



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 Tuesday, July 2, 2024 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Meeting Held on June 4, 2024.

ZONING

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

2. **CUP-2024-05:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Apply A Conditional Use Permit (CUP) To A Property. Specifically, To Allow A Duplex And An Accessory Dwelling Unit (ADU) On A Lot Zoned Residential Single Family (RS-8) For A Total Of Three (3) Dwelling Units On The Lot. Located At 748 Washington Boulevard. Legal Description Being Radford Hills Section 5, Continuation 1, Block 8, Lot 102, Abilene, Taylor County, Texas. **(Adam Holland)**
3. **Z-2024-11:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Jacob & Martin, To Create A New Planned Development District (PD-186). The Proposed Planned Development District Will Allow The Following Base Zoning Classifications; Tract 1 General Retail (GR), Tract 2 Medium Density (MD) With Modified Building Setbacks. Legal Description Being 6.99 Acres Of Tract 318 Of M Talbot Survey 102 And 2.727 Acres Of G E Harlan, Abilene, Taylor County, Texas. **(Kiley Hannah)**
4. **Z-2024-18:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Enprotec/Hibbs & Todd Inc, To Change The Zoning Of Approximately 0.40 Acres From Medium Density (MD) To Medical Use (MU). Located At 1750 Pine St. Legal Description Being West 92-Foot Of Lot 4, Block A, Continuation 1, Hendrick Health Systems Subdivision, Abilene, Taylor County, Texas. **(Clarissa Ivey)**

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 28th day of June, 2024, at 3:00 p.m.

Shawna Atkinson, City Secretary



Planning and Zoning Commission MINUTES

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on June 4, 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
Mr. Zach Sitzes

Commissioners Absent:

Ms. Kristen Dressen-Kyker

Staff Present:

Mr. Michael Rice, Assistant City Manager
Mr. Tim Littlejohn, Director of Planning and Development Services
Mr. Randy Anderson, Assistant Director of Planning and Development Services
Ms. Kelley Messer, First Assistant City Attorney
Mr. Adam Holland, Planner II
Ms. Mason Teegardin, Planner I
Ms. Kiley Hannah, Planner I
Ms. Melissa Farr, Executive Assistant

Others Present:

Ms. Carolyn Koch
Ms. Sondra Zorones
Ms. Connie Peacock
Ms. Deydra Williams
Mr. Jerome Abor
Mr. Andrew Penns
Ms. Mellanie Myers
Mr. Jerry Taylor
Mr. Tye Morrison
Ms. Cheryl Sawyers
Mr. Santos Valadez
Mr. Randall Smith
Mr. Curtis Gindratt

Mr. Tim Martin
Tanell Blackmon
Mr. Curt Robinson
Mr. Malcolm Scott
Ms. Doris Brown
Marva Chaney
Sal Panzeca
Mr. Derek Tigris
Ms. Melissa Diles
Ms. Bobbi Jo Ryburn
Mr. B.C. McCreary
Mr. Kenneth Allen
Mr. Kenneth Deckard

Mr. Kevin Hendershott
Mr. James Zorn
Mr. Justin Upshaw
Mr. Gary Marks
Mr. Kenneth Brown
K. Robinson
Ms. Felicia Kelley
Ms. Mildred Deckard
Mr. Ebony Jay
Mr. Daniel Cortinez
Ms. Barbara Smith
Mr. Chris Daughtery
Ms. Mildred Deckard

Ms. Bettye Gindratt
Ms. Sharese Smith
Mr. Thomas Draine

Ms. Sabrina Arnic
Mr. Anthony Draine
Mr. Darryl Kelley

Mr. Leo Simonetti
Ms. Casondra Bell
Mr. Shawn Genenbacher

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:31 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. Ms. Fleming seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

PLATS

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

Staff Recommendation: 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.

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

Staff Recommendation: 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.

3624-MP: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a final plat for the Lancium Subdivision

Staff Recommendation: 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. Seeing no one present and desiring to be heard, the hearing was closed.

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

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

NAYS: None

ZONING

SNC-2024-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Reverend Iziar 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.

Ms. Mason Teegardin presented this request. 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.

Mr. Rosenbaum opened the public hearing. Mr. Abor spoke in favor of an honorary name rather than street name change. 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 nine (9) in opposition,

STAFF RECOMMENDATION: 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.

Mr. Halliburton moved to **deny** the request for a street name change. Mr. Benham seconded the motion. The motion to **deny** prevailed by the following vote:

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

NAYS: None

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.

Mr. Adam Holland presented this request. 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.

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.

Mr. Rosenbaum opened the public hearing. Those who stepped forward to speak were:

Rev. Andrew Penns	Melissa Diles	Sabrina Arnak
Curtis Robinson	Bettye G	Darryl Kelley
Connie Peacock	Chris Daughtery	Billy McCreary
Robin Callaway	Jerry Taylor	Barbara Smith
Doris Brown		

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 eight (8) in opposition.

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.

Mr. Benham moved to **approve** this request with base zoning of Medium Density (MD) and a maximum of three (3) units per lot with the flexibility of patio homes and townhomes. Mr. Barnett seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

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.

Ms. Clarissa Ivey presented this request. 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.

Mr. Rosenbaum opened the public hearing. Those who stepped forward to speak were:

Carolyn Cook Mellanie Myers Daniel Cortinez

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 one (1) in opposition.

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.

Mr. Benham moved to **approve** this request with the proposed conditions and the inclusion of a new site plan showing the additional paved area. Mr. Sitzes seconded the motion. The motion to **approve** prevailed by the following vote:

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

NAYS: None

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.

Ms. Clarissa Ivey presented this request. 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.

Mr. Rosenbaum opened the public hearing. Those who stepped forward to speak were:

James Zorn

Shawn Genenbacher

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 seven (7) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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.

Mr. Adam Holland presented this request. 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).

Mr. Rosenbaum opened the public hearing. Mr. Leo Simonetti stepped forward to answer any questions. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

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.

Ms. Kiley Hanna presented this request. 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.

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.

Mr. Rosenbaum opened the public hearing. Mr. Tim Martin stepped forward to speak. 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. One (1) response was received in favor with none (0) in opposition.

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.

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

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

NAYS: None

ADJOURNMENT

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 4:16 p.m.

APPROVED

Mr. Clint Rosenbaum, Chairman

ZONING CASE CUP-2024-05

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: July 2, 2024
City Council 1st Reading: July 25, 2024
City Council 2nd Reading: August 8, 2024

Applicant

Owner: Ellis Island Holdings
Agent: Randy Charleville

Case Manager

Adam Holland – Planner

Request

A Conditional Use Permit to approximately 0.42 acres zoned Residential Single Family (RS-8) to allow a duplex and an accessory dwelling unit (ADU) for a total of three dwelling units.

Location

748 Washington Boulevard, Abilene, Taylor County, Texas.

Background

The subject property is 0.42 acres out of the Radford Hills Section 5 Continuation 1. The applicant is proposing a duplex with each unit being approximately 1,370 square feet and an ADU with approximately 865 square feet. The property has been vacant since annexation.

The LDC allows by right the construction of one (1) single-family residence and one (1) ADU. In this instance, the CUP, if granted, would allow a conventional duplex and an ADU. In consideration of the CUP, the Planning and Zoning Commission and City Council can consider the impact of three (3) dwelling units on one lot. If the CUP is granted to allow three (3) dwelling units, the resulting density would be 7.14 dwelling units/acre. The density for two dwelling units, either as a single-family residence with an ADU or as duplex, without an ADU, would be 4.76 dwelling units/acre.

Existing Uses/Zoning

All the surrounding properties are zoned Single Family Residential (RS-8). Duplexes are not located in the immediate vicinity of this property.

Criteria Assessment

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

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

The Future Land Use Map recommends Low Density Residential. The RS-8 district falls within this category. The density of the surrounding neighborhood is 2.38 dwelling units per acre. Since all RS-8 lot can have an ADU by right, the effective density of the neighborhood is 4.76 dwelling units/acre, which would be consistent with the Low Density recommendation of the Comprehensive Plan. A density of 7.14 is on the low side of Medium Density residential.

A traditional duplex, without an ADU, or a single-family residence would not be detrimental to

the neighborhood from a density standpoint. The addition of one (1) additional dwelling unit could potentially have an adverse effect the adjoining properties and neighborhood.

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

The proposed use, as detailed, is consistent with the surrounding uses and zoning district regulations. The maximum lot coverage for RS-8 zoning is 50%. Since this lot is approximately 18,380 square feet in area, 9,000 square feet of cover is permitted. The applicant proposes less than 5,000 square feet of surface coverage. The amount of uncovered space that would remain would mitigate much of the impact of three dwelling units on the site. Most of the surrounding homes are very large and occupy much more than 50% of the lots on which they are located.

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

A duplex would be compatible with the surrounding neighborhood from a density perspective. A traditional duplex could result in a visual impact to the character of the neighborhood. The duplex would not result in any apparent impacts that would require mitigation.

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

The introduction of a third dwelling unit will generate on average 10 additional trips per day to and from that dwelling. The use of the site as a duplex, without the third dwelling unit, would not generate any additional traffic.

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

The proposed use does not generate a level of traffic that would adversely affect the existing road network in the vicinity of the subject site. Washington Boulevard, as designed, can accommodate the proposed amount of traffic.

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

The use does generate visual impacts for the surrounding areas since there are not traditional duplexes in this neighborhood.

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

The site plan design will comply with all applicable LDC development standards.

Staff Recommendation

Staff recommends **approval** subject to:

1. No accessory dwelling unit may be located on the site.
2. The proposed site plan shall be modified as necessary to comply with all LDC requirements.

Attachments

- Site Layout

NOTIFICATIONS

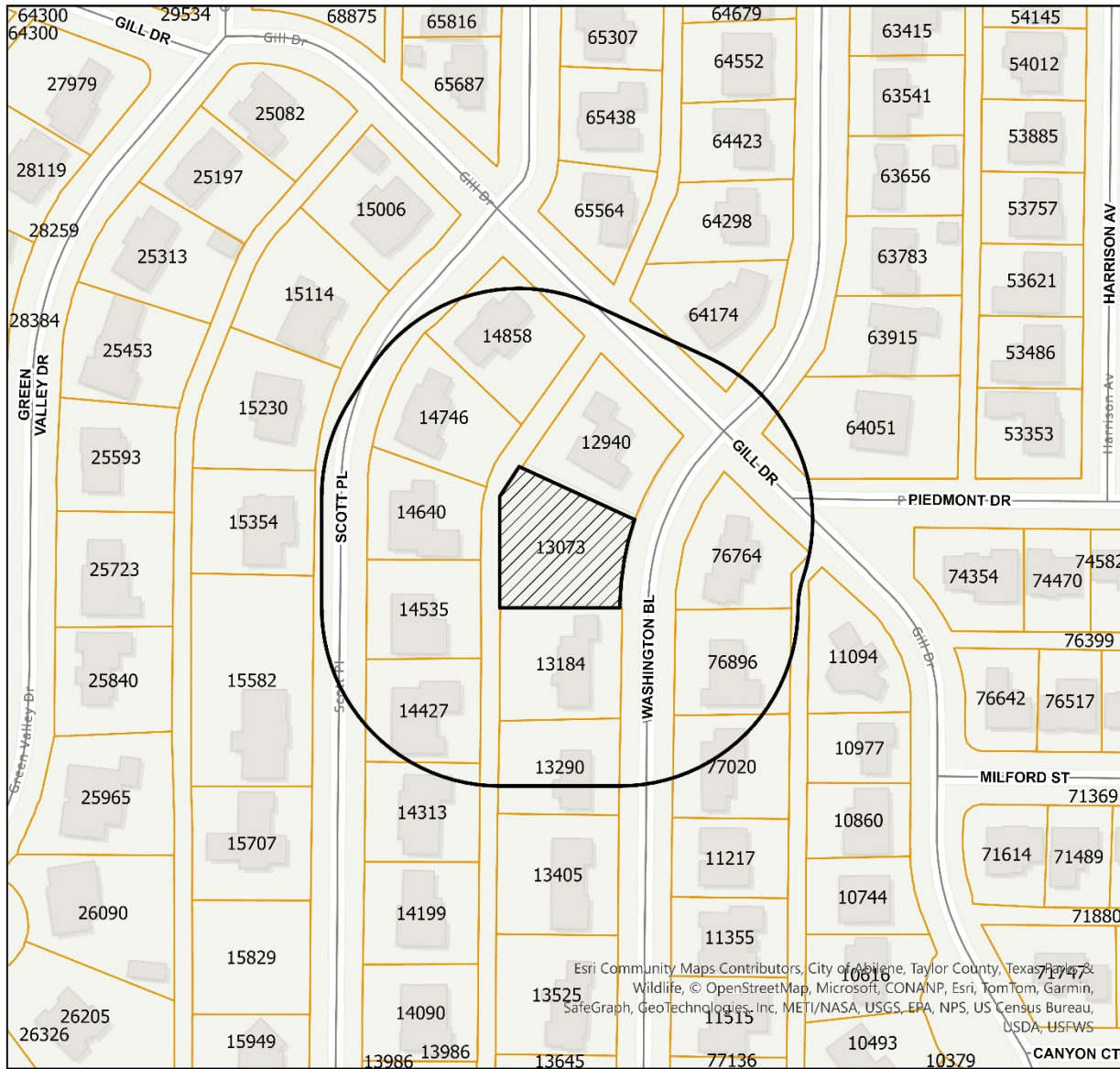
Legend:
O- Opposed
F- In Favor

OWNER	SITUS	PROP_ID	RESPONSE
ANDERSEN CAROL	748 WASHINGTON BL	13073	
ANDERSON DUANE MATTHEW &	750 WASHINGTON BL	12940	
BOS JONATHAN EDWARD &	701 WASHINGTON BL	77020	
BRIGGS KENNETH O &	802 WASHINGTON BL	64174	
CHANEY CHAD J & MICHELLE L	709 SCOTT PL	14535	O
COPE SAMUEL AUSTIN	717 WASHINGTON BL	76896	
ETHEREDGE RAY & GAIL C	633 SCOTT PL	14313	O
FRAZIER IRVIN S	718 WASHINGTON BL	13184	
HERNDON BRYCE M	801 WASHINGTON BL	64051	
POWELL GREGORY & MARY CYNTHIA	717 SCOTT PL	14640	
SBT SOLUTIONS LLC	733 WASHINGTON BL	76764	
SPIVEY JOHN & LYNN	701 SCOTT PL	14427	
SUMMERS ROBERT C JR &	733 SCOTT PL	14746	
TAYLOR LYNETTE	749 SCOTT PL	14858	
WEATHERFORD SHELBY L ET AL	702 WASHINGTON BL	13290	

PROPERTY ID

OWNER	SITUS	PROP_ID	RESPONSE
ANDERSON DUANE MATTHEW &	750 WASHINGTON BL	12940	
ANDERSEN CAROL	748 WASHINGTON BL	13073	
FRAZIER IRVIN S	718 WASHINGTON BL	13184	
WEATHERFORD SHELBY L ET AL	702 WASHINGTON BL	13290	
ETHEREDGE RAY & GAIL C	633 SCOTT PL	14313	O
SPIVEY JOHN & LYNN	701 SCOTT PL	14427	
CHANEY CHAD J & MICHELLE L	709 SCOTT PL	14535	O
POWELL GREGORY & MARY CYNTHIA	717 SCOTT PL	14640	
SUMMERS ROBERT C JR &	733 SCOTT PL	14746	
TAYLOR LYNETTE	749 SCOTT PL	14858	
HERNDON BRYCE M	801 WASHINGTON BL	64051	
BRIGGS KENNETH O &	802 WASHINGTON BL	64174	
SBT SOLUTIONS LLC	733 WASHINGTON BL	76764	
COPE SAMUEL AUSTIN	717 WASHINGTON BL	76896	
BOS JONATHAN EDWARD &	701 WASHINGTON BL	77020	

NOTIFICATION MAP



Legend

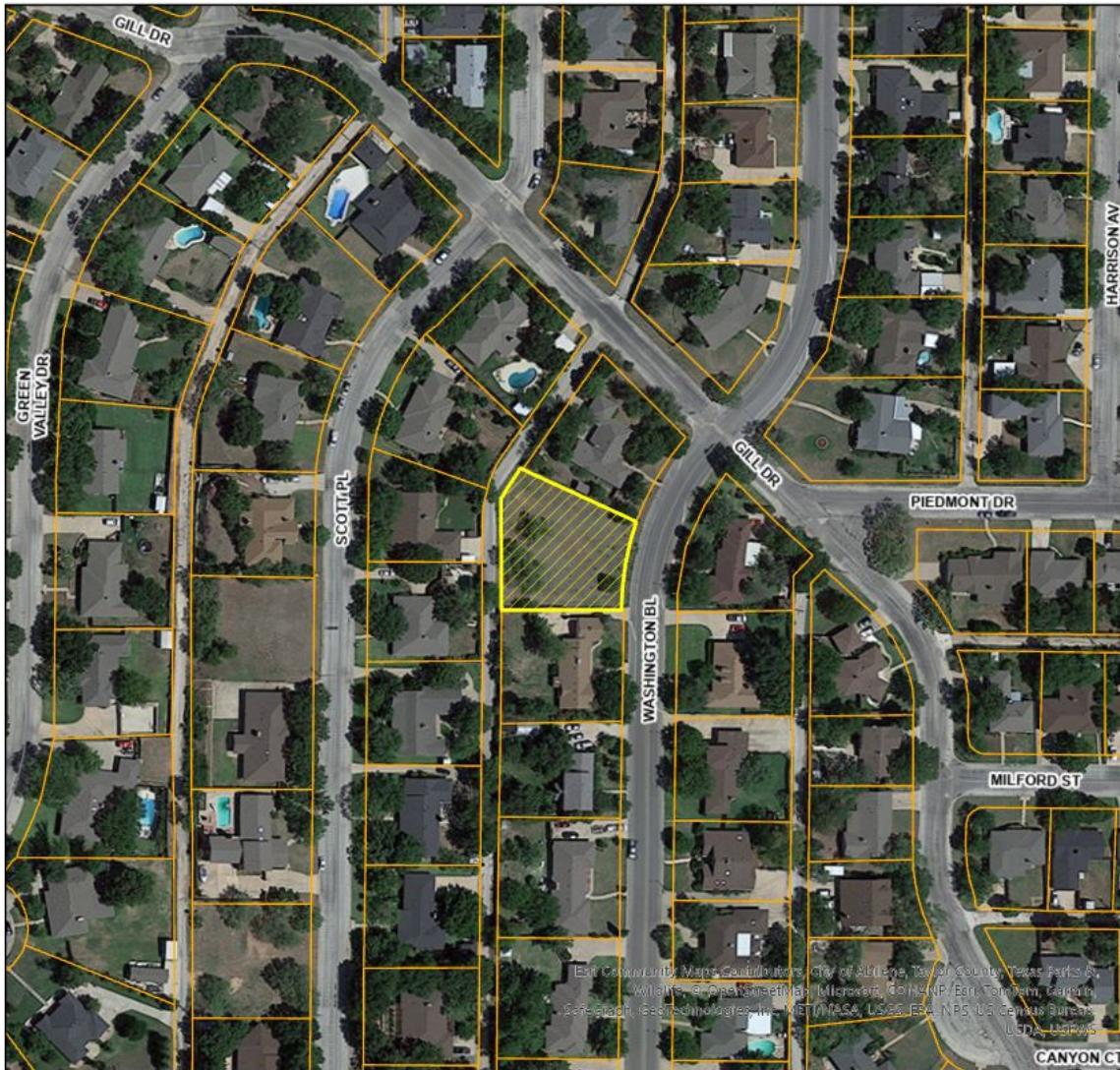
- Notification Area
- CUP-2024-05

0.03

Miles

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LOCATION MAP



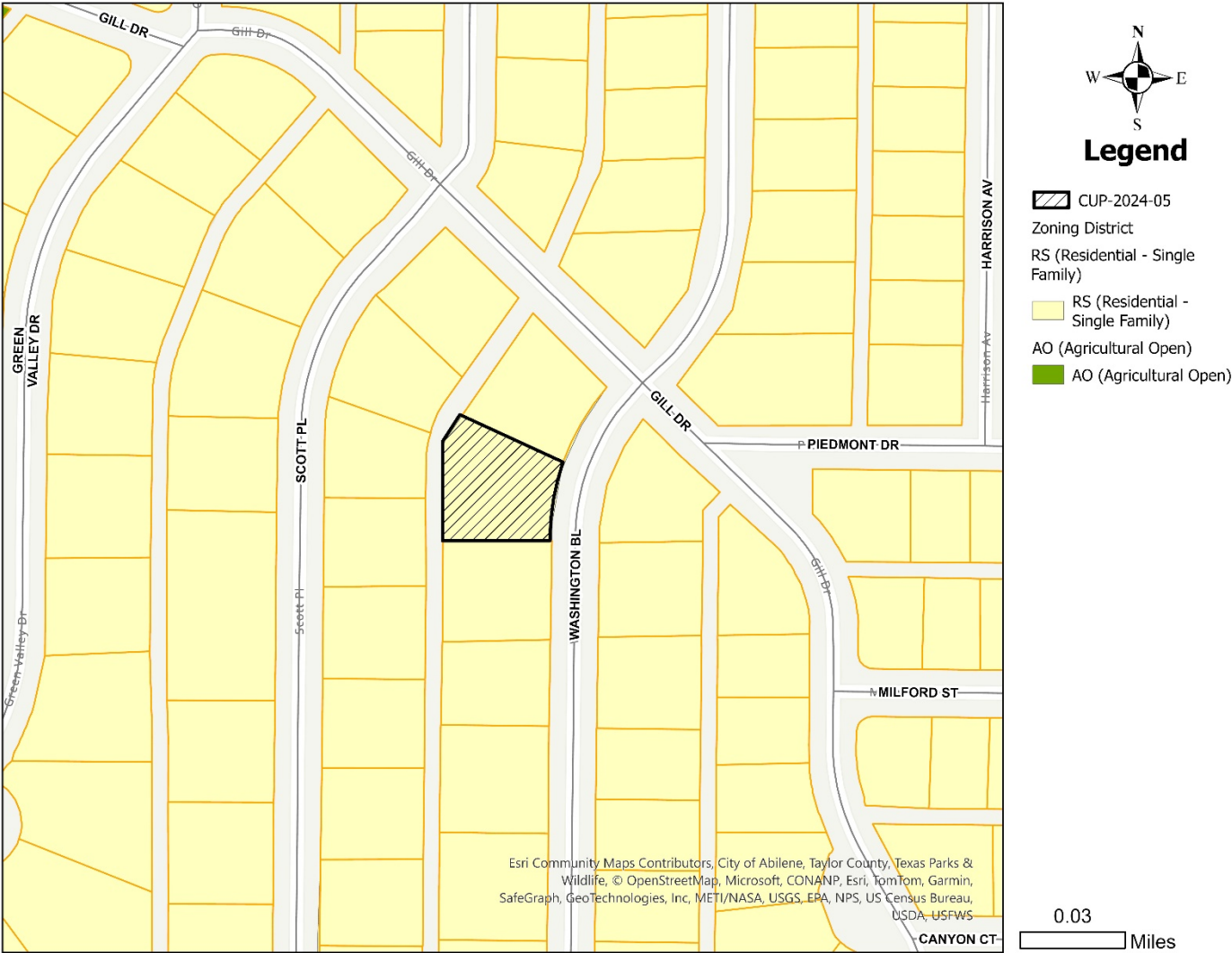
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CUP-2024-05

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Miles

ZONING MAP





CONDITIONAL USE PERMIT

Case: CUP-2024-05

Agent: Randy Charleville

Request: Apply a Conditional Use Permit to approximately 0.42 acres zoned Residential Single Family (RS-8) to allow for a duplex.

Location: 748 Washington Blvd.

Notification: 0 in Favor, 2 Opposed

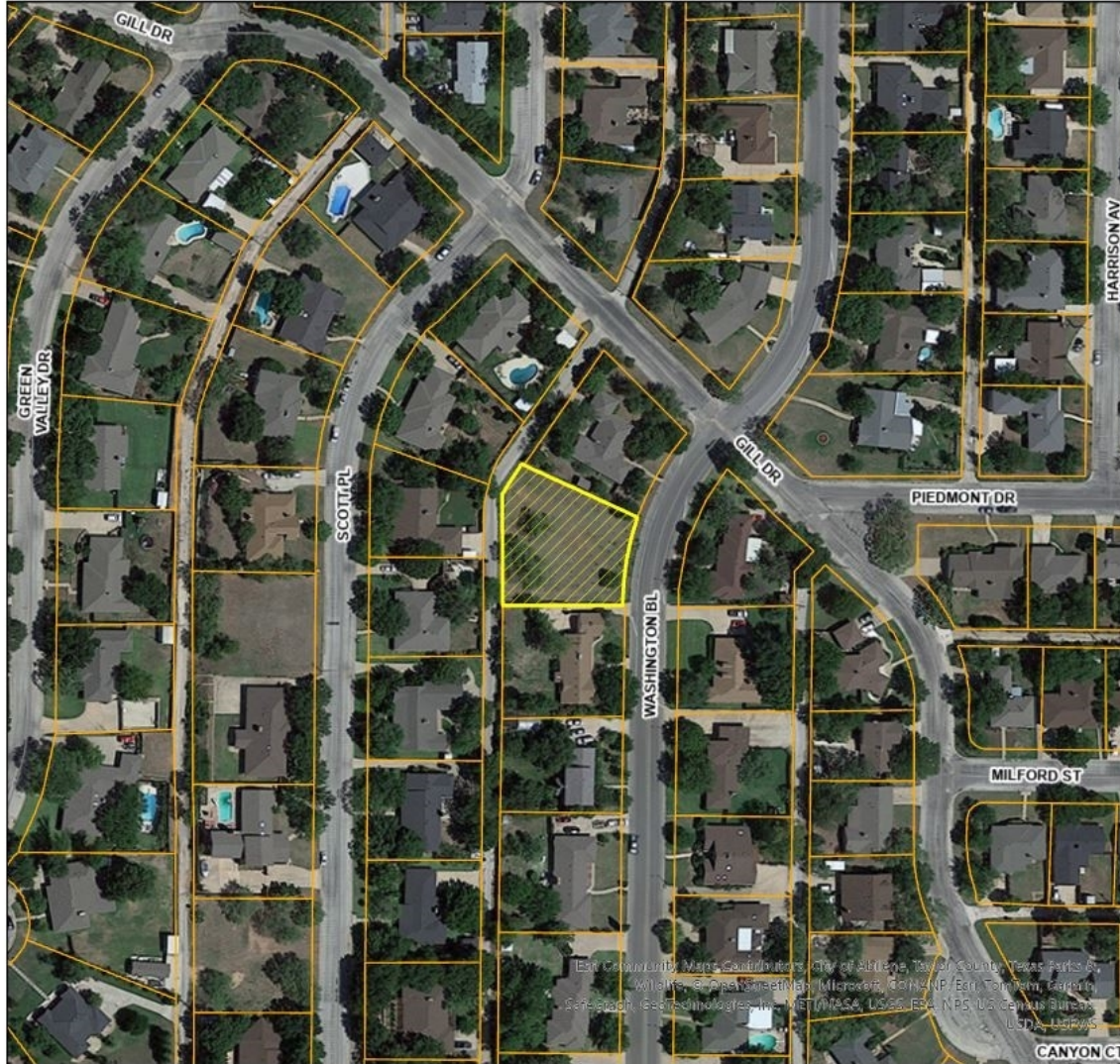
Planning & Zoning: July 2, 2024

Council Hearing: July 25, 2024
August 8, 2024





AERIAL LOCATION MAP

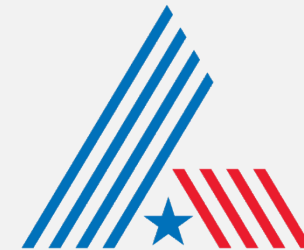


Legend

 CUP-2024-05

0.03

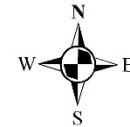
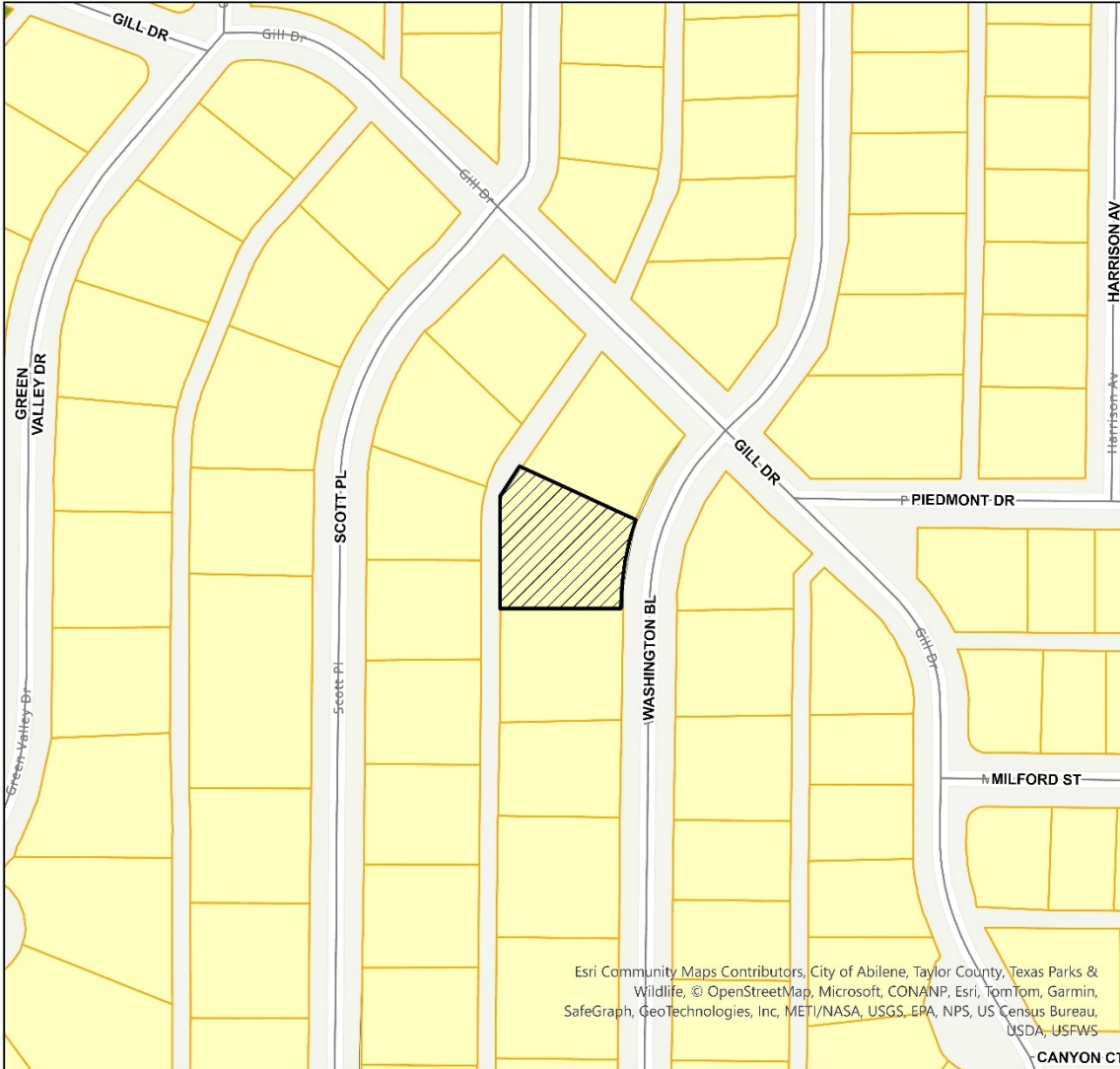
Miles



CITY OF
ABILENE
TEXAS



ZONING MAP



Legend

-  CUP-2024-05
- Zoning District
- RS (Residential - Single Family)
-  RS (Residential - Single Family)
- AO (Agricultural Open)
-  AO (Agricultural Open)

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0.03

Miles



CITY OF
ABILENE
TEXAS



Square Footages	
Conditioned	
Garage	
Covered Patios	
Total	
Date:	4/19/20
	REVIEW
	REVISION 1
	REVISION 2
	BID
	CONSTRUCT
Sheet	





PERMITTED USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





VIEWS OF SUBJECT PROPERTY



Subject property (vacant)



North neighboring property



West neighboring property

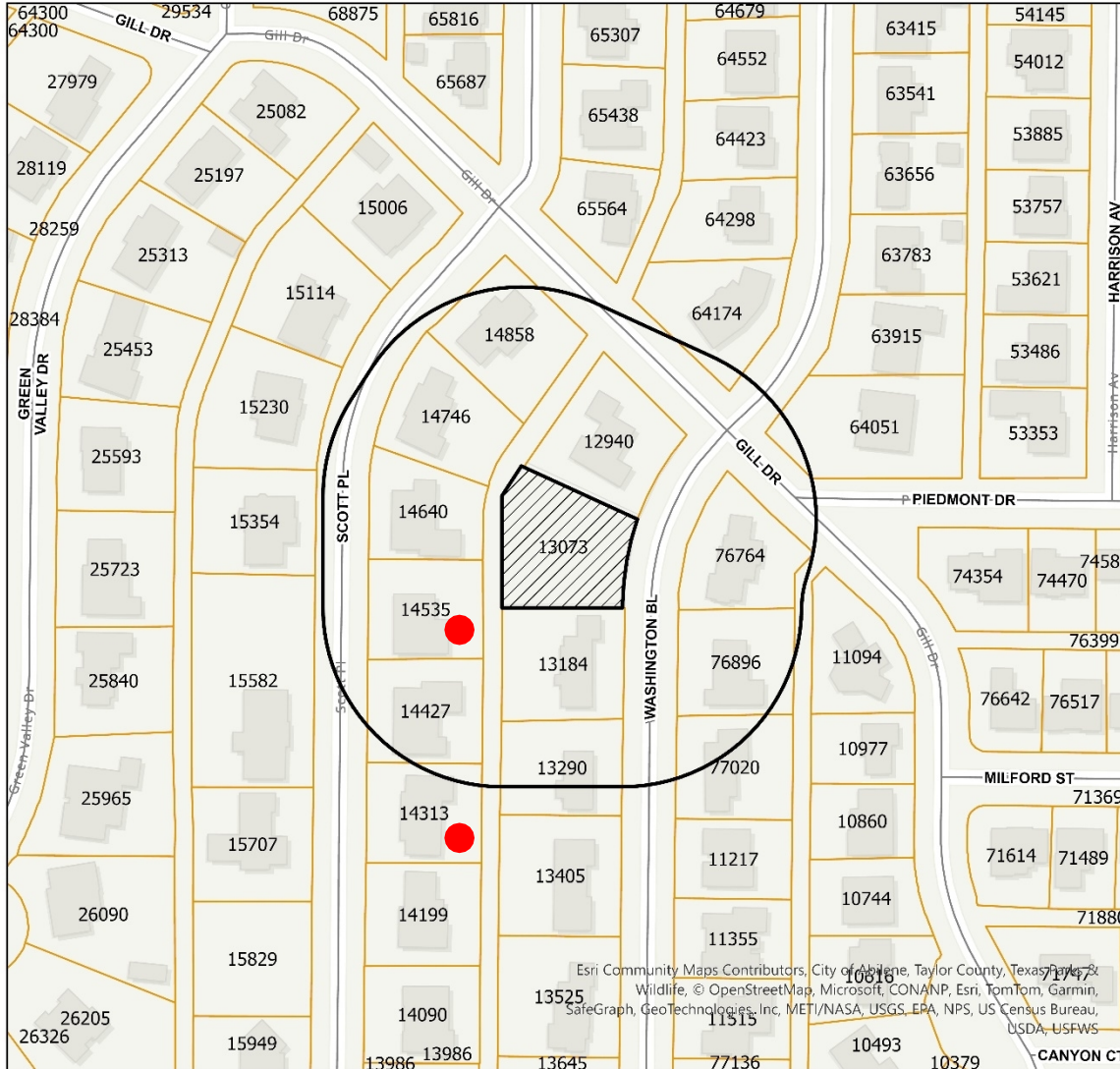


Subject property (vacant)





NOTIFICATION AREA MAP



Legend

- Notification Area
- CUP-2024-05

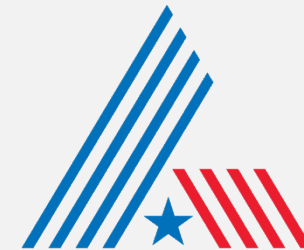
0- In Favor-

2- Opposed-

6.07% Opposition

0.03

Miles



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATION

The request is consistent with:

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

Staff Recommendation:

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

1. No accessory dwelling unit may be located on the site.
2. The proposed site plan shall be modified as necessary to comply with all LDC requirements.





Questions?



AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY APPROVING A CONDITIONAL USE PERMIT (CUP) AFFECTING A CERTAIN PROPERTY; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 23 of the Land Development Code of the City of Abilene, is hereby amended by approving a Conditional Use Permit (CUP) as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 25th day of July, 2024.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 14th day of June, 2024, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 8th day of August, 2024, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 8th day of August, 2024.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

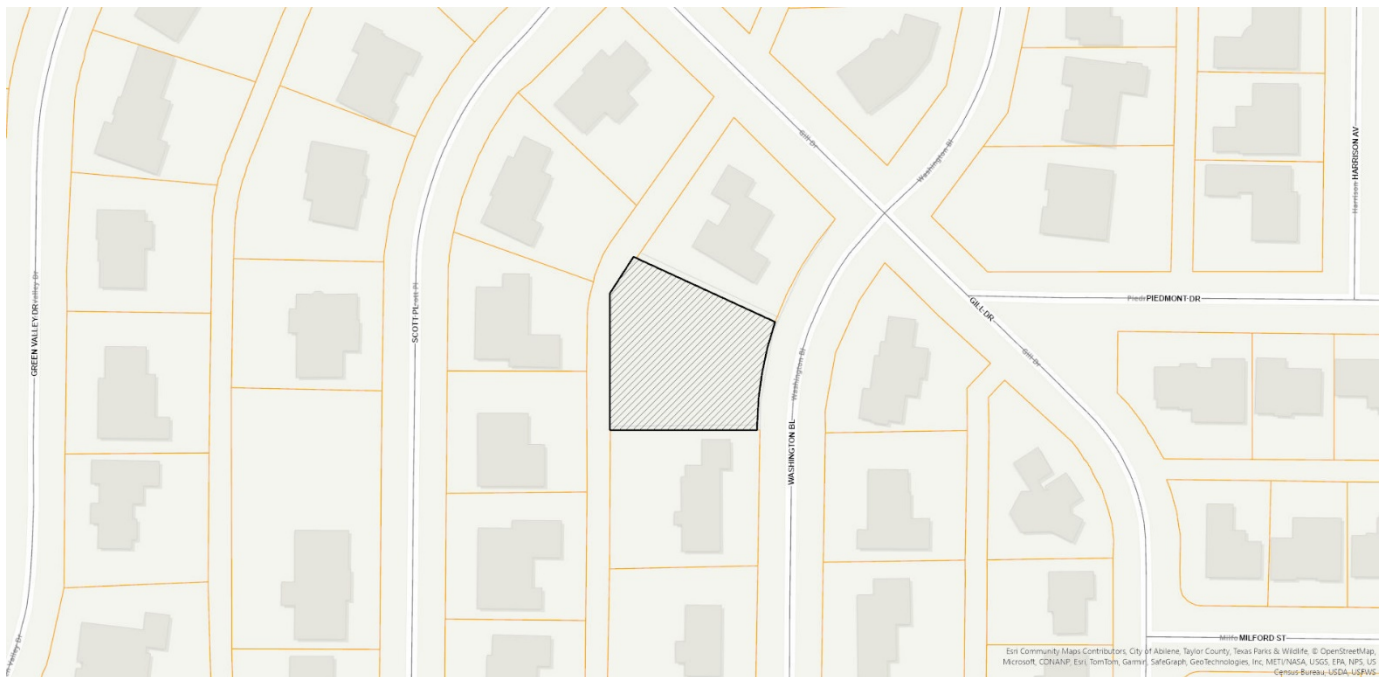
EXHIBIT A

Apply a Conditional Use Permit to approximately .42 acres zoned Residential Single Family (RS-8) to allow for a duplex subject to the following conditions:

1. If the property is developed as a duplex, an accessory dwelling unit shall not be permitted.
2. The duplex shall follow all standards adopted in the Land Development Code

Legal description being Lot 102, Block 8, Radford Hills, Section 5, Continuation 1, Abilene, Taylor County, Texas.

Located at 748 Washington Boulevard, Abilene, Taylor County, Texas.



END

PROJECT OVERVIEW

Project Type: Conditional Use Permit | **Project Title:** Washington Blvd Duplex & ADU

ID # 24-000104 | **Started** 05/20/2024 at 3:14 PM



Address

748 Washington Bl, Abilene, TX USA 79601

Legal

Radford Hills Sec 5 Cont 1 Blk Block 8 Lot 102 Rep
Radford Hills Sec 5 Cont 1, Block 8, Lot 102 Rep, Acres
.422

Description

Empty lot zoned RS8. We are proposing to construct a duplex and detached additional dwelling unit. Most of the house in this area around the ACU campus are know long term rentals and there are zones MD & MF close by on the next street over. We intend to build an attractive street facing duplex that will compliment the aesthetic of the surrounding neighborhood protecting our neighbors property values and simultaneously meeting the need for rental property in the area. We intend to use the ADU, which we are proposing to access from the alleyway as a owner's quarters. We are including build plans of both the duplex we propose to build and the ADU so everyone will be able to get a sense of the overall scope. Our main goal is to construct the duplex. If the inclusion of the ADU makes this project questionable for the neighborhood, we are fine with forgoing its construction and just building the duplex. However, we think the RS8 lot is very sizeable and will not oversaturate the lot. Duplex: 3bed-2bath (each side) ADU: 2bed-2bath Please let us know if there is any questions or concerns and we will be happy to help any way we can. Thanks!

PROPERTY DETAILS

Property ID	13073
GEO ID	54004
Enforcement Area	North E Hwy 80

PROPERTY ADDITIONAL INFORMATION

Account Number	57500029600
Property ID	54004
Land Use	Vacant
High School	Ahs
Middle School	Craig
Elementary School	Taylor
Super Neighborhood	North E Hwy 80
Courier - Building Square Feet	0

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Andersen Carol	-	2713 Mcpherson Ln Flower Mound, TX 75022-4307	-	Property Owner
Randall Charleville	rjc07a@gmail.com 3253869909	302 E Ambler Ave Abilene, TX 79601	Residential Builder, Roof Contractor	APPLICANT

PROJECT STEPS	DATE & TIME	RESULT	USER
Request	05/20/2024 at 3:33 PM	Accept	-
Conditional Use Permit Application Review	05/30/2024 at 8:50 AM	Accepted	Mason Teegardin
Planning Payment	05/30/2024 at 8:51 AM	Paid	Mason Teegardin
Create Agenda for Planning and- Zoning Commission	-	-	-
Staff Prepares Report & Send - Property Notification Letters	-	-	-
Planning & Zoning Commission - Public Hearing	-	-	-
Prepare City Council Agenda	-	-	-
City Council Decision	-	-	-
Archive	-	-	-

INFORMATION FIELDS

Owner Name

Ellis Island Holdings

Agent Name

Randy Charleville

No. of Lots

1

Block

8

Lot

102

Acreage

.422

Legal Description of property

Radford Hills Sec 5 Cont 1, Block 8, Lot 102 REP, Acres .422

Subdivision Name

Radford Hills

Current Zoning

RS8

Proposed Zoning

No change in zoning

INVOICES	DUE DATE	CONTACT	TOTAL	PAID	DUE
24-003101	05/31/2024	Randall Charleville	\$ 1,500.00	\$ 0.00	\$ 1,500.00
Fees		Account No	Total	Paid	Due
Conditional Use Permit		1004002-42001	\$ 1,500.00	\$ 0.00	\$ 1,500.00
TOTALS			\$ 1,500.00	\$ 0.00	\$ 1,500.00

CREDENTIALS

No data for Credentials.

OCCUPANCY TYPE	CONSTRUCTION TYPE	SQUARE FEET	VALUATION
No data for Occupancy Type.			

REVIEWS	DATE & TIME	STATUS	HISTORY
Conditional Use Permit Application Review	05/30/2024 at 8:50 AM	Approved	Accepted

INSPECTIONS	DATE & TIME	STATUS	HISTORY
No data for Inspections.			

GENERATED DOCUMENTS	PRINTED ON	PRINTED BY	ISSUED TO
No data for Generated Documents.			

ATTACHED DOCUMENTS	UPLOADED ON	UPLOADED BY
No data for Attached Documents.		

EPR DOCUMENTS	ASSOCIATED STEPS	STATUS	LAST REVIEW BY
Civil	Conditional Use Permit Application Review	Not Uploaded	-

GENERAL COMMENTS

No data for General Comments.

ZONING NOTIFICATION RESPONSE FORM CASE #: CUP-2024-05

You may indicate your position on the zoning change request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must be signed and include your name and address. Please mail the response form to:

Planning and Development Services

PO BOX 60, Abilene, TX 79604-0060.

Alternatively, you may email your response to planning@abilenetx.gov.

JUN 21 AM 9:56

Requestor's Parcel ID:

13073

Your Name:

ETHEREDGE RAY & GAIL C

I am in favor of the request ☐

Requestor's Address:

748

Washington
Blvd

Your Property Address:

633 SCOTT PL

Your Parcel ID:

14313

I am opposed to the request ☒

Signature:



ZONING NOTIFICATION RESPONSE FORM CASE #: CUP-2024-05

You may indicate your position on the zoning change request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must be signed and include your name and address. Please mail the response form to:

Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Parcel ID:	13073	Your Name:	CHANEY CHAD J & MICHELLE L	I am in favor of the request ☐
Requestor's Address:	748 Washington Blvd	Your Property Address:	709 SCOTT PL	
		Your Parcel ID:	14535	I am opposed to the request ☒

JUN 24 AM 11:15

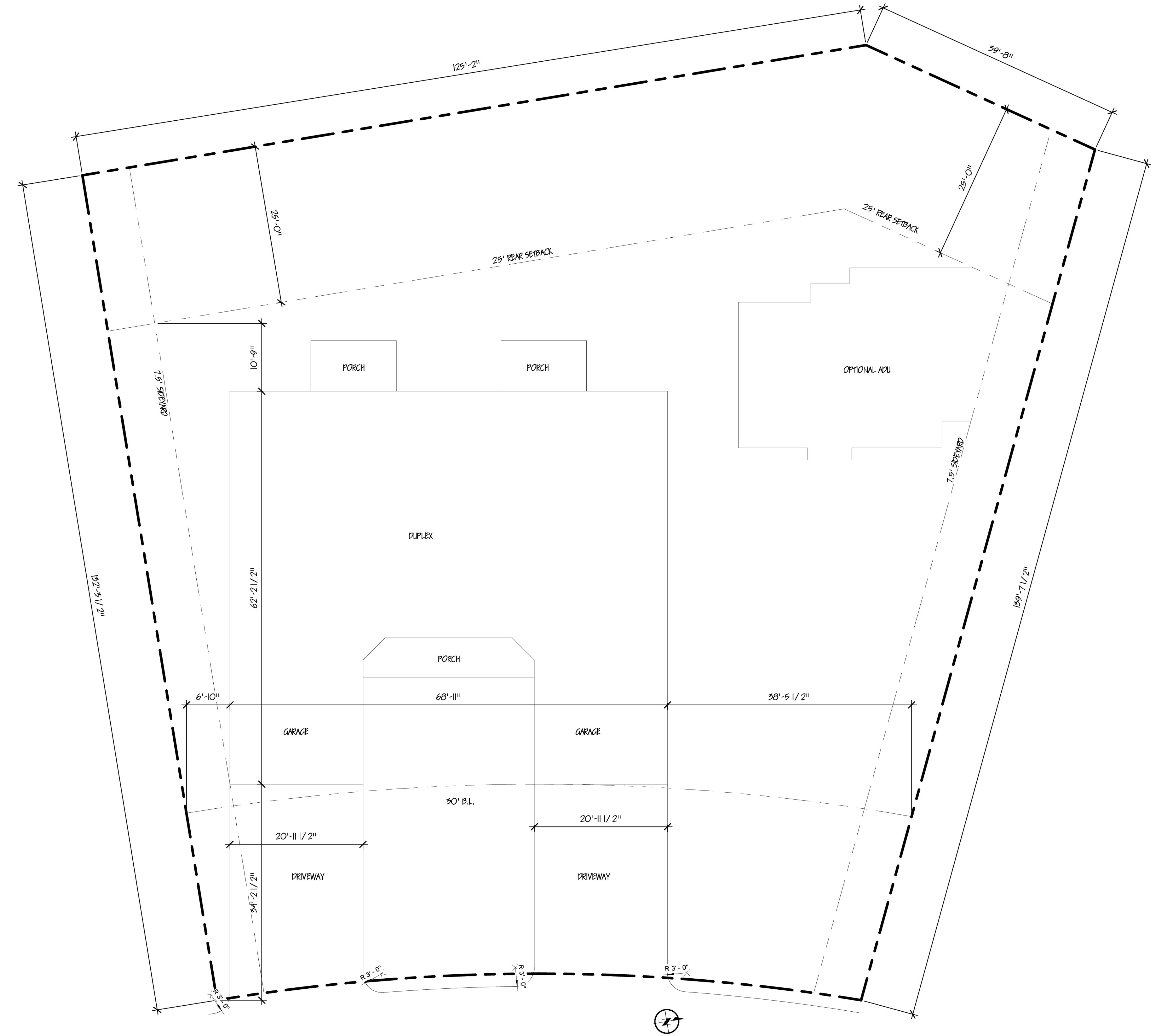
Signature:

Michelle Chaney

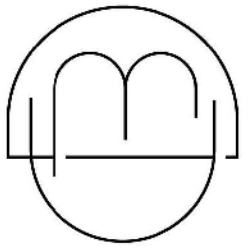
Additional Comments:

This property is surrounded by single family homes. We specifically bought in this neighborhood to NOT be around multi family properties. The negatives are big for our property. This will not help our neighborhood retain its appeal. Please do not approve this.

X - ~~even enough properties~~ I'm sure there are other properties in town that would Not need a conditional use permit. Those properties would be a much better choice for this build.



① Site Plan
1/8" = 1'-0"



BIG COUNTRY
DRAFTING

PLAN DESIGN FOR:

RADFORD HILLS SEC 5 CONT 1
BLOCK 8
748 WASHINGTON BL.

Square Footages

Conditioned

Garage

Covered Patios

Total

Date: 4/19/2024

REVIEW

REVISION 1

REVISION 2

BID

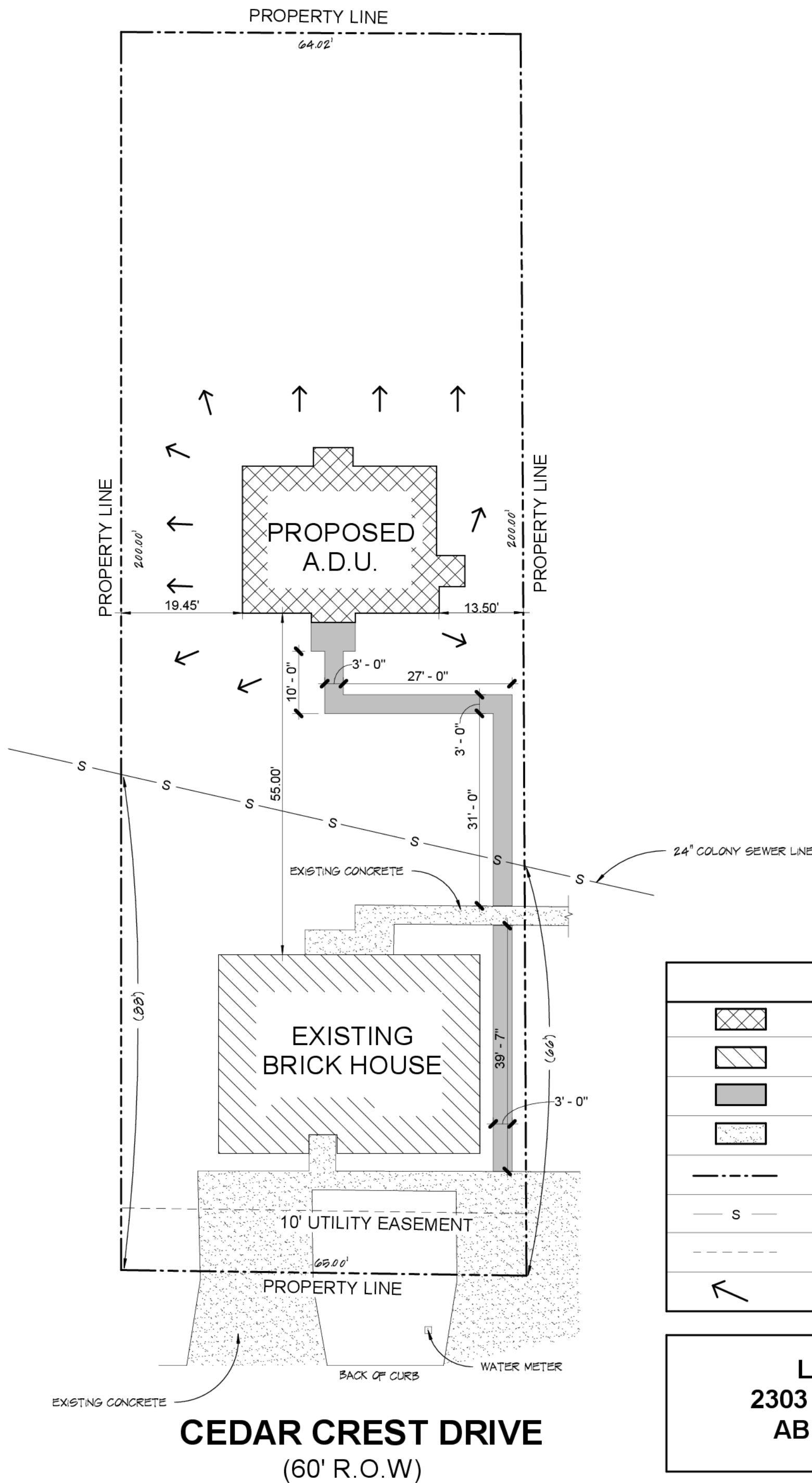
CONSTRUCTION

Sheet

|

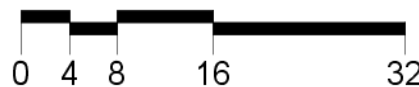
2 SITE PLAN

SCALE: 1/16" = 1'-0"



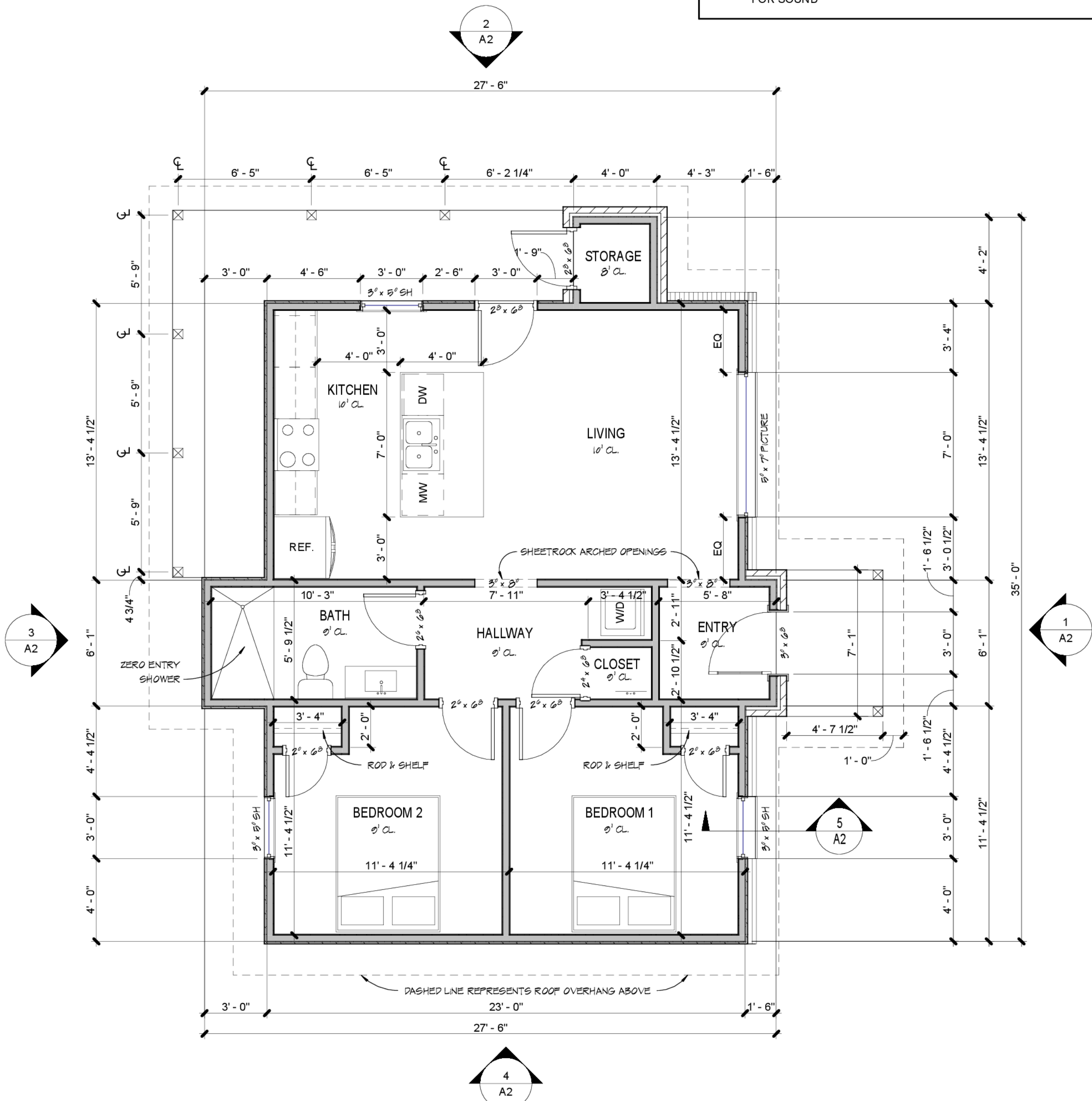
SITE PLAN LEGEND	
	NEW BUILDING
	EXISTING BUILDING
	NEW CONCRETE
	EXISTING CONCRETE
	PROPERTY LINE
	EXISTING SEWER LINE
	UTILITY EASEMENT
	SLOPE OF GRADE TO DRAIN

LOT 125, BLOCK 34
2303 CEDAR CREST DRIVE
ABILENE, TEXAS 79601



PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- BLOCKING SHALL BE REQUIRED IN ALL STUD WALLS TO RECEIVE SHELVING, CASE WORK, DOOR STOPS AND ALL OTHER SIMILAR ITEMS REQUIRING A SECURE ANCHOR
- ALL INTERIOR BATH AND BEDROOM WALLS TO BE INSULATED FOR SOUND



1 FLOOR PLAN

SCALE: 1/4" = 1'-0"



GENERAL NOTES

- THESE PLANS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES AND ORDINANCES AND DEED RESTRICTIONS.
- DESIGN SHALL MEET THE 18" ABOVE GUTTER REQUIREMENTS PER CITY CODE.
- SITE SHALL DEMONSTRATE FINISH GRADES 12" BELOW FOUNDATION ON ALL FOUR CORNERS PER CITY CODE.
- ALL MATERIALS SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE WALKS, PATIOS, AND APPLICABLE EXTERIOR WALLS.

SF CALCULATION

CONDITIONED	675 SF
FRONT PORCH	33 SF
BACK PORCH	144 SF
EXTERIOR STORAGE	13 SF
TOTAL SQUARE FOOTAGE UNDER ROOF	
CONDITIONED	675 SF
UNCONDITIONED	190 SF
TOTAL	865 SF

INDEX OF SHEETS

- A1 - SITE PLAN AND FLOOR PLAN
A2 - ELEVATIONS, ROOF PLAN, AND WALL SECTION
A3 - FOUNDATION PLAN, ELECTRICAL PLAN, AND RCP

SHEET ISSUES

ISSUED FOR PERMIT / CONSTRUCTION

06/01/2022

CEDAR CREST ADU

SITE PLAN AND FLOOR PLAN

DRAWINGS PROVIDED BY:

JADEN DEMENT
4039 PRIVATE ROAD 1102
BAIRD, TX 76804

DATE:

06/01/22

SCALE:

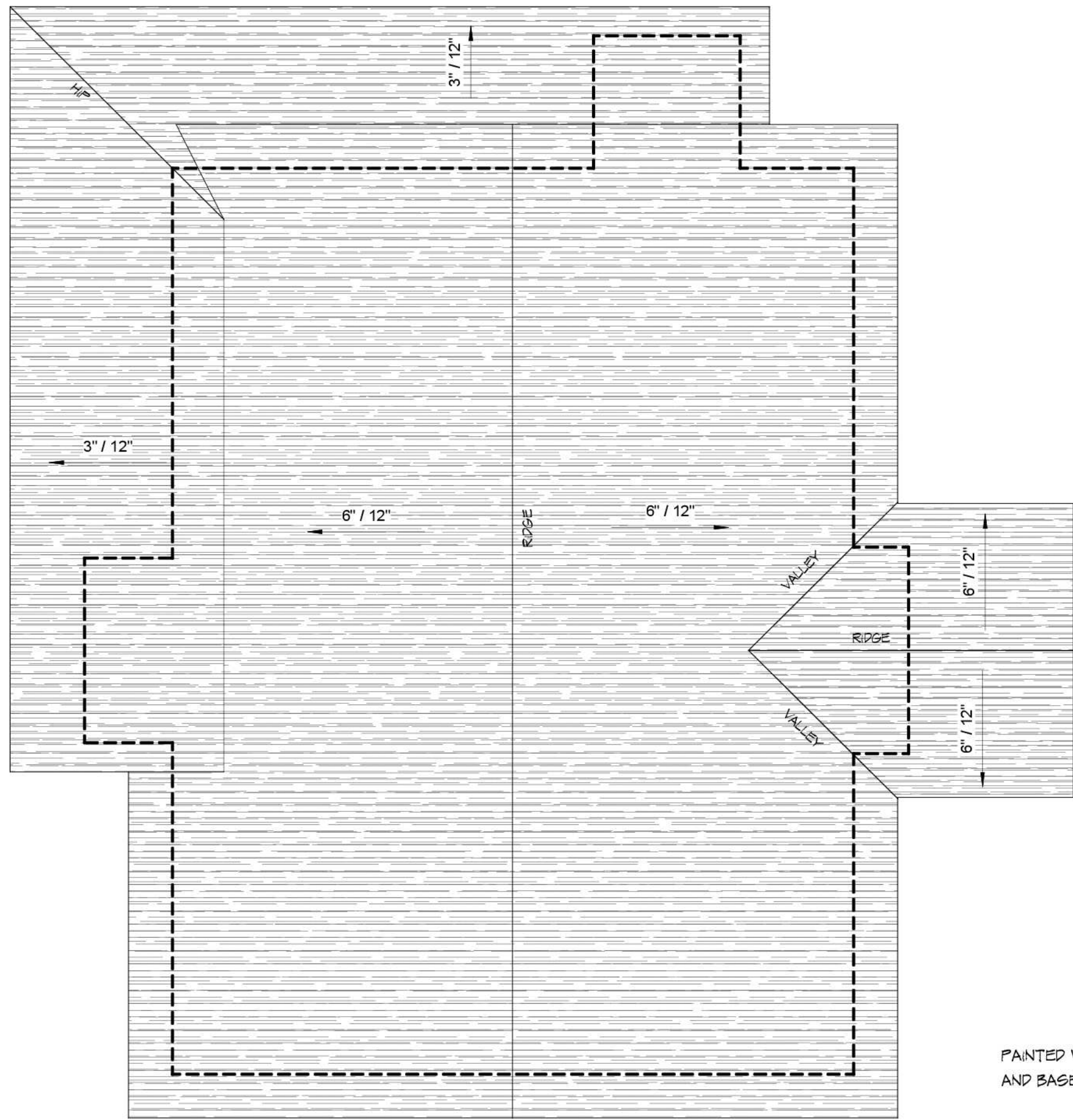
As indicated

SHEET:

A1

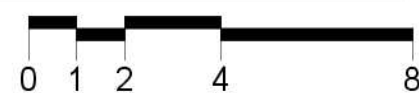


7 PERSPECTIVE VIEW

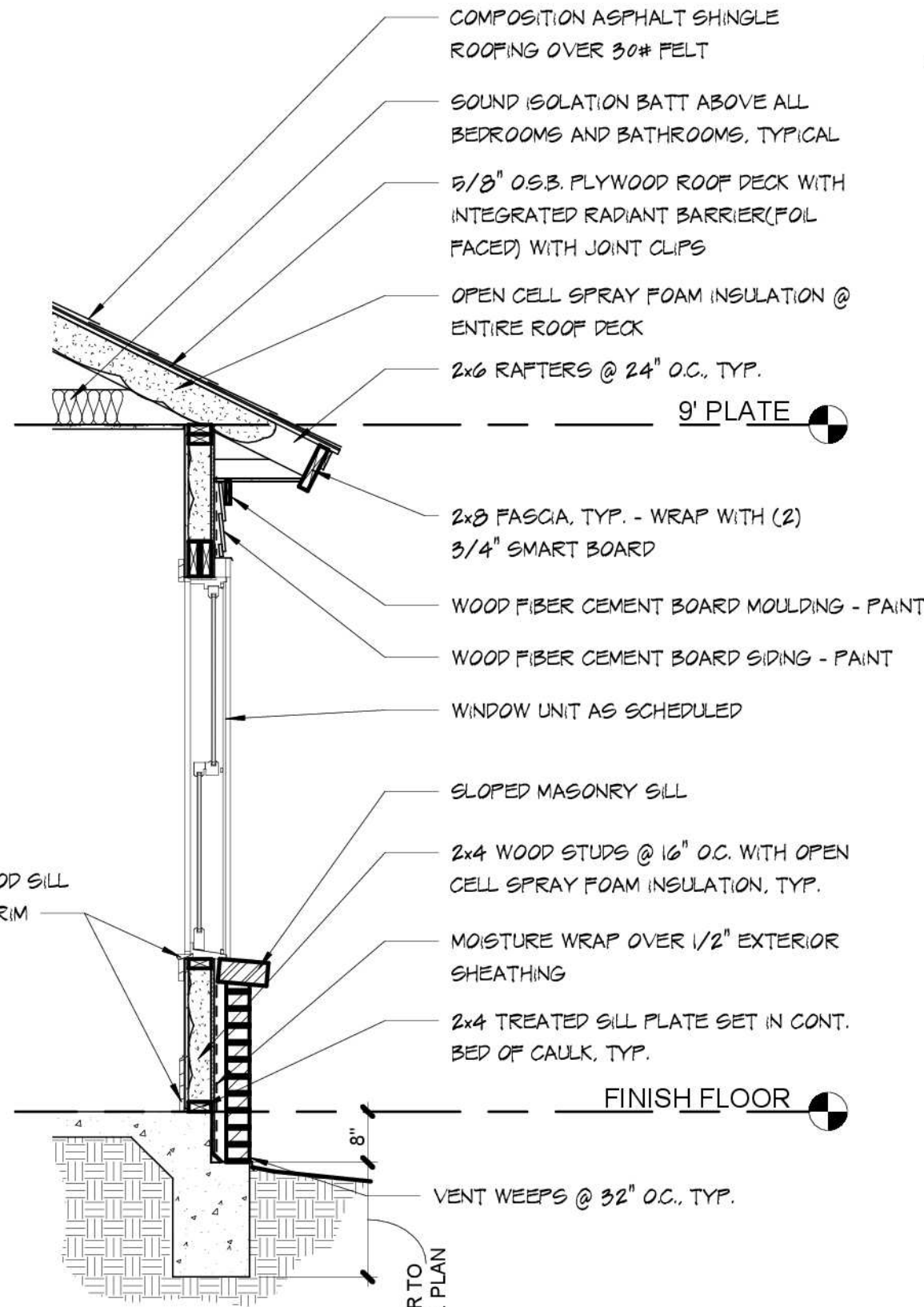


6 ROOF PLAN

SCALE: 1/4" = 1'-0"

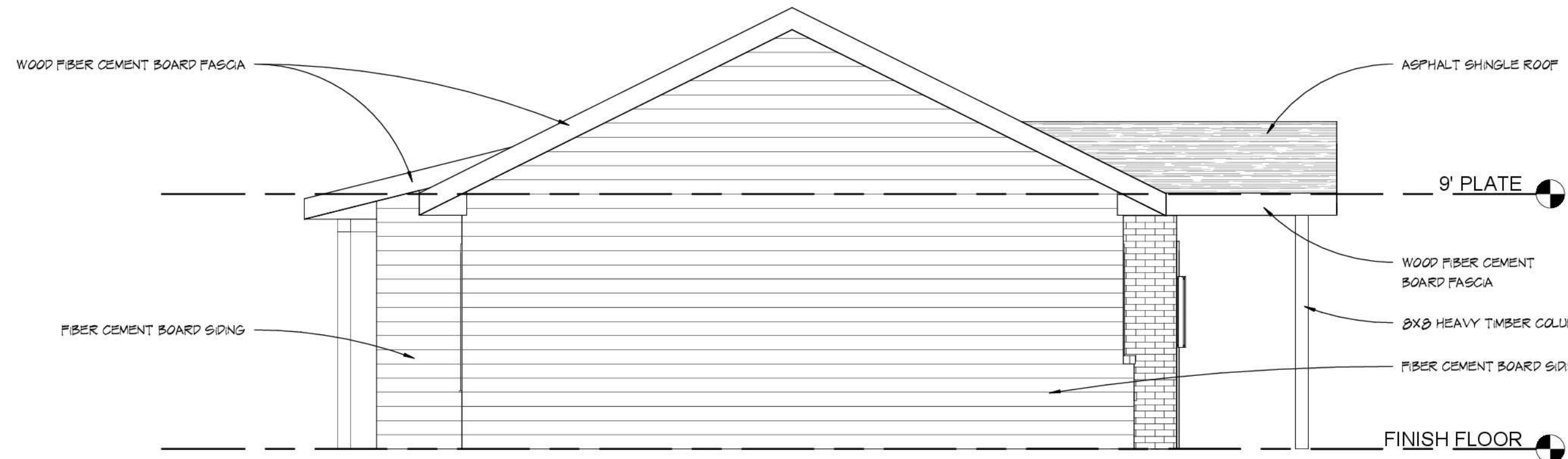


MASONRY CALCULATION
TOTAL MASONRY SURFACE AREA: 290 SF



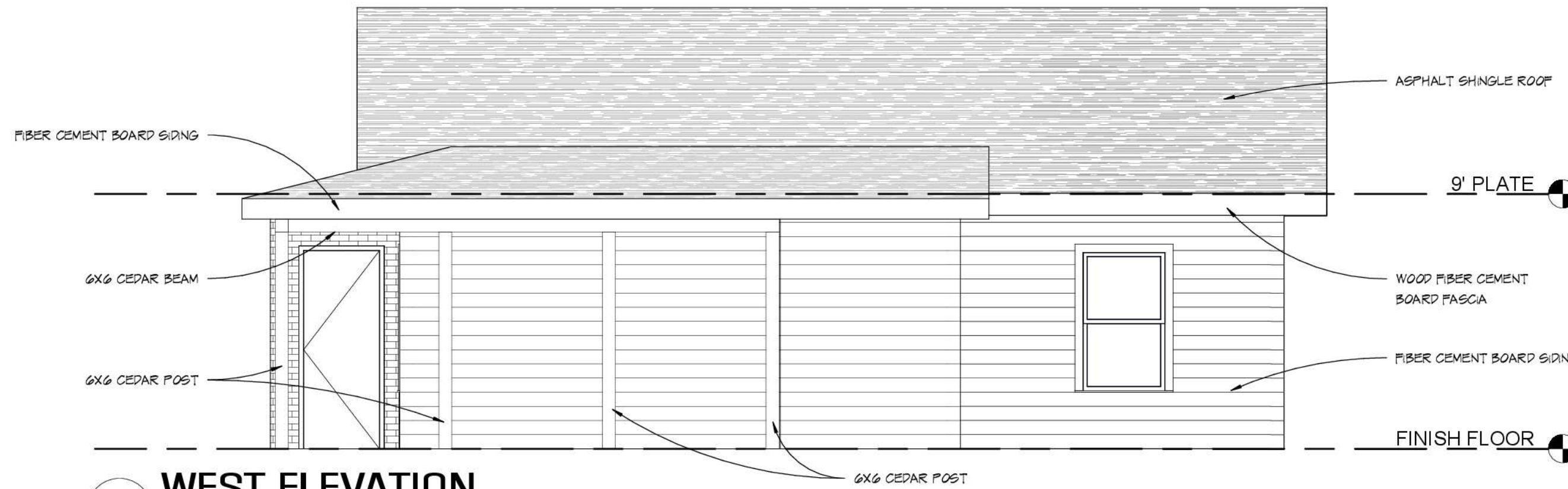
5 TYPICAL WALL SECTION

SCALE: 1/2" = 1'-0"



4 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



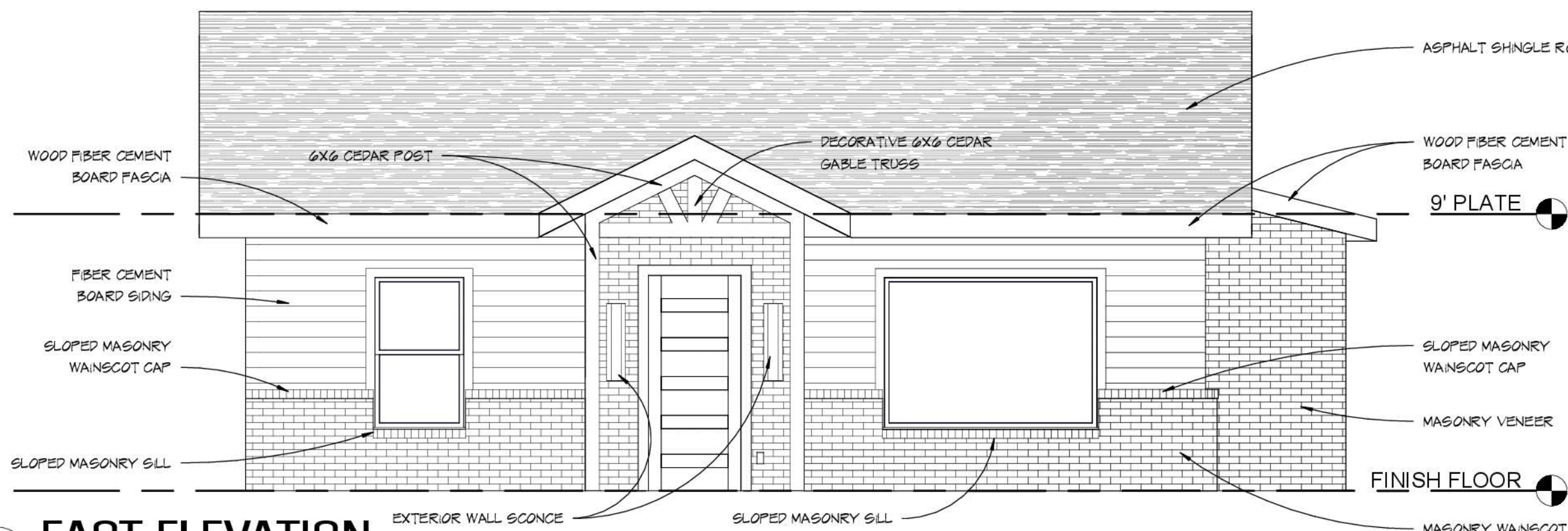
3 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION

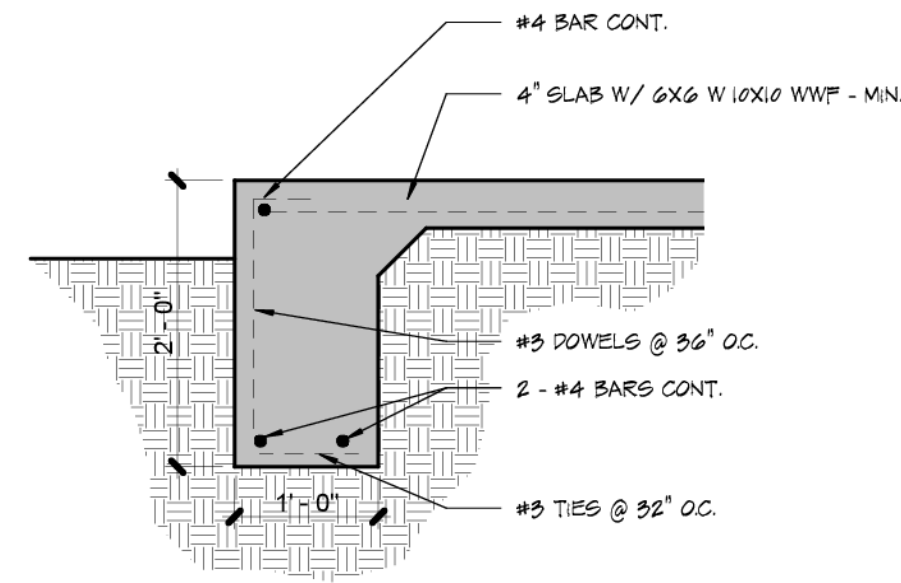
SCALE: 1/4" = 1'-0"



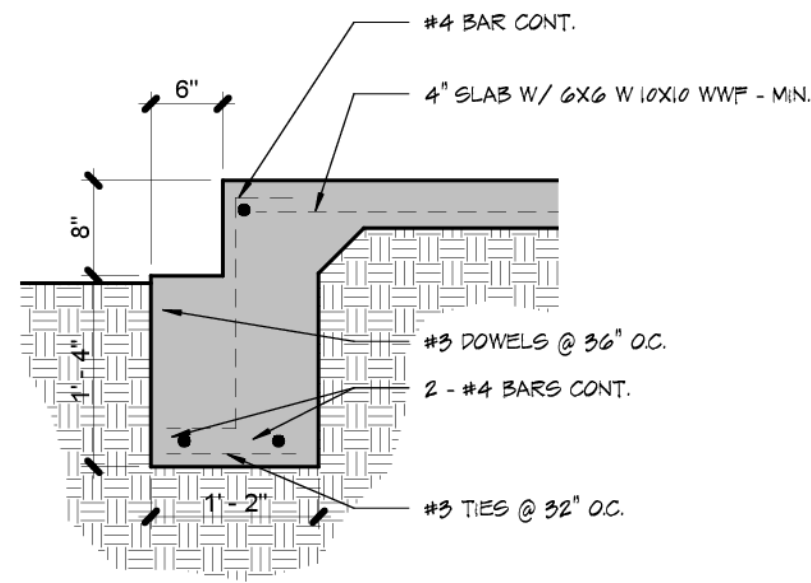
1 EAST ELEVATION

SCALE: 1/4" = 1'-0"

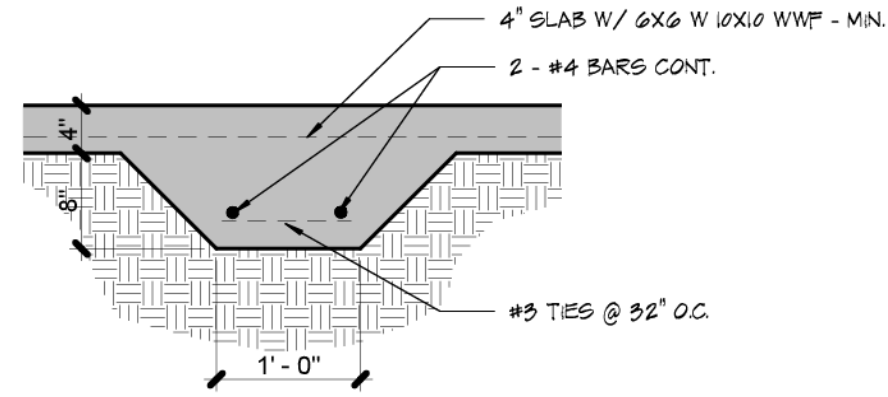




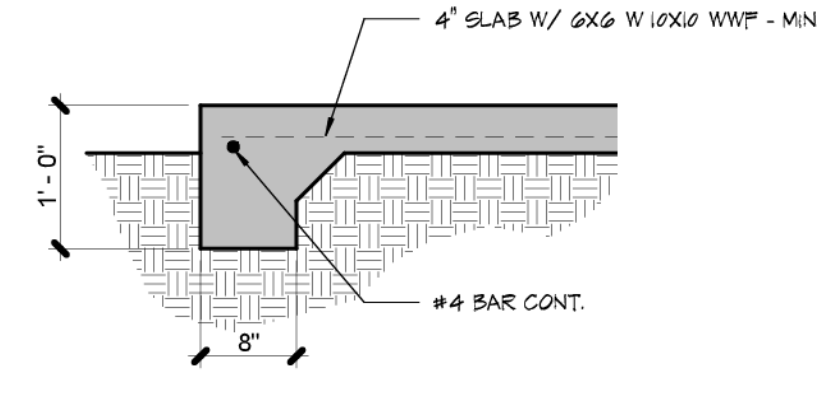
3 TYPICAL EXTERIOR BEAM
SCALE: 3/4" = 1'-0"



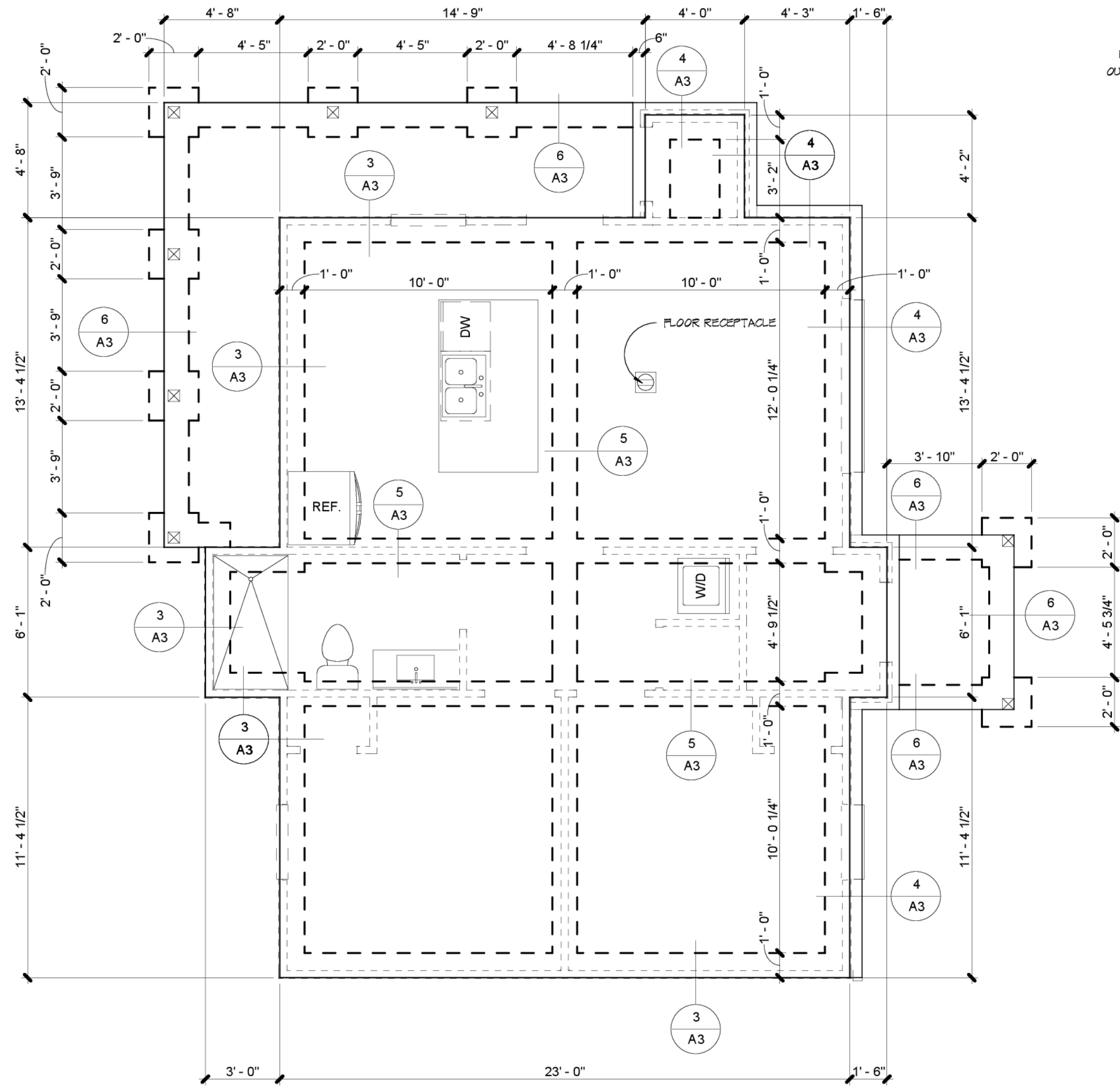
4 TYPICAL EXTERIOR BEAM
SCALE: 3/4" = 1'-0"



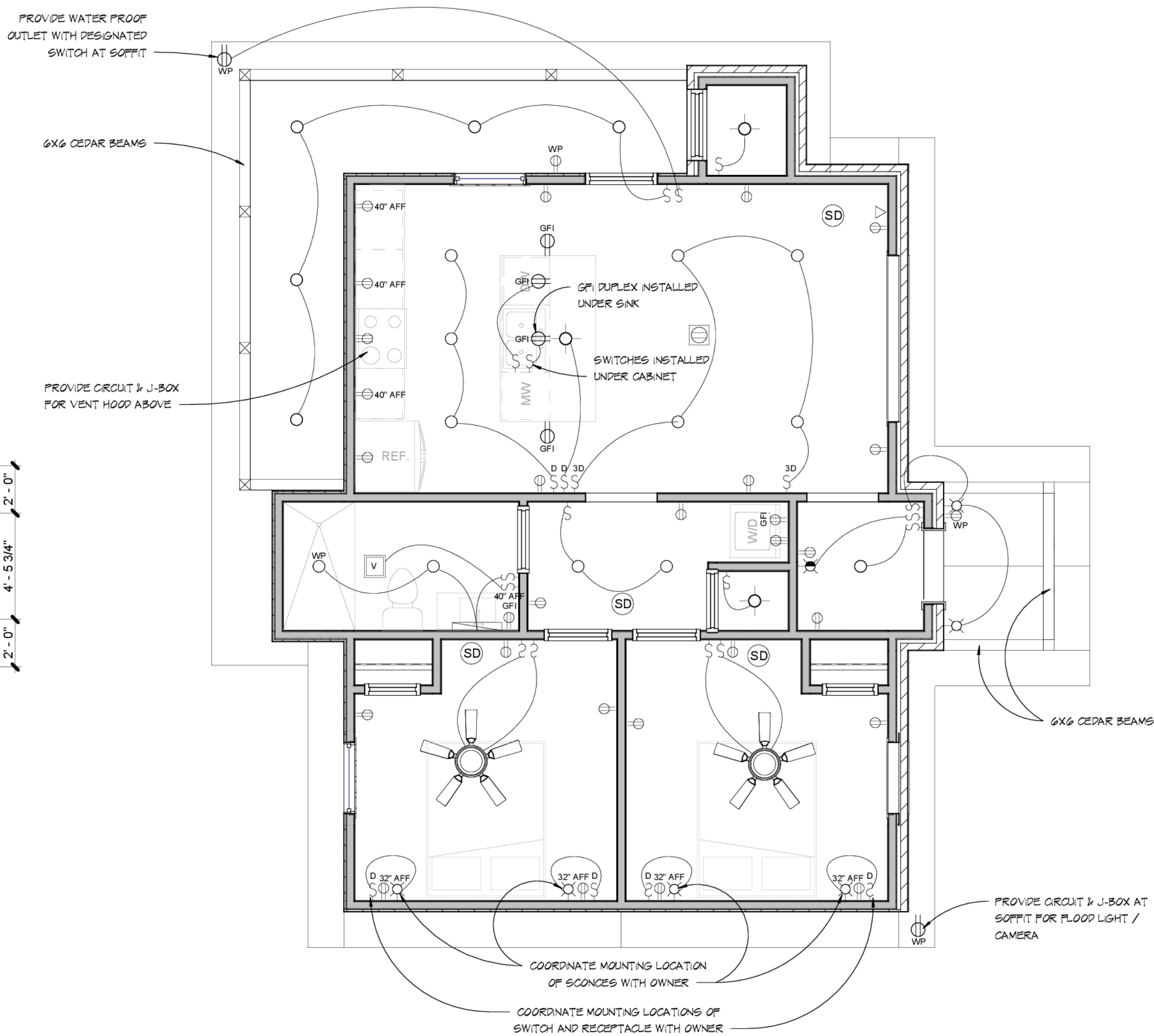
5 TYP. THICKENED SLAB
SCALE: 3/4" = 1'-0"



6 TYPICAL PORCH BEAM
SCALE: 3/4" = 1'-0"



2 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



1 RCP / ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	CEILING FAN & LIGHT KIT
	110V DUPLEX OUTLET
	110V GFI DUPLEX OUTLET
	110V WATERPROOF OUTLET
	220V OUTLET
	CABLE OUTLET
	SWITCH
	SWITCH, DIMMABLE
	SWITCH, THREE WAY
	SWITCH, THREE WAY DIMMABLE
	110V DUPLEX FLOOR OUTLET
	VENT, LIGHT, AND/OR HEAT FIXTURE
	RECESSED DOWN LIGHT
	RECESSED DOWN LIGHT - WATER PROOF
	FLUSH MOUNTED LIGHT FIXTURE
	VANITY SCONCE FIXTURE MOUNTED ABOVE MIRROR
	WALL MOUNTED SCONCE FIXTURE
	WALL MOUNTED ART DISPLAY SCONCE FIXTURE
	SMOKE DETECTOR

SHEET ISSUES

ISSUED FOR PERMIT / CONSTRUCTION

06/01/2022

CEDAR CREST ADU

FOUNDATION PLAN, ELECTRICAL PLAN, AND RCP

DRAWINGS PROVIDED BY:

JADEN DEMENT
4039 PRIVATE ROAD 1182
BAIRD, TX 76804

DATE:

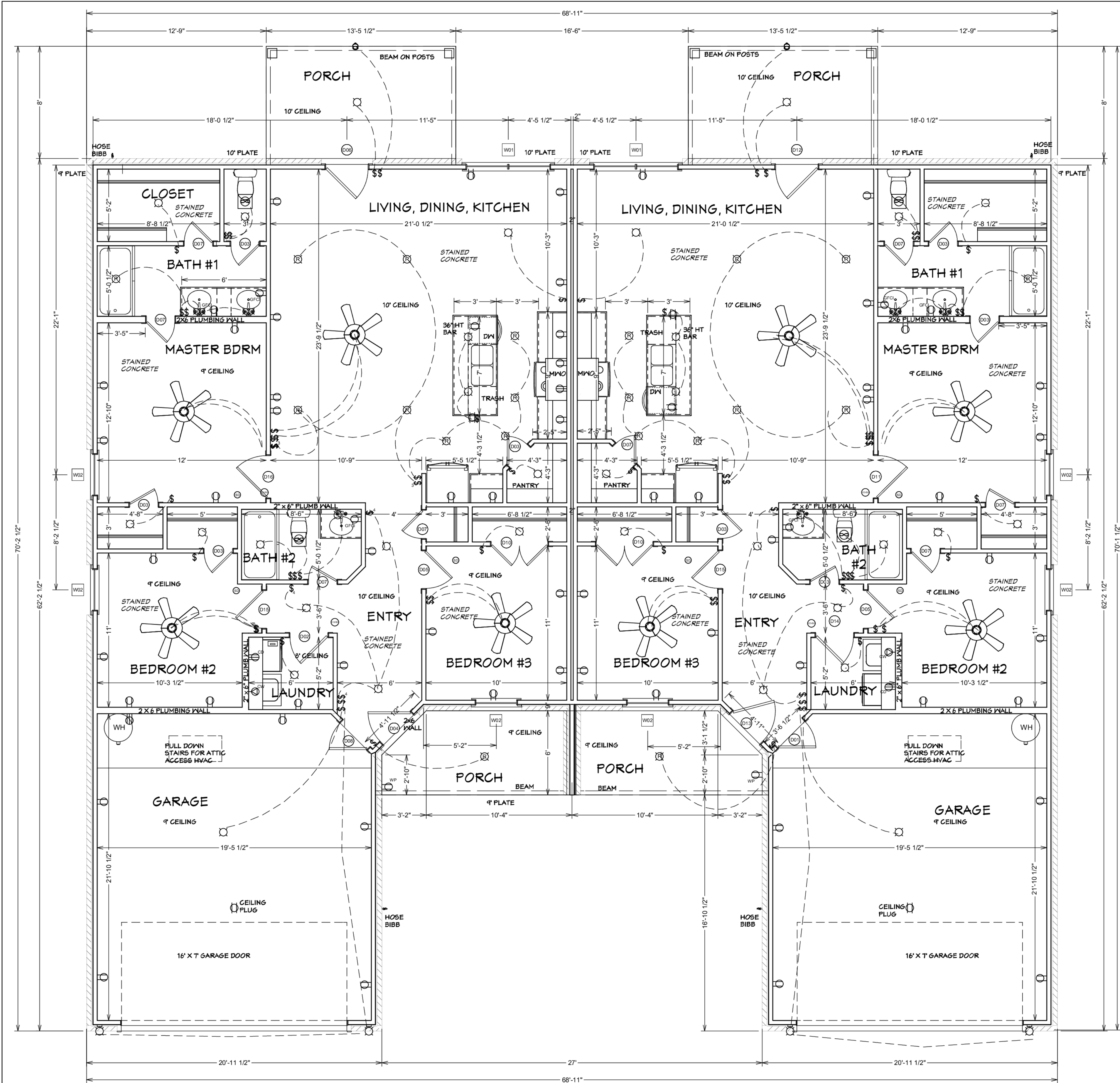
06/01/22

SCALE:

As Indicated

SHEET:

A3



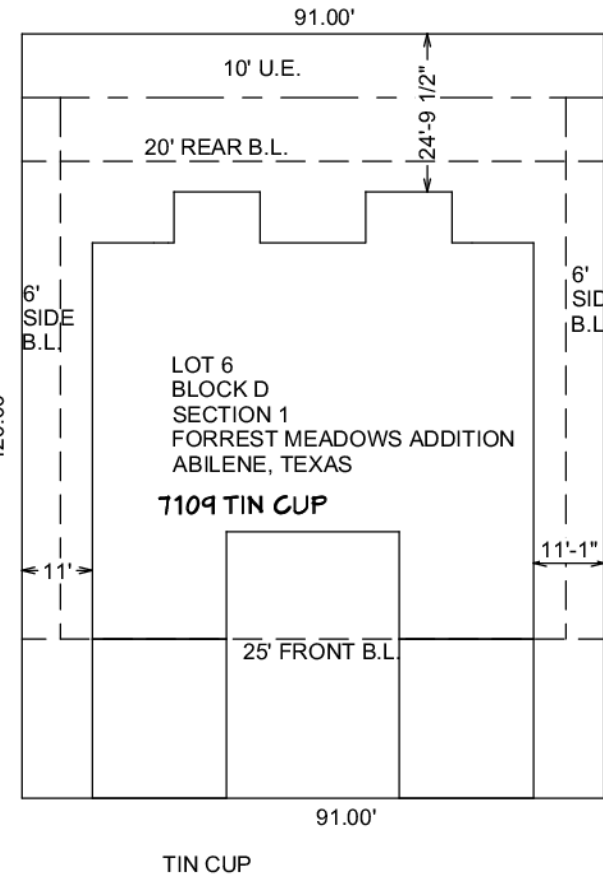
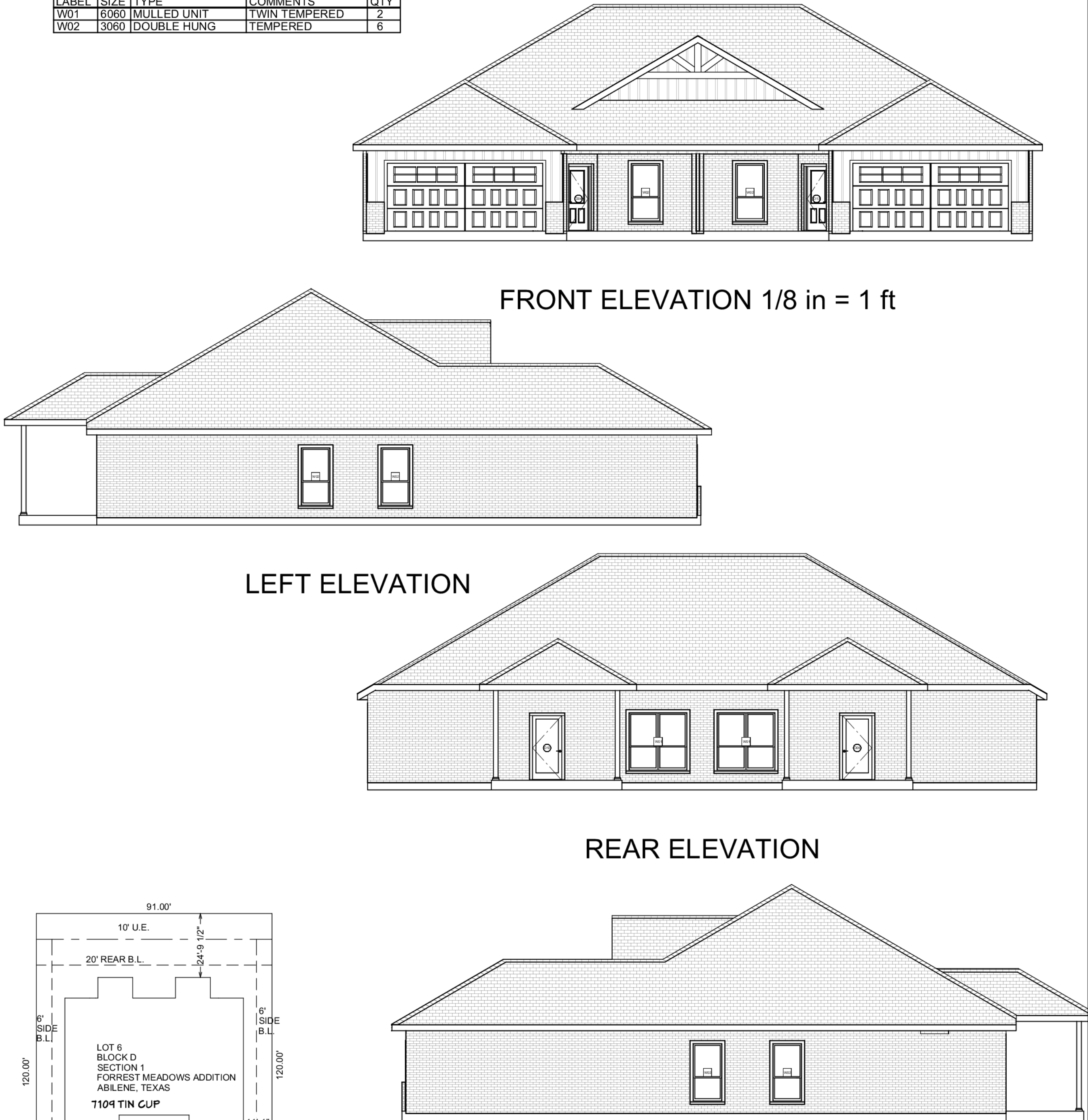
DOOR SCHEDULE					
LABEL	SIZE	TYPE	THICKNESS	COMMENTS	QTY
D01	2868 R EX	HINGED	1 3/4"	FIRE-RATED	1
D02	2868 L IN	HINGED	1 3/4"		1
D03	2068 L IN	HINGED	1 3/8"		8
D04	3068 R EX	HINGED	1 3/8"	FRONT ENTRY	1
D05	2868 L IN	HINGED	1 3/8"		2
D06	3068 R EX	HINGED	1 3/4"	GLASS	1
D07	2068 R IN	HINGED	1 3/8"		8
D08	2868 L EX	HINGED	1 3/4"	FIRE-RATED	1
D10	4068 L/R IN	DOUBLE HINGED	1 3/8"		2
D11	3068 R IN	HINGED	1 3/8"		1
D12	3068 L EX	HINGED	1 3/4"	GLASS	1
D13	3068 L EX	HINGED	1 3/4"	FRONT ENTRY	1
D14	2868 R IN	HINGED	1 3/4"		1
D15	2868 R IN	HINGED	1 3/8"		2
D16	3068 L IN	HINGED	1 3/8"		1

WINDOW SCHEDULE				
LABEL	SIZE	TYPE	COMMENTS	QTY
W01	6060	MULLED UNIT	TWIN TEMPERED	2
W02	3060	DOUBLE HUNG	TEMPERED	6

NOTES:

1. ALL 9' PLATES EXCEPT WHERE OTHERWISE NOTED.
2. STEEL LINTELS OVER APPLICABLE OPENINGS TO SUPPORT/BRICK ROCK.
3. HVAC IN ATTIC.
4. VERIFY ALL DIMENSIONS, NOTATIONS, AND DESIGN FOR ACCURACY BEFORE BEGINNING CONSTRUCTION.
5. STUD WALLS DIMENSIONED AT 3-1/2".

EACH SIDE: 1369
TOTAL SQUARE FOOTAGE: 2738
PORCHES: 368
GARAGES: 942
TOTAL SLAB SQ FT: 4048

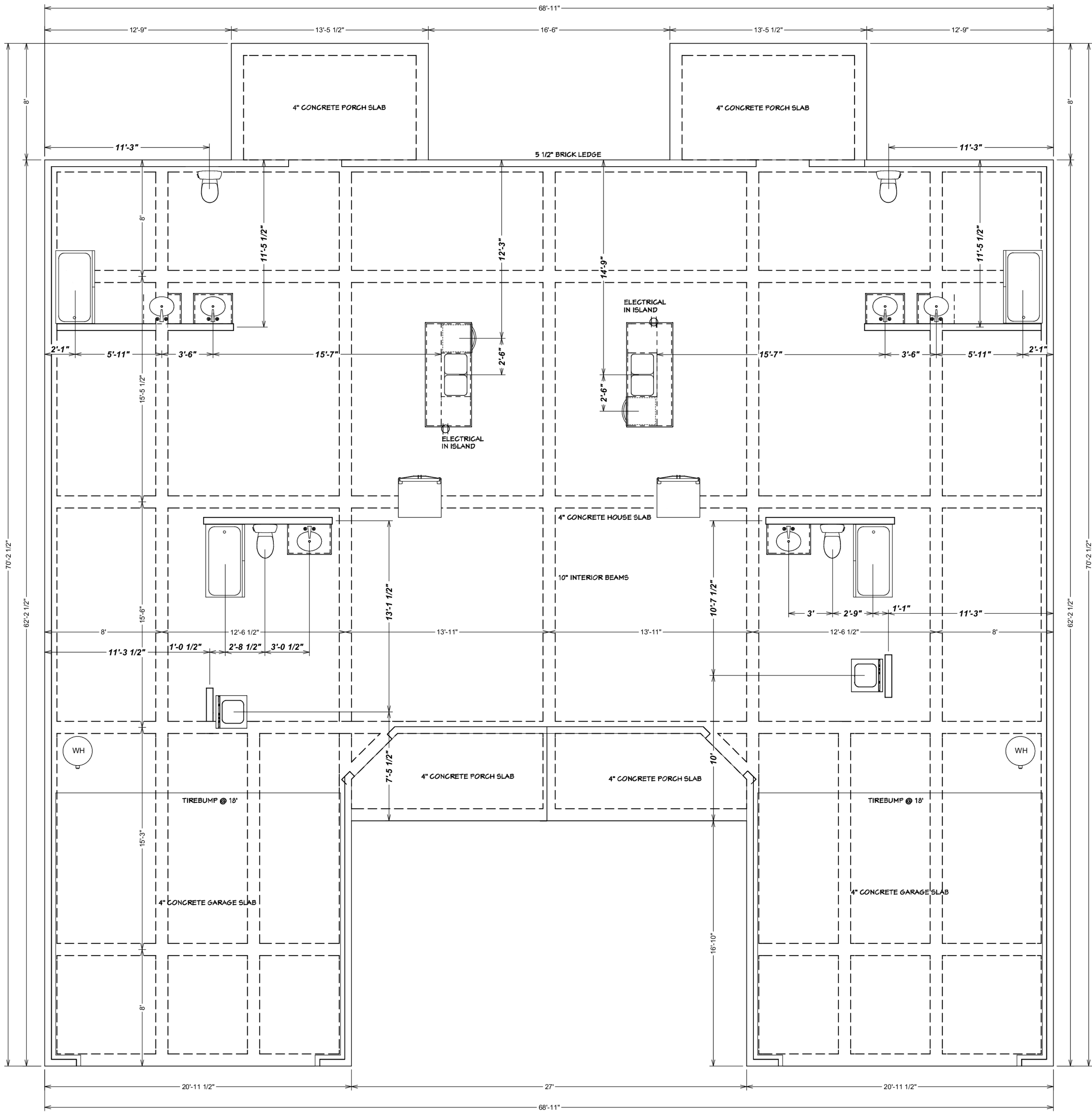


PLOT PLAN 1 in = 30 ft

7109 TIN CUP

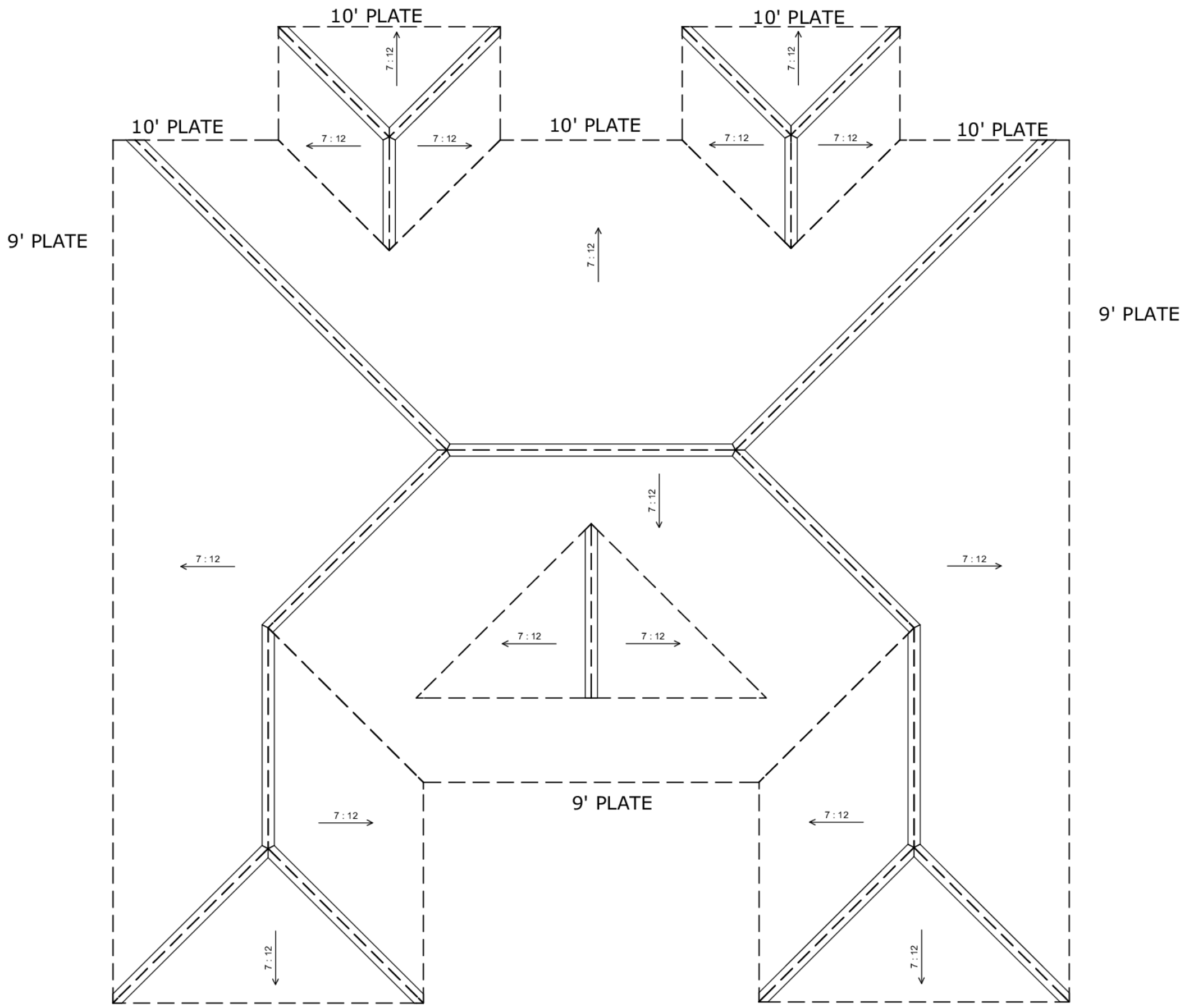
LANTRIP'S CUSTOM HOMES

Date: JAN 2022	Scale: 1/4" = 1'	2738 Sq. Ft.	gpr
FLOOR PLAN AND ELEVATIONS			
Page #: 1 OF 2		Drawing #: LANTRIP-22-2738	

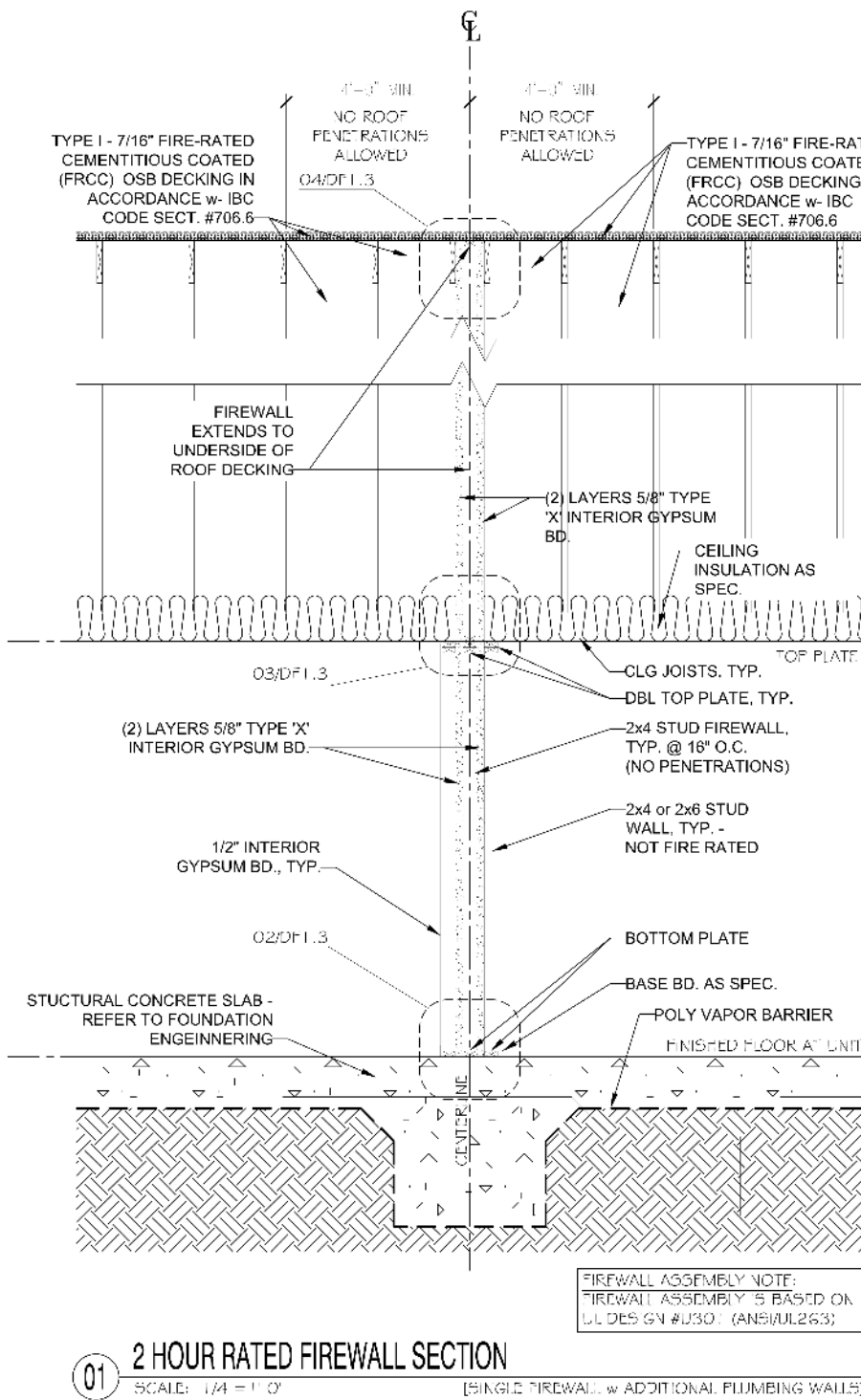


CONCRETE AREA
4048 SQ FT

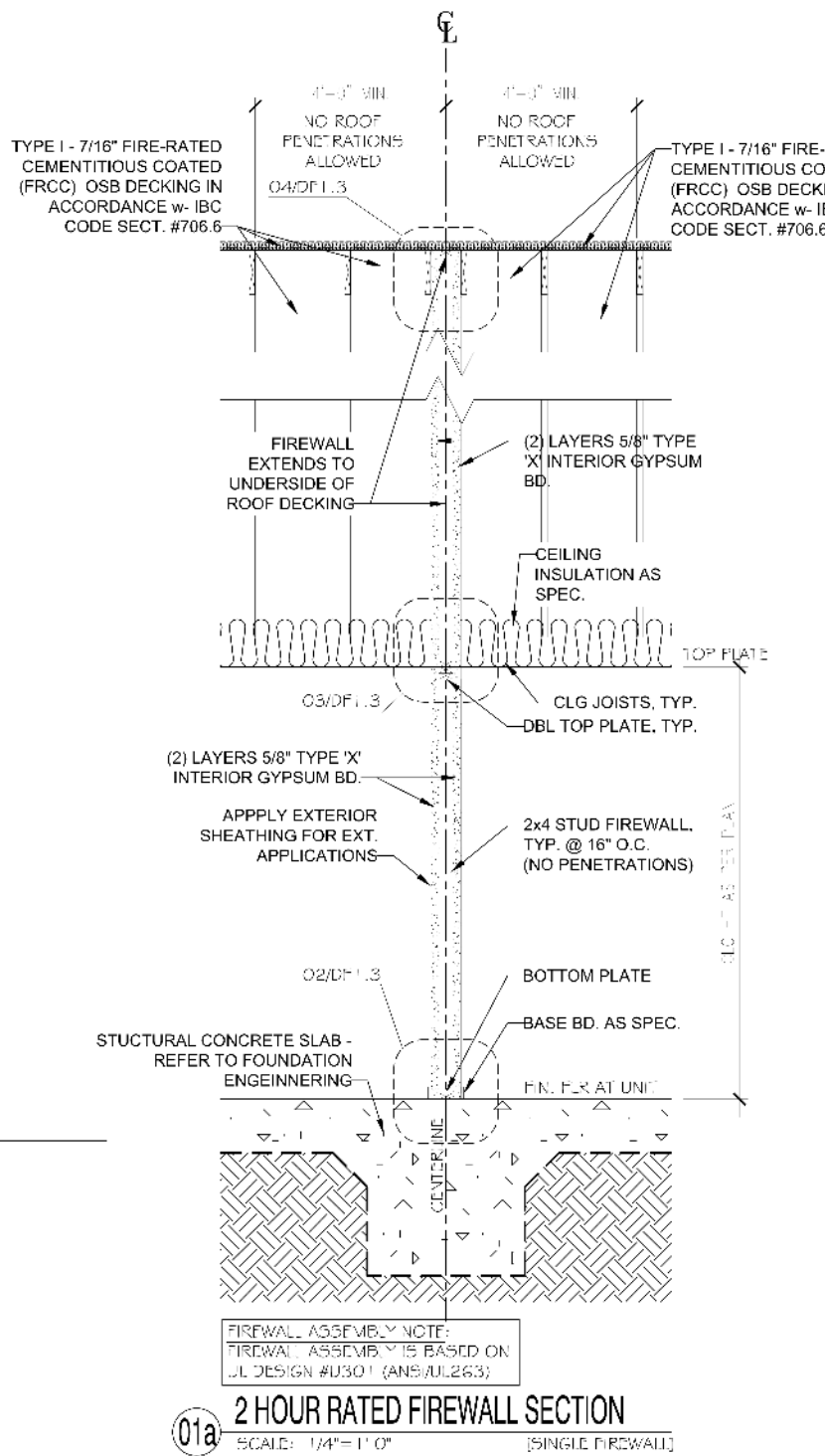
Foundation



ROOF PLAN 1/8 in = 1 ft



NOTE:
MEETS REQUIREMENTS OF SECTION R302.1 OF IRC 2018



7109 TIN CUP

LANTRIP'S CUSTOM HOMES			
Date: JAN 2022	Scale: 1/4" = 1'	2738 Sq. Ft.	gpr
FOUNDATION & ROOF PLANS			
Page #: 2 OF 2	Drawing #: LANTRIP-22-2738		

ZONING CASE Z-2024-11

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: July 2, 2024
City Council 1st Reading: July 11, 2024
City Council 2nd Reading: July 25, 2024

Applicant

Owner: Antilley West, LLC
Agent: Jacob & Martin

Case Manager

Kiley Hannah – Planner

Request

Create a Planned Development District, PDD-186 to allow business and residential uses on two tracts. Tract 1 would have a base zoning of General Retail (GR). Tract 2 would have a base zoning of Medium Density (MD). Tract 2 would include modified MD development standards to allow a 30' minimum lot width, 15' front and 5' side setbacks, and 3,000 square foot lot area minimums.

Location

7400 Block of Buffalo Gap Road, 2.26 acres of Tract 318 of the M Talbot Survey 102 and 2.268 acres part of Tract 318 of M Talbot Survey 102, Abilene, Taylor County, Texas.

Background

In January 2017 the subject property was rezoned to General Retail (GR), Neighborhood Retail (NR), and Medium Density (MD). Prior to that action, the subject property was included in PD 37, which was created in 1986 to allow Multi-Family (MF).

Existing Uses/Zoning

Properties to the east tract are zoned Medium Density (MD). Properties to the west tract are zoned General Retail (GR) and Neighborhood Retail (NR).

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 purpose of PDD-186 is consistent with the Comprehensive Plan, the Future Land Use Map, and the zoning of all surrounding properties. The proposed base zoning of each tract is also consistent with the 1986 and 2017 zoning actions described above to allow retail and residential uses.

- (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 base zoning of General Retail (GR) and Medium Density (MD) of the PDD is compatible with the surrounding uses and zoning. The proposed development standards for the MD portion of the PDD are appropriate for the proposed residential use and should not adversely affect any surrounding properties.

- (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 will need to be platted. Through that process, streets and utilities will be provided.

- (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

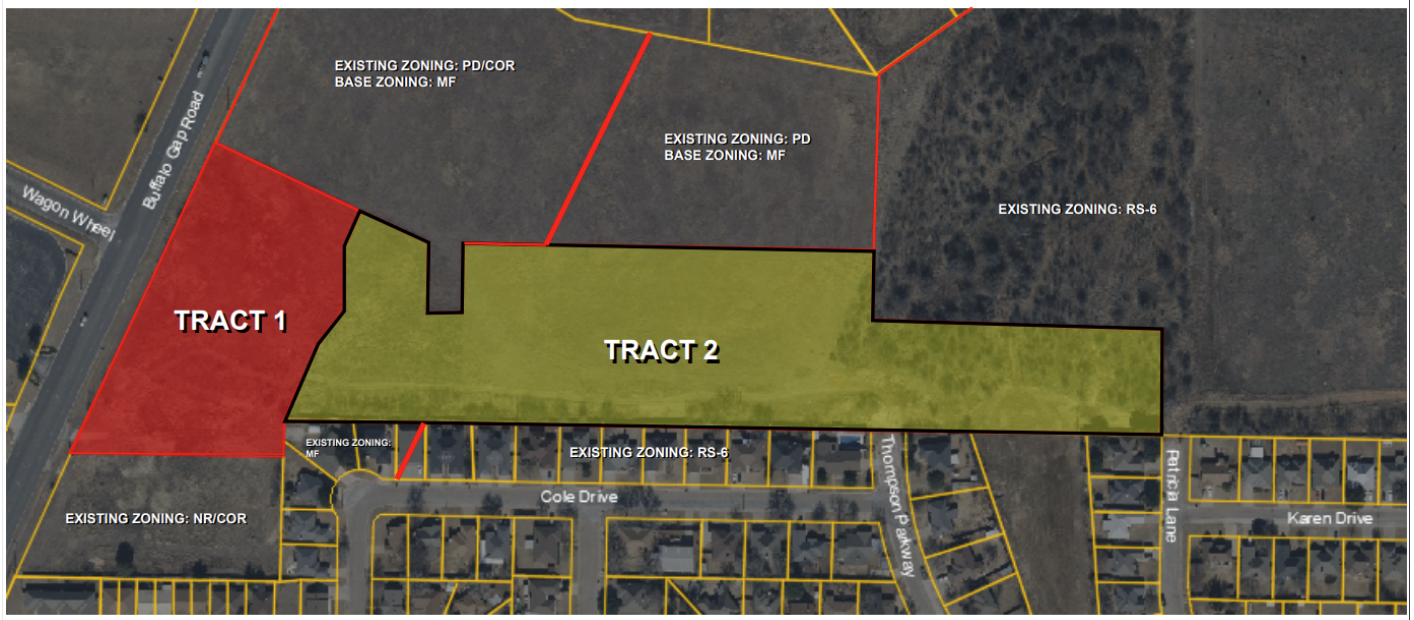
OWNER	PROP_ID	SITUS	RESPONSE
HOWARD RONALD	30654	4542 COLE DR	
ANTILLEY WEST LLC	41974	7500 THOMPSON PW	
SIITERI JORDAN	30380	4526 COLE DR	
SIITERI JORDAN	30380	4528 COLE DR	
LAIL JAMES F	65229	7517 THOMPSON PW	
WYLIE UNITED METHODIST CHURCH	986701		
ANTILLEY WEST LLC	1011610	7455 BUFFALO GAP RD	
HARRIS JUDY L	29970	4506 COLE DR	
HARRIS JUDY L	29970	4508 COLE DR	
S&P WOOSTER LLC	57327	4409 COLE DR	
LIVINGSTON JOEL D & BOBBI J	27460	7510 PATRICIA LN	
LANIER PROPERTIES LLC	12980	4141 KAREN DR	
FINE-LINE CONTRACTING LLC	65104	7509 THOMPSON PW	
MARTINEZ ROBERT & REBECCA	1003717	4137 FORREST HILL RD	
UPSHAW JUSTIN & ANTOINETTE HAZLEWOOD	27326	7502 PATRICIA LN	
CPC INVESTMENTS LLC	76366	7449 BUFFALO GAP RD	

TAYLOR WILLIAM F	55982	4442 COLE DR	
PATTON RUSSELL BO	56384	4418 COLE DR	
EDWARDS JANET L	11132	4142 KAREN DR	
ANTILLEY WEST LLC	73149		
CHOLEWINSKI KRISTIE	30527	4534 COLE DR	
ANTILLEY WEST LLC	1017331		
MASSEY JEFFREY CHARLES	27587	7518 PATRICIA LN	
LIVELY ANDREW W & STERLING M	11248	4134 KAREN DR	
BROWN KARLA	56115	4434 COLE DR	
MC DONALD MIKE & SHARON	73009	7404 X BUFFALO GAP RD	
CHAMPIONS CHURCH	54005	7474 BUFFALO GAP RD	
RENFRO JEFFREY BRYANT & MARY JEAN	56644	4449 COLE DR	
SBF 1 PROPERTIES LLC	57182	4417 COLE DR	
SMITH CAROLYN RENIA	32452	4509 COLE DR	
RICHARDSON SHANNON	32314	4501 COLE DR	
SBF2019-1 PROPERTIES LLC	55598	4466 COLE DR	
HARRIS JUDY L	30089	4510 COLE DR	
HARRIS JUDY L	30089	4518 COLE DR	
CLEARVIEW FAMILY LIMITED PART	32748	4525 COLE DR	
GALLAGHER ANNA	57052	4425 COLE DR	
BERRY KENNY RAY &	64985	7501 THOMPSON PW	
CAPGROW HOLDINGS JV SUB I LLC	55714	4458 COLE DR	
LAMB STEVEN H & HAZEL D	55479	7518 JOHN CARROLL DR	
LANGDON GLEN & TAMMY	91917	7502 BUFFALO GAP RD	
LAZANSKY JESSE D	56246	4426 COLE DR	
MK POWELL PROPERTIES LLC	30788	4550 COLE DR	
ZEIGER NATHANIEL G	31046	4566 COLE DR	
TURNER LARRY W & BETTY J	30914	4558 COLE DR	
WILSON COLLIN & BUSTAMANTE REAGAN	32577	4517 COLE DR	
SPRADLIN SHANE & KAYLEIGH A	55853	4450 COLE DR	
GRIFFIN JAMES B &	56507	4402 COLE DR	
RUKENGEZA FISTON	56920	4433 COLE DR	

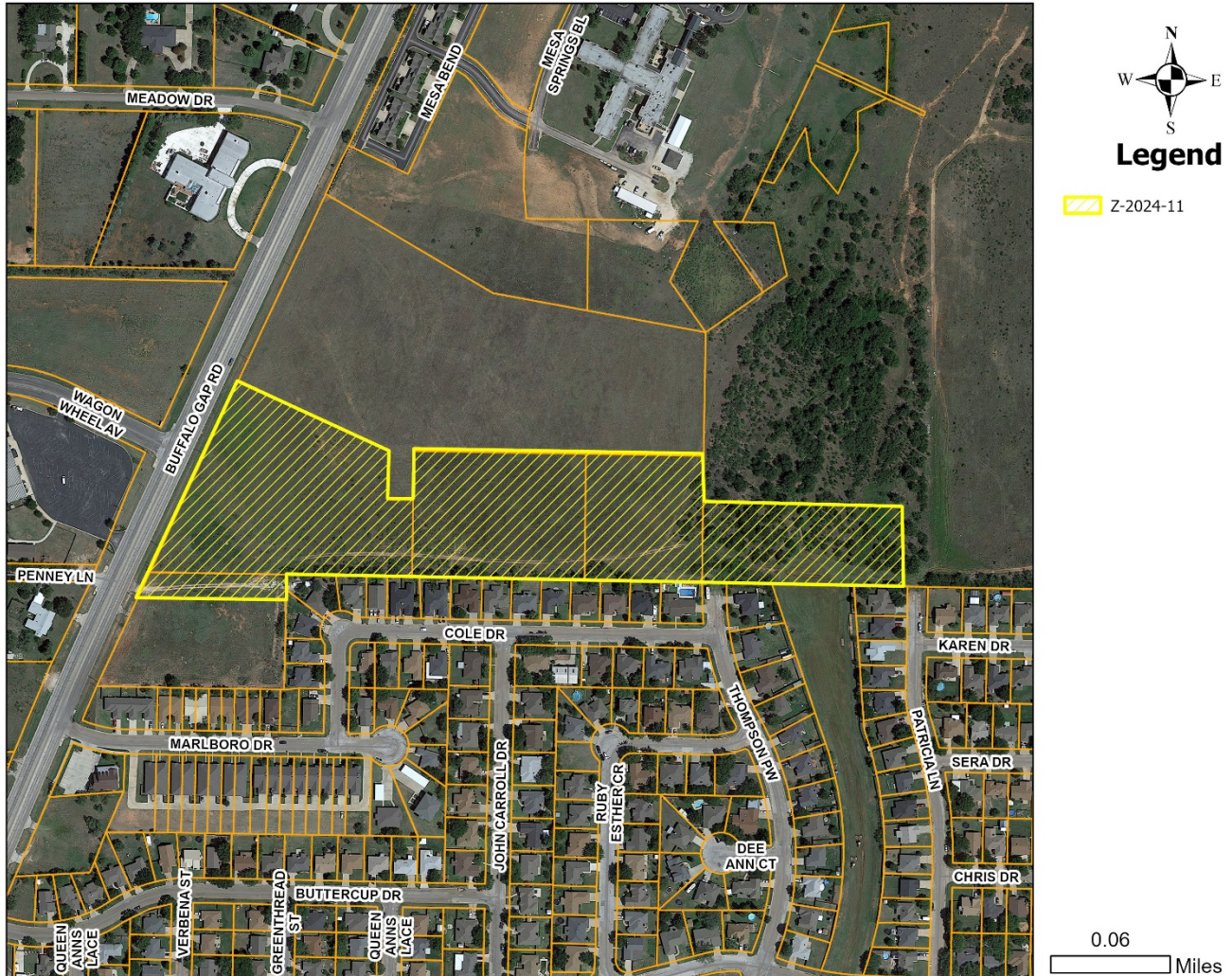
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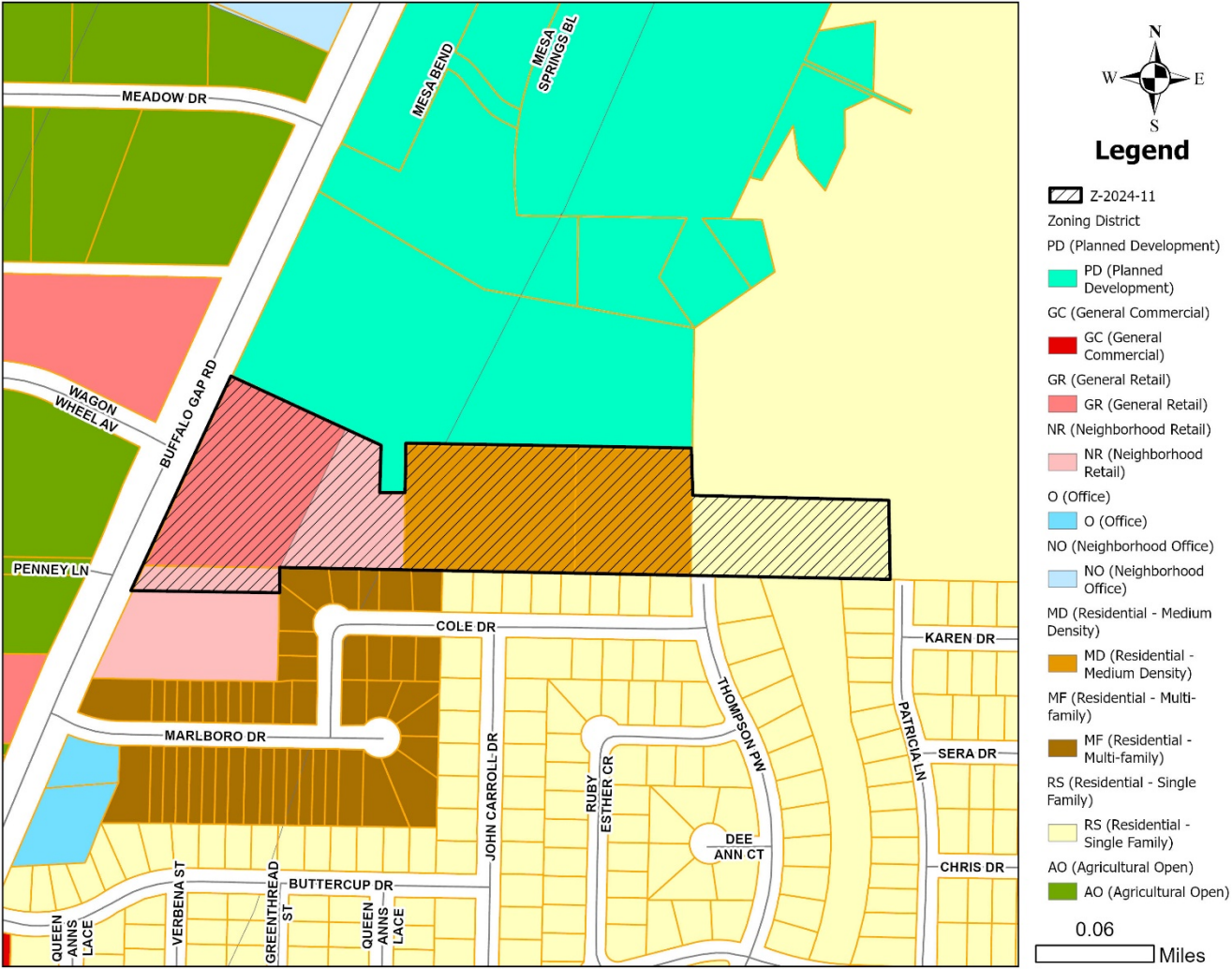
PROPOSED ZONING CONCEPT PLAN



LOCATION MAP



ZONING MAP



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 11th day of July, 2024.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 14th day of June, 2024, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 25th day of July, 2024, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 25th day of July, 2024.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Change the zoning classification of the following described land, from General Retail (GR), Neighborhood Retail (NR) and Medium Density (MD) District to a Planned Development District (PDD-186):

Location: 7400 Block of Buffalo Gap Road.

BEING a **12.578 acre** zoning tract out of the M. Talbot Survey No. 102, Abstract 318, the M. Talbot Survey No. 103, Abstract 319, and the G.E. Harlan Survey, Abstract No. 1259, all in Taylor County, Texas and being out of a called 5.23 acre tract more particularly described in that certain document to Antilley West, LLC, recorded in Instrument Number 2024-01207, and being out of a called 5.0 acre tract more particularly described in that certain document to Antilley West, LLC, recorded in Instrument Number 2024-01206, and being out of a called 49.031 acre tract more particularly described in that certain document to Robert Martinez and Rebecca Martinez, recorded in Instrument Number 2015-10669, all in the Official public Records of Taylor County, Texas. Said 12.578 acre tract is more particularly described in metes and bounds as follows:

BEGINNING at a point for the northwest corner of this described tract and being in the southeast right-of-way line F.M. 89, also known as Buffalo Gap Road, also being the Southwest corner of Lot 1, Block A, Kingdom Park Subdivision, as recorded in Cabinet 4, Slide 79, Plat Records of Taylor County, Texas;

THENCE S 64°55'02" E along a northeast line of this described tract and a southwest line of said Lot 1, a distance of 403.79 feet to a northeast corner of this tract and an interior corner of said Lot 1;

THENCE S 00°58'11" W along an east line of this described tract and a west line of said Lot 1, a distance of 119.11 feet to an interior corner of this tract and a southwest corner of said Lot 1;

THENCE S 89°03'45" E along a north line of this described tract and a south line of said Lot 1, a distance of 60.03 feet to an interior corner of this tract and a southeast corner of said Lot 1;

THENCE N 00°57'33" E along a west line of this described tract and an east line of said Lot 1, a distance of 119.13 feet to a northwest corner of this tract and an interior corner of said Lot 1;

THENCE S 89°03'16" E along a north line of this described tract and a south line of said Lot 1, at a distance of 704.82 feet pass a southeast corner of said Lot 1 and being the west line of said Martinez tract, continuing on in and across said Martinez tract, for a total distance of 791.07 feet to the most northerly northeast corner of this tract;

THENCE S 00°37'35" W, in and across said Martinez tract, a distance of 120.00 feet to an interior corner of this tract;

THENCE S 89°03'16" E, in and across said Martinez tract, a distance of 404.54 feet to the most easterly northeast corner of this tract;

THENCE S 00°56'10" W, in and across said Martinez tract, a distance of 189.03 feet to the most easterly Southeast corner of this tract and being in a north line of Mesquite Forest Estates, Section 5, as recorded on Cabinet 1, Slide 312, Plat Records of Taylor County, Texas;

ORDINANCE NO. _____

THENCE N 89°01'15" W, with the south line of this described tract, a north line of said Mesquite Forest Estates, Section 5, the north line of Mesquite Forest Estates, Section 4 as recorded in Cabinet 1, Slide 222, a north line of Mesquite Forest Estates, Section 3 as recorded in Cabinet 1, Slide 103, in the Plat Records of Taylor County, Texas, a distance of 489.89 feet to an exterior corner of this tract in a north line of said Mesquite Forest Estates, Section 3;

THENCE N 88°59'01" W, with the south line of this described tract, a north line of said Mesquite Forest Estates, Section 3, a north line of Mesquite Forest Estates Continuation 2, as recorded in Cabinet 1, Slide 327, and the north line of Mesquite Forest Estates, Replat of Lots 1, 2 & 3, Block A, Continuation 2, as recorded in Cabinet 3, Slide 212, all in the Plat Records of Taylor County, Texas, a distance of 707.32 feet to an exterior corner of this tract in a north line of said replat of continuation 2;

THENCE N 89°12'25" W, with a north line of said Mesquite Forest Estates, Continuation 2 and the north line of the said replat of Mesquite Forest Estates, Continuation 2, a distance of 302.32 feet to an interior corner of this tract and a northwest corner of said Mesquite Forest Estates, Continuation 2;

THENCE S 00°36'42" W, with the east line of this described tract and a west line of said Mesquite Forest Estates, Continuation 2, a distance of 62.20 feet to the most southern southeast corner of this tract and a northeast corner of a called 2.02 acre tract of land as described in that certain document to CPC Investments, LLC, recorded in Instrument Number 2023-05453, Official Public Records of Taylor County, Texas;

THENCE N 88°55'00" W, with the most southerly south line of this tract and a north line of said CPC Investments tract, a distance of 365.18 feet to the most westerly southwest corner of this tract and a northwest corner of said CPC Investments tract, and being in the southeast right-of-way line of said F.M. 89, and being a point in a curve to the right;

THENCE along said curve to the right, with the northwest line of this tract and the southeast right-of-way line of said F.M. 89, having an arc length of 44.12 feet, a radius of 11399.16 feet, a delta angle of 0°13'18", a tangent of 22.06 feet, a chord bearing of N 24°55'03" E and a chord length of 44.12 feet to an exterior corner of this tract;

THENCE N 25°04'26" E, with the northwest line of this tract and the southeast right-of-way line of said F.M. 89, a distance of 542.14 feet to the **POINT OF BEGINNING** and containing **12.578 acres** of land, more or less.

EXHIBIT B

Purpose. The purpose of the Planned Development (PDD) District is to allow development of retail and commercial type development along the Buffalo Gap Road frontage (Tract 1) and a mixture of single family attached, single family detached, and traditional two-family duplexes in the rear (Tract 2), illustrated in the concept plan shown in Exhibit “C”.

Base Zoning.

- A. Tract 1 - General Retail (GR) district.
- B. Tract 2 – Medium Density (MD) district.

Development Standards. The development of land and buildings in this Planned Development (PDD) District shall be subject to the following development standards:

- A. Tract 1 – All development standards set out in the General Retail (GR) district including the following:
 - 1. Buffer Yard:
 - a. A Type B buffer yard shall be required between Tract 1 and Tract 2.
 - b. Installation of the buffer yard shall not be deferred to coincide with the timing of the development of Tract 2.
- B. Tract 2 – All development standards of the Medium Density (MD) district, except as modified below:
 - 1. Lot Size:
 - a. Minimum lot area of 3,000 square feet.
 - b. Minimum lot width shall be 30 feet.
 - 2. Setbacks:
 - a. Minimum Front Setback: 15 feet
 - b. Minimum Side Setback: 5 feet
 - 3. Signs:
 - a. A monument sign limited to a height of six feet (6') and an area of 75 square feet is permitted along Buffalo Gap Road on Tract 1.
 - b. Wayfinding signs that identify and direct visitors to each unique residential community in Tract 2 are permitted on Tract 1 and Tract 2.
 - 4. Buffer Yard:
 - a. A Type A buffer yard shall be required between Tract 2 and adjacent properties to the east and south zoned as Residential Single-Family-6 (RS-6) district.
 - b. The required buffer yard shall have a uniform design along the entire length of the buffer yard in terms of fencing/wall height and materials.

C. Concept Plan Requirements:

- 1. The subject property shall be platted in general accordance with Concept Plan shown in Exhibit C.

ORDINANCE NO. _____

EXHIBIT C



END



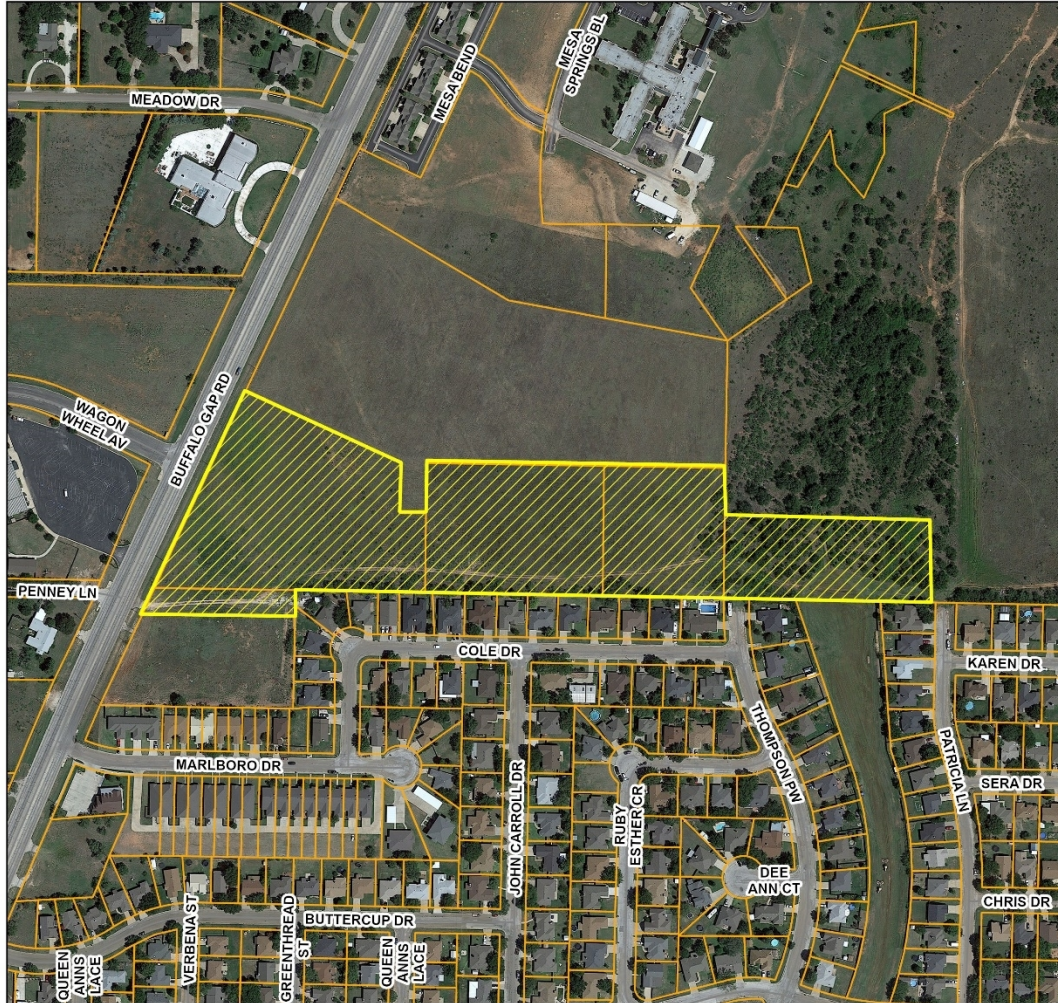
PLANNED DEVELOPMENT

Case:	Z-2024-11
Owner:	Antilley West, LLC
Agent:	Jacob & Martin
Request:	Create a Planned Development District PDD-186 to allow retail and commercial development, allowing tract 1 General Retail (GR), and tract 2 Medium Density (MD)
Location:	7400 Block of Buffalo Gap Rd
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	July 2, 2024
Council Hearing:	July 11, 2024 July 25, 2024





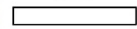
AERIAL LOCATION MAP

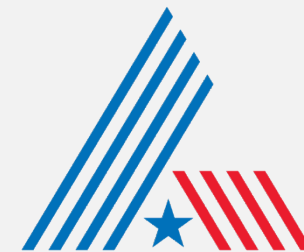


Legend

 Z-2024-11

0.06

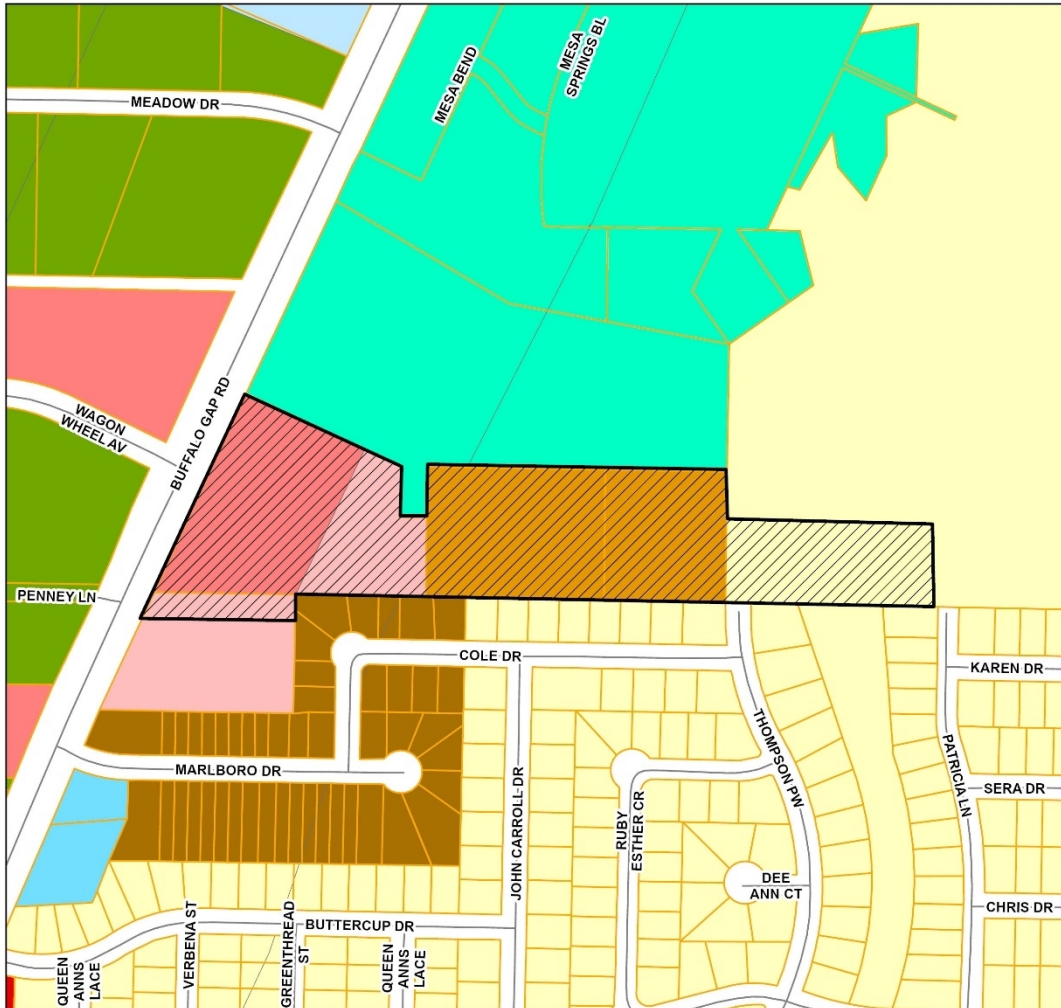
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ZONING MAP

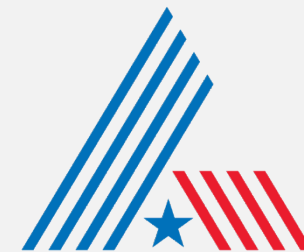


Legend

- Z-2024-11
- Zoning District
- PD (Planned Development)
- PD (Planned Development)
- GC (General Commercial)
- GC (General Commercial)
- GR (General Retail)
- GR (General Retail)
- NR (Neighborhood Retail)
- NR (Neighborhood Retail)
- O (Office)
- O (Office)
- NO (Neighborhood Office)
- NO (Neighborhood Office)
- MD (Residential - Medium Density)
- MD (Residential - Medium Density)
- MF (Residential - Multi-family)
- MF (Residential - Multi-family)
- RS (Residential - Single Family)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- AO (Agricultural Open)

0.06

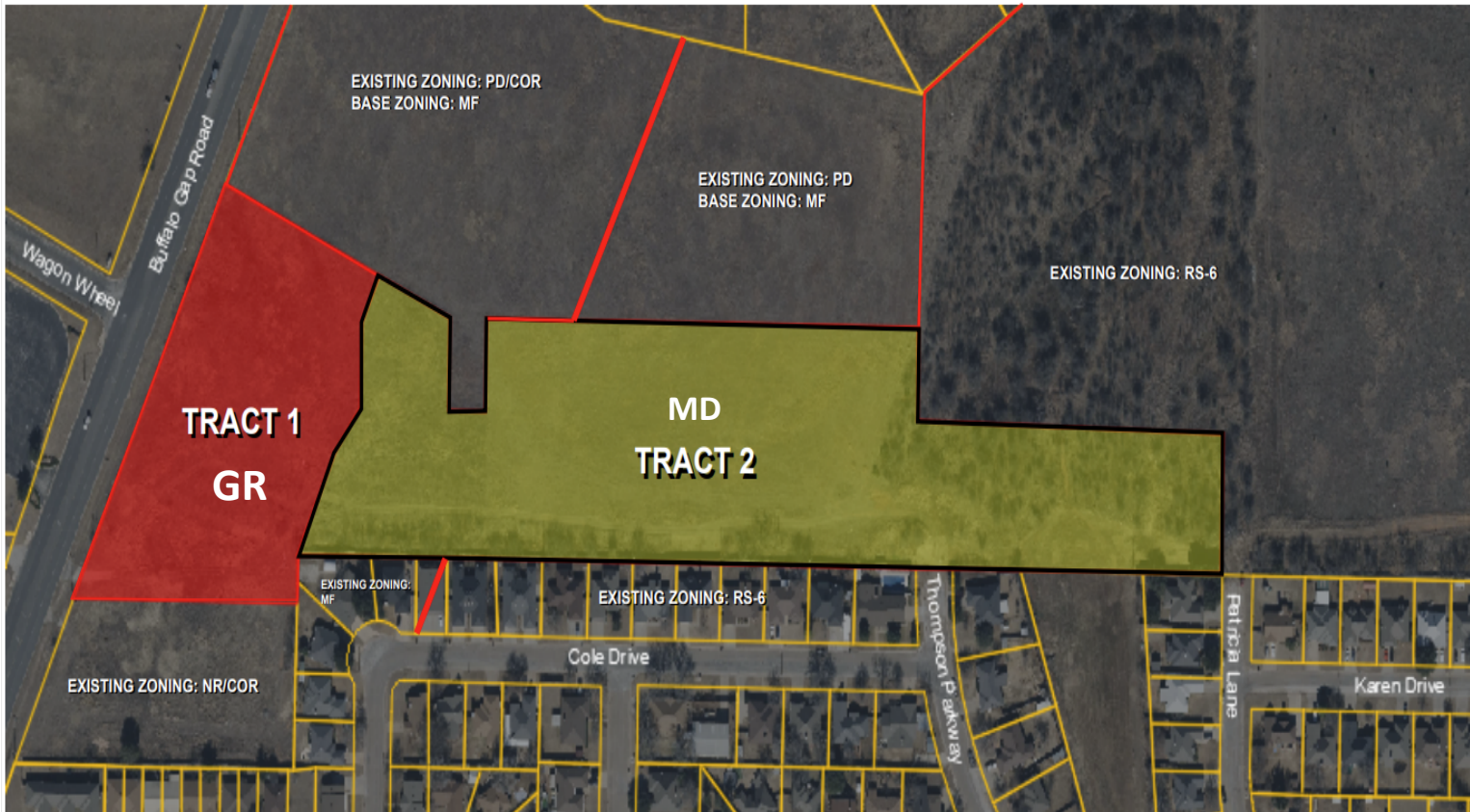
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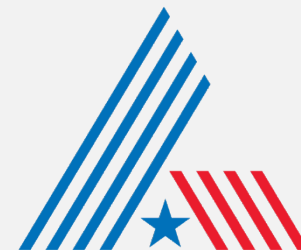


PROPOSED TRACTS



*Tract 1 – General Retail

*Tract 2 – Medium Density



CITY OF
ABILENE
TEXAS



USES IN GENERAL RETAIL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

TRADE – RETAIL USES

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

RESOURCE PRODUCTION AND EXTRACTION USES:

P Petroleum or Gas Well
P Urban Garden





USES IN MEDIUM DENSITY ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station
- C Homeless/Emergency Shelter
- C Rehabilitation Facility
- C Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- C Day-Care Operation - Center-Based
- P School: Public/Private

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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



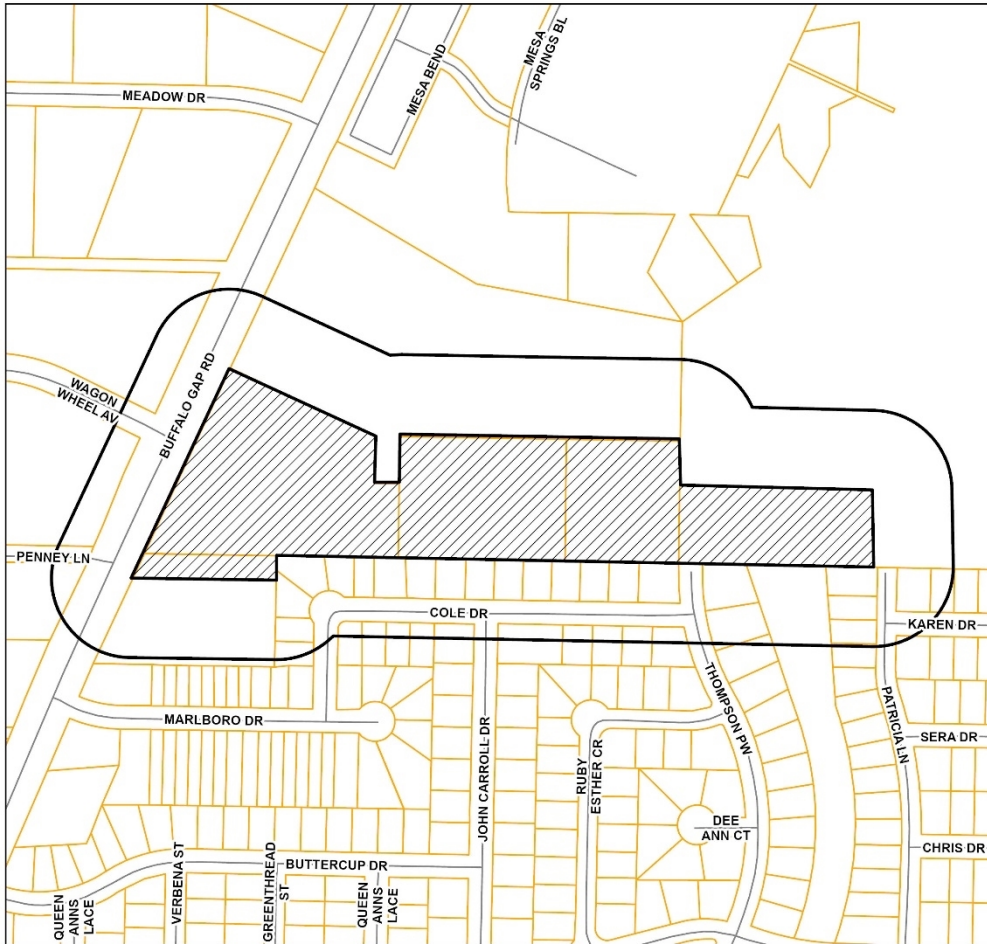


VIEWS OF SUBJECT PROPERTY





NOTIFICATION AREA MAP



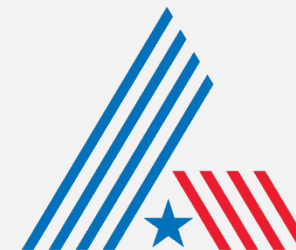
Legend

- Notification Area
- Z-2024-11

0- In Favor-



0- Opposed-



CITY OF
ABILENE
TEXAS

0.06

Miles



FINDINGS AND RECOMMENDATIONS

The proposed 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?





**FIELD NOTES
FOR
REZONING
A PORTION OF
LOT 4, BLOCK "A"
CONTINUATION 1,
HENDRICK HEALT SYSTEM SUBDIVISION**

BEING an area comprised of a portion of Lot 4, Block "A", Continuation 1, Hendrick Health System Subdivision, recorded in Cabinet 2, Slide 331-D, Plat Records, Taylor County, Texas, and being more particularly described as follows:

*Basis of Bearings is Grid North, NAD 83 Texas North Central Zone
based on GPS observations*

BEGINNING at a point in the south right of way of North 18th Street for the northwest corner of this tract, same being the northwest corner said Lot 4, Block "A";

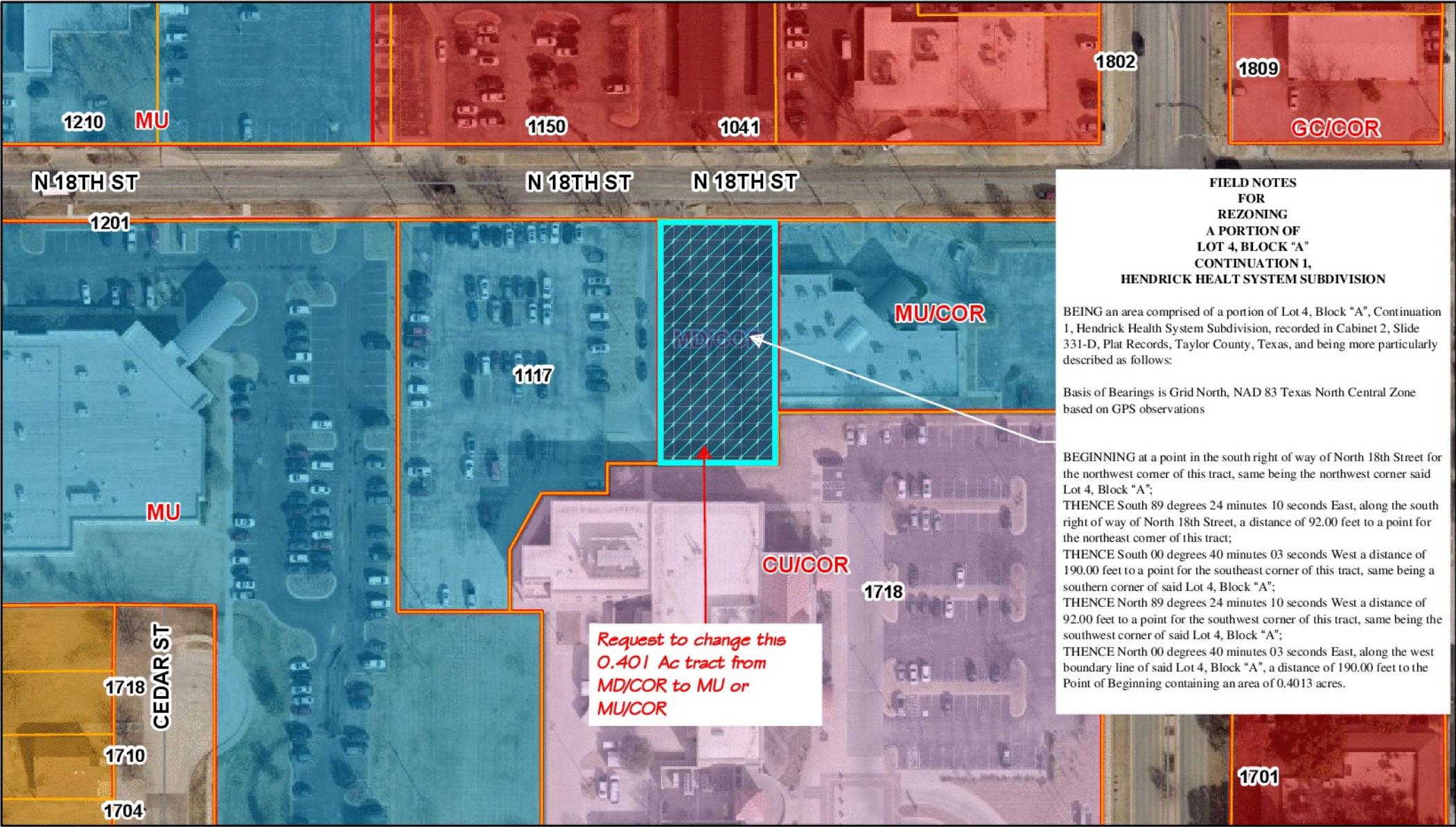
THENCE South 89 degrees 24 minutes 10 seconds East, along the south right of way of North 18th Street, a distance of 92.00 feet to a point for the northeast corner of this tract;

THENCE South 00 degrees 40 minutes 03 seconds West a distance of 190.00 feet to a point for the southeast corner of this tract, same being a southern corner of said Lot 4, Block "A";

THENCE North 89 degrees 24 minutes 10 seconds West a distance of 92.00 feet to a point for the southwest corner of this tract, same being the southwest corner of said Lot 4, Block "A";

THENCE North 00 degrees 40 minutes 03 seconds East, along the west boundary line of said Lot 4, Block "A", a distance of 190.00 feet to the Point of Beginning containing an area of 0.4013 acres.

Hendrick Health System Zone Change



**FIELD NOTES
FOR
REZONING
A PORTION OF
LOT 4, BLOCK "A"
CONTINUATION 1,
HENDRICK HEALT SYSTEM SUBDIVISION**

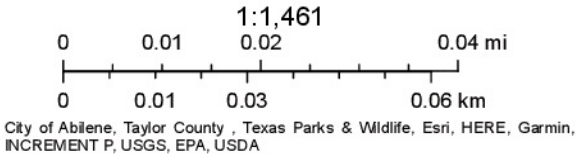
BEING an area comprised of a portion of Lot 4, Block "A", Continuation 1, Hendrick Health System Subdivision, recorded in Cabinet 2, Slide 331-D, Plat Records, Taylor County, Texas, and being more particularly described as follows:

Basis of Bearings is Grid North, NAD 83 Texas North Central Zone based on GPS observations

BEGINNING at a point in the south right of way of North 18th Street for the northwest corner of this tract, same being the northwest corner said Lot 4, Block "A";
THENCE South 89 degrees 24 minutes 10 seconds East, along the south right of way of North 18th Street, a distance of 92.00 feet to a point for the northeast corner of this tract;
THENCE South 00 degrees 40 minutes 03 seconds West a distance of 190.00 feet to a point for the southeast corner of this tract, same being a southern corner of said Lot 4, Block "A";
THENCE North 89 degrees 24 minutes 10 seconds West a distance of 92.00 feet to a point for the southwest corner of this tract, same being the southwest corner of said Lot 4, Block "A";
THENCE North 00 degrees 40 minutes 03 seconds East, along the west boundary line of said Lot 4, Block "A", a distance of 190.00 feet to the Point of Beginning containing an area of 0.4013 acres.

5/29/2024, 6:25:57 PM

- Road Centerlines
- Zoning Setbacks
- Courier Parcels
- MD (Residential - Medium Density)
- Zoning Districts
- CU (College/University)
- MU (Medical Use)
- GC (General Commerical)



ZONING CASE Z-2024-18

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: July 2, 2024
City Council 1st Reading: July 25, 2024
City Council 2nd Reading: August 8, 2024

Applicant

Owner: Hendrick Medical Office Buildings, LLC
Agent: Enprotec/Hibbs & Todd Inc.

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 0.40 acres from Medium Density/Corridor (MD/COR) to Medical Use/Corridor (MU/COR).

Location

Legal description being west 92-feet of Lot 4, Block A, Continuation 1, Hendrick Health Systems Subdivision, Abilene, Taylor County, Texas. The site is located at 1750 Pine Street.

Background

Hendrick is in the process of expanding the clinic located at the 1750 Pine Street to the west and needs to rezone this site from MD/COR to MU/COR to match the zoning of the surrounding medical use properties.

Zoning, Existing and Proposed Land Use

Properties to the north are zoned General Commercial (GC). The property to the south is zoned College University (CU). Properties to the east and west are zoned Medical Use (MU). The subject property is located within the Pine Corridor Overlay.

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 the lots surrounding the subject site have been developed for medical and institutional uses.

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

This property has access to all required utilities.

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

None known.

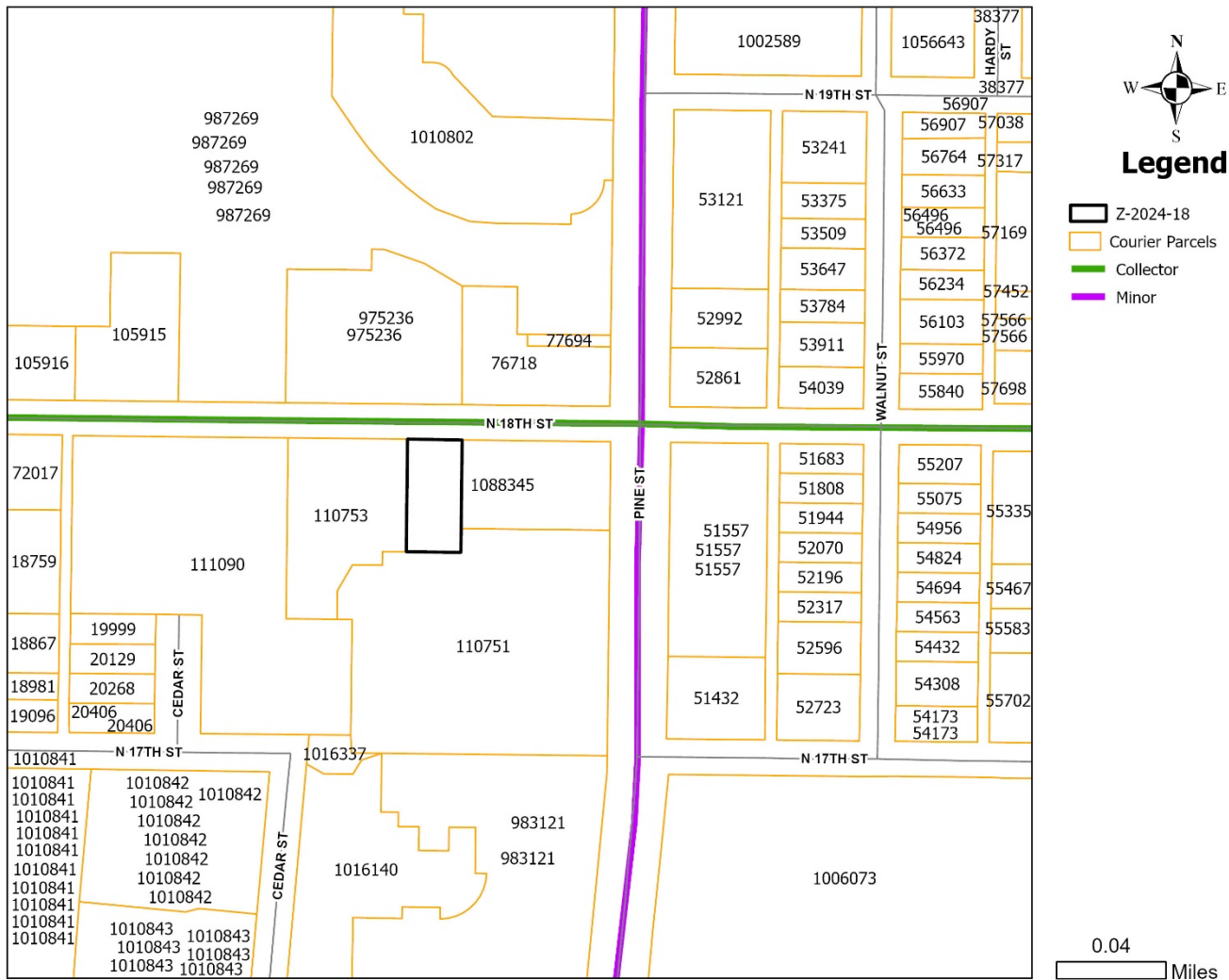
Staff Recommendation

Staff recommends **approval**.

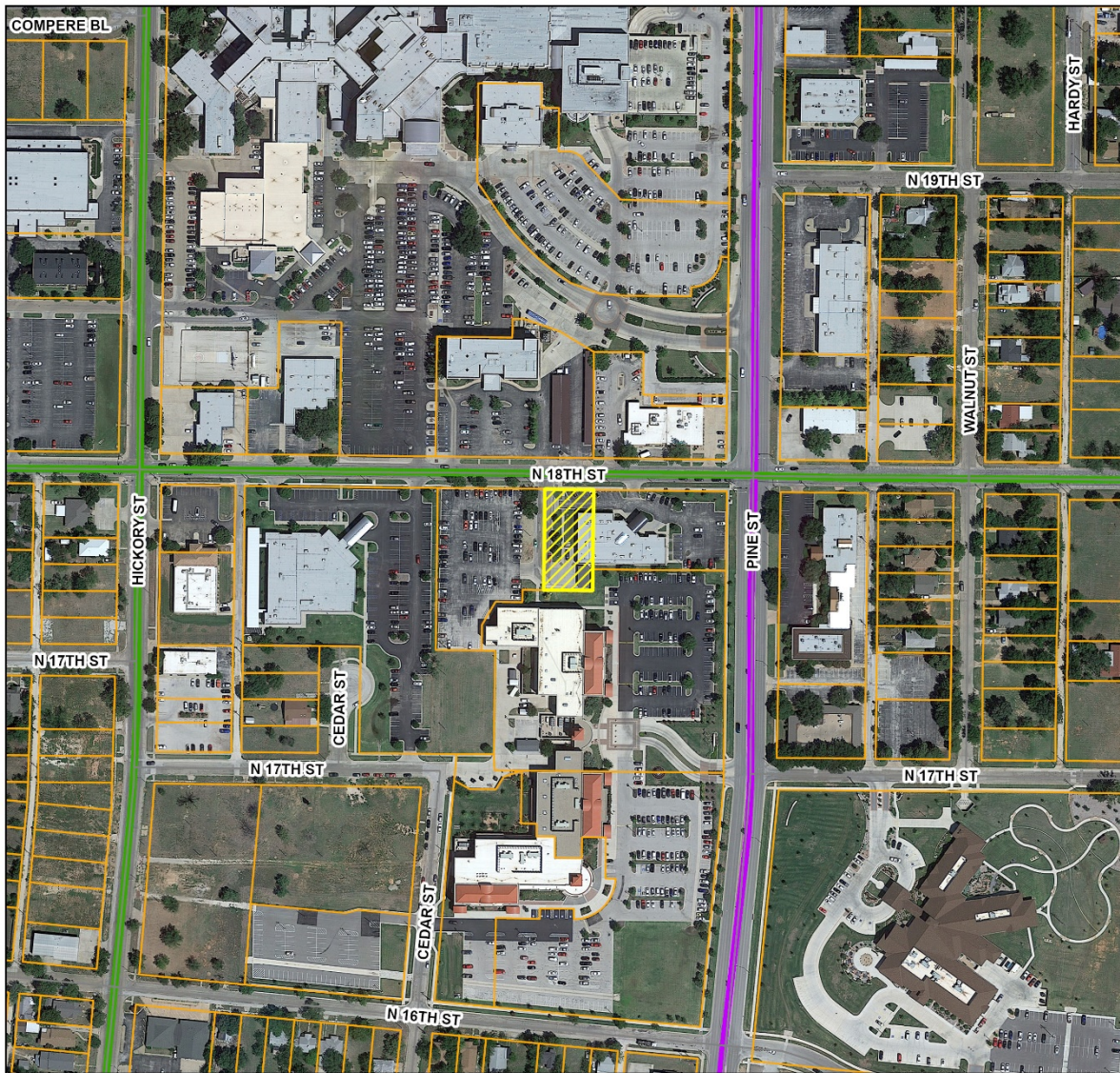
NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
HENDRICK MEDICAL CENTER	111090	1201 N 18TH ST	
HENDRICK MEDICAL OFFICE BUILDINGS LLC	1088345	1750 PINE ST	
HENDRICK MEDICAL CENTER	110753	1117 N 18TH ST	
FRC GENESIS FUNDSUB IV LLC	77694		
FRC GENESIS FUNDSUB IV LLC	76718	1802 PINE ST	
HENDRICK MEDICAL OFFICE BUILDINGS LLC	975236	1041 N 18TH ST	
HENDRICK MEDICAL OFFICE BUILDINGS LLC	975236	1150 N 18TH ST	
TEXAS TECH UNIVERSITY	110751	1718 PINE ST	



LOCATION MAP



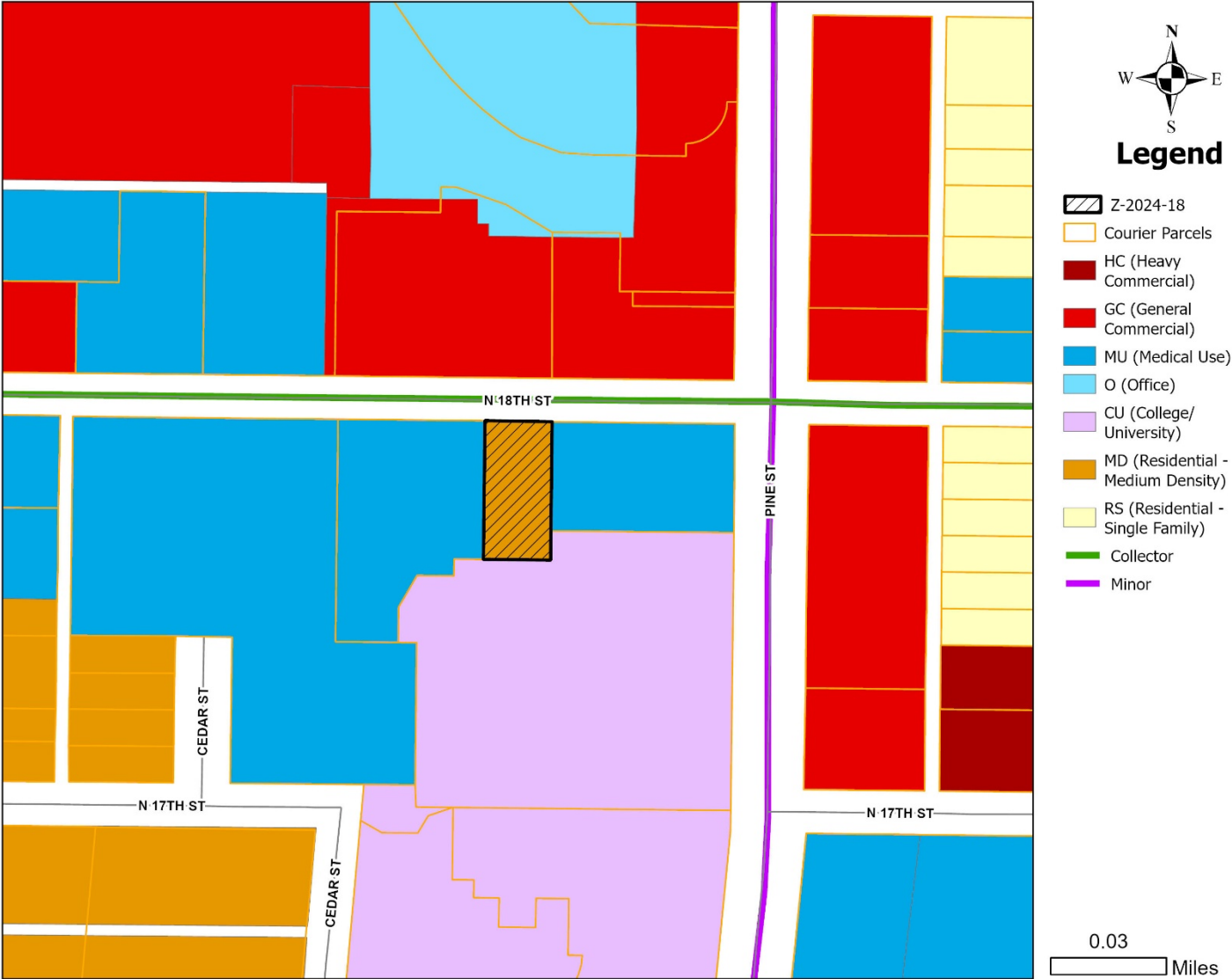
Legend

- Z-2024-18
- Courier Parcels
- Collector
- Minor

0.04

Miles

ZONING MAP





REZONE REQUEST

Case: Z-2024-18

Applicant: Hendrick Medical Office Building, LLC

Agent: e-HT

Request: Change the zoning of approximately 0.40 acres from Medium Density/Corridor (MD/COR) to Medical Use/Corridor (MU/COR).

Location: 1750 Pine St

Notification: 0 in Favor, 0 Opposed

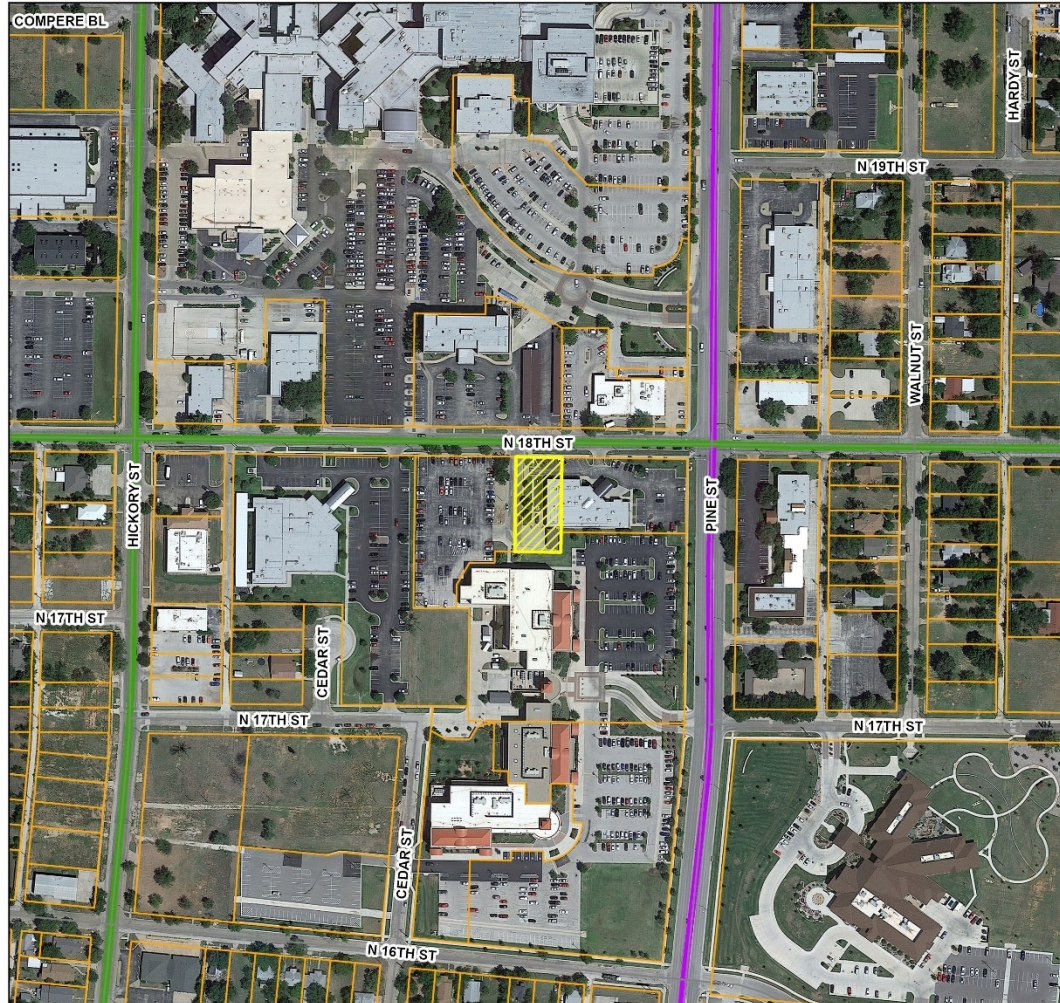
Planning & Zoning: July 2, 2024

Council Hearing: July 25, 2024
August 8, 2024



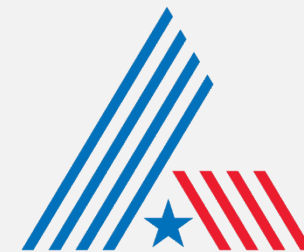


AERIAL LOCATION MAP



- Z-2024-18
- Courier Parcels
- Collector
- Minor

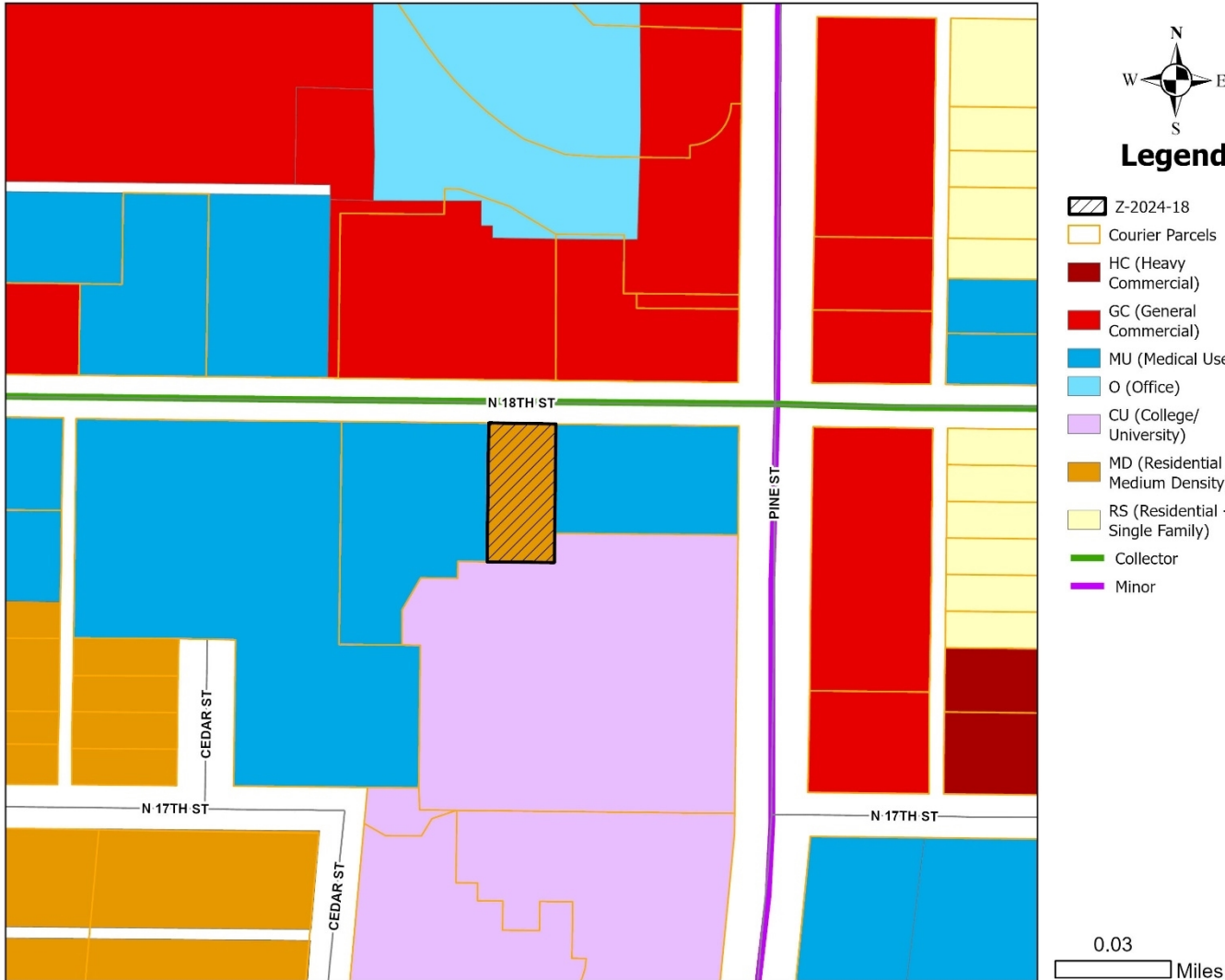
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Miles



CITY OF
ABILENE
TEXAS

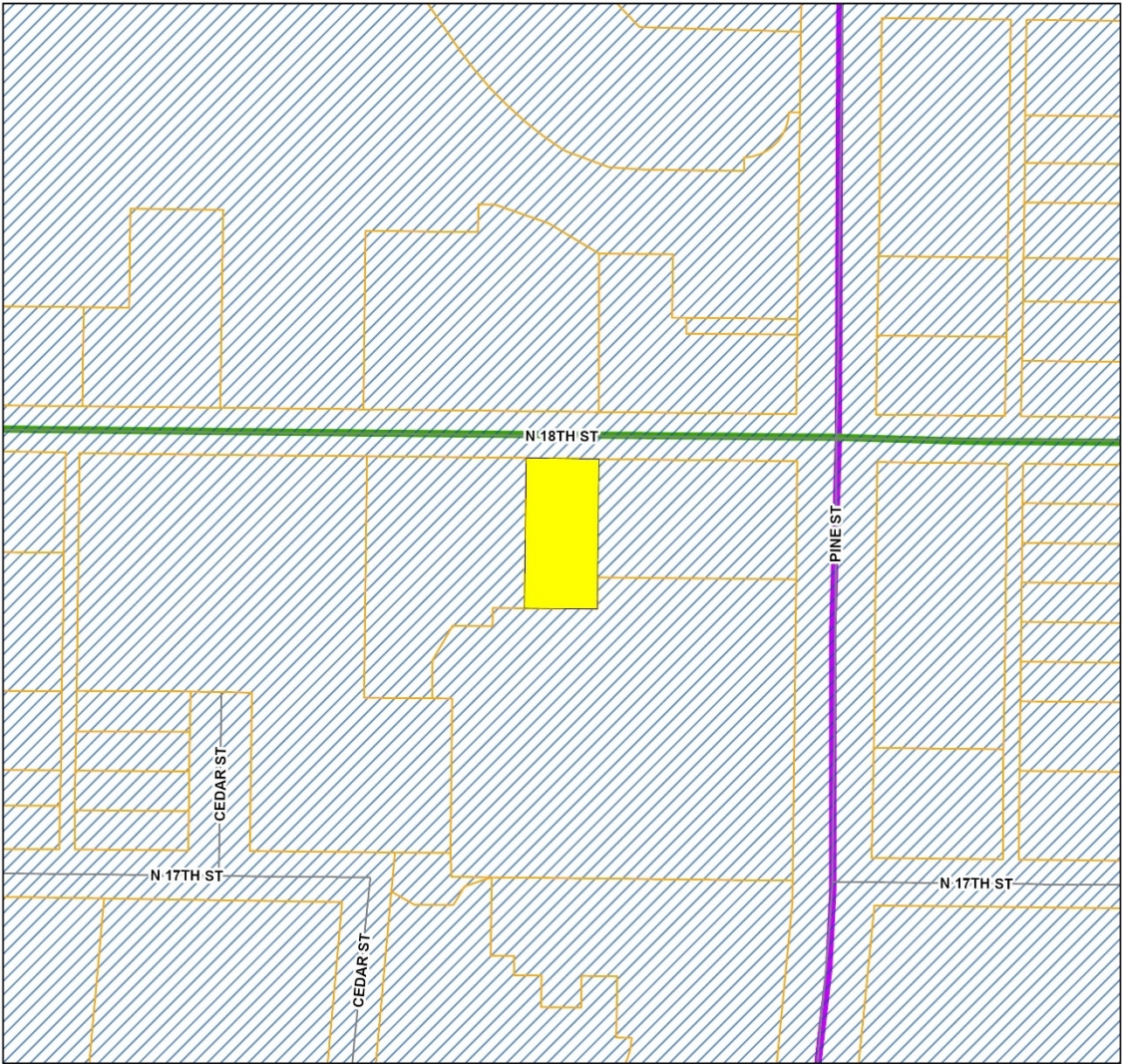


ZONING MAP





NEIGHBORHOOD EMPOWERMENT ZONING MAP



Legend

- Z-2024-18
- Courier Parcels
- NEZ 2022
- Collector
- Minor

0.03
Miles





VIEWS OF PROPERTIES



Subject Property



East Neighboring Property



West Neighboring Property

Taylor County
Texas

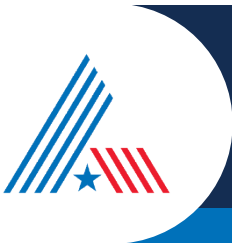


North Neighboring Property



North Neighboring Property





Permitted Uses in MD Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station
- C Homeless/Emergency Shelter
- C Rehabilitation Facility
- C Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- C Day-Care Operation - Center-Based
- P School: Public/Private

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





Permitted Uses in MU Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Day Care Operation – Home-Based
- TP Field Office or Construction Office (temporary)
- P Garage Sale
- P Home Occupation
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment Mobile (storage and parking)
- P Subdivision Sales Office (temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- P 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 Recreation – Outdoors (passive)
- C Recreation – Outdoors (active)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

- P Funeral Home/Mortuary/Morgue
- P Office (general, professional, financial)
- P Personal Services

TRADE – RETAIL USES

- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Restaurant, Fast Food
- P/C Restaurant, Standard

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

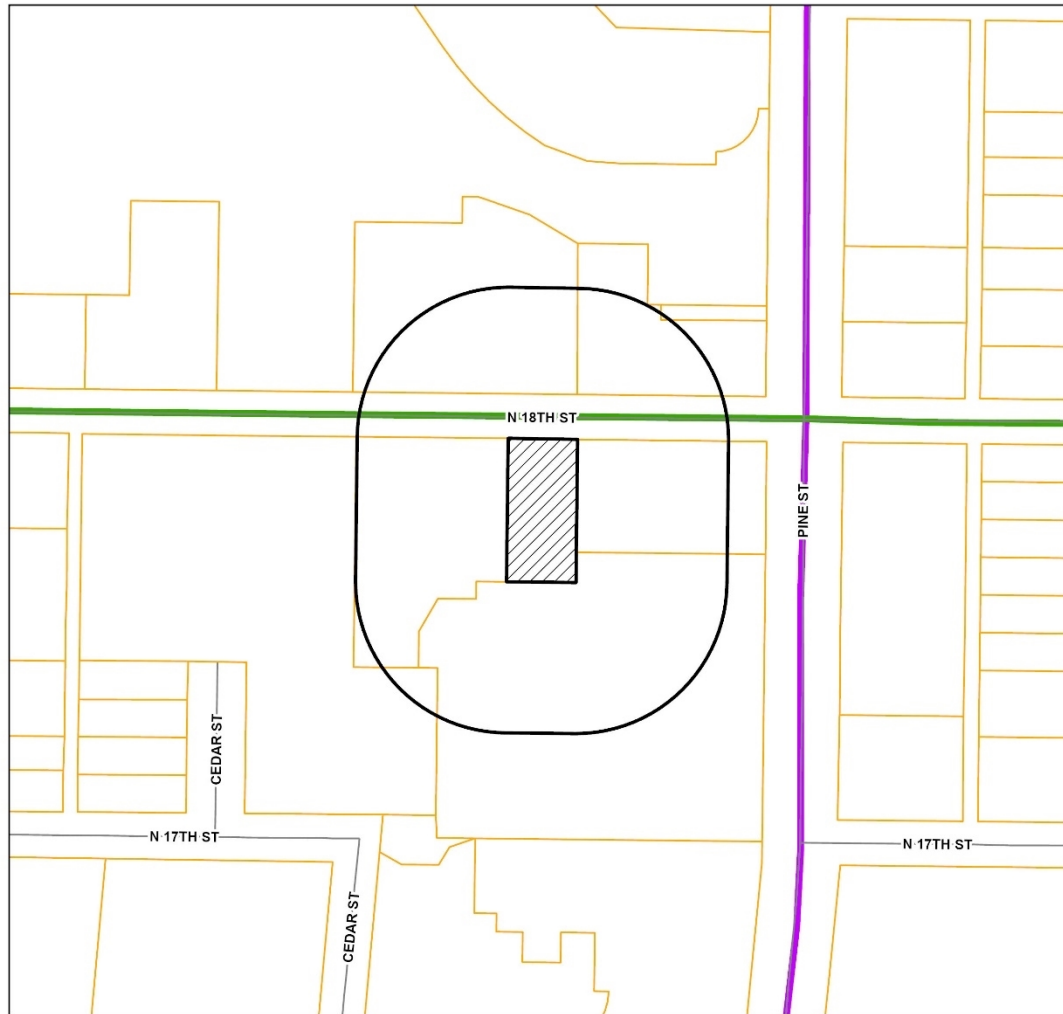
LEGEND

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





NOTIFICATION AREA MAP



Legend

- Z-2024-18
- Notification Area
- Courier Parcels
- Collector
- Minor

- 0 - In Favor-
- 0 - Opposed-

0.03

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?

