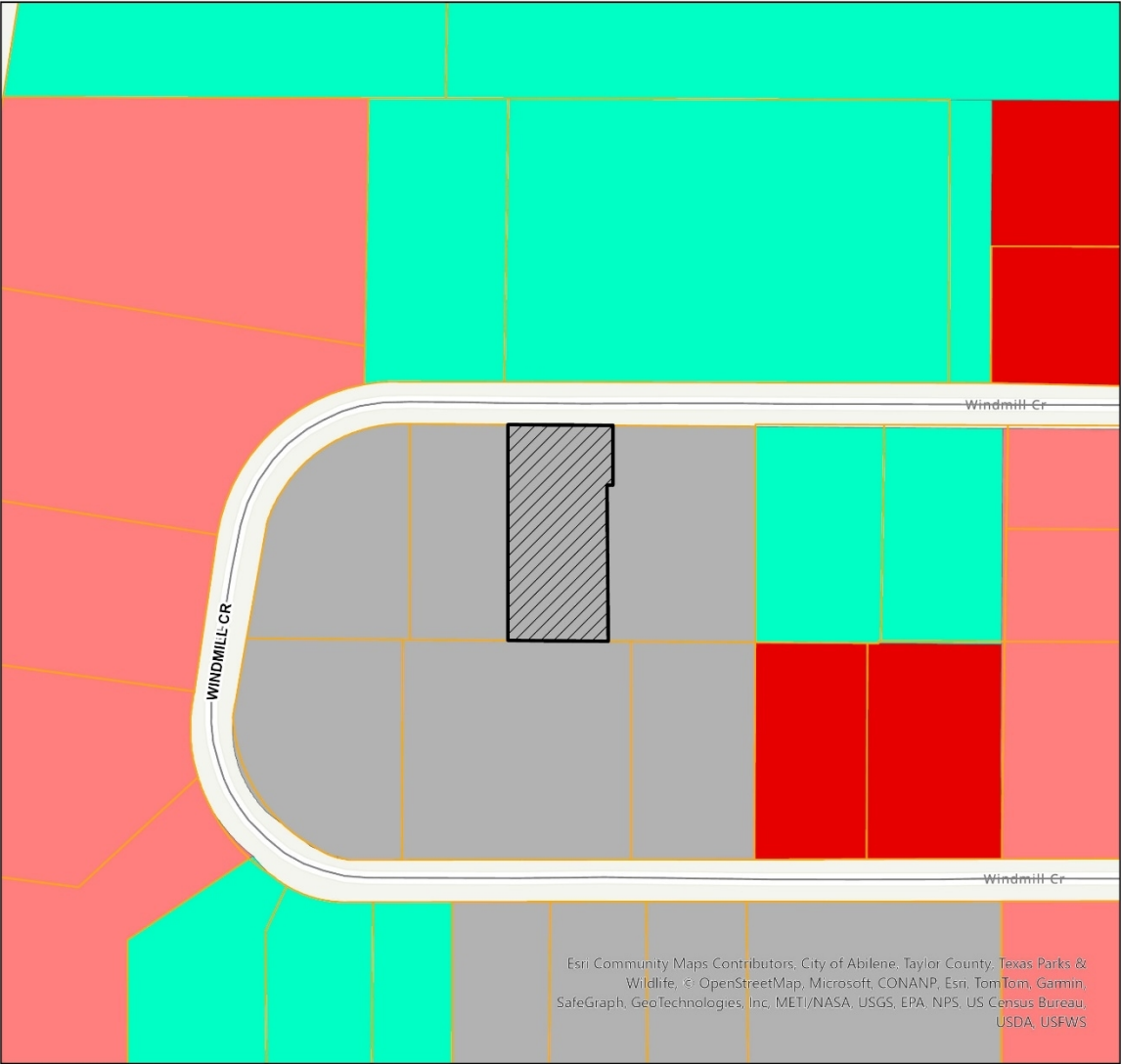
 Miles



CITY OF
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ZONING MAP



Legend

- Z-2024-16
- Zoning District
- PD (Planned Development)
- PD (Planned Development)
- LI (Light Industrial)
- LI (Light Industrial)
- GC (General Commercial)
- GC (General Commercial)
- GR (General Retail)
- GR (General Retail)

Esri Community Maps Contributors, City of Abilene, Taylor County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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TEXAS



VIEWS OF PROPERTIES





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





Permitted Uses in GC Zoning

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

TRADE – WHOLESALE USES

- C Wholesaling and Storage (indoor)

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)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

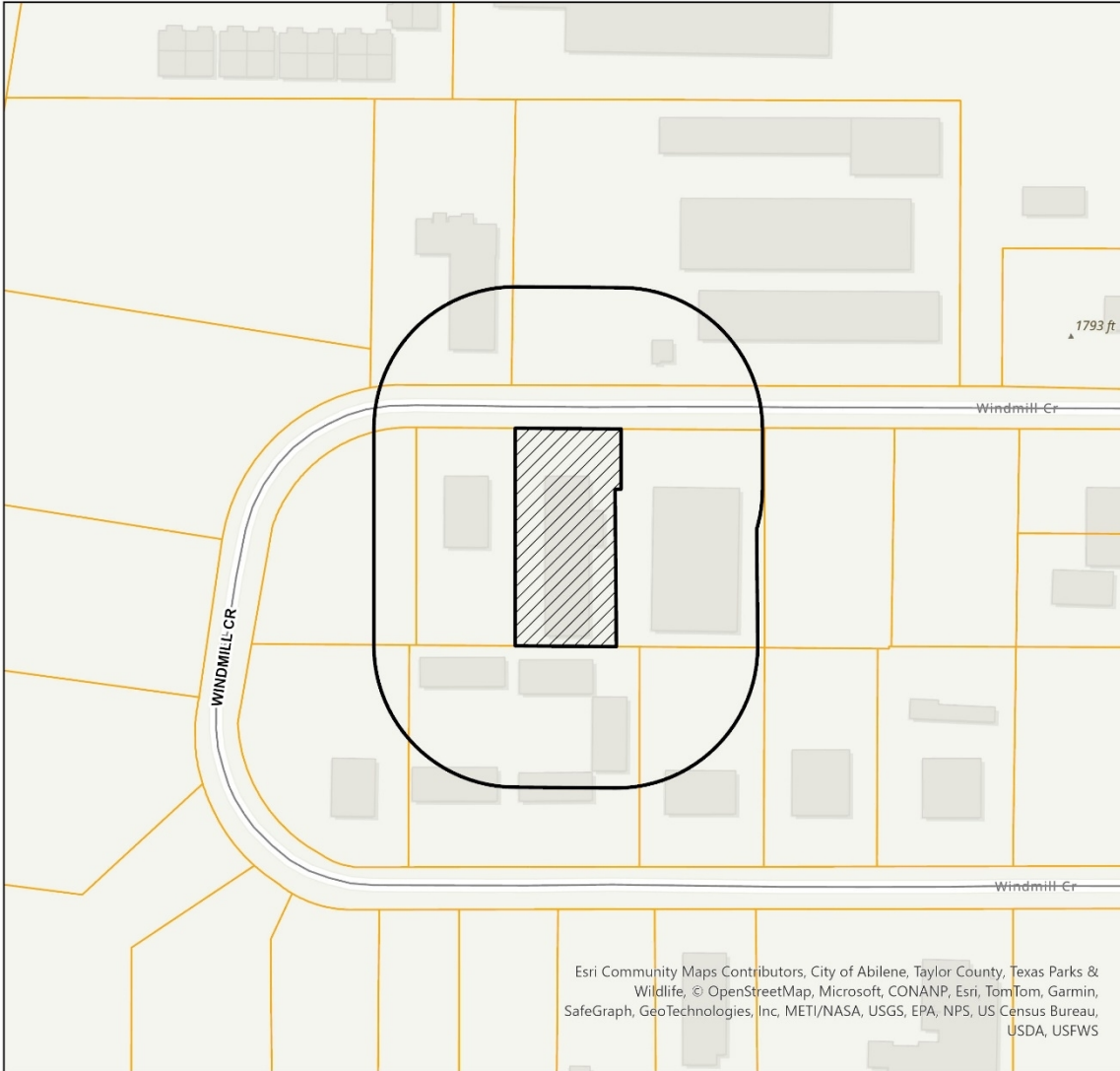
LEGEND

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





NOTIFICATION AREA MAP



Legend

- Notification Area
- Z-2024-16

- 0 - In Favor-
- 0 - Opposed-



0.04

Miles



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**

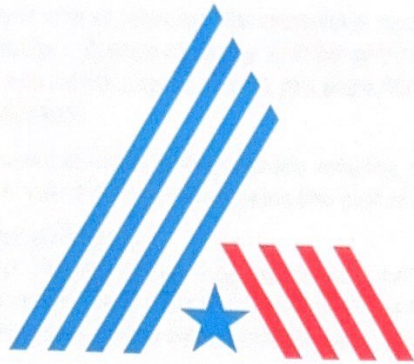




Questions?



2024 Development Application



PLANNING & DEVELOPMENT SERVICES

CITY OF ABILENE TEXAS

- Conditional Use Permit
- Planned Development District (PDD)
- PDD Amendment
- Street Name Change
- Thoroughfare Abandonment
- Rezoning
- Easement Release
- Plats
- Petition for Relief
- Board of Adjustments (Variance, Special Exception)
- Other



2024 Development Application

DOCUMENTS & MAPS

Reports, Plans, Ordinances, Maps, and other documents are often available on the City's website (<https://www.abilenetx.gov>) at no charge. Copies of these will be provided at the reproduction cost, currently 10 cents per page for black and white copies and \$1 per page for color copies. In addition, any other actual materials costs will be assessed.

Requests for the creation of maps or other documents not already existing will only be available based on availability of staff and will be billed at a rate of \$25 per hour, plus the cost of reproduction and/or materials.

NEIGHBORHOOD EMPOWERMENT ZONE INCENTIVE

Projects located within the designated "Neighborhood Empowerment Zone" will have fees waived in accordance with the City's Land Development Code. This does not apply to any portion of a fee that is based on actual costs to the City, such as filing plats, photocopies, notifications, etc.

SUBMITTAL INFORMATION

ONLINE SUBMITTALS FOR DEVELOPMENT APPLICATIONS ARE PREFERRED

CTRL & CLICK LINK BELOW

https://public.mygov.us/tx_abilene

- Prior to submittal, we strongly recommend setting up and attending a pre-submittal meeting.
- **INCOMPLETE APPLICATIONS AND SUBMITTALS WILL BE REJECTED** or will be returned; an application may be deemed incomplete after initial staff review.
- Please refer to the Land Development Code online Part III Appendix A for questions or concerns in respect to site development and development standards.
https://library.municode.com/tx/abilene/codes/code_of_ordinances?nodeId=PTIIIAPANDECO
- Plans for Conditional Use, Special Exceptions, Rezoning, Variance and Planned Development District Amendment shall be on 8.5" x 11" paper with one (1) copy.
- Site plans or conceptual site plans, plats, except Engineering Construction Sets, shall be 24" x 36" and folded, with two (2) hard copies. If applicable, please provide survey plat of property. Plats and Engineering plans shall be GEO Referenced and in DWG format.
- PDF copies can be emailed to planning@abilenetx.gov
- If a case is withdrawn or delayed at the request of the applicant after notifications have been sent and/or public notice has been posted, the applicant will be responsible for the cost of re-notifications and re-posting of notice.
- All other questions may be directed to the following:

Planning and Development Services Department

555 Walnut Street, Suite 100

325.676.6237

planning@abilenetx.gov

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

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

Fees can be paid online with credit card.

See RECORDING FEES for actual filing costs with Taylor County Clerk's Office. Thoroughfare Abandonment Fee 10% of the calculated land value of the ROW area to be abandoned, based on the average square footage value of adjacent properties, per the most recent official Appraisal District valuation. Minimum fee is \$1,500. Any portion over the minimum fee is refundable if the abandonment is not approved.



2024 Development Application

PLANNING & ZONING COMMISSION

The members of the Planning & Zoning Commission (also referred to as the Commission) are appointed by the City Council. In making appointments to the Commission, the City Council shall seek to ensure broad representation and expertise among the membership.

According to Section 1.1.3.3. Powers & Duties, of the City of Abilene Land Development Code (LDC), the Planning and Zoning Commission shall:

1. Make recommendations on a Comprehensive Plan or amendments thereto related to the physical development, growth, improvement, and beautification of the City.
2. Make recommendations on other types of City plans that are related to the physical development, growth, improvement, and beautification of the City, including Neighborhood Plans and Corridor Plans.
3. Recommend to the City Council approval or denial of proposed changes in the zoning districts and/or ordinance.
4. Approve or disapprove the platting or subdividing of land within the corporate limits of the City and within adjacent areas as permitted by law.
5. Recommend to the City Council approval or disapproval of requests for street name changes and street closures within the corporate limits of the City.
6. Submit annually to the City Manager, not less than ninety (90) business days prior to the beginning of the budget year, a list of recommended capital improvements, if any, which in the opinion of the Commission, are necessary or desirable during the forthcoming five (5) year period.
7. Recommend to the City Council approval or disapproval of plans for housing clearance, public housing, and urban redevelopment and renewal projects.
8. Perform such additional duties and exercise such additional powers as may be prescribed by ordinance not inconsistent with the provisions of the City Charter.
9. Advise the City Council on applications and petitions for legislative decisions as authorized by the Land Development Code, such as:
 - a. Petition for amending the Comprehensive Plan;
 - b. Petition for a zoning map amendment, including a petition for creation of an overlay district, Conditional Use Permit (CUP), or Planned Development (PD) district;
 - c. Amendments to the text of the Land Development Code (LDC) as authorized by City Charter; and
 - d. Others as assigned by City Council.

The Planning and Zoning Commission shall finally decide appeals filed in accordance with Article 3 of the Land Development Code (Relief Procedures). Also, the Commission shall finally decide the following petitions for relief:

1. The Planning and Zoning Commission shall finally decide any variance petition on an application for a Preliminary Plat, Final Plat or replat, except when such variance is for relief from a dedication or construction requirement, in which case Section 1.1.4.3 shall apply; and
2. The Planning and Zoning Commission shall initially decide any vested rights petition for any decision for which it is the initial decision-maker.



2024 Development Application

2024 PLANNING AND ZONING COMMISSION

PD APPLICATION DEADLINE	ZONING APPLICATION DEADLINE	PLANNING & ZONING MEETING ***	CITY COUNCIL 1 ST READING	CITY COUNCIL 2 ND READING ***
9-NOV-23	28-NOV-23	2-JAN-24	25-JAN-24	8-FEB-24
15-DEC-23	2-JAN-24	6-FEB-24	22-FEB-24	14-MAR-24
12-JAN-24	30-JAN-24	5-MAR-24	28-MAR-24	11-APR-24
9-FEB-24	27-FEB-24	2-APR-24	25-APR-24	9-MAY-24
15-MAR-24	2-APR-24	7-MAY-24	23-MAY-24	13-JUNE-24
12-APR-24	30-APR-24	4-JUNE-24	27-JUNE-24	11-JULY-24
10-MAY-24	28-MAY-24	2-JULY-24	25-JULY-24	8-AUG-24
14-JUNE-24	2-JUNE-24	6-AUG-24	22-AUG-24	12-SEP-24
12-JULY-24	30-JUNE-24	3-SEP-24	26-SEP-24	3-OCT-24
9-AUG-24	27-AUG-24	1-OCT-24	24-OCT-24	7-NOV-24
13-SEP-24	1-OCT-24	5-NOV-24	21-NOV-24	5-DEC-24
11-OCT-24	29-OCT-24	3-DEC-24	19-DEC-24	9-JAN-25
15-NOV-24	3-DEC-24	7-JAN-25	23-JAN-25	13-FEB-25
13-DEC-24	30-DEC-24	4-FEB-25	27-FEB-25	13-MAR-25

***These meetings require public hearings and the applicant or a representative must be present.

2024 BOARD OF ADJUSTMENT

APPLICATION DEADLINE	MEETING DATE ***
5-DEC-23	9-JAN-24
9-JAN-24	13-FEB-24
6-FEB-24	12-MAR-24
5-MAR-24	9-APR-24
9-APR-24	14-MAY-24
7-MAY-24	11-JUNE-24
4-JUNE-24	9-JULY-24
9-JULY-24	13-AUG-24
6-AUG-24	10-SEP-24
3-SEP-24	8-OCT-24
8-OCT-24	12-NOV-24
5-NOV-24	10-DEC-24
9-DEC-24	14-JAN-25
7-JAN-25	11-FEB-25



2024 Development Application

Zoning Application Page 1 of 3

Planning

- ☐ Conditional Use ☐ Special Exceptions ☒ Rezoning ☐ Variance
☐ PDD Amendment ☐ Street Name Change ☐ Thoroughfare Abandonment
☐ Easement Release

Relief Procedures

- ☐ Petition for Relief ☐ Proportionality Appeal ☐ Vested Rights Petition ☐ Appeal
Other: _____

Project Name: The Performance Lab, Abilene LLC
Address: 19 Windmill Circle Number of Lots: 1 Acreage: 1.02
Legal Description: Light Industrial
Subdivision Name: Windmill Acres Block: A Lot: 102
Current Zoning: Light Industrial Proposed Zoning (if applicable): General Commercial

OWNER AND AUTHORIZATION

Owner Name: Leo Simonetti (on behalf of Craig W. Patterson)
Address: 209 Lollipop Trail
City, State, Zip: Abilene, TX 79602 Fax: _____
Phone: 325.370.9921 Email: LEO@TPLABI.COM
Agent Name: Luke Harwell
Address: 4981 S Treadaway Blvd
City, State, Zip: Abilene, TX 79602 Fax: _____
Phone: 325.668.1441 Email: luc@ekdahlrealestate.net

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature of Owner: _____ Date: 04.29.2024

FOR OFFICE USE ONLY

Received: _____ Fee: \$ _____ Receipt No.: _____
Case No.: _____ Reviewed By: _____



2024 Development Application

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

Moving a gym into the building for commercial services/use.

Fees

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

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

Fees can be paid online with credit card.



2024 Development Application

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

2. Is the use permitted by the proposed change in the zoning district's classification? Are the standards applicable to such uses appropriate in the immediate area of the land to be reclassified?

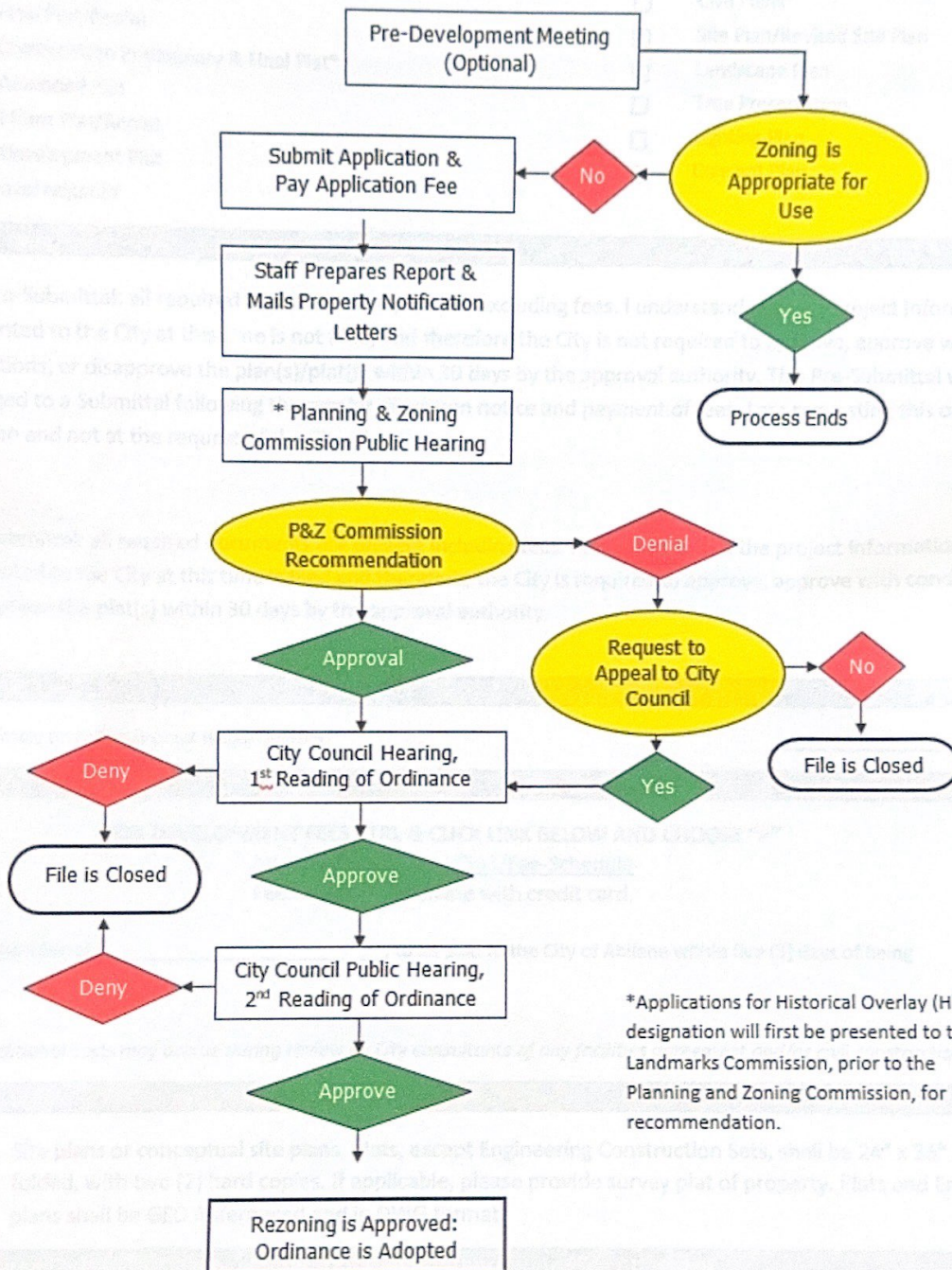
3. Are the proposed changes in agreement with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area?

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

Other Required Forms - Disclosure of Interest (See Attached)

2024 Development Application

Zoning • Conditional Use • PDD Amendment • Street Name Change • Thoroughfare Abandonment
Flowchart



*Applications for Historical Overlay (H) designation will first be presented to the Landmarks Commission, prior to the Planning and Zoning Commission, for recommendation.



2024 Development Application

Plats and Other Submittals Page 1 of 1

Submittal

- | | |
|--|--|
| ☐ Preliminary Plat/Replat | ☐ Civil Plans |
| ☐ Final Plat/Replat | ☐ Site Plan/Revised Site Plan |
| ☐ Combination Preliminary & Final Plat* | ☐ Landscape Plan |
| ☐ Amended Plat | ☐ Tree Preservation |
| ☐ Minor Plat/Replat | ☐ Lighting Plan |
| ☐ Development Plat | ☐ Concept Plan |

*Prior approval required

Submittal Type

- ☐ Pre-Submittal: all required documents are present, excluding fees. I understand that the project information presented to the City at this time is not filed, and therefore the City is not required to approve, approve with conditions, or disapprove the plan(s)/plat(s) within 30 days by the approval authority. This Pre-Submittal will be changed to a Submittal following the receipt of written notice and payment of fees. I am requesting this of my own volition and not at the request of the City of Abilene.
- ☐ Submittal: all required documents are present including fees. I understand that the project information presented to the City at this time is filed and therefore, the City is required to approve, approve with conditions, or disapprove the plat(s) within 30 days by the approval authority.

Acreage

Round decimals up to the nearest whole number.

_____ acre(s)

Fees

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

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

Fees can be paid online with credit card.

The application fee of \$_____ to be paid to the City of Abilene within five (5) days of being accepted.

NOTE: Additional costs may accrue during review by City consultants of any facilities agreement and/or civil construction plans.

Submittals

- Site plans or conceptual site plans, plats, except Engineering Construction Sets, shall be 24" x 36" and folded, with two (2) hard copies. If applicable, please provide survey plat of property. Plats and Engineering plans shall be GEO Referenced and in DWG format.

Other Required Forms - Disclosure of Interest, Owner Authorization (See Attached)



2024 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: _____ Total Number of Acres: _____
Zoning Classification(s): _____ Total Number of Lots: _____
Location: _____

Property Owner Information & Authorization

Name/Company: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Email: _____

Project Representation (check one):

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

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Abilene.

Property Owner's Signature: _____ Date: _____

STATE OF: _____

COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared _____
(printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, 20____

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other(specify): _____

Name: _____ Company: _____
Address: _____ City: _____ State: _____
Zip Code: _____ Number: _____ Email: _____



2024 Development Application

Disclosure Questions

Disclosure of Interest

Every question must be answered. If the question is not applicable, answer with "N/A".

NOTE: If the Project Representative is not the Property Owner, this form must be filled out by **both** the Property Owner and the Project Representative.

- A. Do you believe that a City official* or City employee** may have a conflict of interest in the property or application referenced on the reverse side? ☐ Yes ☒ No

- B. If so, state the name of each City official or employee of the City of Abilene known by you that may have a conflict of interest in the property or application referenced on reverse side.

N/A

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

N/A

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Abilene, Texas, as changes occur.

Name of Certifying Person (print): Leo Simonetti (on behalf of Craig W. Patterson)

Property Owner ☒ Project Representative ☐

Signature of Certifying Person: [Signature]

*Mayor, City Council members, Planning and Zoning Commission members, and Zoning Board of Adjustment members

**City Manager, City Secretary, City Attorney, and all department heads



2024 Development Application

BOARD OF ADJUSTMENT

The Board of Adjustment is organized to have all the powers and authority as set forth in the Charter of the City of Abilene, Texas, and as authorized by Chapter 211 of the Texas Local Government Code.

The Board of Adjustment has authority of applications to decide the following types of applications:

1. An application for a Special Exception pursuant to Section 1.4.4.1;
2. An application for a Variance pursuant to Section 1.4.4.2;
3. A sign permit or an interpretation of Sign Regulations related to development within the City limits (refer to Chapter 4, Article 1, Division 3, Section 4.1.3.6 or Chapter 4, Article 2, Division 8, respectively); and
4. An application for a change in the status of a non-conformity pursuant to Section 1.4.4.3.

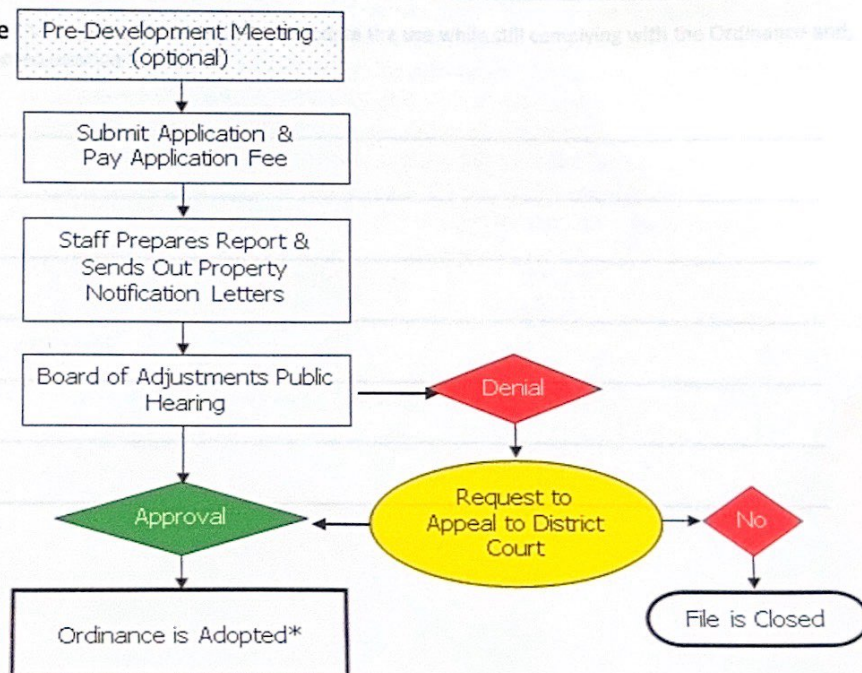
The Board of Adjustment shall finally decide appeals on the following matters of an appeal of any official's interpretation of the requirements of Chapters 2 or 4 of this LDC in which the requirement applies to development within the City limits of Abilene, unless a separate appeals process is otherwise defined within this LDC.

The authority delegated to the Board of Adjustment under this Land Development Code shall not be construed to affect any of the following:

1. Approval of a petition for a zoning map amendment;
2. Approval of a Conditional Use Permit; and
3. Authorization of a use not authorized in the zoning district in which the applicant's property is located, except to the extent necessary to decide a special exception or a petition for a change in status of a non-conformity.

Also, the Board of Adjustment shall not render any decision on an application, appeal or relief petition while a petition for a zoning amendment, application for a Conditional Use Permit, or plat application for the same land is pending and until such petition or application has been finally decided pursuant to procedures in Chapter 1 of the LDC.

Special Exception & Variance Flowchart



*If the request is approved, the owner or agent will have 180 days from the hearing date to obtain a building permit, if one is required.



Please answer these questions in order to assist Staff with the processing of your Special Exception or Variance request. Please use additional sheet(s), if necessary.

- The Board will assist in generating full notification and participation in the decision-making process. In that event, you are required to notify all property owners within two hundred feet (200') of the boundaries of your property. To ensure the fullest possible participation, you may also notify neighborhood groups, organizations or individuals that have a special interest in a particular issue. Except for matters that the Planning & Development Services staff have expressly agreed not to discuss (as provided the law allows us to hold the matter in confidence), then all information that we deem relevant to the review and processing of this application may become public knowledge.

I, the undersigned, do hereby request that said application be submitted to the Planning & Zoning Commission at the earliest possible date.

2. Are there other locations on the property that could accommodate the use while still complying with the Ordinance and, if so, why have you chosen the proposed location?

if so, why have you chosen the proposed location?



2024 Development Application

Recommendations

The Planning & Zoning Commission (P&Z) and the City Council look to the Planning & Development Services staff to make a recommendation for the approval or disapproval of this application. We will make every effort to notify you of our recommendation at least one (1) week in advance of the scheduled meeting of the P&Z Commission. In the case of a rezoning, and when the public interest requires it, we may recommend a rezoning to a Planned Development District (PDD) or a classification other than the classification requested. We will notify you of our decision to propose a PDD as soon as possible after the application is filed to give you time to prepare a site plan.

PUBLIC NOTIFICATION

The public is entitled to examine this application and participate in the decision-making process. In most cases, we are required to notify all property owners within two hundred feet (200') of the boundaries of your property. To ensure the fullest possible consideration, we may also notify neighborhood groups, organizations or individuals that have a special interest in a particular issue. Except for matters that the Planning & Development Services staff have expressly agreed not to disclose (and provided the law allows us to hold the matter in confidence), then all information that we deem relevant to the review and processing of this application may become public knowledge.

PLEASE READ BEFORE SIGNING

The undersigned has read the above application and hereby certifies that the information contained therein is complete, true and correct; and does hereby request that said application be submitted to the Planning & Zoning Commission at the earliest available meeting.

I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of this application. I also understand that the City must notify affected property owners of this application. In the event that I fail to submit in a timely manner any information that the City deems necessary to transmit this application to the Planning & Zoning Commission or City Council, then in lieu of dismissal I hereby request that this application be temporarily withdrawn from further consideration until such information is submitted, and I agree to pay a resubmission fee of \$120 to reimburse the City for the expense of re-notifying affected property owners. I have been informed of the tentative date and time that the Planning & Zoning Commission and City Council will hear this application, and I understand that hearings may be continued from time to time at the discretion of the Commission or Council to allow for full consideration or when the public interest requires a continuation.

SIGNED: _____

DATE: 04-29-2024



2024 Development Application

THE STATE OF TEXAS)

COUNTY OF TAYLOR)

Know all men by these presents that the undersigned owner of the real property described on the reverse side hereof, has made, constituted and appointed, and by these presents does make, constitute and appoint, my true and lawful attorney, for me in my name, place and stead, to (1) file an application for a zone change, plat, street closure, alley closure, (appeal to the Board of Adjustment) * concerning such property and

(2) appear on my behalf at all necessary meetings of the appropriate board or commission or City Council, as the case may be; and the undersigned further agrees that this power of attorney may be voluntarily revoked only by written revocation filed with the Planning & Development Services Division for the City of Abilene, Texas.

Witness my hand this day of _____, 20____

*(cross out the inapplicable phrase)

ZONING CASE Z-2024-17

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: June 4, 2024
City Council 1st Reading: June 27, 2024
City Council 2nd Reading: July 11, 2024

Applicant

Owner: Wal-Mart Real Estate Business Trust
Agent: Tim Martin

Case Manager

Kiley Hannah – Planner

Request

Amend the terms of PDD-91 to allow the seasonal storage of shipping containers at designated locations.

Location

1650 Highway 351, 20.942 acres Lot 1 of Block 1 of the Wal-Mart Supercenter Addition, Abilene, Taylor County, Texas.

Background

Planned Development District-91 (PDD-91) was created in 2004 and amended in 2005 and 2014 to allow the retail use of the subject property. Staff and Walmart have been in communication the past several years regarding allowing temporary use of storage containers for the Christmas shopping season.

Existing Uses/Zoning

The property has a base zoning of General Retail (GR). Surrounding properties are zoned PDD-91, General Retail (GR), and General Commercial (GC).

Proposed Modification

The applicant indicates that the storage of shipping containers is necessary during the Christmas shopping season in order to maintain store inventory between October and New Year's Day. The applicant and staff have been coordinating to find a solution that satisfies the needs of the applicant and the needs of the City with respect to maintaining fire lanes, parking lot drive aisles, and neat site appearance from the right-of-way view. The applicant has agreed to abide by the following conditions:

1. The temporary and seasonal storage of shipping containers shall only be permitted between October 1 through December 31, annually.
2. All seasonal shipping containers shall be removed from the subject property no later than January 15, annually.
3. Fire lanes and driving aisles may not be blocked and must remain open at all times.
4. Seasonal shipping containers may only be stored at the locations shown in the proposed site plan.
5. Seasonal shipping containers shall not be stacked on each other or on any other structure.

Criteria Assessment

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

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

The proposed changes to PDD-91 is consistent with the original rationale to establish PDD-91 and would not diminish or affect the purposes of 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 amendment to allow the seasonal storage of shipping containers at the locations designated on the proposed site plan will not adversely affect any surrounding property and would limit the amount of shipping containers on the site, prevent the containers from blocking or interfering with fire lanes and traffic circulation aisles or reducing the number of required parking spaces.

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

The proposed amendment will not interfere with any existing or proposed plans for this area.

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

None known.

Staff Recommendation

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

1. The temporary and seasonal storage of shipping containers shall only be permitted between October 1 through December 31, annually.
2. All seasonal shipping containers shall be removed from the subject property no later than January 15, annually.
3. Fire lanes and driving aisles may not be blocked and must remain open at all times.
4. Seasonal shipping containers may only be stored at the locations shown in the proposed site plan.
5. Seasonal shipping containers shall not be stacked on each other or on any other structure.

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

OWNER	PROP_ID	SITUS	RESPONSE
CHICK FIL A INC	73423	1750 HWY 351	
MDC COAST 13 LLC	973048	1702 HWY 351	
JOHN 3:17 INVESTMENTS LLC	996741	1801-17 HWY 351	
TEXAS COCA COLA BOTTLING	110638	1825 HWY 351	
MRP ABILENE LLC	973049	1760 - 90 HWY 351	
WEST TEXAS UTILITIES CO	64882		
WAL-MART STORES TEXAS LP	115489		
REGION 14 EDUCATION	972961	1842 HWY 351	
REGION 14 EDUCATION	972961	1850 HWY 351	
STARDOLLARS LLC	972960	2626 ENTERPRISE DR	
MURPHY OIL USA INC	973052	1434 E OVERLAND TR	
WEST TEXAS UTILITIES CO	1001820		
WAL-MART STORES TEXAS LP	973050	1458 E OVERLAND TR	
WARE KENNETH L & LORRI L	65384	1340 E LOWDEN ST	
RICKY SPENCER ENTERPRISES	46940	1626 HWY 351	
CALIBER CAR WASH GROUP INC &	973047	1630 - 48 HWY 351	
COLE CB ABILENE TX LLC	973046	1602 HWY 351	
CFT DEVELOPMENTS LLC	94242	1749 HWY 351	
WAL-MART REAL ESTATE BUSINESS TRUST	973045	1700 E LOWDEN ST	
WAL-MART REAL ESTATE BUSINESS TRUST	973045	1650 HWY 351	
BHAKTA BHARAT M IRREVOCABLE TRUST	71723	1701 HWY 351	
RAINEY CREEK LLC	75888		
EARLEY LARRY A ET AL	1084516	1502 E LOWDEN ST	

OWNER	PROP_ID	SITUS	RESPONSE
RICKY SPENCER ENTERPRISES	46940	1626 HWY 351	
WEST TEXAS UTILITIES CO	64882		
WARE KENNETH L & LORRI L	65384	1340 E LOWDEN ST	
BHAKTA BHARAT M IRREVOCABLE TRUST	71723	1701 HWY 351	
CHICK FIL A INC	73423	1750 HWY 351	
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CFT DEVELOPMENTS LLC	94242	1749 HWY 351	
TEXAS COCA COLA BOTTLING	110638	1825 HWY 351	
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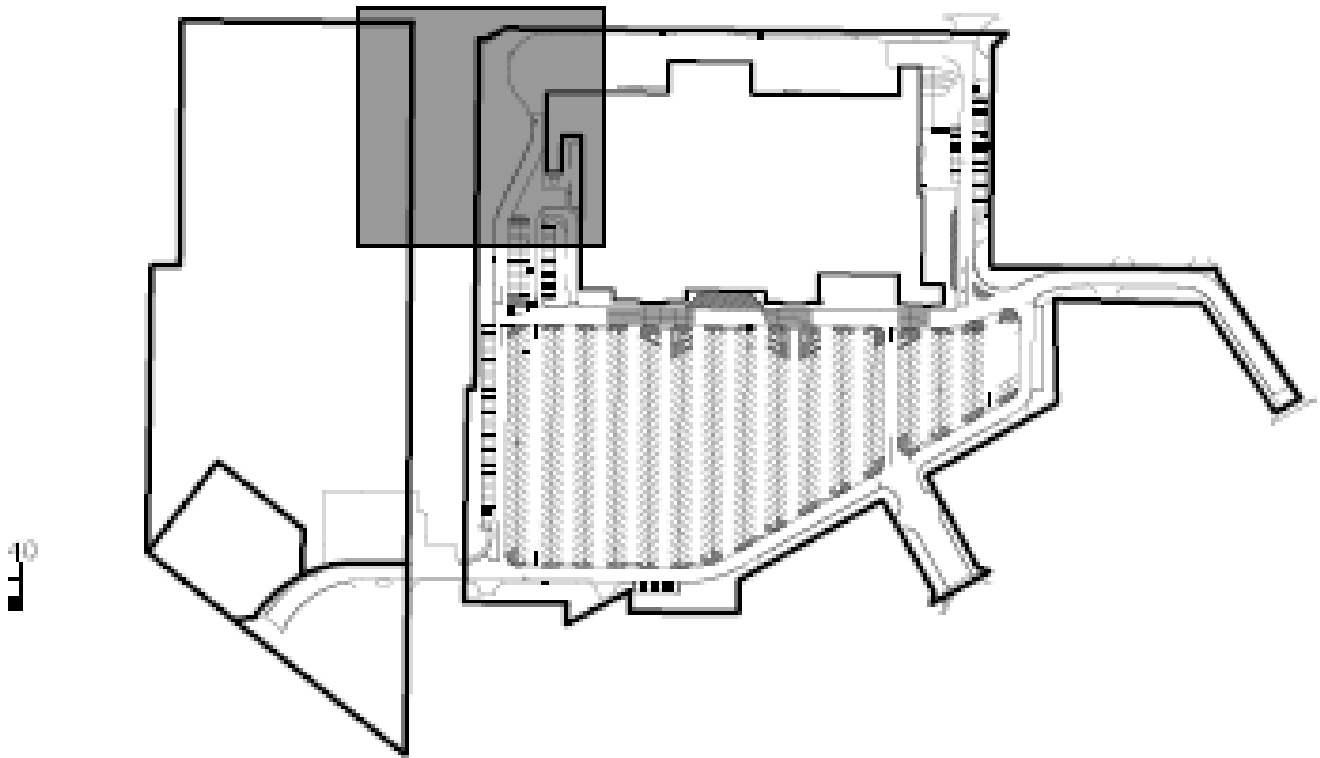
BUSINESS TRUST			
WAL-MART REAL ESTATE BUSINESS TRUST	973045	1650 HWY 351	
COLE CB ABILENE TX LLC	973046	1602 HWY 351	
CALIBER CAR WASH GROUP INC &	973047	1630 - 48 HWY 351	
MDC COAST 13 LLC	973048	1702 HWY 351	
MRP ABILENE LLC	973049	1760-90 HWY 351	
WAL-MART STORES TEXAS LP	973050	1458 E OVERLAND TR	
MURPHY OIL USA INC	973052	1434 E OVERLAND TR	
JOHN 3:17 INVESTMENTS LLC	996741	1801-17 HWY 351	
WEST TEXAS UTILITIES CO	1001820		
EARLEY LARRY A ET AL	1084516	1502 E LOWDEN ST	

LOWEN TEST

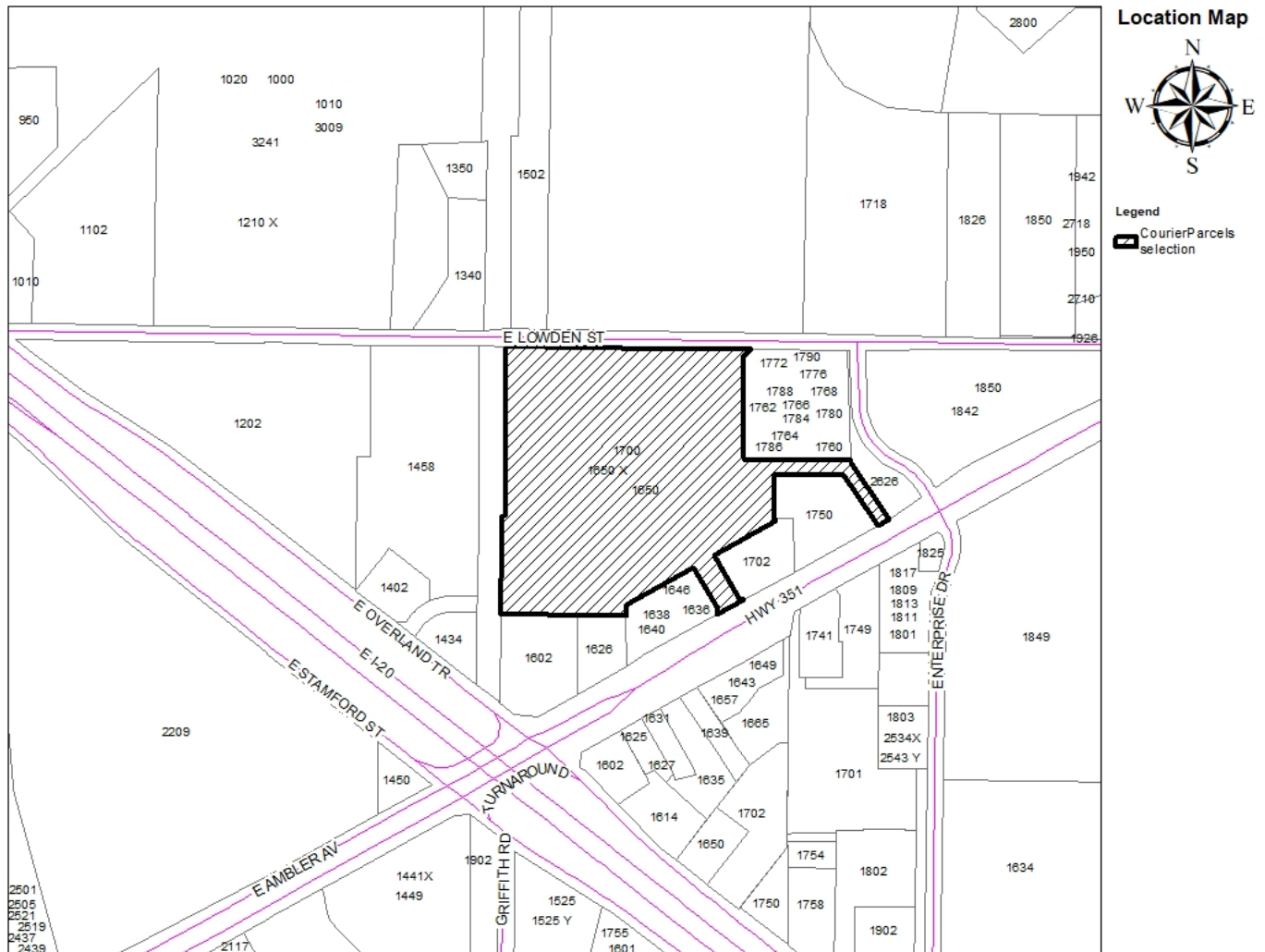


CONCEPT PLAN

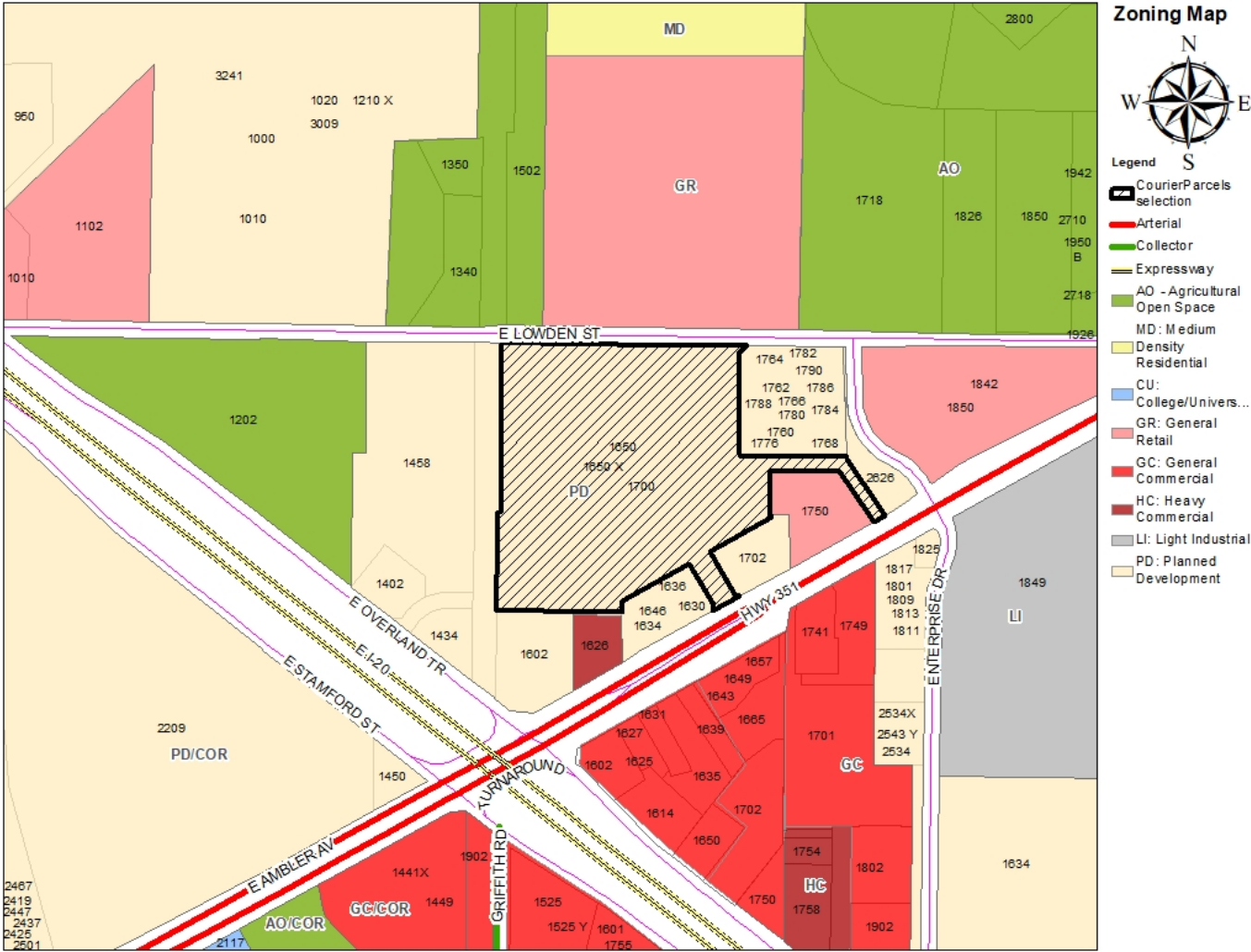
KEY LEGEND



LOCATION MAP



ZONING MAP





PLANNED DEVELOPMENT AMENDMENT

Case: Z-2024-17

Owner: Wal-Mart Real Estate Business Trust

Agent: Tim Martin

Request: Amend PDD-91 to allow seasonal storage containers.

Location: 1650 Highway 351

Notification: 0 in Favor, 0 Opposed

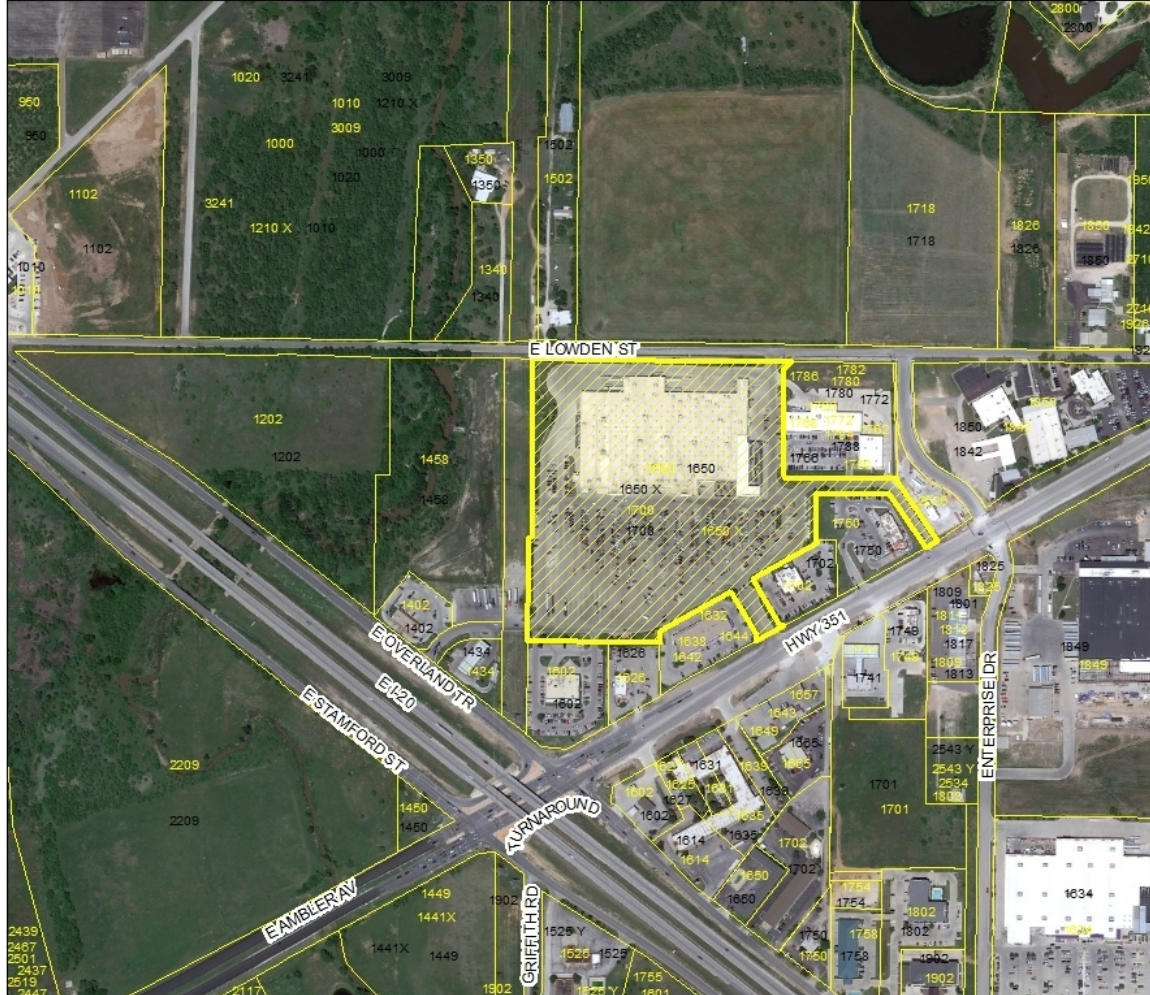
Planning & Zoning: June 4, 2024

Council Hearing: June 27, 2024
July 11, 2024

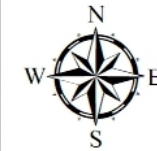




AERIAL LOCATION MAP



Aerial Map



Legend

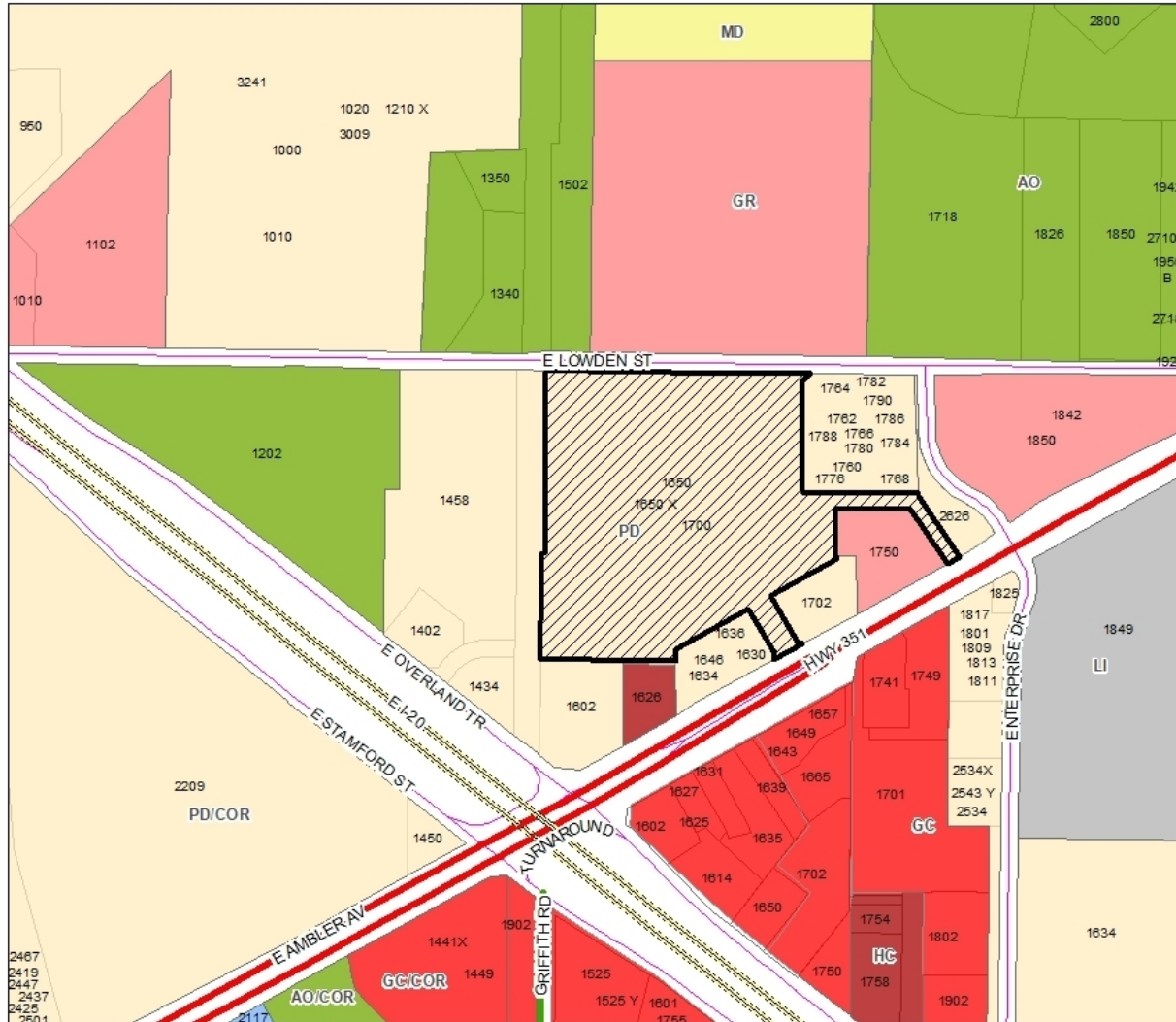
- CourierParcels selection
- CourierParcels



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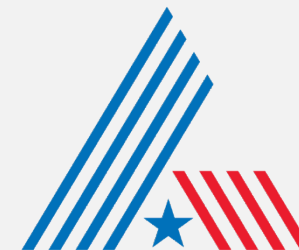
ZONING MAP



Zoning Map



- Legend
- CourierParcels selection
 - Arterial
 - Collector
 - Expressway
 - AO - Agricultural Open Space
 - MD: Medium Density Residential
 - CU: College/Univers...
 - GR: General Retail
 - GC: General Commercial
 - HC: Heavy Commercial
 - LI: Light Industrial
 - PD: Planned Development



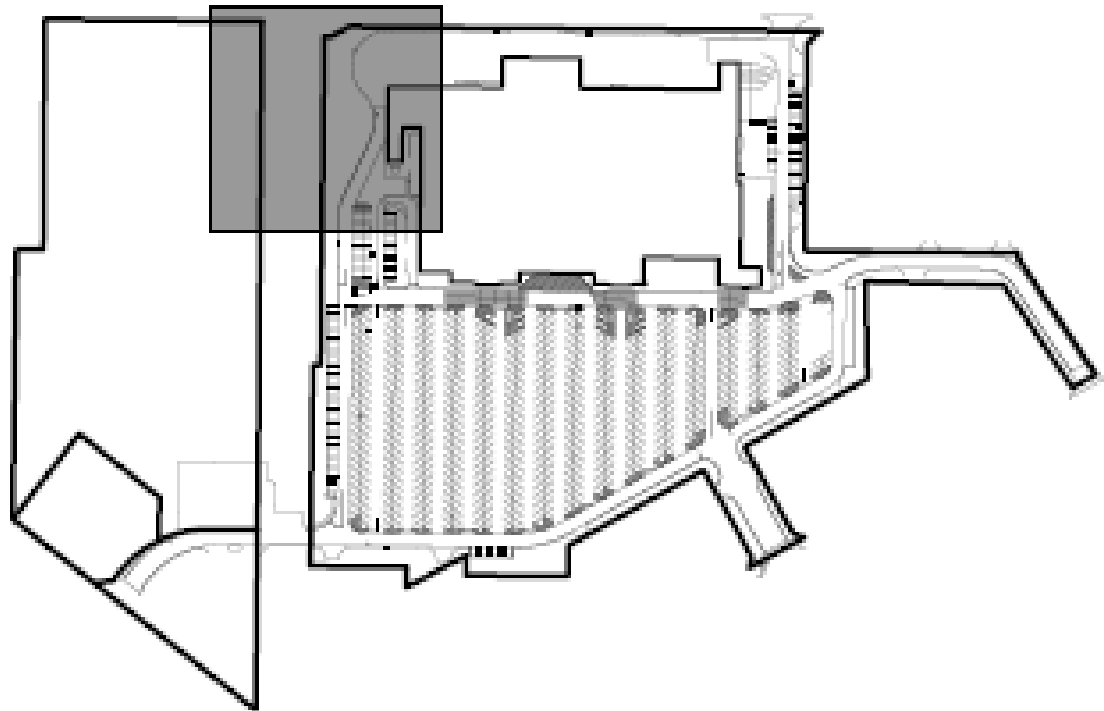
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PROPOSED CONCEPT PLAN

KEY LEGEND



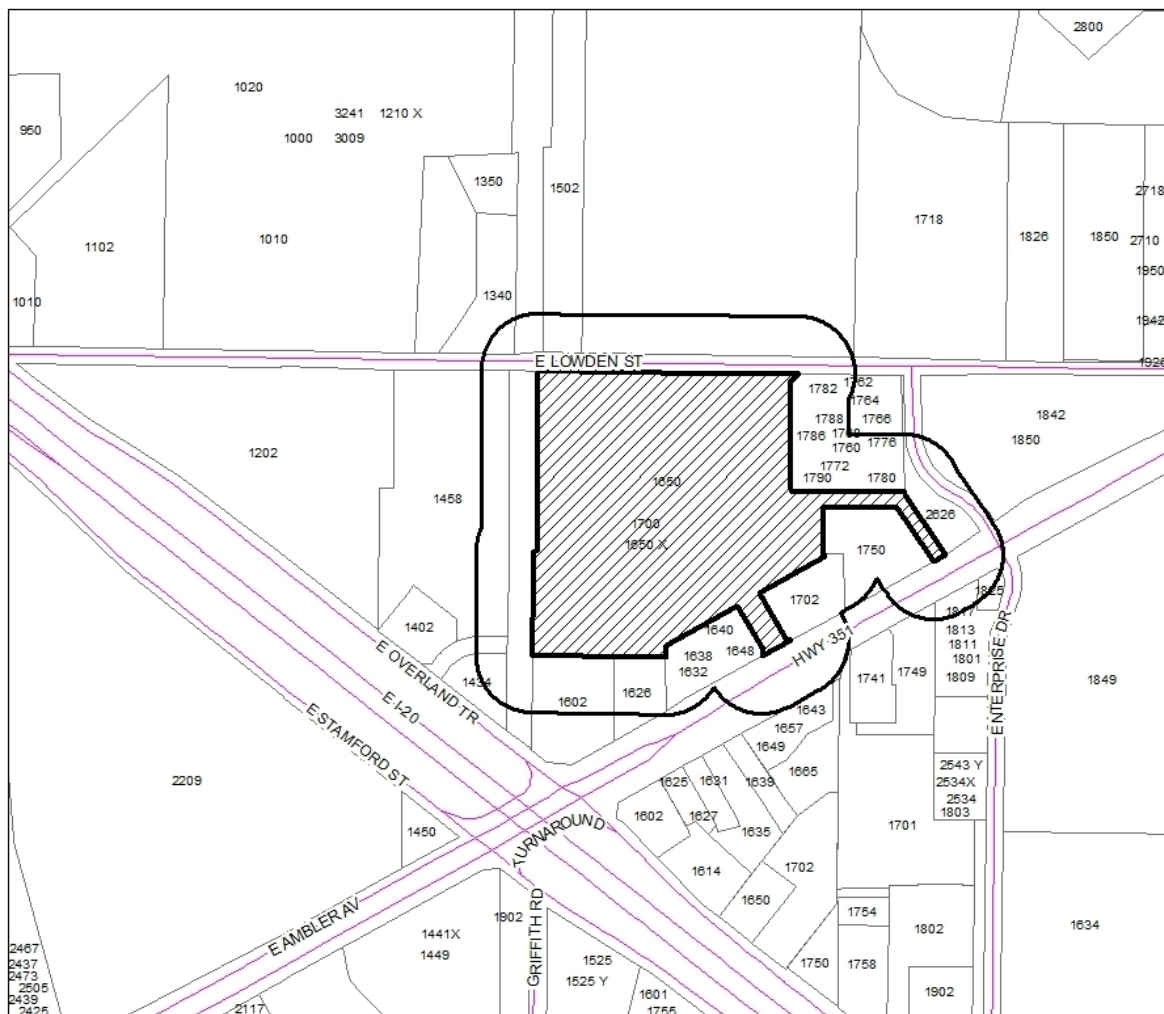


VIEWS OF SUBJECT PROPERTY





NOTIFICATION AREA MAP

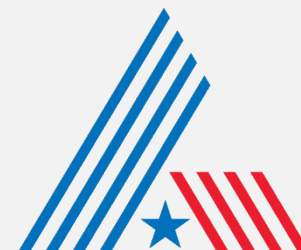


Notification Map



Legend
CourierParcels_
CourierParcels
selection

0- In Favor-
0- Opposed-



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FINDINGS

The proposed request is consistent with:

- The *Comprehensive Plan*;
- The surrounding uses and zoning;
- The spirit and intent PDD-91;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.





RECOMMENDATIONS

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

1. The temporary and seasonal storage of shipping containers shall only be permitted between October 1 through December 31, annually.
2. All seasonal shipping containers shall be removed from the subject property no later than January 15, annually.
3. Fire lanes and driving aisles may not be blocked and must remain open at all times.
4. Seasonal shipping containers may only be stored at the locations shown in the proposed site plan.
5. Seasonal shipping containers shall not be stacked on each other or on any other structure.





Questions?

