City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the Planning & Zoning Commission of City of Abilene to be held on August 6, 2024 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Meeting Held on July 2, 2024.

ZONING

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

2. **HOZ-2024-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Rachel Rowland, To Apply Historic Overlay Zoning To Approximately 0.31 Acres Zoned Single Family Residential (RS-12). Located At 940 Sayles Boulevard. Legal Description Being Highland Addition, Continuation 1, Block 19, Lots 1 & 2, Abilene, Taylor County, Texas. ***(Mason Teegardin)***

3. **SNC-2024-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Jerome Abor, For An Honorary Street Name Change For A Portion Of North 13th Street To Gladys Abor Street. More Specifically That Portion Of North 13th Street Between Walnut Street And North Treadaway Boulevard. ***(Mason Teegardin)***

4. **Z-2024-14:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Amend The Terms And Conditions Of A Planned Development District (PDD-61). Specifically, To Amend The Boundaries Of The Planned Development To Add A 'Tract 3' With The Base Zoning Of Agricultural Open (AO) With A Permitted Use Of Carpentry Services. Located At 450 South 25th Street. Legal Description Being 1.87 Acres Out Of A 22.14-Acre Tract Of The Bowyer Subdivision, Part Of Block 15, Abilene, Taylor County, Texas. ***(Mason Teegardin)***

5. **Z-2024-19:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Garold Ropp, To Change The Zoning Of Approximately 0.51 Acres From Medium Density (MD) To Multi-Family (MF). Located At 1665 S 15th St. Legal Description Being South Fairmont, Block 3, Lot 7-8-9, Abilene, Taylor County, Texas. ***(Clarissa Ivey)***

6. **Z-2024-20:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A

Request From The Owner, Represented By Erik Johnson, To Change The Zoning Of Approximately 10.1 Acres From Agricultural Open (AO) To Heavy Commercial (HC). Legal Description Being 10.1 Acres Out Of The Northeast Quarter Of Survey 39 Blind Asylum Lands, Abilene, Taylor County, Texas. ***(Adam Holland)***

7. ***Z-2024-21:*** 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 5.09 Acres From Medium Density (MD) To Medical Use (MU). Located At 1301-1441 Compere Boulevard And 1935, 1945 Simmons Ave. Legal Description Being Block B, Lots 1-13 Of The Compere Place Subdivision; The South 61.5 Feet Of The North 111.5 Feet Of The West 160 Feet Of Lot 4, Block B And The North 50 Feet Of The West 150 Feet Of Lot 4, Block B Of The Parramore & Merchant Subdivision, Abilene, Taylor County, Texas. ***(Mason Teegardin)***

8. ***Z-2024-22:*** 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 0.56 Acres From Residential Single-Family (RS-6) To General Retail(GR). Located At 1618, 1626, 1642 Ambler Av. Legal Description Being Darby Addition, Block B, Lot 10-11-12 And The West 25' Of Lot 13, Abilene, Taylor County, Texas. ***(Clarissa Ivey)***

9. ***Z-2024-23:*** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Represented By Civetta Solutions, To Amend The Terms And Conditions Of Planned Development District 76 (PDD-76). Specifically, To Allow For Patio Home Uses And Medium Density Residential Uses. Located At Health Way Drive, The 5800 Block Of Health Center Drive And The 2800 Block Of Bishop Drive. ***(Adam Holland)***

EXECUTIVE SESSION

The Planning & Zoning Commission of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting for consultation with attorney pursuant to Texas Government Code Section 551.071.

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 2nd day of August, 2024, at 9:20 a.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 July 2, 2024 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas.

Commissioners Present:
Mr. Clint Rosenbaum, Chairman
Ms. Shawnté Fleming, Secretary
Mr. Kevin Halliburton, Sergeant-at-Arms
Ms. Kristen Dressen-Kyker
Mr. Mitch Barnett

Commissioners Absent:
Mr. Brad Benham, Chairman Pro Tem
Mr. Zach Sitzes

Staff Present:
Mr. Tim Littlejohn, Director of Planning and Development Services
Mr. Randy Anderson, Assistant Director of Planning and Development Services
Ms. Kelley Messer, First Assistant City Attorney
Mr. Adam Holland, Planner II
Ms. Clarissa Ivey, Planner I
Ms. Kiley Hannah, Planner I
Ms. Melissa Farr, Executive Assistant

Others Present:
Mr. Randy Charleville
Ms. Dianna Campbell
Ms. Cynthia Powell
Mr. C.J. Chaney
Mr. Duane Anderson
Mr. Ben Grant
Ms. Elaine Coffman
Mr. Greg Powell
Mr. Christopher Smith
Ms. Sharayah Cope
Ms. Belinda Rhodes
Mr. B.J. Prichard
Ms. Michelle Chaney
Ms. Tammy Anderson
Mr. Jon Bos

The Planning and Zoning Commission convened in a regular meeting and was called to order at 1:31 p.m.

INVOCATION

Mr. Halliburton 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.

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

AYES: Barnett, Kyker, Halliburton, Fleming, Rosenbaum
NAYS: None

ZONING

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.

Mr. Adam Holland presented this request. 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.

Mr. Rosenbaum opened the public hearing. Those who spoke were Mr. Ben Grant, Ms. Chris Smith, Mr. Norm Archibald, Mr. Greg Powell, and Mr. Jon Bos. The proponent, Mr. Randy Charleville, also spoke.

Seeing no one else present and desiring to be heard, the public hearing was closed. The Commission engaged in discussion about the traffic concerns on Washington Street. The public hearing was reopened at 2:07 p.m.

Ms. Sharayah Cope, Mr. Randy Charleville, and Ms. Michelle Chaney addressed this item. 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 two (2) received in opposition.

STAFF RECOMMENDATION: Denial

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

AYES: Barnett, Kyker, Halliburton, Fleming, Rosenbaum
NAYS: None

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.

Ms. Kiley Hannah presented this request to 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.

Mr. Rosenbaum opened the public hearing. Mr. Clayton Barrow stepped forward to address this item. He requested revisions to Exhibit B of the Ordinance made before review by City Council. The revisions are to B.3.a and B.4.b. 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. Halliburton moved to approve this request with the revision. Mr. Barnett seconded the motion. The motion prevailed by the following vote:

AYES: Barnett, Kyker, Halliburton, Fleming, Rosenbaum
NAYS: None

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-Feet Of Lot 4, Block A, Continuation 1, Hendrick Health Systems Subdivision, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. 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.

Mr. Rosenbaum opened the public hearing. Mr. B.J. Prichard stepped forward to answer 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, with none (0) in opposition.

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

STAFF RECOMMENDATION: Approval

AYES: Barnett, Kyker, Halliburton, Fleming, Rosenbaum
NAYS: None

ADJOURNMENT

There being no further discussion, Mr. Rosenbaum adjourned the meeting at 2:44 p.m.

APPROVED

_____

Mr. Clint Rosenbaum, Chairman

HOZ-2024-01
STAFF REPORT

Scheduled Hearing(s)
Landmarks Commission: July 23, 2024
Planning & Zoning Commission: August 6, 2024
City Council 1st Read: August 22, 2024
City Council 2nd Read: September 12, 2024

Applicant
Owner: Rachel Rowland

Case Manager
Mason Teegardin, Planner

Request
Add Historic Overlay zoning to a property located within the Sayles Boulevard area

Location
The subject property is located at 940 Sayles Boulevard.

Property Zoning
The current zoning for this property is Single Family Residential (RS-12).

Background
The subject residence is a single-story frame structure with a stucco veneer. The residence has a modified rectangular plan and a front gable with exposed rafter ends, a one bay front porch, front entrance perpendicular to the street, a slightly projected front room and tapered box supports on stucco pedestals. The property also includes a detached garage and shed, according to Taylor County Appraisal District were built in 1928.

The home was built in 1926 and is known as the Burkett-Webb House. Staff were unable to locate local historic information about this property or its significance.

The subject property is located on the National Register of Historic Properties as a District Contributor, more specifically the Sayles Boulevard District. The property is also located on the Abilene Register of Historic Properties.

Staff located a building permit from December 2000 for a 14’ x 18’ addition at the rear of the home.

Criteria Assessment
According to Section 2.3.4.4 (c) Criteria for Designation. Historic Overlay Districts shall be established only if principal districts, conservation districts, areas, sites, structures, buildings, properties, or objects within the boundaries of a proposed zone exhibit any one or more of the following characteristics:

1. **Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association.**
   None available.
2. **Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history.**
   None available
3. **Embodies characteristics distinct to a type, period, or method of construction or architecture.**

The home is included on the National Register of Historic Properties as a District Contributor for the Sayles Boulevard District, which boasts a significant amount of historic homes.

4. **Is associated with the lives of persons significant in local, regional, state, national, or international history.**
   None available.
5. **Represents a distinctive and familiar visual feature of a neighborhood or of the city.**
   None available.
6. **Represents the works of a master designer, architect, builder, or craftsman.**
   None available.

Staff Recommendation

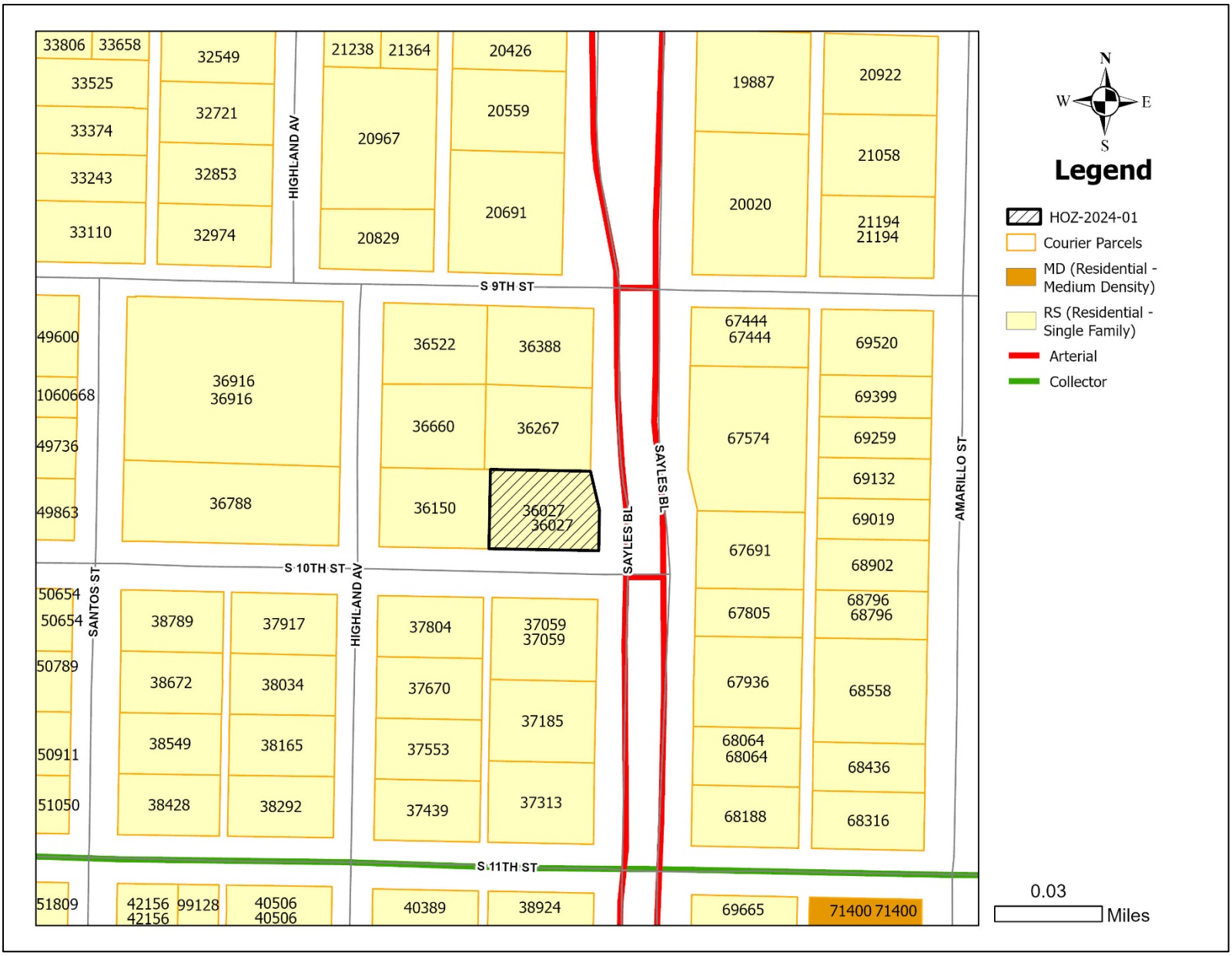
Staff recommends **approval.**

Attachments

- Application
- PowerPoint Presentation

LOCATION MAP

ZONING MAP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Legend
HOZ-2024-01
Courier Parcels
MD (Residential - Medium Density)
RS (Residential - Single Family)
Arterial
Collector
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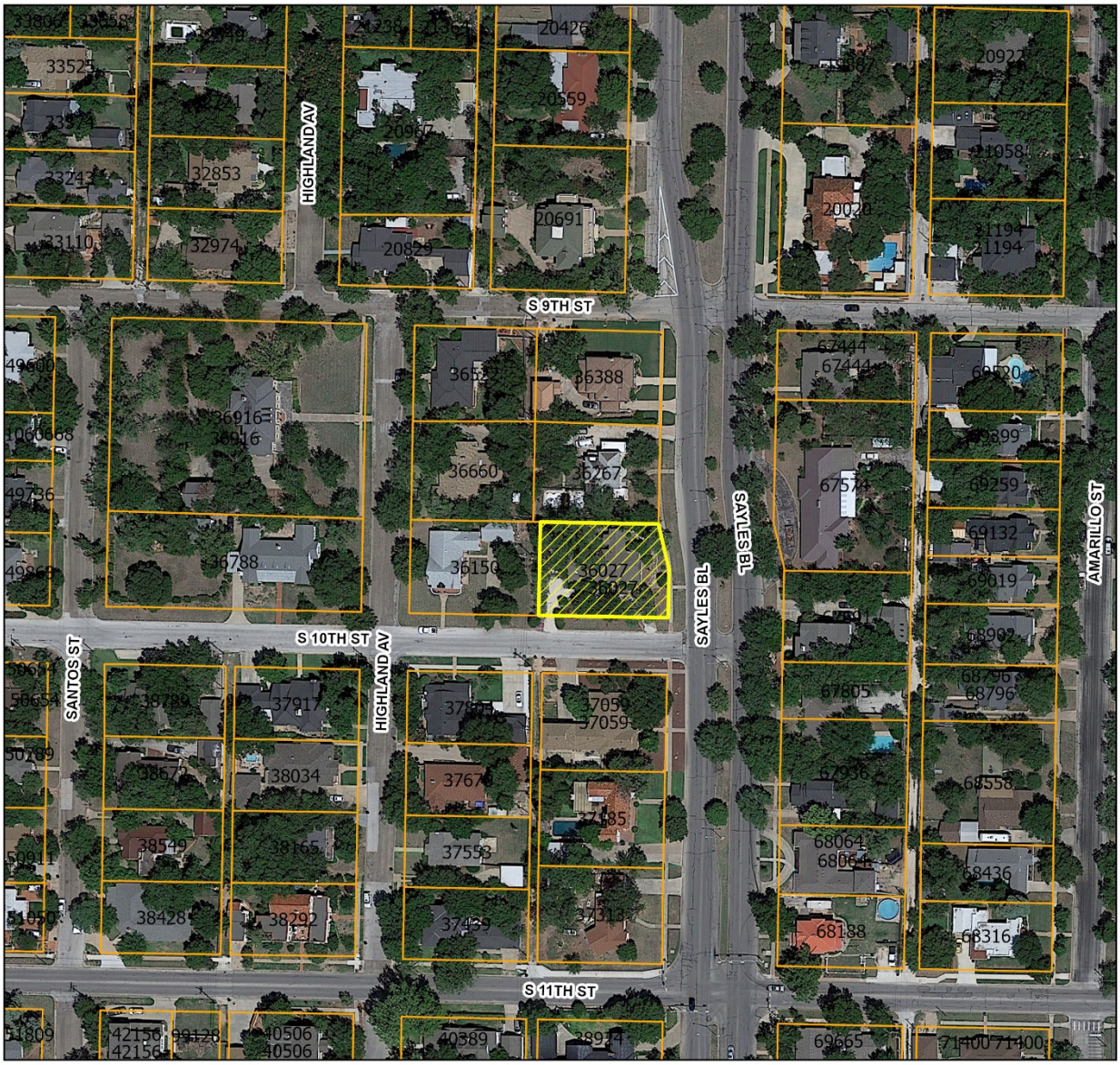
Miles

AERIAL LOCATION MAP



Legend

- HOZ-2024-01
- Courier Parcels
- MD (Residential - Medium Density)
- RS (Residential - Single Family)
- Arterial
- Collector

0.03 Miles

HISTORIC OVERLAY REQUEST

Case:	HOZ-2024-01
Owner/Agent:	Rachel Rowland
Request:	Add Historic Overlay to a residence within the Sayles Boulevard area
Location:	940 Sayles Boulevard
Landmarks:	July 23, 2024
Planning & Zoning:	August 6, 2024
Council Hearing:	August 22, 2024
	September 12, 2024

CITY OF ABILENE TEXAS

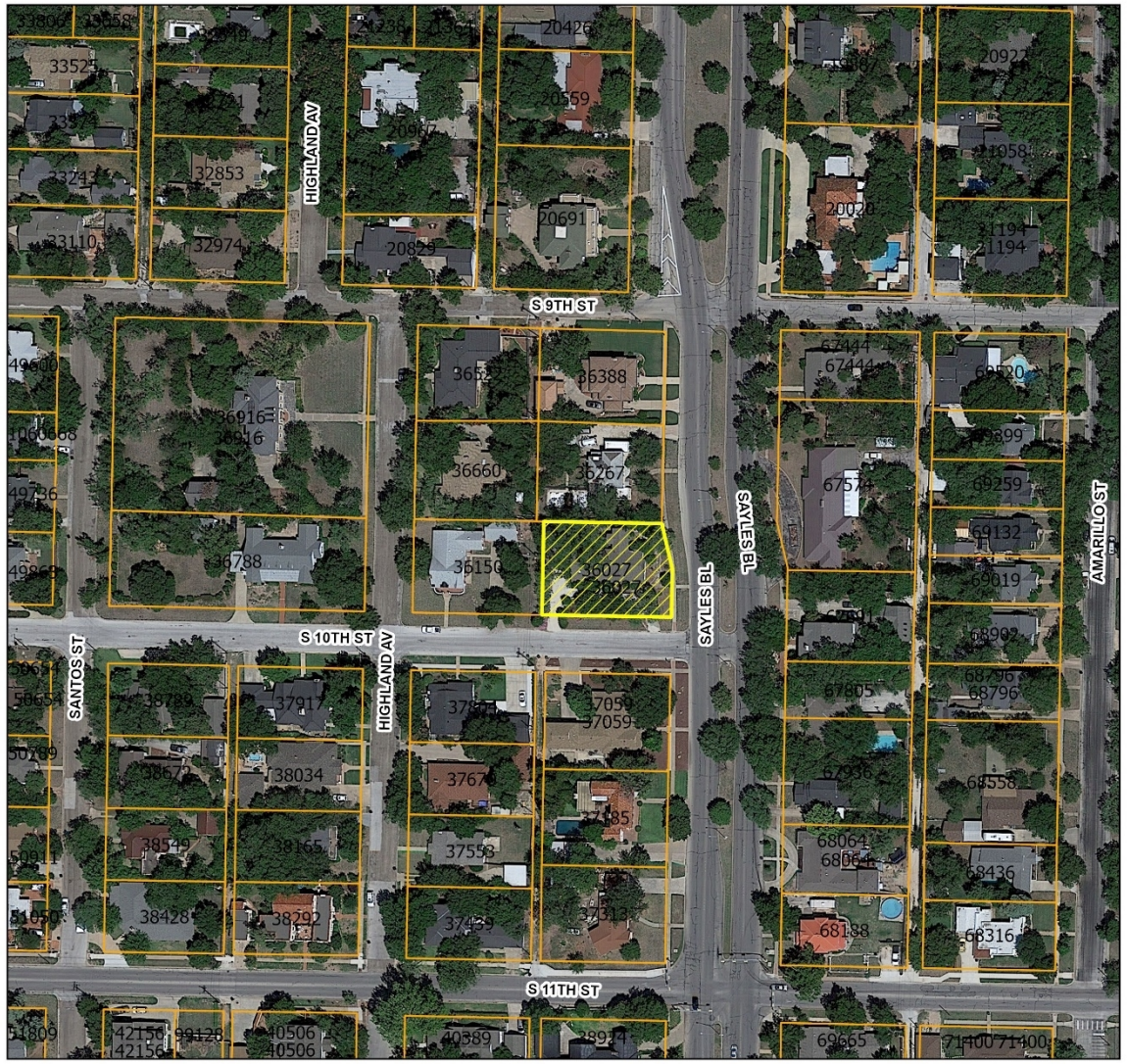
BACKGROUND INFORMATION

The subject residence, built in 1926, is a single-story frame structure with a stucco veneer. The residence has a modified rectangular plan and a front gable with exposed rafter ends, a one bay front porch, front entrance perpendicular to the street, a slightly projected front room and tapered box supports on stucco pedestals. The property also includes a detached garage and shed, according to Taylor County Appraisal District were built in 1928.

The subject property is located on the National Register of Historic Properties as a District Contributor, more specifically the Sayles Boulevard District. The property is also located on the Abilene Register of Historic Properties.

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



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Legend

- HOZ-2024-01
- Courier Parcels
- MD (Residential - Medium Density)
- RS (Residential - Single Family)
- Arterial
- Collector

0.03 Miles

CITY OF ABILENE TEXAS

ZONING MAP

CITY OF ABILENE TEXAS

VIEWS OF SUBJECT PROPERTY

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ABILENE
TEXAS

VIEWS OF SUBJECT PROPERTY

CITY OF ABILENE TEXAS

HISTORIC PHOTOS OF SUBJECT PROPERTY

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

According to Section 2.3.4.4 (c) Criteria for Designation. Historic Overlay Districts shall be established only if principal districts, conservation districts, areas, sites, structures, buildings, properties, or objects within the boundaries of a proposed zone exhibit any one or more of the following characteristics:

1. Possesses significance with respect to history, culture, architecture, archeology, paleontology, or as a natural site with a demonstrable cultural association.

2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, national, or international history.

3. Embodies characteristics distinct to a type, period, or method of construction or architecture.

4. Is associated with the lives of persons significant in local, regional, state, national, or international history.

5. Represents a distinctive and familiar visual feature of a neighborhood or of the city.

6. Represents the works of a master designer, architect, builder, or craftsman.

Landmarks Commission recommends approval.

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

HONORARY STREET NAME CHANGE PETITION

The proposed Honorary Street Name change is for **North 13th Street from Walnut Street to N Treadaway Boulevard.** An Honorary Street Name change does not legally change the name of the street. Per Resolution No. 7-1992, the sponsor(s) must submit a petition with the application indicating that at least 51% of the owners of all lots *abutting* the street favor the honorary street name designation.

ONLY THE PROPERTY OWNER CAN SIGN THIS PETITION.

ADDRESS	OWNER	RESPONSE	OWNER SIGNATURE
730 N 13TH ST	ABI 180 LLC		
610 N 13TH ST	ABOR JEROME ET AL	YES	Jerome Abor
1314 ASH ST	ABOR JEROME ET AL	YES	Jerome Abor
626 N 13TH ST	ABOR JEROME ET AL	YES	Jerome Abor
702 N 13TH ST	ACOSTA GUADALUPE HERNANDEZ		
726 N 13TH ST	CERVANTES JUAN & OLGA		
542 N 13TH ST	DAMESWORTH PEGGY L &	YES	Kessi Bank
1233 MESQUITE ST	DANSBY MARY JAMES ET AL		
742 N 13TH ST	DELA GARZA JESSICA T		
802 N 13TH ST	ESP INVESTMENTS LLC	Yes	Stacy Patterson
1301 WALNUT ST	ESP INVESTMENTS LLC	Yes	Stacy Patterson
710 N 13TH ST	GRACEY PERRY		
537 N 13TH ST ✓	GRANT JON		
609 N 13TH ST ✓	GRIMES JOSEPH DANIEL	Yes	[illegible]
533 N 13TH ST	JGN PROPERTIES LLC		
642 N 13TH ST	LAWSON BRYAN	Yes	Bryan Lawson
801 N 13TH ST ✓	MC MEEKAN LINDA KAY	YES	[illegible]
1242 PLUM ST	PATTON LAND	YES	[illegible]
1302 N TREADAWAY	PEQUENO ELISEO	Yes	[illegible]
1241 PLUM ST	PORTLOCK WALTER		
631 N 13TH ST	ROGERS TESSIE		N/A
1242 N TREADAWAY	SKINNYS INC		N/A
1241 WALNUT ST	ST VINCENT DE PAUL	Yes	[illegible]

RESOLUTION NO. 7-1992

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, ESTABLISHING A STREET NAMING POLICY.

WHEREAS, it is in the City's best interest to coordinate the designation of street names and addresses in order to avoid motorist confusion, facilitate emergency services, and help ensure prompt delivery of goods and services.

WHEREAS, the Subdivision Regulations of the City of Abilene prohibit unnecessary duplication of street names by requiring continuation of existing street names for certain types of street extensions.

WHEREAS, at times it is appropriate to honor persons, places, or events by use of an honorary street name designation.

WHEREAS, it is the opinion of the City Council of the City of Abilene that the City should prescribe additional guidelines for platting and naming of streets and in the designation of honorary street names, not in limitation but in partial expansion of subdivision regulation; now, therefore;

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

PART 1: That the guidelines indicated on the attached "Attachment B" shall hereby be employed in the platting and naming of streets and in the designation of honorary street names.

PART 2: That this resolution shall take effect immediately from and after its passage.

ADOPTED THIS 23 day of January, A.D. 1992.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

00014

RESOLUTION NO. 7-1992

ATTACHMENT "B"

Honorary Street Name Designation Policy

Purpose:

Because of their significance in the lives of the citizens of Abilene, it is appropriate to honor certain persons, places, and events. One highly visible and lasting means of conveying such honor is by naming a street for the person, place, or event. To minimize the adverse impact for residents and businesses on the street, an honorary street name designation should be used instead of a formal name change. This will allow the existing street name to remain as the official name. The purpose of this policy is to establish the criteria and procedure to be utilized for designating an honorary street name.

Criteria:

1. Each name proposed for an honorary designation shall be one which has had a significant impact in such areas as government, education, or medicine. The name shall also be one which represents contributions at the local, state, or national level. The application for the Honorary Street Name designation should specifically enumerate the accomplishments and significance of the proposed name.

2. There must be present a significant, broad-based community support of the proposed honorary designation. It is the responsibility of the sponsor(s) of the request to prove this support by means of letters of support and/or petitions.

3. At the time of application, the sponsor(s) must submit a petition indicating that at least 51% of the owners of all lots abutting the street favor the honorary street name designation.

4. The associated costs of a Honorary street Name Change or Designation are the responsibility of the sponsor(s).

5. Streets to be considered for an honorary designation should be numbered streets (i.e., North 3rd, South 10th) and should have a natural break at either end.

6. Honorary designation should be limited to individuals who are deceased, historic sites or occurrences.

7. Honorary street Name Designations shall comply with the Street Naming Policy (Resolution No. 85-1983) in order to avoid motorist confusion, facilitate emergency services, and to help ensure prompt delivery of goods and services.

Procedure:

1. Application, petition, and fee is submitted to Current Planning staff no less than 21 days prior to the date of the Planning and Zoning Commission meeting at which the request is to be heard. Prior to the application deadline date, the proponent should consult with staff so that the fee may be determined. At that time the proponent may choose to request signs at all intersections or at major intersections only. The Planning Department will provide the applicant with an itemized break-down of the associated costs of the request. If the request is not approved, the fee will be refunded, less the administrative portion of the fee.

2. All requests and other subdivision-related proposals are submitted to Plat Review Committee members 2-3 days following application submittal.

3. Notice of the Plat Review Committee meeting is posted 4-5 days prior to the meeting. The notice contains the agenda, which itself contains honorary street name designation requests.

4. Notice of the request is published in the newspaper 15 days prior to the date of City Council final action on the resolution approving the honorary street name designation.

5. The Plat Review Committee reviews the request and makes a recommendation to the Planning and Zoning Commission.

6. The Planning and Zoning Commission holds a public hearing on the request. If denied and not appealed within ten (10) days, the issue cannot be submitted for at least one year. If approved or denied and appealed, the request goes to City Council in the form of a resolution at the next scheduled City Council meeting which meets public notice requirements.

7. The City Council considers the resolution with one reading in a public hearing.

Comments List

Project Type: Thouroghfare Closure Application | **ID** # 24-000150

Mason Teegardin
Jul 18, 2024 at 11:29 AM ago

petition for honorary street name change

Steve Keith
Permits & Inspections, Jul 18, 2024 at 11:43 AM ago PRIVATE

Steve Keith

Traffic Services

- As per my original comments this street changes names three times as it is now. Not a good idea to add a fourth.

Mason Teegardin
Jul 18, 2024 at 12:00 PM ago

This will be an honorary street name change, not a permanent.

SNC-2024-02
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: August 6, 2024
City Council 1st Reading: September 12, 2024

Applicant
Applicant: Jerome Abor

Case Manager
Mason Teegardin – Planner

Request
Honorary street name change for a portion of North 13th Street to Gladys Abor Street.

Location
North 13th Street between Walnut 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 until it dead-ends into Griffith Road.

The applicant proposes to honorarily name 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.

On June 4, 2024, the Planning and Zoning Commission recommended denial of a permanent street name change (SNC 2024-01) for North 13th Street and suggested that the applicant consider an honorary street name. The applicant did not appeal the P&Z decision and refiled an application for a shorter section of North 13th Street.

Assessment
Abilene's honorary street name designation policy enumerates certain criteria for any such honorary designation. These include the following:

- Each name proposed got honorary designation shall be one which has had a significant impact in such areas as government, education or medicine. The name shall also be one which represents contributions at the local, state or national level.
- There must be present a significant, broad-based community support of the proposed honorary designation.
- Streets to be considered for honorary designation should be numbered streets (e.g., North 3rd or South 10th) and should have a natural break at either end.
- Honorary designation should be limited to individuals who are deceased, historic sites or occurrences.

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.

Attachments
- Application
- PowerPoint
- Petition
- DRC comments
- Honorary Street Naming Policy (1992)

Notification
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on July 19, 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 ST VINCENT DEPAUL	224921	1235 WALNUT ST	
ABOR JEROME ET AL	57093	610 N 13TH ST	
ACOSTA GUADALUPE HERNANDEZ	13488	702 N 13TH ST	
BADGETT JIMMIE LEON & CHARLOTTE ANN	75206	1317 WALNUT ST	
BRITTAIN SHIRLEY LOU	50232	1210 PLUM ST	
CARRION MAURINE	32292	1325 PLUM ST	
CERVANTES JUAN & OLGA	13827	726 N 13TH ST	
CITY LUMBER INCORPORATED	74854	1326 WALNUT ST	
CPRE HOLDINGS LLC	54831	909 N 13TH 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	
DELA GARZA JESSICA T	76309	742 N 13TH ST	
DEVELOPMENT CORP OF ABILENE	74732	922 N 13TH ST	
ESP INVESTMENTS LLC	75941	1334 MESQUITE ST	
ESPINOZA CENOBIO L	32170	1326 ASH ST	
FERNANDEZ BETTY	49989	1226 PLUM ST	
FLATT DANIEL R & DEBBIE L	38167	1232 N TREADAWAY BL	
GHOLSON DAVID	51051	1225 MESQUITE ST	
GRACEY PERRY	13608	710 N 13TH ST	
GRANT JON	59760	537 N 13TH ST	
GRIMES JOSEPH DANIEL	56156	609 N 13TH ST	
HENDRICK MEDICAL DEV CORP	55213	1210 WALNUT ST	
JGN PROPERTIES LLC	59895	533 N 13TH ST	
JOHNSON BOB WAYNE	76193	1341 MESQUITE ST	
LAWSON BRYAN	56294	642 N 13TH ST	
LIZALDE CENOBIO ESPINOZA	32042	1336 ASH ST	
MC MEEKAN LINDA KAY	52728	1201 WALNUT ST	**F**
MEDEL CESAR	50913	1217 MESQUITE ST	
OLNEY LARRY D	60611	1241 N TREADAWAY BL	
ORTIZ PETRA	76066	1317 MESQUITE ST	
PATTON LAND	49738	1242 PLUM ST	
PEQUENO ELISEO	57624	1302 N TREADAWAY BL	
PEQUENO HENRY SR	59630	1326 N TREADAWAY BL	

PORTLOCK WALTER	39507	1234 ASH ST	**O**
RANDOLPH ELIZABETH ET AL	39390	1233 ASH ST	
REEDY BIRDIE	60314	409 N 13TH ST	
ROGERS TESSIE	56023	631 N 13TH ST	
SKINNYS INC	60029	1242 N TREADAWAY BL	
SMITH ALTON	58090	1325 N TREADAWAY BL	
ST VINCENT DE PAUL	53248	1241 WALNUT ST	
VALENTINE ANNA L	50656	1201 MESQUITE ST	
VILLARREAL ROBERTO DAVID	39267	1225 ASH ST	
WILLIAMS STEVE	76677	1326 PLUM 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	
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VALENTINE ANNA L	50656	1201 MESQUITE ST	**F**
MEDEL CESAR	50913	1217 MESQUITE ST	
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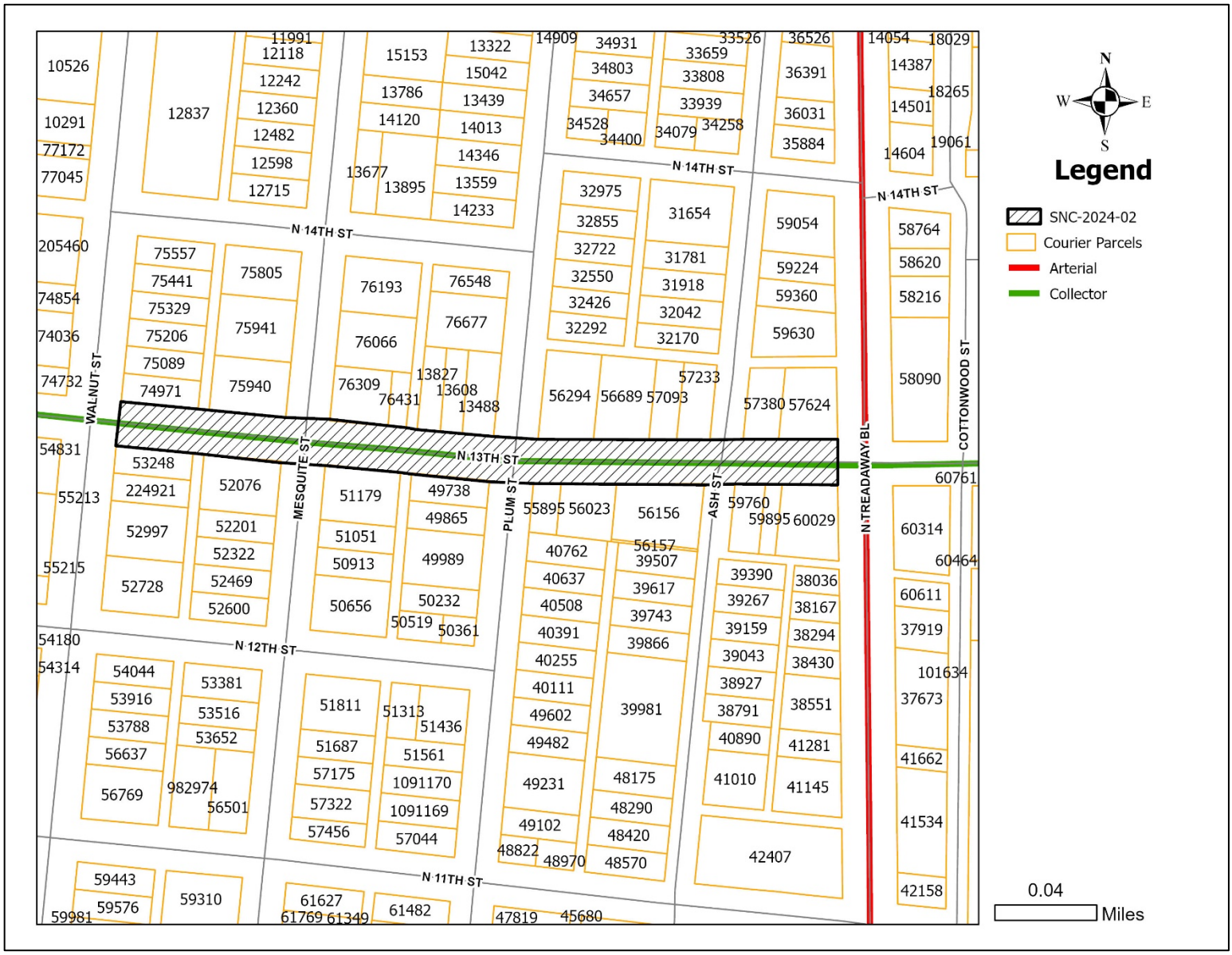
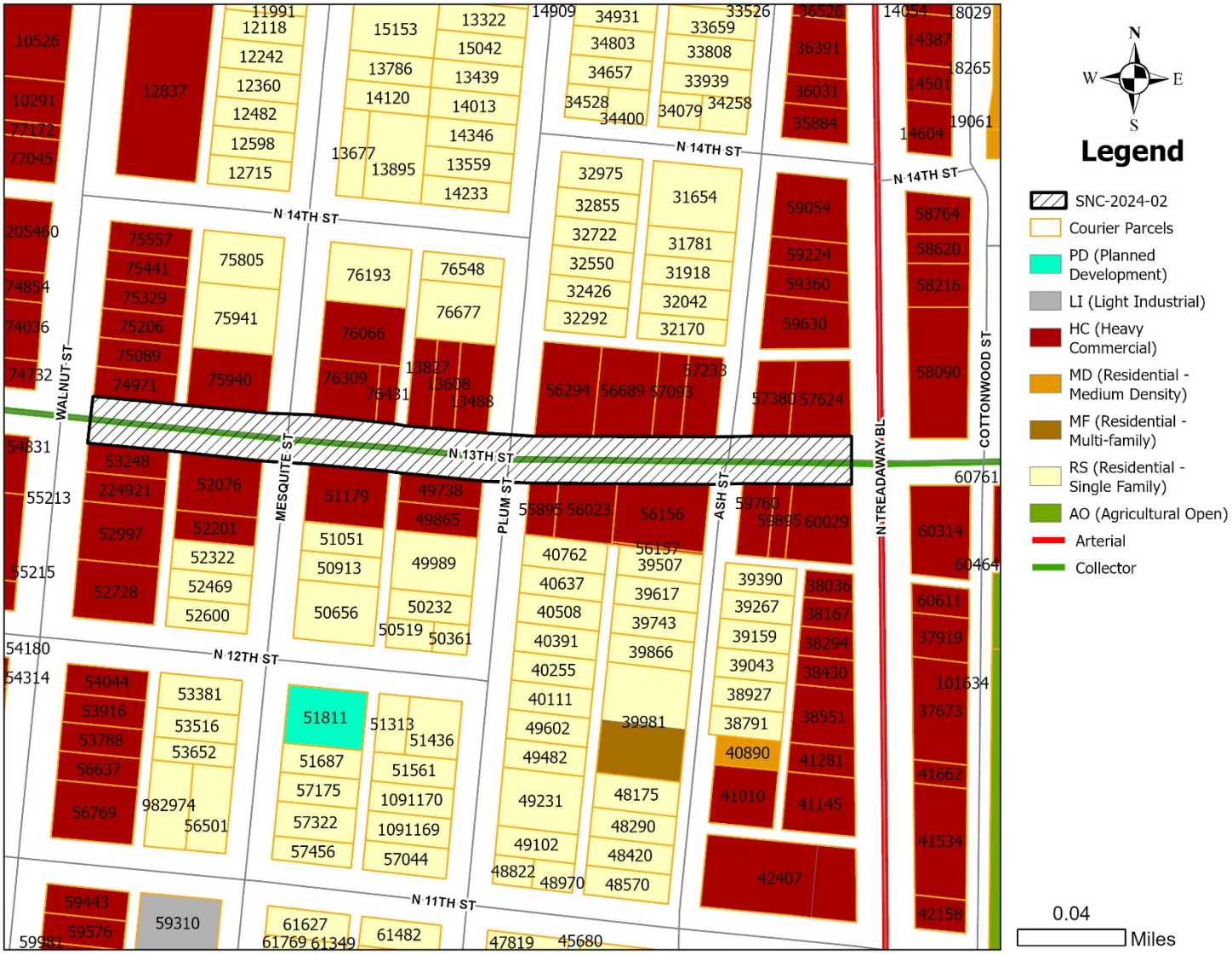
ABI 180 LLC	76431	730 N 13TH ST	
WILLIAMS STEVE	76677	1326 PLUM ST	
ABILENE ST VINCENT DEPAUL	224921	1235 WALNUT ST	

LOCATION MAP



ZONING MAP


N 14TH ST
N 13TH ST
N 12TH ST
N 11TH ST
WALNUT ST
MESQUITE ST
PLUM ST
ASH ST
N TREADAWAY BL
COTTONWOOD ST
N
W
E
S
Legend
SNC-2024-02
Courier Parcels
PD (Planned Development)
LI (Light Industrial)
HC (Heavy Commercial)
MD (Residential - Medium Density)
MF (Residential - Multi-family)
RS (Residential - Single Family)
AO (Agricultural Open)
Arterial
Collector
0.04
Miles

HONORARY STREET NAME CHANGE REQUEST

Case: SNC-2024-02

Applicant: Jerome Abor

Request: Honorary street name change for a portion of North 13th Street to Gladys Abor Street.

Location: North 13th Street between Walnut Street and North Treadaway Boulevard.

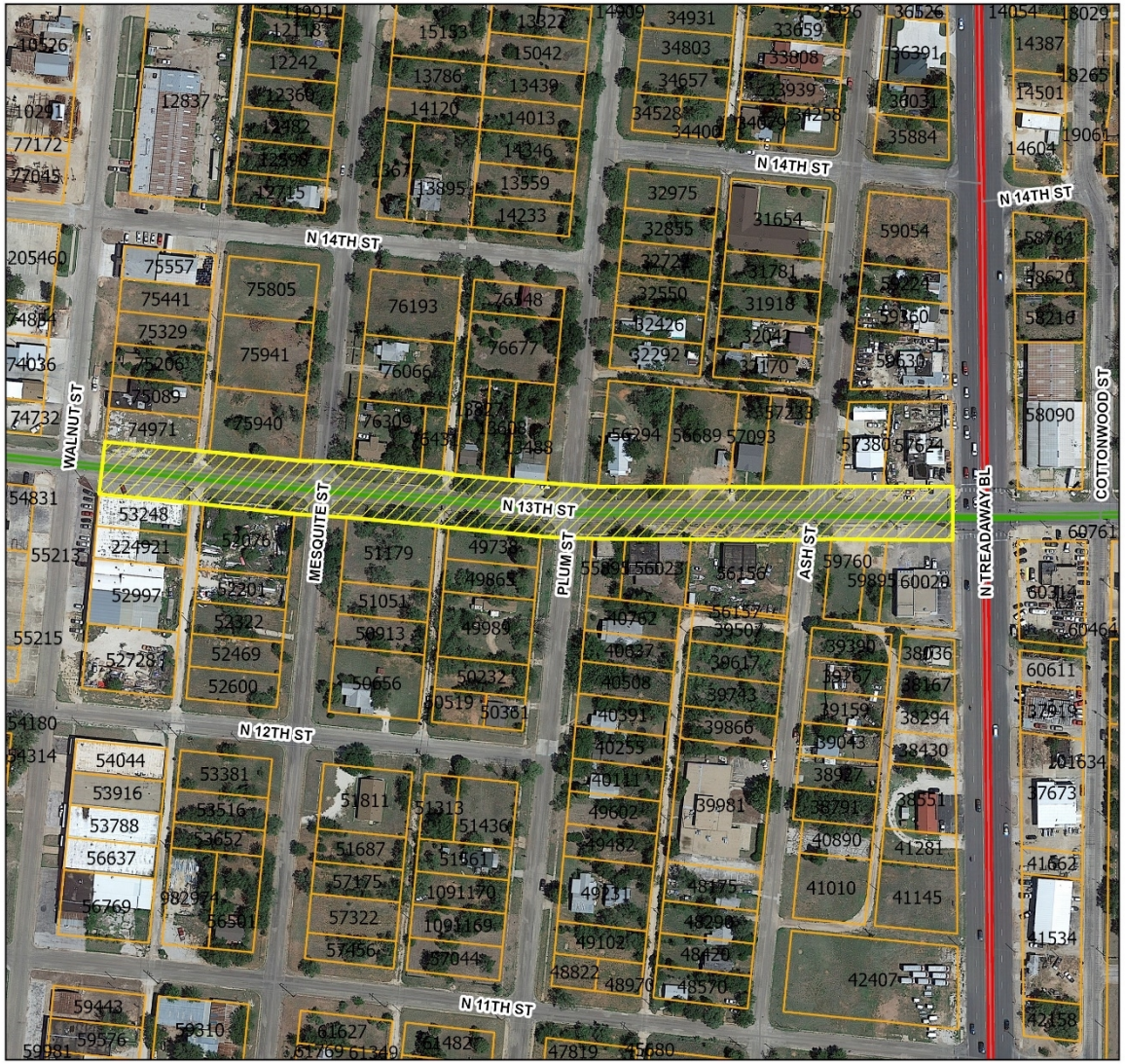
Notification: 1 in Favor, 1 in Opposition

Planning & Zoning: August 6, 2024

Council Hearing: September 12, 2024

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



N
W E
S

Legend

- SNC-2024-02
- Courier Parcels
- Arterial
- Collector

0.04 Miles

CITY OF ABILENE TEXAS

ZONING MAP

N
W E
S

Legend

- SNC-2024-02
- Courier Parcels
- PD (Planned Development)
- LI (Light Industrial)
- HC (Heavy Commercial)
- MD (Residential - Medium Density)
- MF (Residential - Multi-family)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- Arterial
- Collector

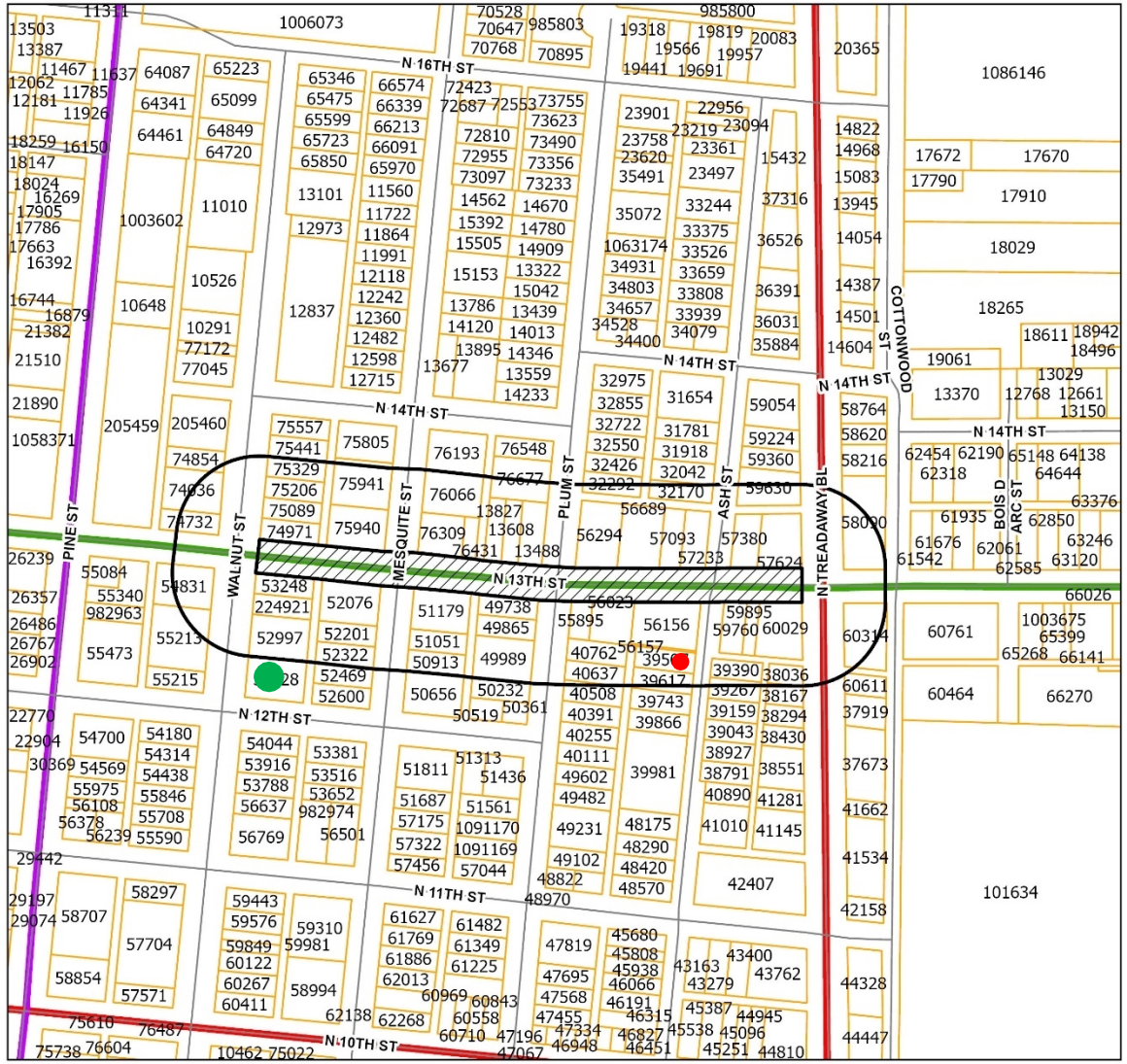
0.04 Miles

CITY OF ABILENE TEXAS

VIEWS OF SUBJECT STREET

CITY OF
ABILENE
TEXAS

NOTIFICATION AREA MAP



N
W E
S

Legend

- SNC-2024-02
- Notification Area
- Courier Parcels
- Arterial
- Collector
- Minor

0.06 Miles

1 - in Favor -

1 - in Opposition -

% OPPOSITION

CITY OF ABILENE TEXAS

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.

CITY OF ABILENE TEXAS

Questions?

CITY OF
ABILENE
TEXAS

ZONING CASE: Z-2024-14 STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: August 6, 2024
City Council 1st Read: August 8, 2024
City Council 2nd Read: August 22, 2024

Applicant
Owner: Sandra & Jeffery Minnick

Case Manager
Mason Teegardin – Planner

Request
Amend the terms and conditions of Planned Development District Number 61 (PDD-61) to amend the boundaries of the PDD-61 to add a 'Tract 3', with the base zoning of Agricultural Open (AO) and a permitted use of Carpentry Services.

Location
450 South 25th Street, a 1.87-acre portion of 22.14 acres of the Bowyer Subdivision, part of Block 15, Abilene, Taylor County, Texas.

Background
In 1996, Planned Development District Number 61 (PDD-61) was approved by Ordinance No. 22-1996 to allow Single Family Residences, Limited Commercial (currently Neighborhood Retail), as well as some specific uses for Tract 1. Tract 2 has the permitted uses of Agricultural Open (AO) space. The properties located at 274 and 290 South 25th Street are located in Tract 1. A portion of the property located at 450 South 25th Street is in Tract 2. The portion of the subject property not currently located in PDD-61 is zoned AO and does not have an address.

The owner, who remodels and resales homes, recently acquired the entirety of this property. The proposed use for Tract 3 is a carpentry workshop to allow the owners to store tools and complete carpentry work for off-site home remodeling. The workshop will not be open to the public. The owner intends to build a home on the property. The Land Development Code requires that a residence be present before an accessory building can be built. This request, if approved, would allow the workshop to be constructed prior to the construction of a home.

Existing Uses/Zoning
Properties to the north are zoned Agricultural Open (AO). Properties to the east are zoned Neighborhood Retail (NR), Single Family Residential (RS-6), and General Commercial (GC). Properties to the south are zoned Agricultural Open (AO) and Planned Development (PDD-63). PDD-63 has a base zoning of AO with a Machine Shop as a permitted use. Properties to the west are zoned Agricultural Open (AO).

Proposed Modification
The applicant proposes to amend PDD-61 adding Tract 3. Tract 3 would have AO for the base zoning and would allow Carpentry Services as 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, as amended.
The proposed changes are consistent with the Comprehensive Plan and Future Land Use Map and the intent of PDD-61, which was to allow most of the Planned Development to be used agriculturally with specific allowed uses that do not negatively impact the area.

(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 PDD-61 is consistent with the zoning and uses of the area surrounding the subject property.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
The proposed workshop with not require a formal site plan review or a subdivision plat. The property does have 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.**

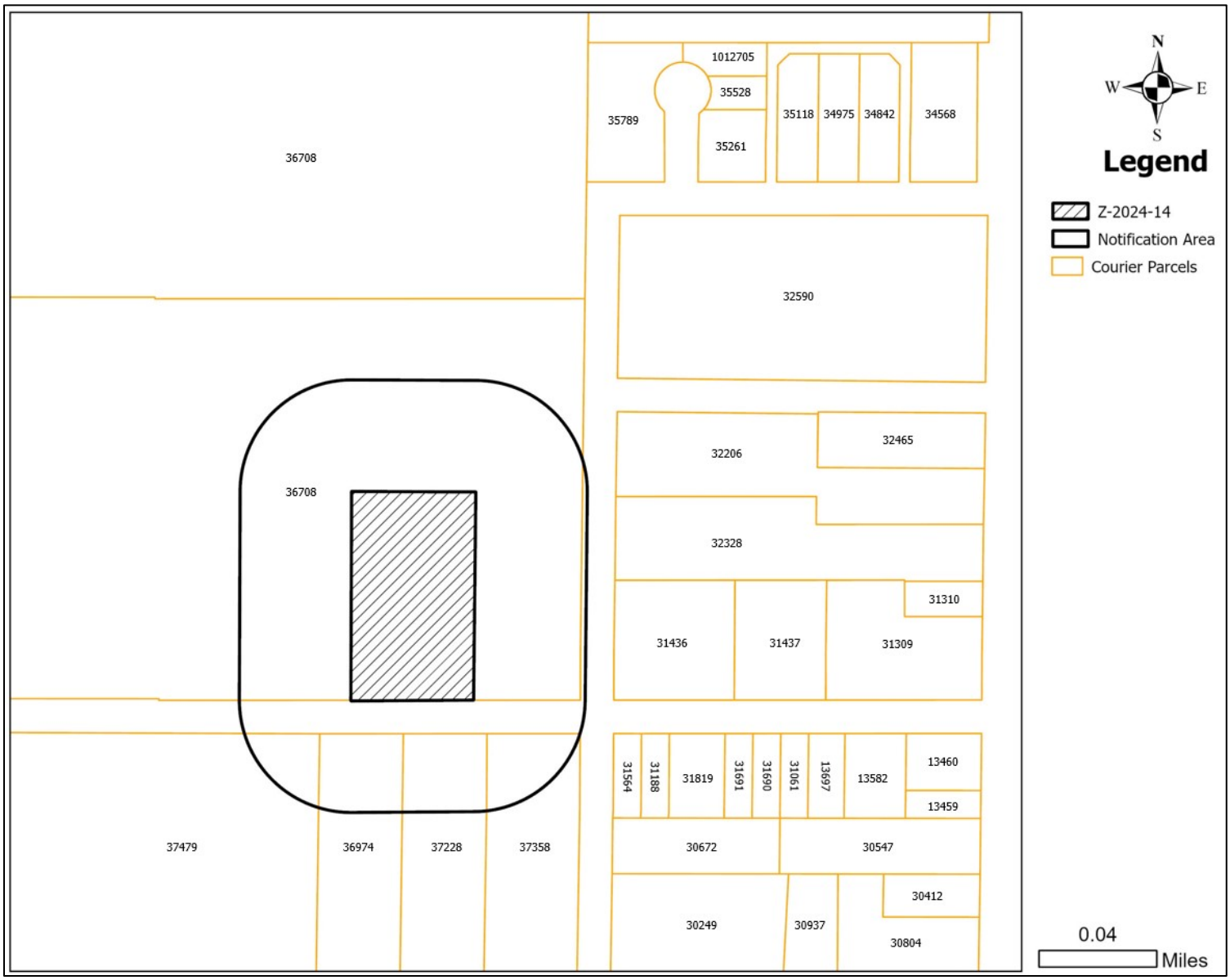
Attachments
- Project Overview
- PowerPoint
- Original Ordinance
- Proposed Ordinance
- Survey of 'Tract 3'

Notification
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on July 19, 2024 via standard mail, with a certificate of mailing, 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:

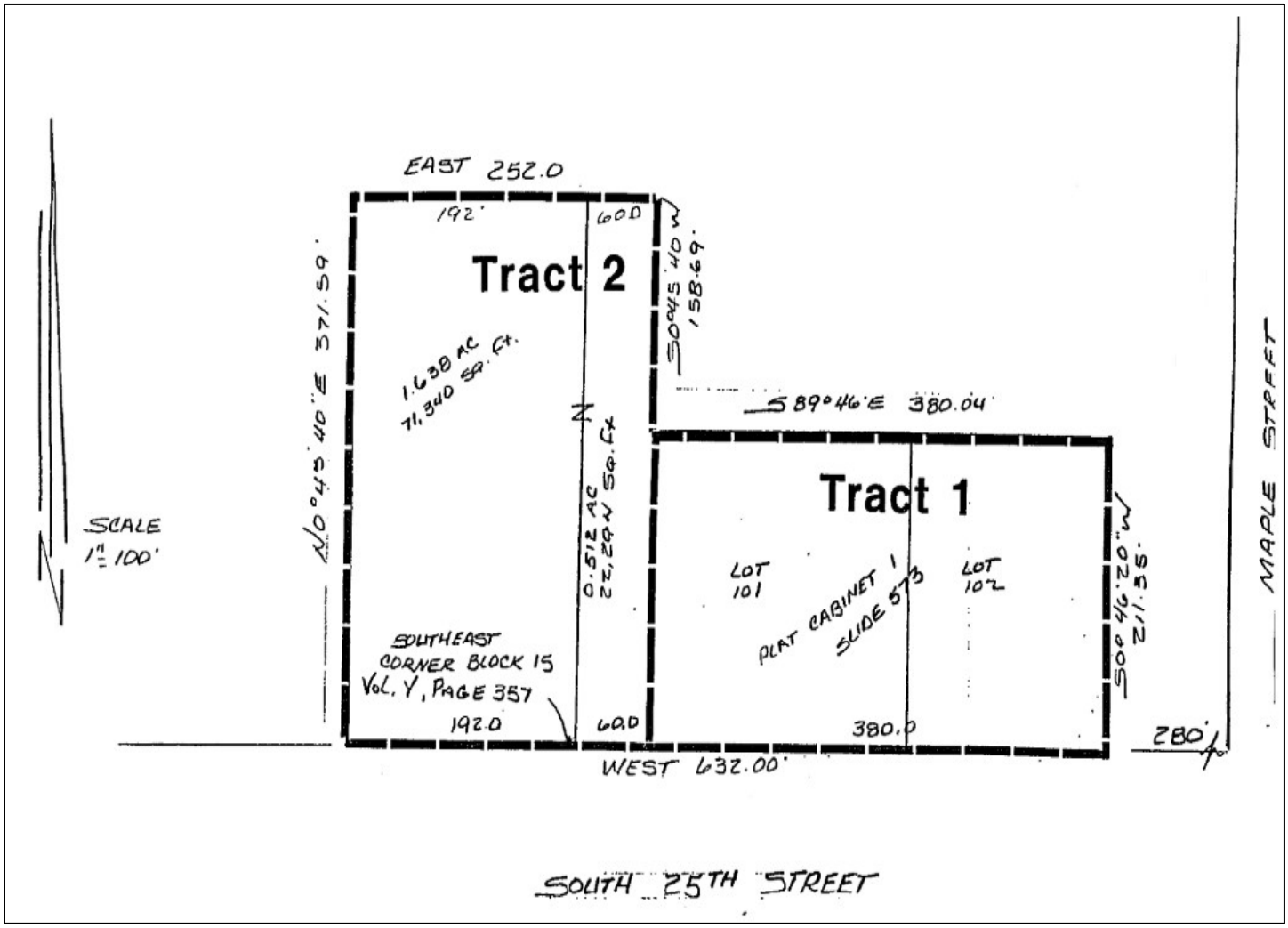
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
CHILDERS LEONARD LIFE ESTATE	36974	441 S 25TH ST	
FANNING MARY JEAN	37358	401 S 25TH ST	
RHODES BELINDA ET AL	37228	425 S 25TH ST	
WILLIAMS GUY P	36708	450 S 25TH ST	

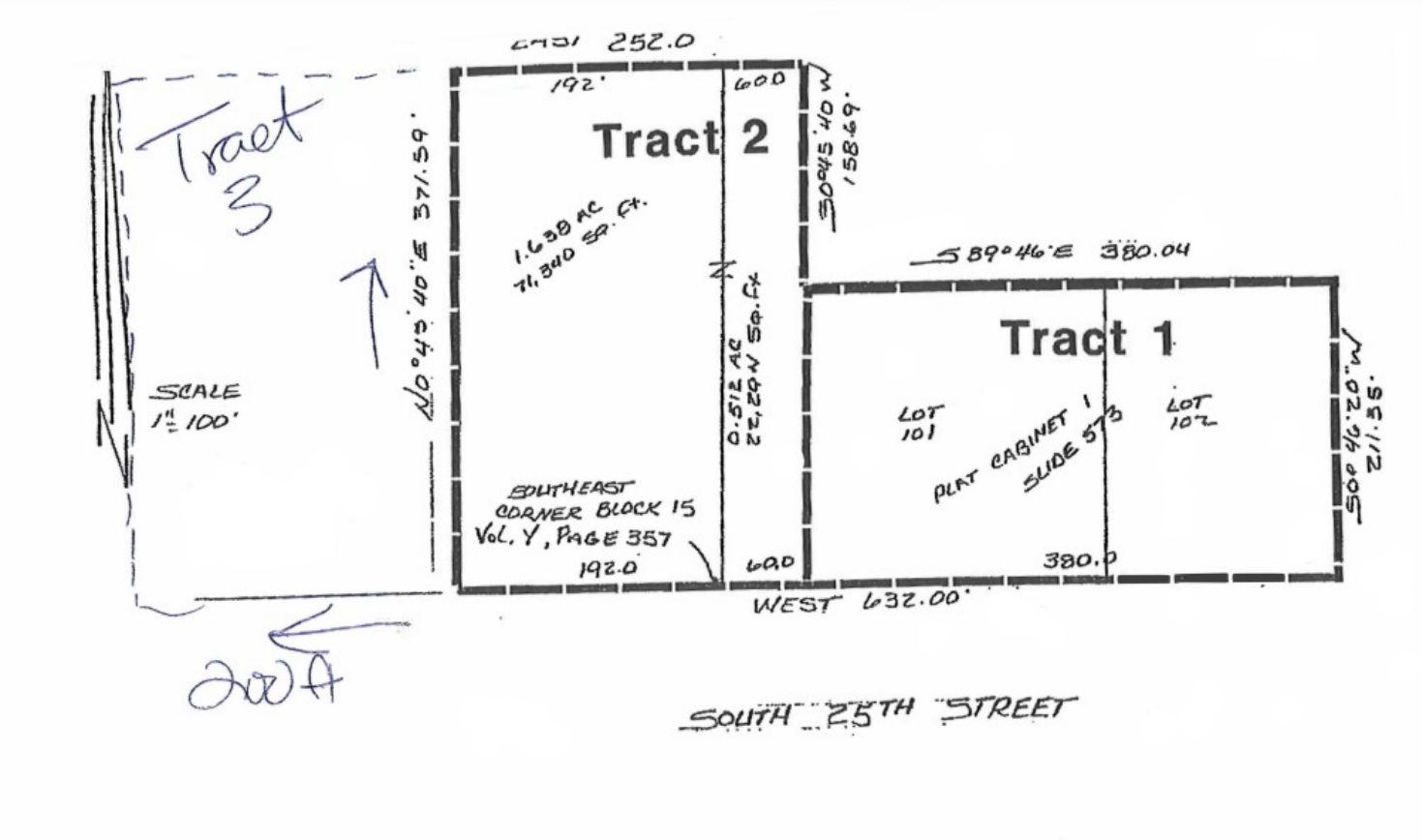
NOTIFICATION MAP



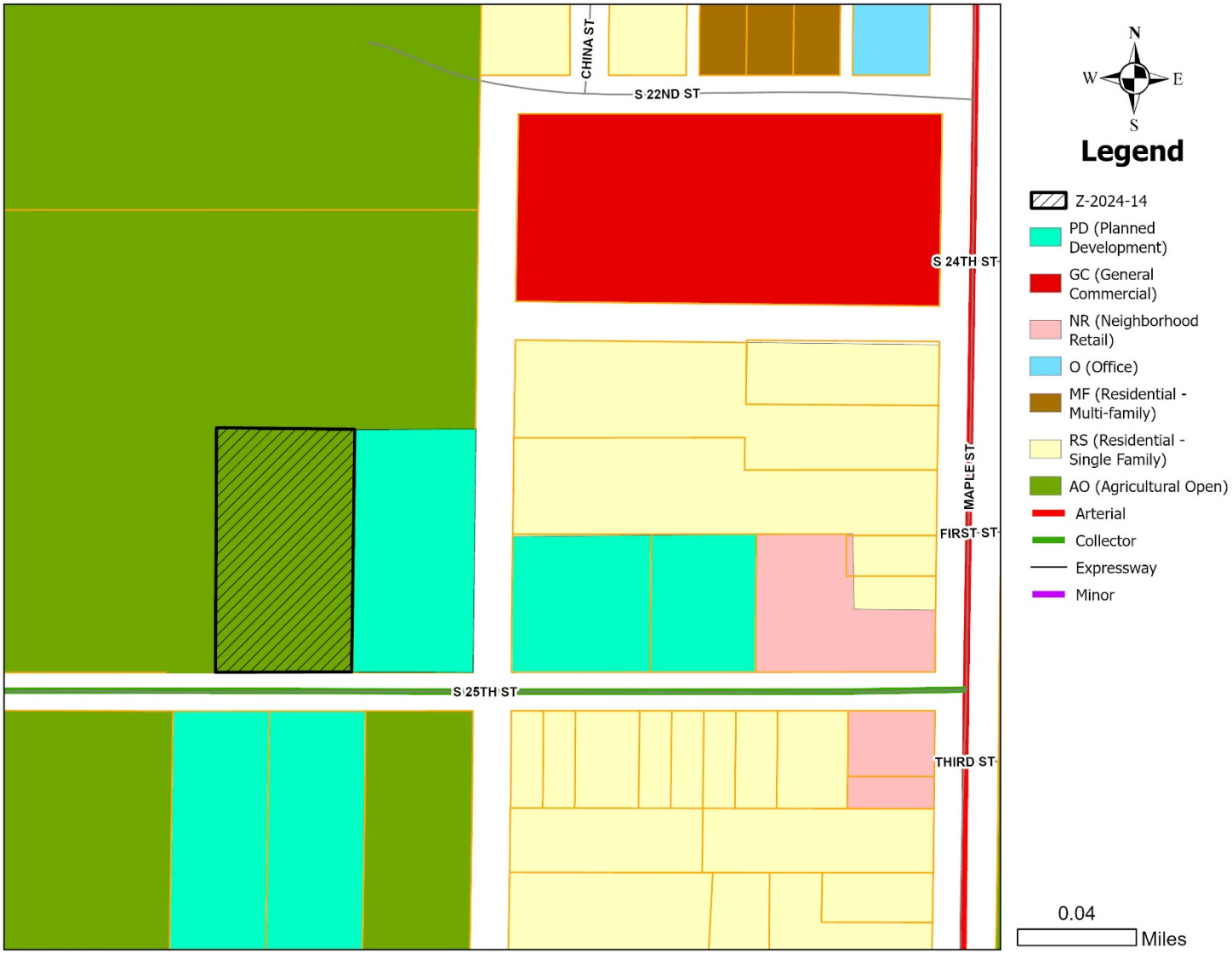
EXISTING CONCEPT PLAN

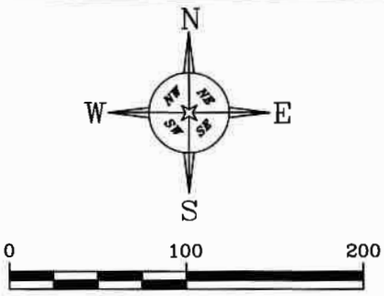


PROPOSED CONCEPT PLAN



ZONING MAP


CHINA ST
S 22ND ST
S 24TH ST
MAPLE ST
FIRST ST
S 25TH ST
THIRD ST
N
W
E
S
Legend
Z-2024-14
PD (Planned Development)
GC (General Commercial)
NR (Neighborhood Retail)
O (Office)
MF (Residential - Multi-family)
RS (Residential - Single Family)
AO (Agricultural Open)
Arterial
Collector
Expressway
Minor
0.04
Miles



Scale: 1"= 100'

NOTE: Bearings shown hereon are based on Geodetic North, determined by G.P.S. observations.

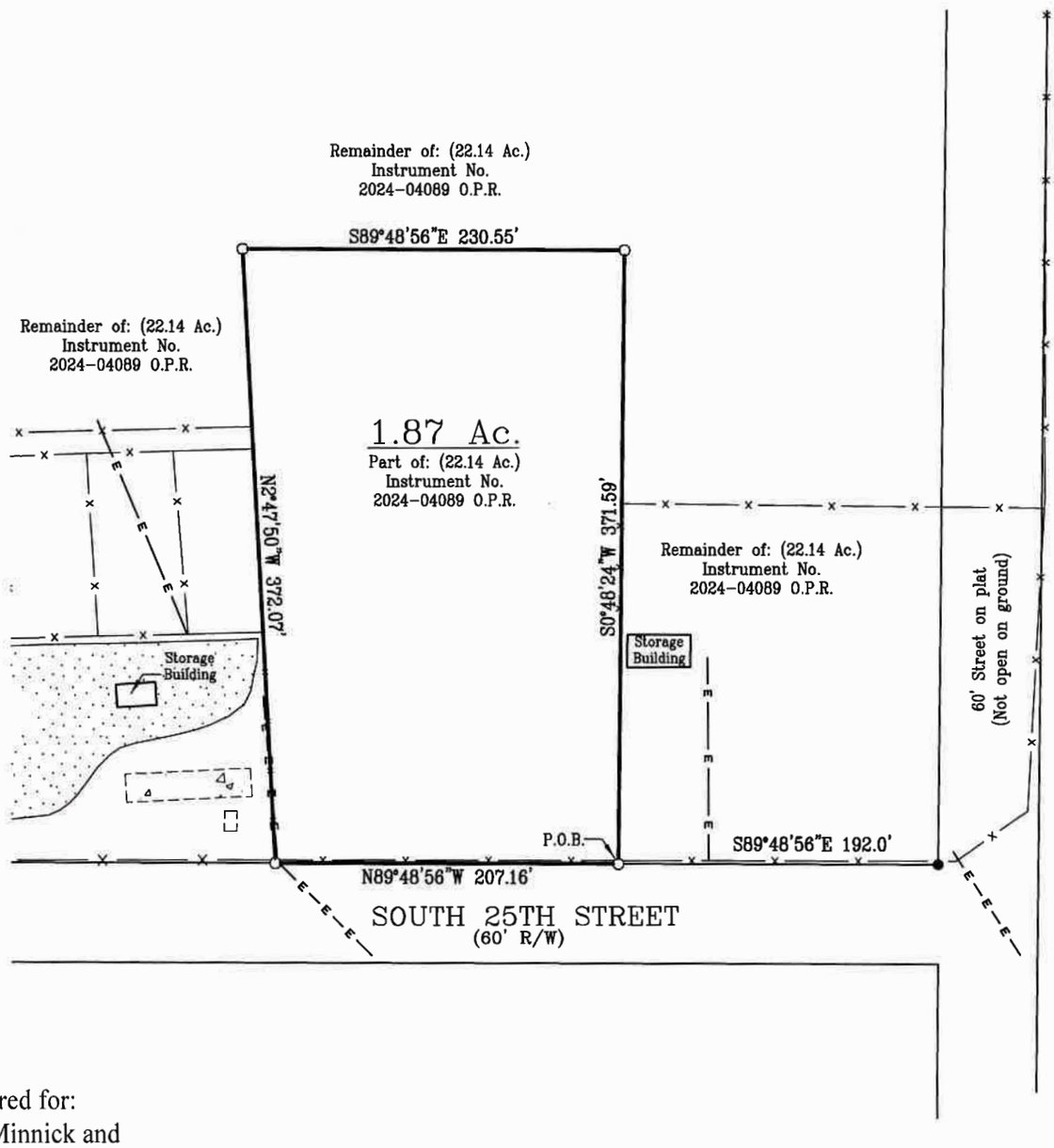
NOTE: This boundary survey completed without the benefit of a current title commitment. There could be easements which affect this property that are not shown hereon.

NOTE: At least 2 working days before any excavation type work is done, proper authorities should be contacted. One resource is DIG TESS at 1-800-344-8377. Or simply dial 811 from anywhere in the United States.

NOTE: This property is subject to the City of Abilene platting procedures and subdivision regulations.

Legend

- ● = Found 3/8" rebar
- ○ = Set 3/8" rebar w/ GEOTEX cap
- —E— = Overhead Power Line
- R/W = Right of Way
- —X— = Fence
- ( ) = Record Call
- O.P.R. = Official Public Records
- P.O.B. = Place of Beginning
- = Gravel
- = Concrete



Survey prepared for:
Jeffery Lee Minnick and
Sandra A. Minnick

I hereby certify this to be a correct plat of 1.87 acres of land out of Block No. 15, Bowyer Subdivision of part of the N.E., S.E. and S.W. Quarters of Survey No. 50, Blind Asylum Lands, City of Abilene, Taylor County, Texas, according to the map or plat thereof recorded in Cabinet 4, Slide 327, Plat Records of Taylor County, Texas, said 1.87 acres being part of a 22.14 acre tract recorded and described in Instrument No. 2024-04089, Official Public Records, Taylor County, Texas and being more particularly described by attached field notes.
SEE ATTACHED FIELD NOTES.
Surveyed on the ground May 23, 2024.
There are no visible or apparent protrusions or overlapping of improvements upon or off this property other than shown. (Fences are not entirely upon property lines.)

STATE OF TEXAS
REGISTERED
JAMES L. WILLIAMS, JR.
4885
PROFESSIONAL
LAND SURVEYOR

GEOTEX PROPERTY SOLUTIONS, LLC 4701 South 3rd Street Abilene, Texas 79605 325-677-6712 Firm Registration No. 10194134	File No: 147-27A-24 File Name: 542 S 25th Street 1.87 Ac Location: D:\ABILENE\2024\ Geotex Property Solutions Drawn by: © 2024 All Rights Reserved KW	James L. Williams, Jr. RPLS #4885

FIELD NOTES
1.87 ACRES

BEING 1.87 acres of land out of Block No. 15, Bowyer Subdivision of part of the N.E., S.E. and S.W. Quarters of Survey No. 50, Blind Asylum Lands, City of Abilene, Taylor County, Texas, according to the map or plat thereof recorded in Cabinet 4, Slide 327, Plat Records of Taylor County, Texas, said 1.87 acres being part of a 22.14 acre tract recorded and described in Instrument No. 2024-04089, Official Public Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" rebar w/GEOTEX cap set on the SBL of said 22.14 acres on the NBL of South 25th Street, from whence a 3/8" rebar found at the southeast corner of said 22.14 acre tract on the WBL of a 60 feet wide unnamed street (not open on the ground) bears S89°48'56"E 192.0 feet;

THENCE N89°48'56"W 207.16 feet along the NBL of South 25th Street and along the SBL of said 22.14 acre tract to a 3/8" rebar w/GEOTEX cap set for the southwest corner of this tract;

THENCE N2°47'50"W 372.07 feet to a 3/8" rebar w/GEOTEX cap set for the northwest corner of this tract;

THENCE S89°48'56"E 230.55 feet to a 3/8" rebar w/GEOTEX cap set for the northeast corner of this tract;

THENCE S0°48'24"W 371.59 feet to the place of beginning and containing 1.87 acres of land.

Surveyed on the ground May 23, 2024.

SEE ATTACHED PLAT

Geotex Property Solutions
4701 South 3rd Street
Abilene, Texas 79605
(325) 677-6712
File # 147-27A-24-1.87ac
Firm Registration No. 10194134

James L. Williams, Jr.
R. P. L. S. #4885

STATE OF TEXAS
REGISTERED
JAMES L. WILLIAMS, JR.
4885
PROFESSIONAL
LAND SURVEYOR

AO
542 S 25th Street, Abilene, TX
24W x 46L
PD
25W x 25L Concrete Pad (in Red)
PD
S 25TH ST
S 25

PROJECT OVERVIEW

Project Type: Zoning Application | **Project Title:** Z-2024-14 PDD-61 Amendment
ID # 24-000081 | **Started** 04/25/2024 at 5:31 PM

Address

450 S 25th St, Abilene, TX USA 79602

Legal

Bowyer Subdivision Blk Block Pt 1
Bowyer Subdivision, Block Pt 15, Acres 22.08

Description

amend the terms and conditions of a Planned Development District (PDD-61). Specifically, to amend the boundaries of the Planned Development to add a â€˜Tract 3â€™ with the base zoning of Agricultural Open (AO) with a permitted use of Carpentry Services.

PROPERTY DETAILS

Property ID	36708
GEO ID	81365
Enforcement Area	South Treadaway Area

PROPERTY ADDITIONAL INFORMATION

Account Number	13000006200
Property ID	81365
Land Use	Vacant
High School	Chs
Middle School	Madison
Elementary School	Bowie
Super Neighborhood	South Treadaway Area
Courier - Building Square Feet	0

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Minnick Jeffery & Sandra-A		Po Box 6894 Abilene, TX 79608-6894	-	Property Owner
Sandra Minnick	sandraminnick@yahoo.com 3255136163	542 S 25th Street Abilene, 79602	-	APPLICANT

PROJECT STEPS	DATE & TIME	RESULT	USER
Request	04/26/2024 at 11:15 AM	Accept	Mason Teegardin
Zoning Application Review	04/26/2024 at 11:17 AM	Accepted	Mason Teegardin

Planning Payment	04/26/2024 at 11:29 AM	Paid	Mason Teegardin
Create Agenda for Planning and Zoning Commission	05/17/2024 at 11:51 AM	Created	Mason Teegardin
Staff Prepares Report & Send Property Notification Letters	-	-	-
P&Z Commission Decision	-	-	-
Prepare City Council Agenda	-	-	-
City Council Decision	-	-	-
Archive	-	-	-

INFORMATION FIELDS

Owner Name
Jeffery and Sandra Minnick

Agent Name
Sandra Minnick

Block
15

Lot
N/A

Acreage
22.12

Legal Description of property
BOWYER SUBDIVISION, BLOCK PT 15, ACRES 22.14

Subdivision Name
Neighborhood: COUNTRY CLUB,SCHWARTZ,RAYMOND SMITH,PARKER PL,BOWY

Current Zoning
AO/PD

Proposed Zoning
PD

Agree to Terms
Jeff and Sandra Minnick

No. of Lots
1

INVOICES	DUE DATE	CONTACT	TOTAL	PAID	DUE
24-002439	05/01/2024	Sandra Minnick	$ 1,000.00	$ 1,000.00	$ 0.00

Fees	Account No	Total	Paid	Due
Zoning - Planned Development District - Amendment	1004002-42001	$ 1,000.00	$ 1,000.00	$ 0.00

Receipts

24-002230

TOTALS	$ 1,000.00	$ 1,000.00	**$ 0.00**

CREDENTIALS

Developer
Homeowner
Engineer
Surveyor

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

REVIEWS	DATE & TIME	STATUS	HISTORY
Zoning Application Review	04/26/2024 at 11:17 AM	Approved	Accepted
Create Agenda for Planning and Zoning Commission	05/17/2024 at 11:51 AM	Approved	Created
Staff Prepares Report & Send Property Notification Letters	05/17/2024 at 11:51 AM	In Review	-

INSPECTIONS	DATE & TIME	STATUS	HISTORY
No data for Inspections.			

GENERATED DOCUMENTS	PRINTED ON	PRINTED BY	ISSUED TO
Project Overview	04/30/2024 at 11:05 AM	Mason Teegardin	-

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

EPR DOCUMENTS	ASSOCIATED STEPS	STATUS	LAST REVIEW BY
Civil	Zoning Application Review	Not Uploaded	-

GENERAL COMMENTS

No data for General Comments.

ORDINANCE NO. 22-1996

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, CONCERNING .PDD #61 PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

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

PASSED ON FIRST READING this 9 day of May A.D. 19 96.

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 31 day of March, 19 96, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 9:00 a.m., on the 23 day of May, 1996, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 23 day of May, A.D. 19 96.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. 22-1996

Exhibit "A"

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development District shall be in accordance with the maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development District and are hereby incorporated by reference and included as part of this ordinance. Site Plan is attached as Exhibit B.

Further, all agreements, provisions, or covenants which govern the use, maintenance, and continued protection of this P.D.D. are hereby incorporated by reference and included as part of this ordinance.

All use and development within the Planned Development District must be in compliance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development District shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Subpart E, Abilene Municipal Code, known as the Zoning Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From AO & RS-6 (Agricultural Open Space & Residential Single Family) District to PDMX (Planned Development Mixed Use) District.

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

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

BOWYER PDD

Being 4.000 acres of land out of the Bowyer Subdivision (recorded in Volume Y, Page 357 of the Probate Records) out of Section 50, Blind Asylum Land, in the City of Abilene, Taylor County, Texas, and being more particularly described as follows:

Beginning at the Southeast corner of Lot 102 of a replat out of a part of Block 4, Bowyer Subdivision of part of the Blind Asylum Land, Survey No. 50, Abilene, Taylor County, Texas (recorded in Plat Cabine 1, Slide 573, Plat Records);

Thence West at 380' pass the Southwest corner of Lot 101 the East line of a dedicated Street, at 440' pass the West Line of said Street and continue on a distance in all of 632.00';

Thence N0°45'40"E 371.59';

THENCE EAST AT 192', pass the West line of said Street and continue on a distance in all of 252.00';

Thence S0°45'40"W 158.69';

Thence S89°46'E 380.04' to the Northeast corner of said Lot 102;

Thence S0°46'30"W 211.35' to the place of beginning and containing 4.000 acres of land.

Location:

274 South 25th Street

PART 6: Purpose: The purpose of the Planned Development district request is to allow for commercial development.

PART 7: Specific Modifications. The attached site plan (Exhibit "B") indicates the PDD area involved which consists of two tracts. The following is applicable for each tract:

Uses:

Tract 1: Single Family residences; sign installation and service; electrical installation and repair service; heating, ventilation, air conditioning services; and uses permitted in LC (Limited Commercial) zoning districts excluding the following:

-Clairvoyants, Healers, Soothsayers, Chiromantics and Prognostication Services
-Automobile Parts and Supplies (including tires)
-Gasoline
-Grocery Store (convenience type)
-Restaurants, Standard
-all uses under the TRADE-WHOLESALE category

Appropriate development plans will be required at the time of development, i.e., site plans, plats, etc., as required by City codes.

Tract 2: Agricultural Open Space (AO) uses.

Signage:

Tract 1: One pole/ground sign is allowed per business or activity. Maximum height is 30 feet. Base of the sign must be 8 feet above ground level. Sign face shall not exceed 100 square feet. Sign shall be set back a minimum of 5 feet from South 25th Street property line. One wall sign is allowed per business or activity with maximum sign face of 30 square feet allowed per sign.

Tract 2: No signs are allowed.

Screening:

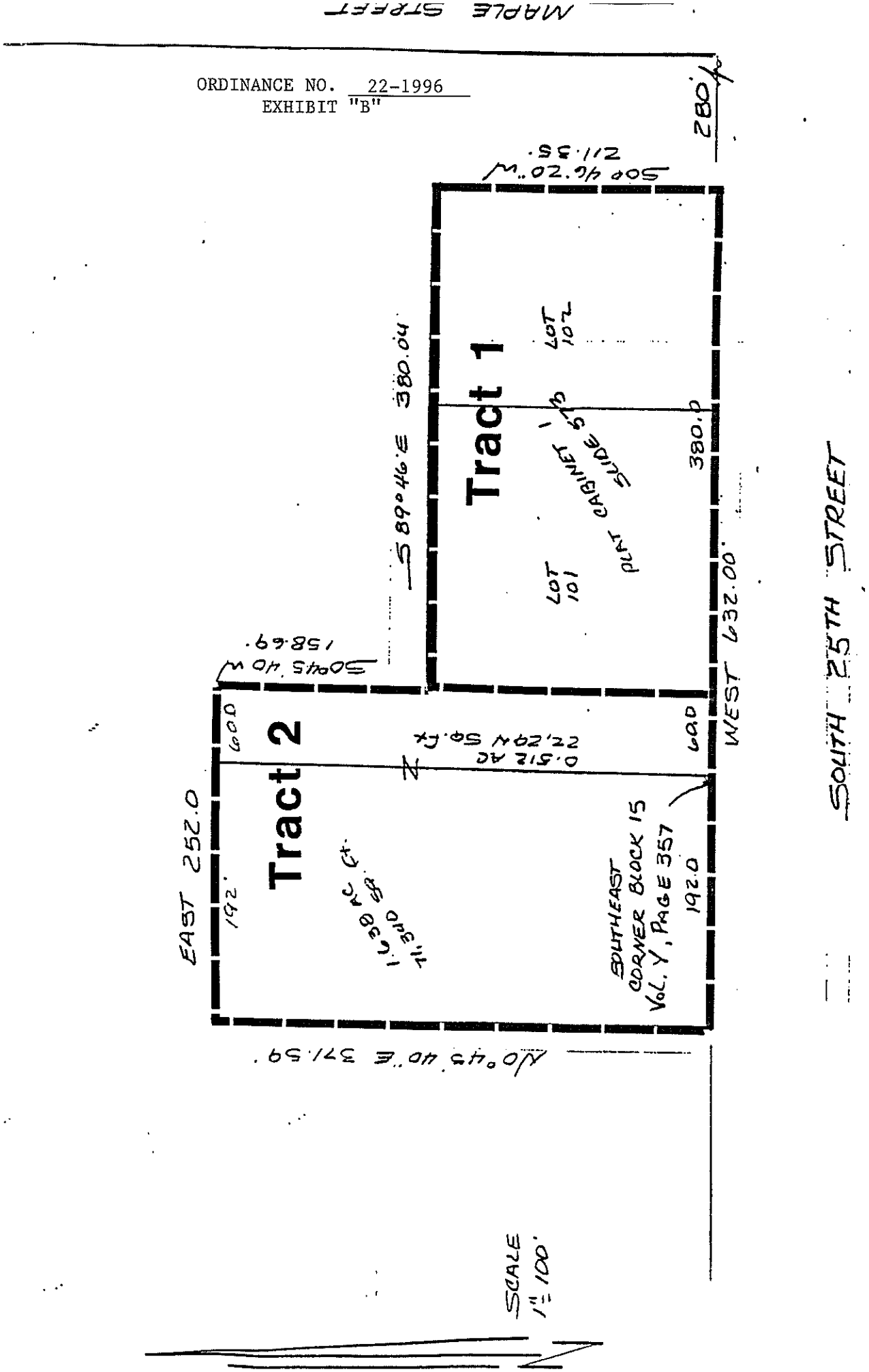
Tract 1: If commercial activities occur on Tract 1, a six foot, opaque wall or fence will be required, at the time of the commercial development, along the east and north property lines of Tract 1. The required screening along the north property line may be through utilization of trees and/or shrubs to provide the desired screening effect.

Tract 2: None required.

PART 8: Schedule. Construction and/or development of the Planned Development District established hereby shall begin no later than twelve (12) months from the effective date of this ordinance. If development does not proceed within this time frame, the Planning and Zoning Commission shall recommend to the City Council that the proposed development be rezoned to its former status.

-END-

ORDINANCE NO. 22-1996
EXHIBIT "B"



PLANNED DEVELOPMENT AMENDMENT

Case: Z-2024-14

Applicant: Sandra Minnick

Request: Amend PDD-61 to amend the boundaries of PDD-61 to add a 'Tract 3' with the base zoning of Agricultural Open (AO) and a permitted use of Carpentry Services.

Location: 450 South 25th Street

Notification: 0 in Favor, 0 in Opposition

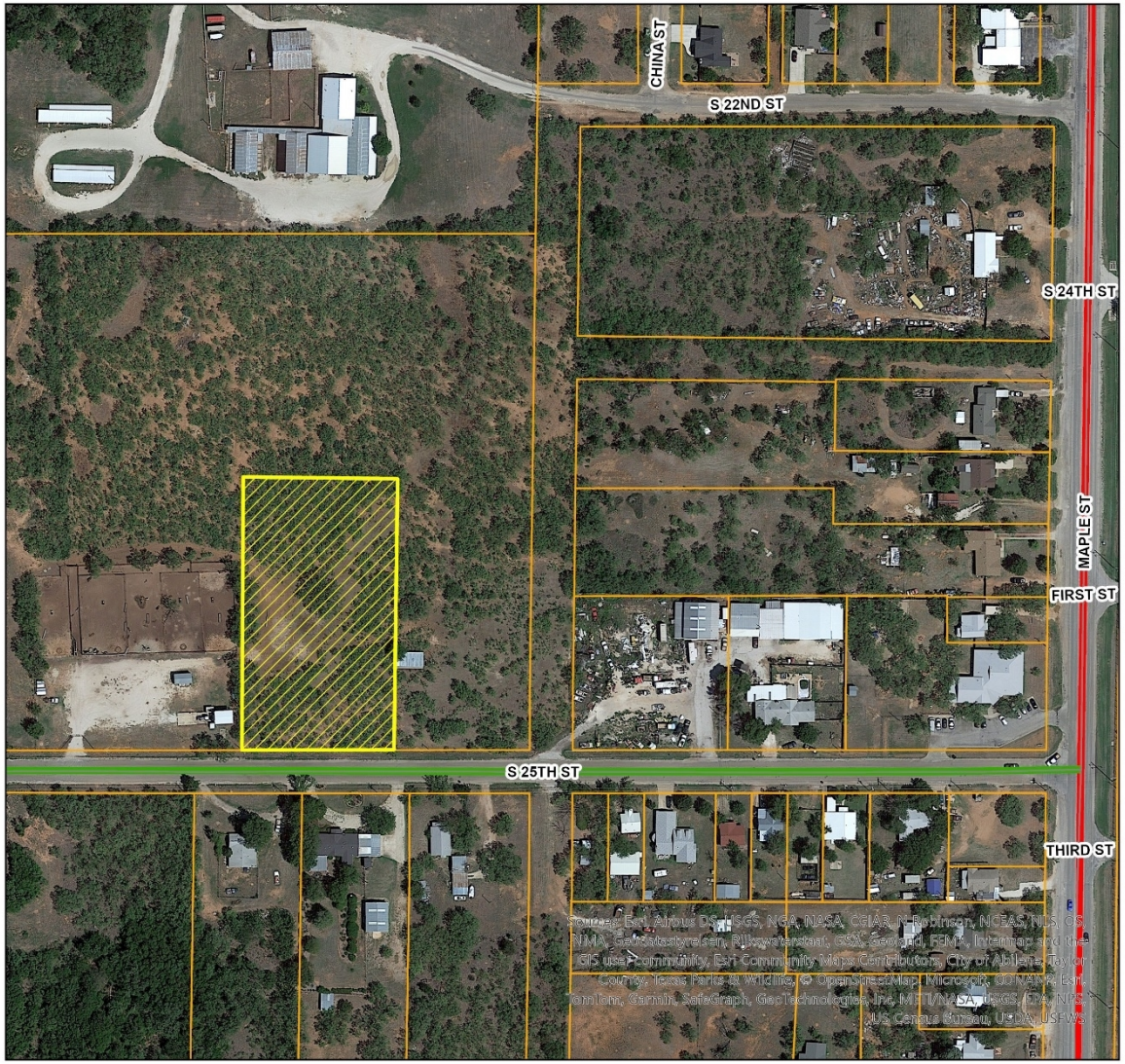
Planning & Zoning: August 6, 2024

Council Hearing: August 8, 2024

August 22, 2024

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



N
W E
S

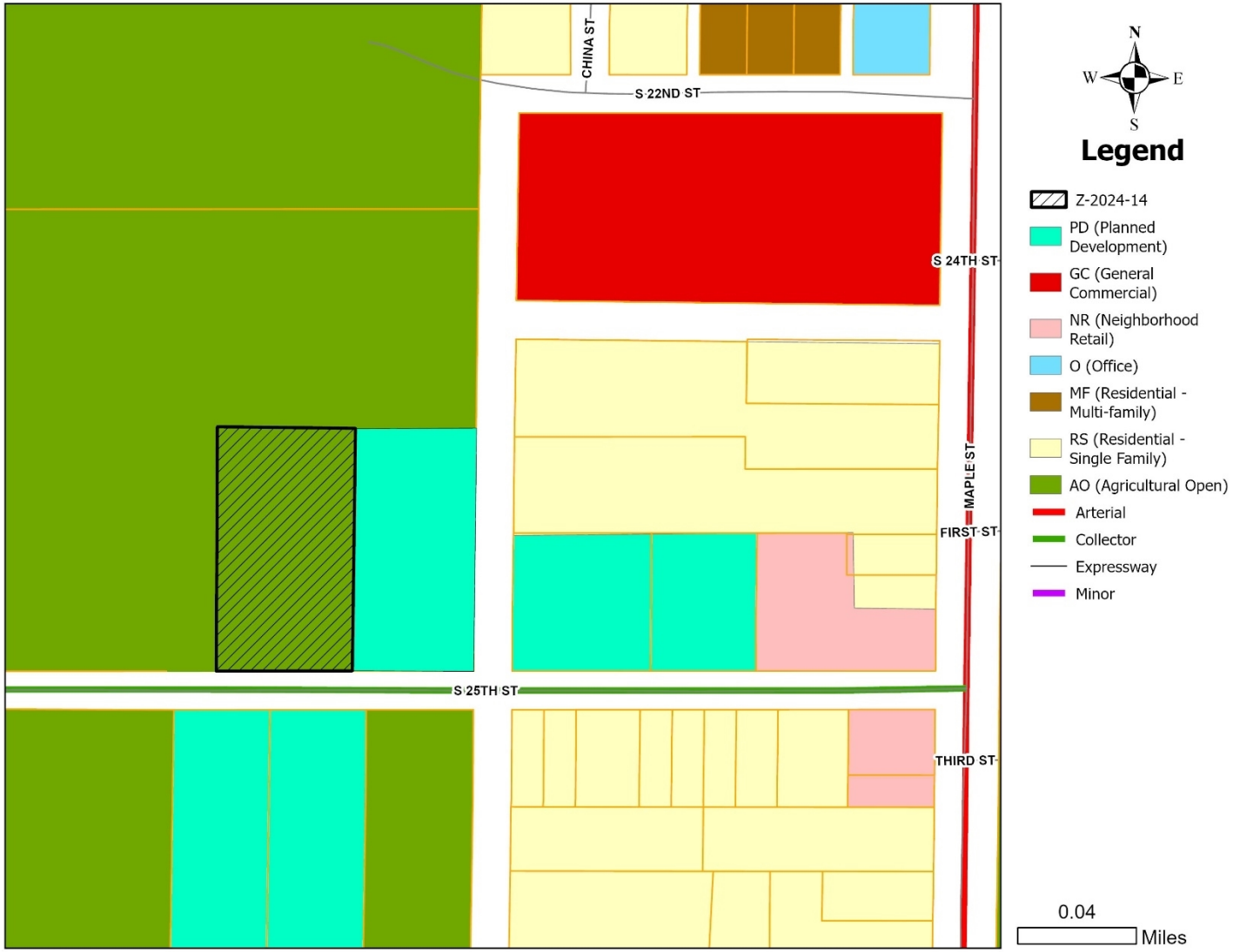
Legend

- Z-2024-14
- Arterial
- Collector
- Expressway
- Minor

0.04 Miles

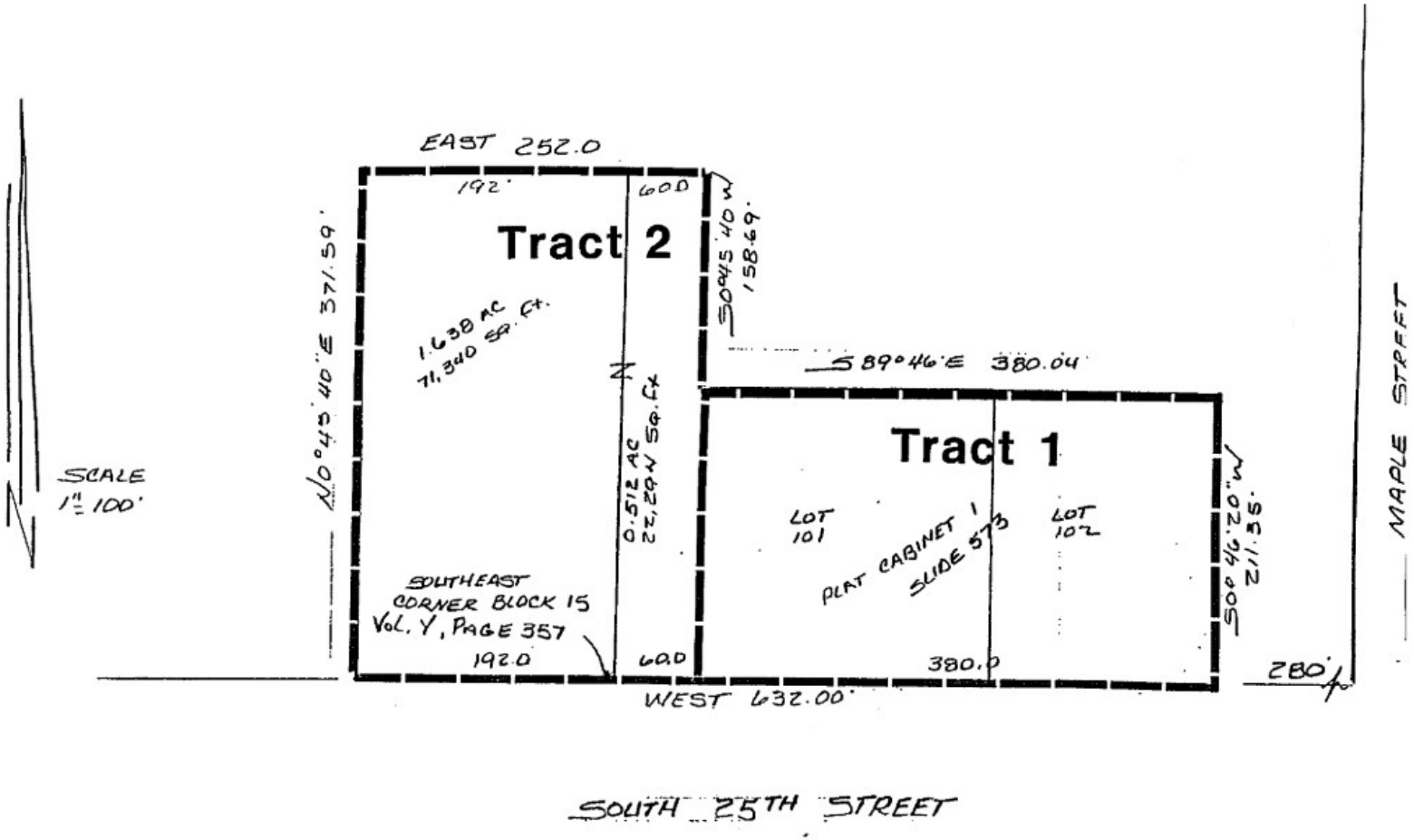
CITY OF ABILENE TEXAS

ZONING MAP



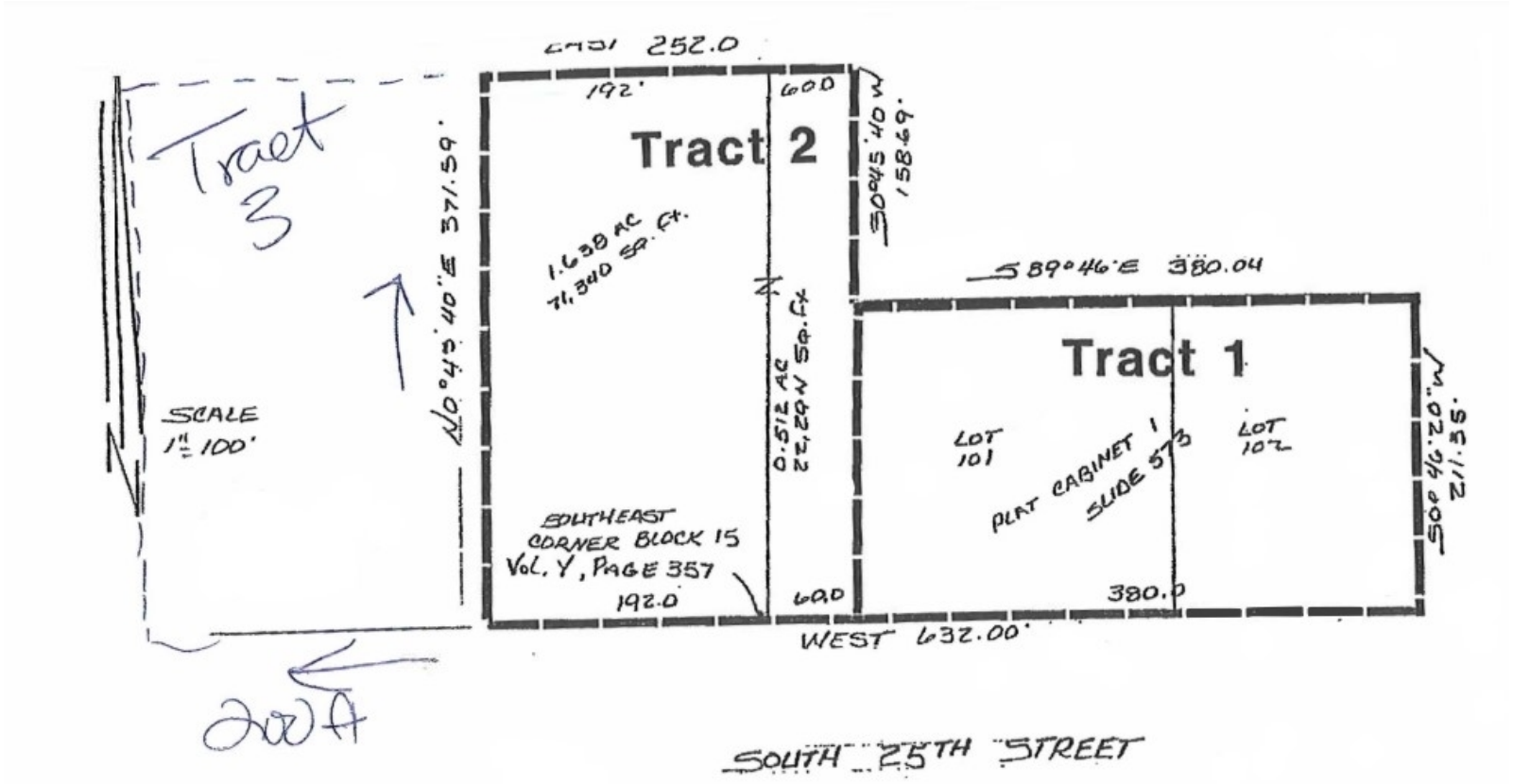
CITY OF ABILENE TEXAS

EXISTING CONCEPT PLAN



CITY OF ABILENE TEXAS

PROPOSED CONCEPT PLAN



CITY OF ABILENE TEXAS

USES IN AGRICULTRUAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE

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

TRADE – RETAIL USES

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

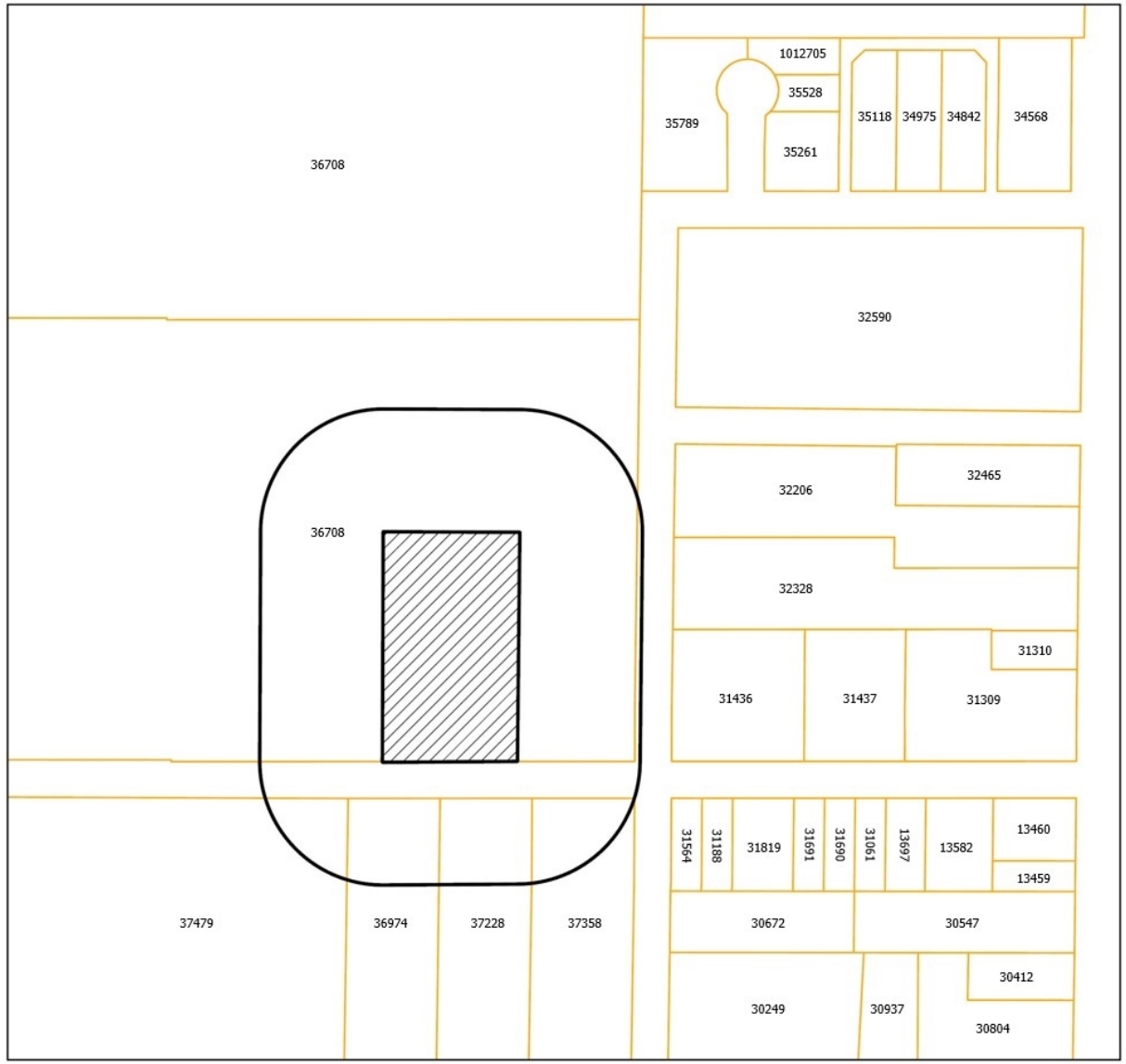
P	**Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)**
C	**Permitted as a Conditional Use Permit, Requiring Approval by City Council**
TP	**Permitted by Temporary Permit Only,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

CITY OF ABILENE TEXAS

VIEWS OF SUBJECT PROPERTY

CITY OF
ABILENE
TEXAS

NOTIFICATION AREA MAP



N
W E
S

Legend

- Z-2024-14
- Notification Area
- Courier Parcels

0.04 Miles

0 - in Favor -

0 - in Opposition -

% OPPOSITION

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

- The *Comprehensive Plan;*
- The surrounding uses and zoning;
- The spirit and intent PDD-61;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

Staff Recommendation: **Approval**

CITY OF ABILENE TEXAS

Questions?

CITY OF
ABILENE
TEXAS

ZONING CASE Z-2024-19
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: August 06, 2024
City Council 1st Reading: August 22, 2024
City Council 2nd Reading: September 12, 2024

Applicant
Owner: FOCO Capitol LLC
Agent: Garold Ropp

Case Manager
Clarissa Ivey – Planner

Request
Change the zoning of approximately 0.51 acres from Medium Density Residential (MD) to Residential Multi-Family (MF).

Location
Legal description being South Fairmont, Block 3, Lots 7-9, Abilene, Taylor County, Texas. The site is located at 1665 South 15th Street.

Background
The property was annexed in 1912. A building previously used as a church is located on this site.

The property owner desires to repurpose the existing building into an apartment with eight (8) dwelling units. The proposed building arrangement will require Residential Multi-Family (MF) zoning to replace the existing Residential Medium-Density (MD) zoning.

Zoning, Existing and Proposed Land Use
All of the properties surrounding the subject site are zoned Medium Density Residential (MD). Single-family residences are located to the north, south, and east. To the west across Jeanette Street is Jefferson Center, an AISD property.

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.
It is desirable to repurpose vacant buildings that are in good condition. The repurposing of a church is difficult due to the large scale of church buildings and the proximity of churches to residential neighborhoods. By rezoning the subject site, the applicant will be able to fully utilize the existing building, provide additional housing opportunities, and help maintain the fabric of the surrounding neighborhood. For those reasons, 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 the Comprehensive Plan recommends Medium Density Residential development include a diversity of housing types such as single-family detached, single-family attached, and small-scale multi-family buildings.

(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

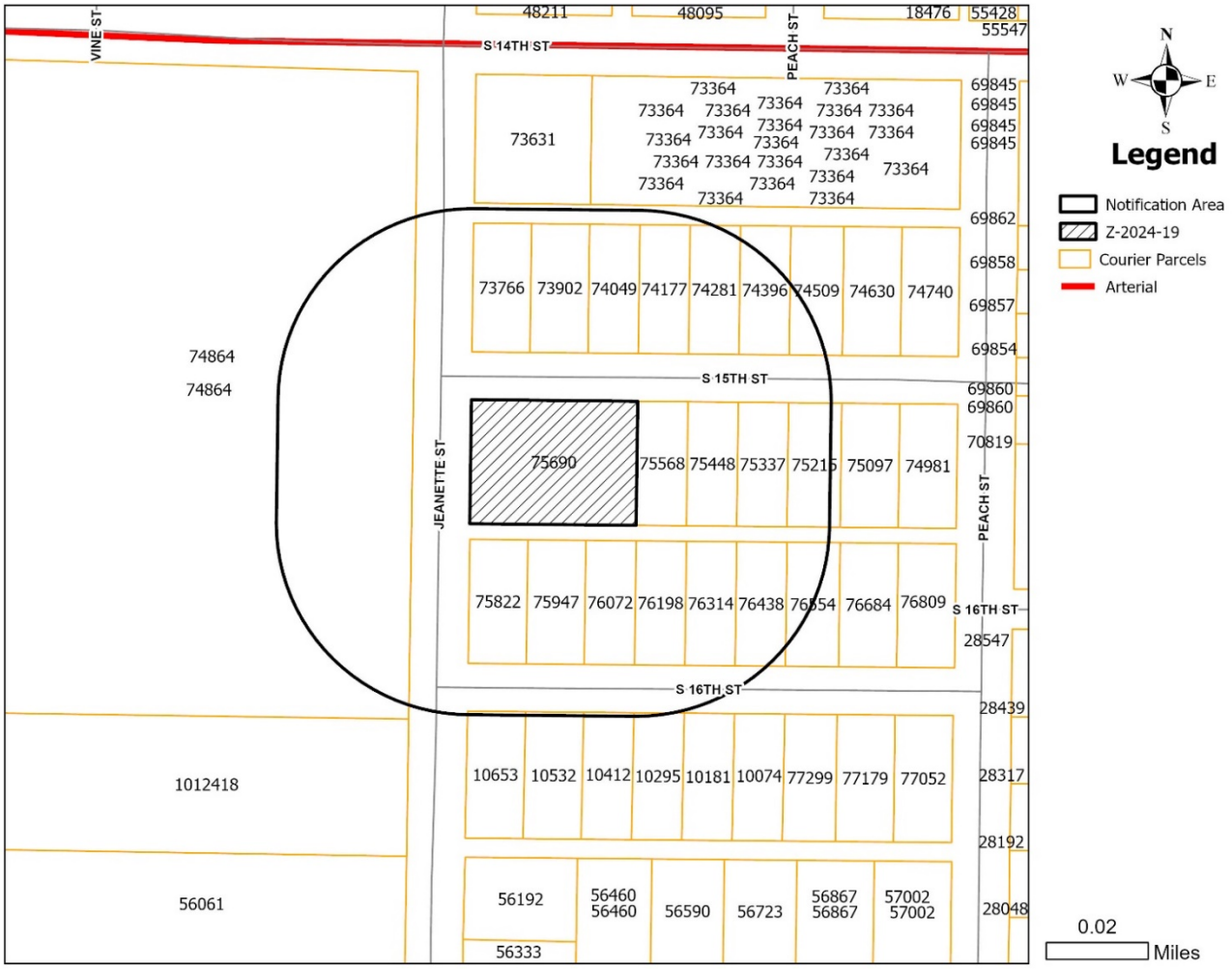
Staff recommends **approval.**

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

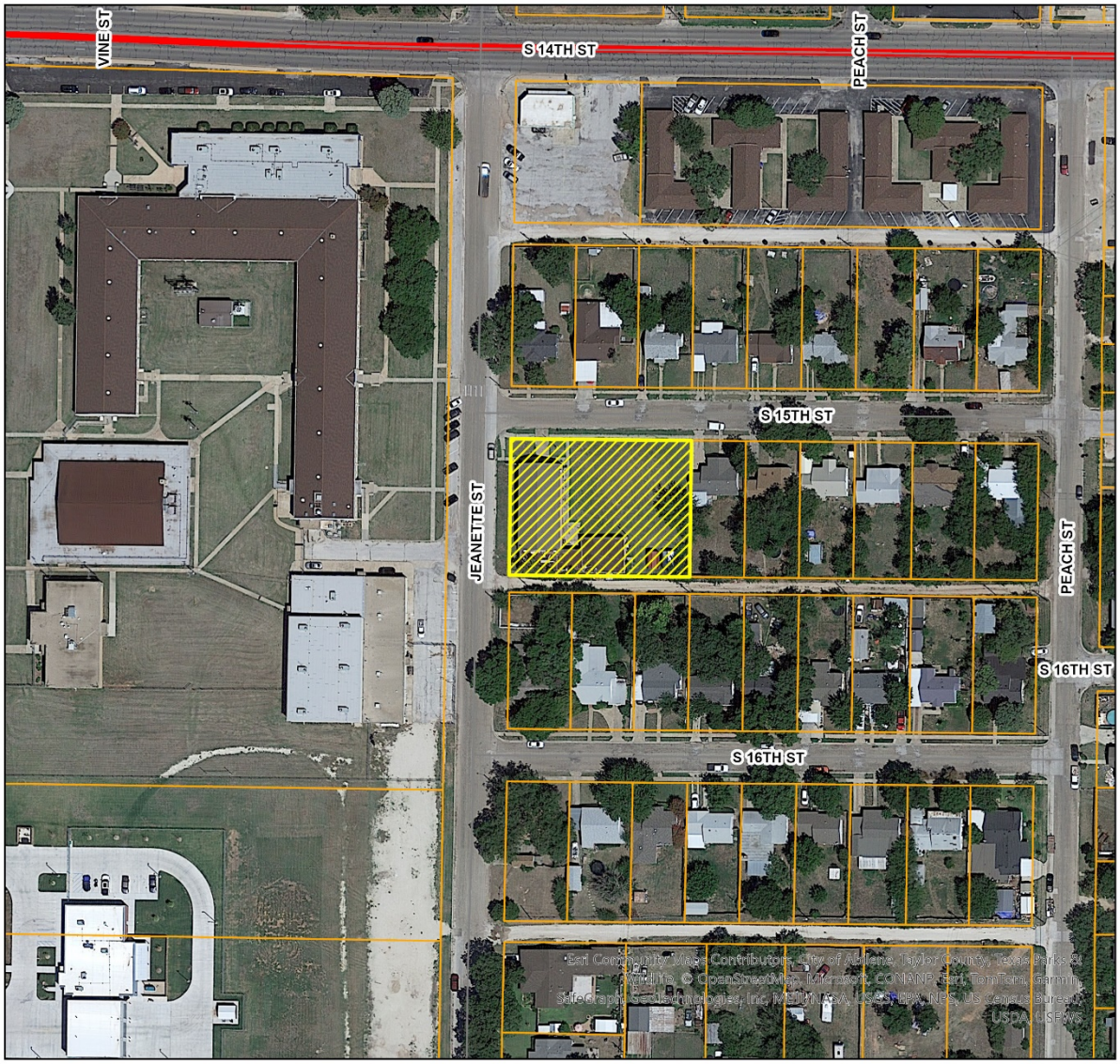
OWNER	PROPERTY ID	SITUS	RESPONSE
DOUGLAS VIRGINIA ANN	75215	1617 S 15TH ST	
GARCIA SAMANTHA	76438	1626 S 16TH ST	
MYSTUFF LLC	75947	1658 S 16TH ST	
MARTINEZ MARIA BIERA LF EST	76554	1618 S 16TH ST	
DAVISTA LLC SERIES B	10653	1665 S 16TH ST	
HERNANDEZ JAYME	76314	1634 S 16TH ST	
ESTES THOMAS W & BAILEY A	75568	1641 S 15TH ST	
CROSSON KEVIN &	74509	1618 S 15TH ST	
DALZELL DAVID E	75448	1633 S 15TH ST	
PICKELMAN ZACHRY M & MCKENZIE S	76072	1650 S 16TH ST	
ROBINSONJONES PROPERTIES LLC	10532	1657 S 16TH ST	
BALDERAS GLENDA	74177	1642 S 15TH ST	
WATSON BRITTANY N	10412	1649 S 16TH ST	
SMALLEY-MC CAMBRIDGE CAROLYN F	76198	1642 S 16TH ST	
SILVA FRANKIE CHARLES	73766	1666 S 15TH ST	
LENIUS JAMES A & TERI D	10295	1641 S 16TH ST	
BRICK & MORTAR PROPERTIES LLC	75337	1625 S 15TH ST	
DON FITE REAL ESTATE LLC	74049	1650 S 15TH ST	
HALE LUKE	75822	1666 S 16TH ST	
FOCO CAPITAL LLC	75690	1665 S 15TH ST	
MC CLELLAND KAREN D	74396	1626 S 15TH ST	
HOOLY HOMES LLC	74281	1634 S 15TH ST	
ABILENE IND SCHOOL DISTRICT	74864	1510 JEANETTE ST	F

NOTIFICATION MAP



Case # Z-2024-19
July 29, 2024

LOCATION MAP



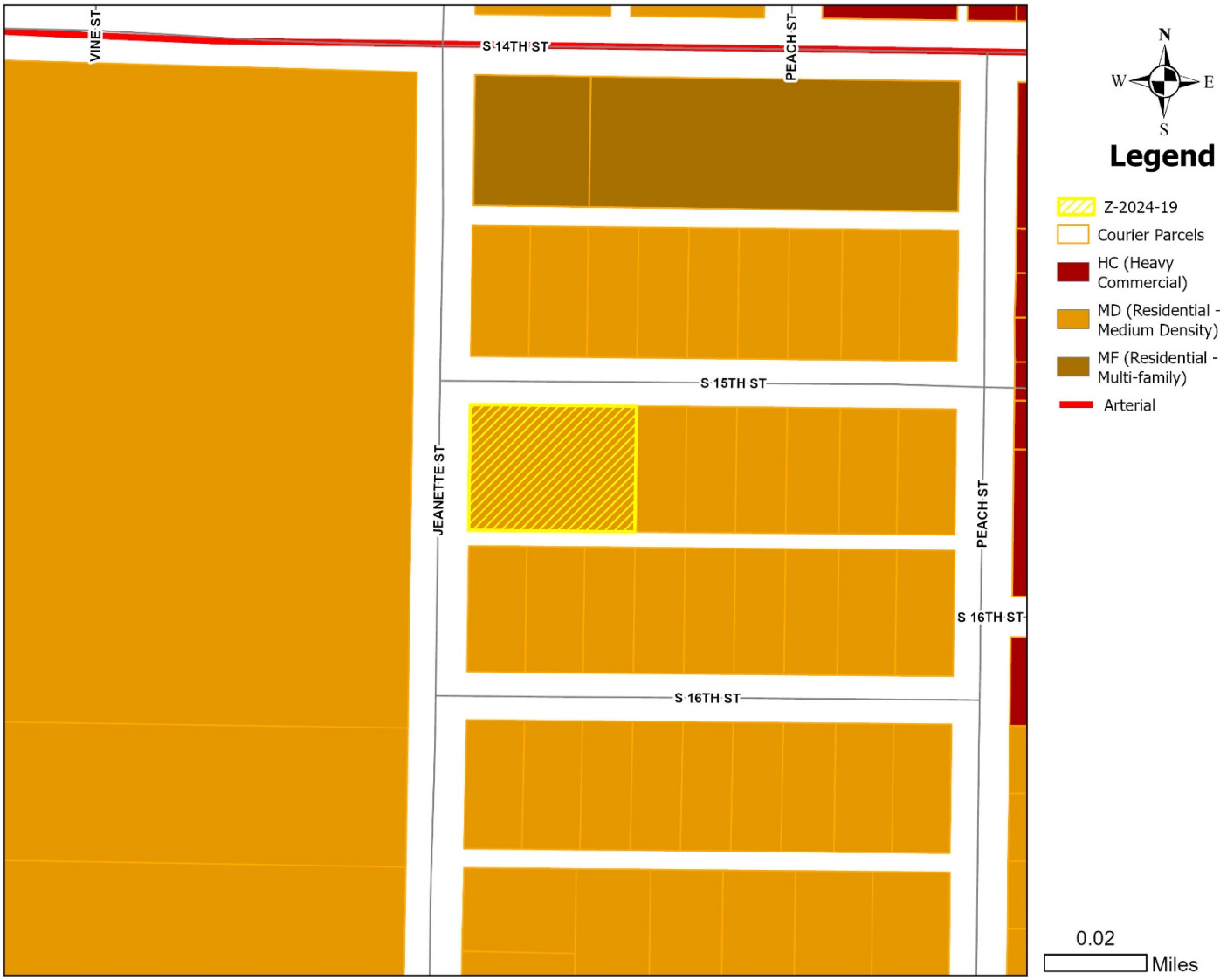
N
W E
S

Legend

Z-2024-19
Courier Parcels
Arterial

0.02
Miles

ZONING MAP


VINE ST
S 14TH ST
PEACH ST
S 15TH ST
JEANETTE ST
PEACH ST
S 16TH ST
S 16TH ST
N
W
E
S
Legend
Z-2024-19
Courier Parcels
HC (Heavy Commercial)
MD (Residential - Medium Density)
MF (Residential - Multi-family)
Arterial
0.02
Miles

REZONE REQUEST

Case: Z-2024-19

Applicant: FOCO Capitol LLC

Agent: Garold Ropp

Request: Change the zoning of approximately 0.51 acres from Medium Density (MD) to Multi-Family (MF).

Location: 1665 S 15th Street

Notification: 1 in Favor, 0 Opposed

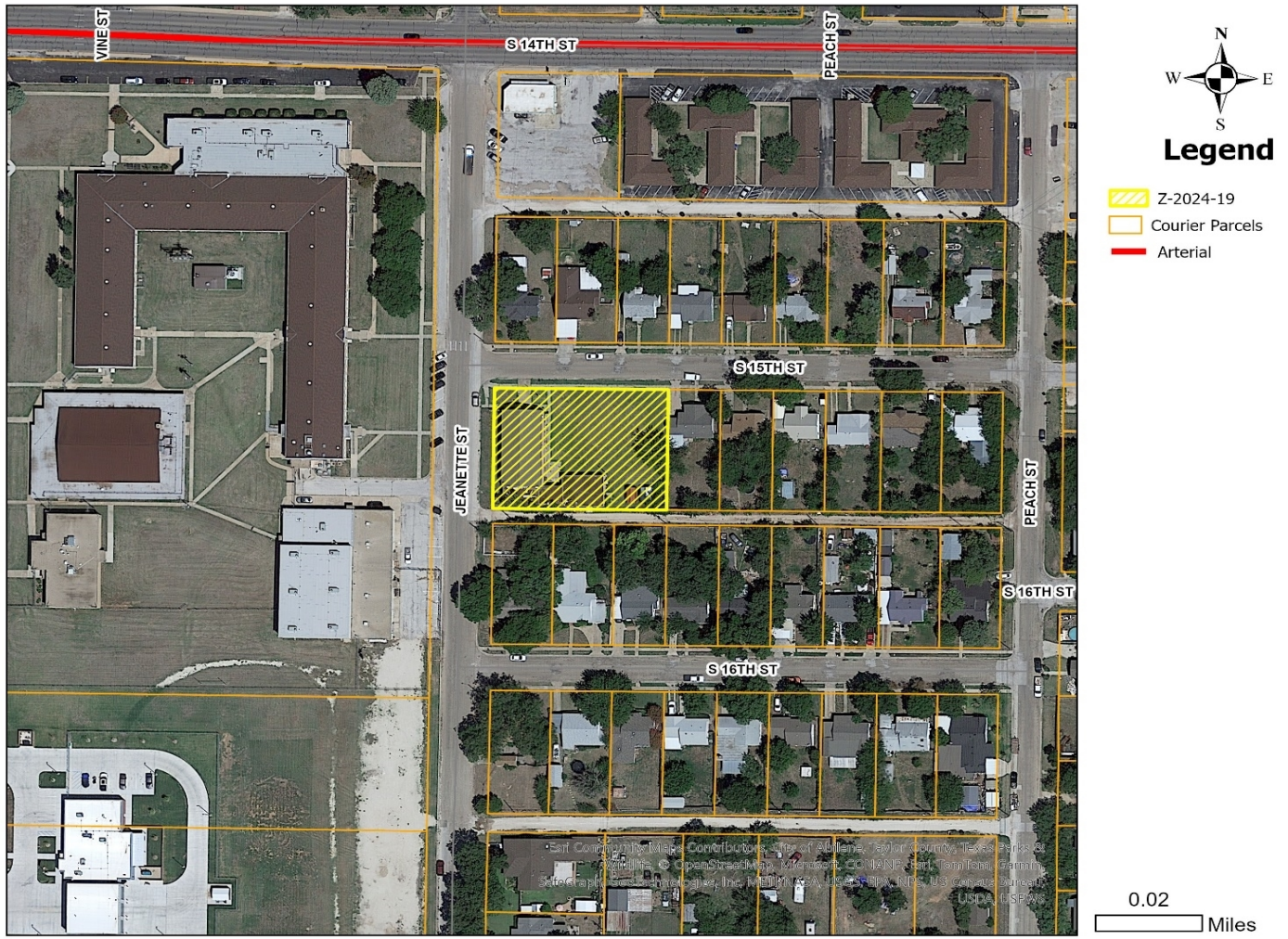
Planning & Zoning: August 6, 2024

Council Hearing: August 22, 2024

September 12, 2024

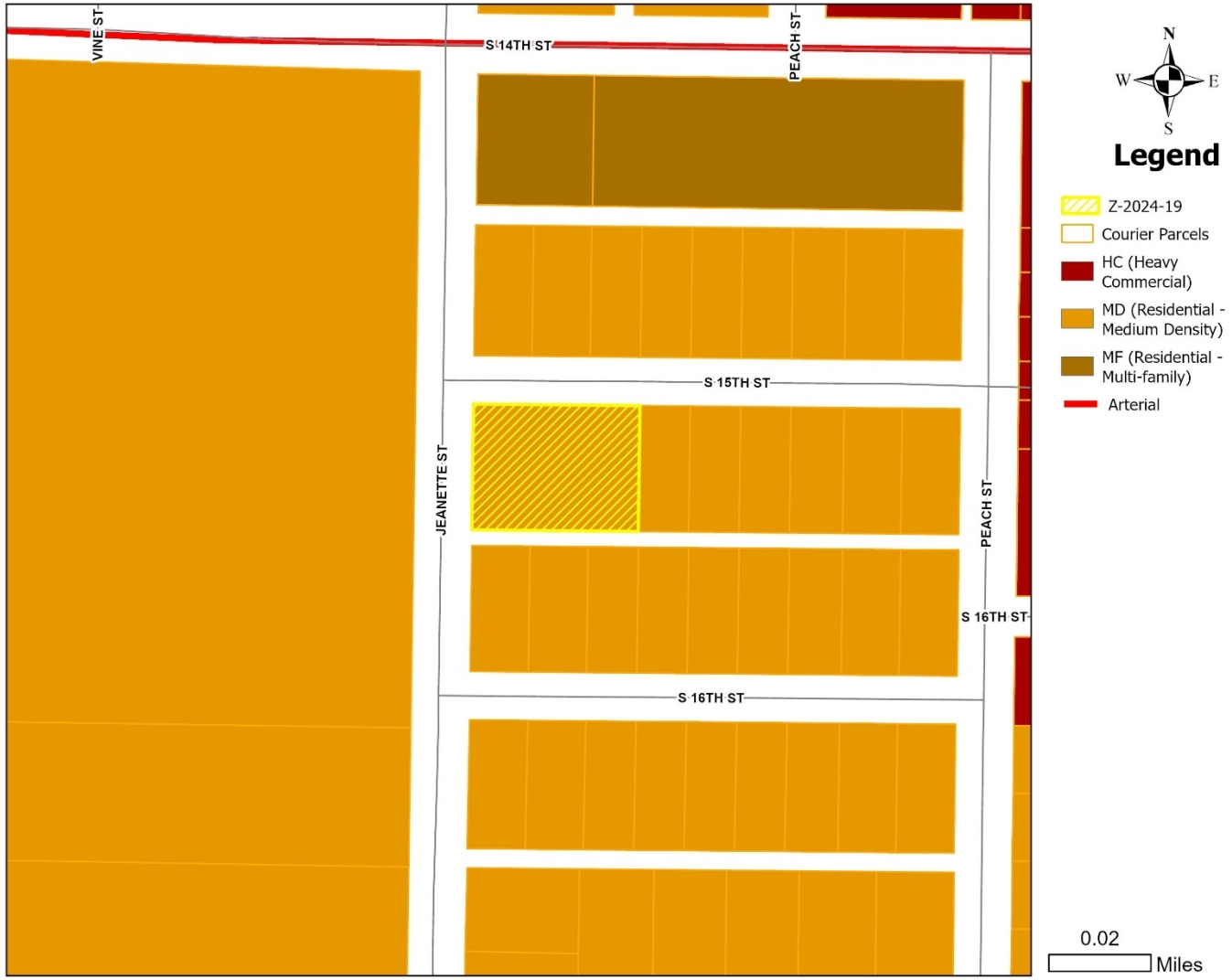
CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



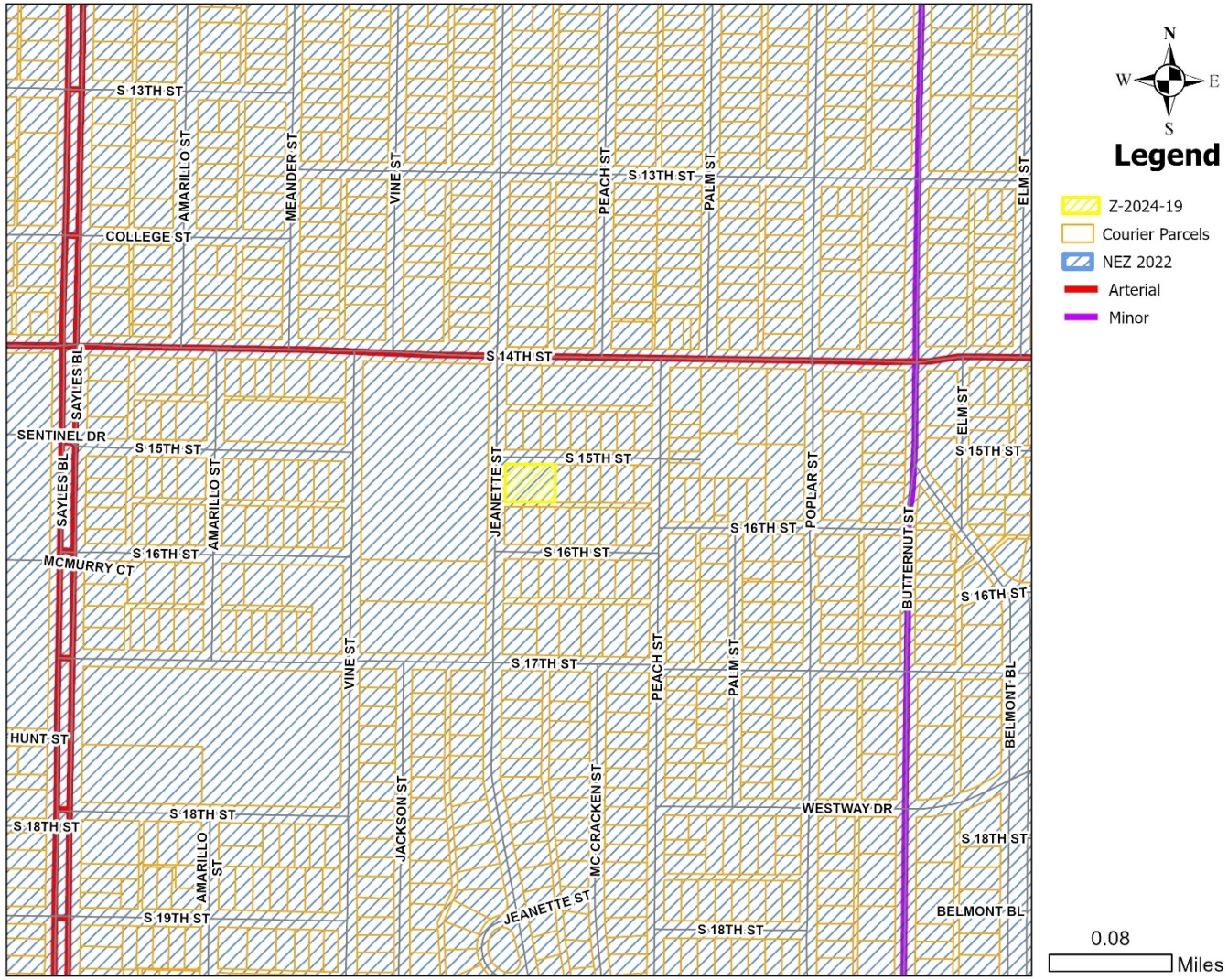
CITY OF ABILENE TEXAS

ZONING MAP



CITY OF ABILENE TEXAS

NEIGHBORHOOD EMPOWERMENT ZONING MAP



CITY OF ABILENE TEXAS

VIEWS OF PROPERTIES

CITY OF ABILENE TEXAS

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**

CITY OF ABILENE TEXAS

Permitted Uses in MF Zoning

RESIDENTIAL USES:

C	Bed & Breakfast
P	Dwelling – Duplex
P	Dwelling – Industrialized Housing Unit
P	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	Personal Care Facility
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:

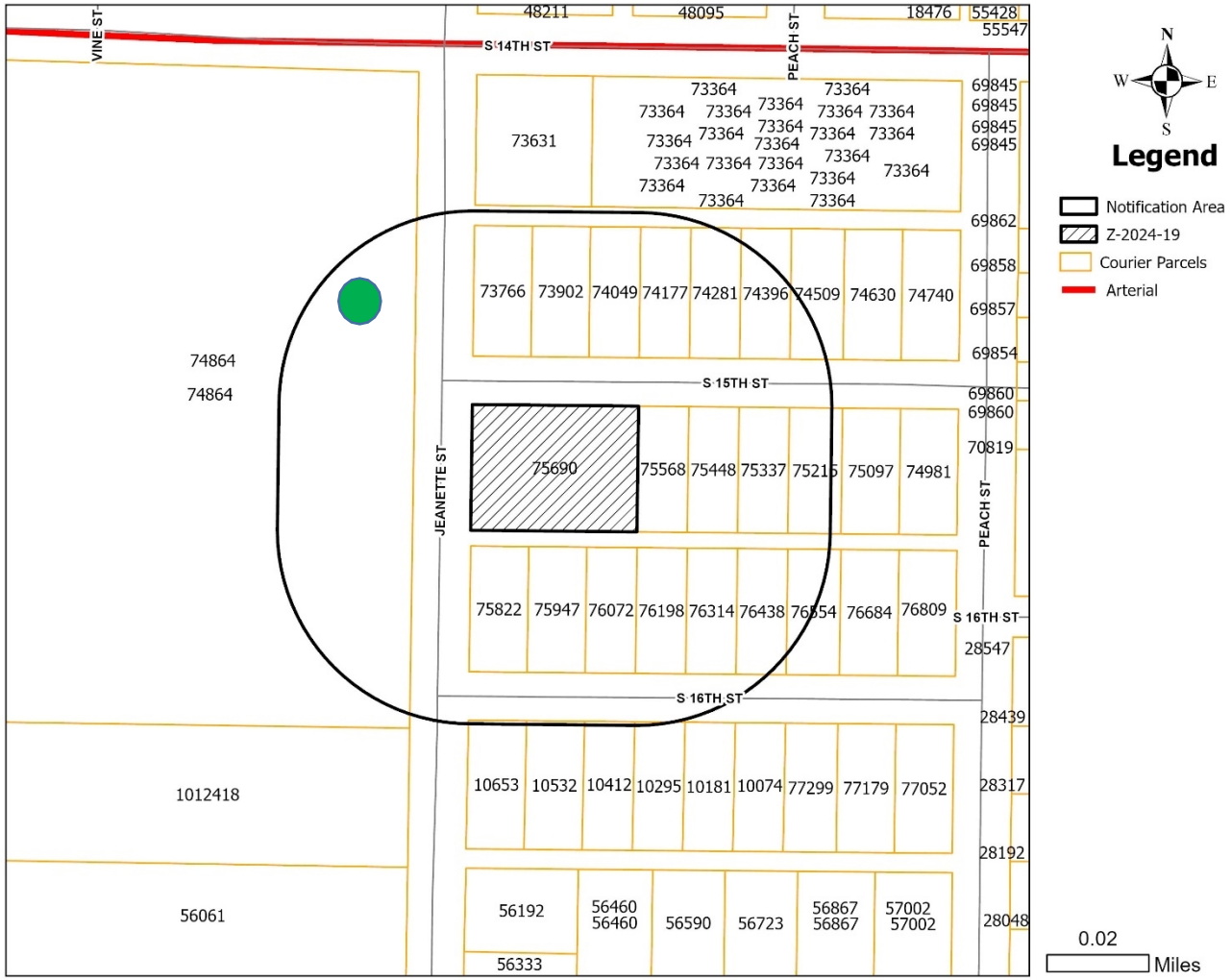
P	Petroleum or Gas Well
P	Urban Garden

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**

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



1 - In Favor-

0 - Opposed-

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**

CITY OF ABILENE TEXAS

Questions?

CITY OF
ABILENE
TEXAS

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 22nd day of August, 2024.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 19th day of July, 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 12th day of September, 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 12th day of September, 2024.

ATTEST:

_____ _____

CITY SECRETARY MAYOR

APPROVED:

_____

CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Change The Zoning of Approximately 0.51 Acres From Medium Density (MD) To Multi-Family (MF).

Location: 1665 S 15th St

Legal: South Fairmont, Block 3, Lot 7-8-9, Abilene, Taylor County, Texas.

-END-

2024 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: SOUTH FAIRMONT
Zoning Classification(s): MD MEDIUM DENSITY
Location: 1665 S 15TH ABILENE
Total Number of Acres: .5133
Total Number of Lots: 3

Property Owner Information & Authorization

Name/Company: FOCO CAPITOL LLC
Address: 5558 BRIDLE WAY
City: BESSEMER, ALABAMA State: ALABAMA Zip Code:
Phone: 769.233.6359 Email: CHINASEEZE@GMAIL.COM

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate GAROLD ROPP (*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: 06/06/2024

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Festus Oguhebe (*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 6 day of June, 20 24

MARISSA NICOLE LEAL
Notary Public, State of Texas
NOTARY ID # 13032284-5
My Commission Exp 12 08 2027

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: GAROLD ROPP
Company: MCKENZIE DESIGN & DRAFTING LLC
Address: 133 OAK HILL RD
City: TUSCOLA State: TX
Zip Code: 79562 Number: Email: MCKENZIEDD@MAC.COM

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:

Address: 1665 15TH ST ABILENE Number of Lots: 3 Acreage: .5133

Legal Description: SOUTH FAIRMONT, BLOCK 3, LOT 7-8-9

Subdivision Name: SOUTH FAIRMONT Block: 3 Lot: 7-8-9

Current Zoning: MD MEDIUM DENSITY Proposed Zoning (if applicable): MF MULTIFAMILY

OWNER AND AUTHORIZATION

Owner Name: FESTUS OGUHEBE

Address: 5558 BRIDLE WAY

City, State, Zip: BESSEMER, ALABAMA Fax:

Phone: 769 233 6359 Email: CHINASEEZE@GMAIL.COM

Agent Name: MCKENZIE DESIGN & DRAFTING LLC — GAROLD ROPP

Address: 133 OAK HILL RD

City, State, Zip: TUSCOLA TX 79562 Fax:

Phone: 325.283.7826 Email: MCKENZIEDD@MAC.COM

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: For Date: 6-14-24

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	☒ MF	MULTIFAMILY
☐ O	Office		
☐ NR	Neighborhood Retail		

Reason for Zoning Change

TO MAKE AVAILABLE MORE AFFORDABLE HOUSING OPPORTUNITIES IN THIS AREA

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

Disclosure of Interest

Disclosure Questions

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? O 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)*: GAROLD ROPP

Property Owner / Project Representative

Signature of Certifying Person:

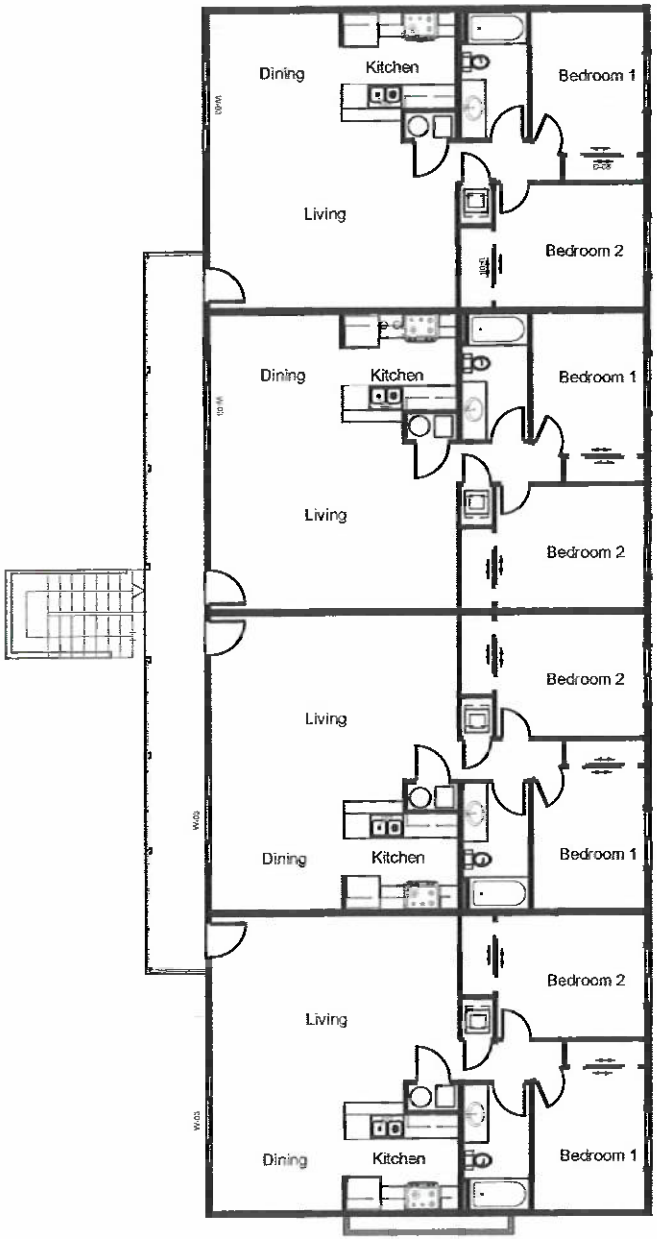
*Mayor, City Council members, Planning and Zoning Commission members, and Zoning Board of Adjustment members

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

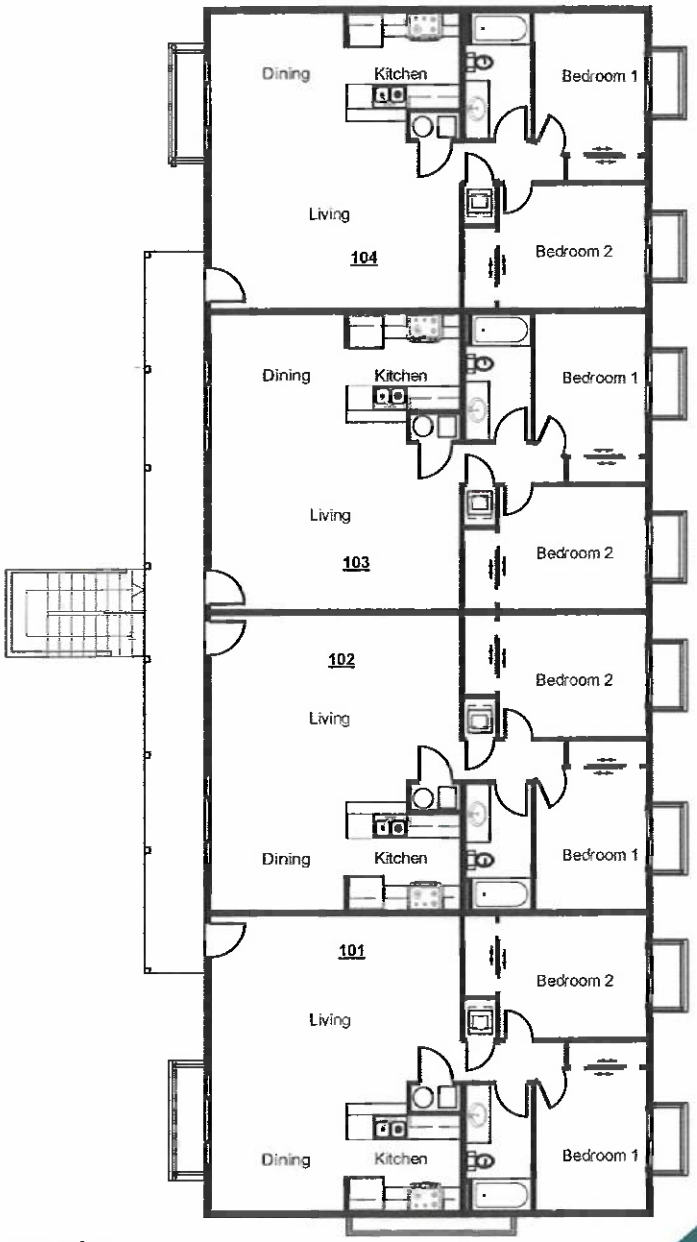
Perspective Apartments

Scale: 3/16" = 1'-0"

MCKENZIE
Design & Drafting



Second Floor



First Floor

TOTAL SQUARE FOOTAGE:

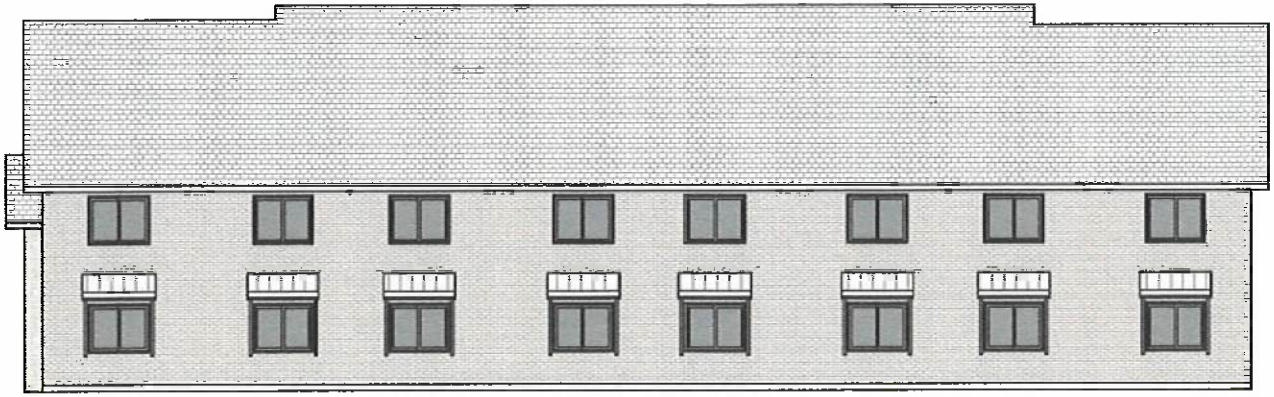
1st Floor:	3,720 sf
2nd Floor:	3,720 sf
Total:	7,440 sf

MCKENZIE
Design & Drafting

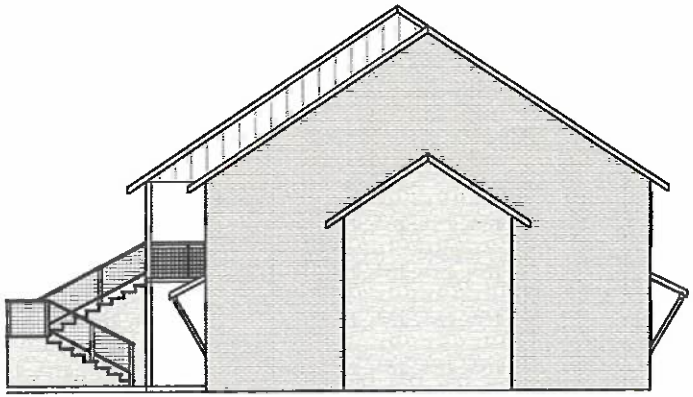
Proposed First & Second Floor Plan

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

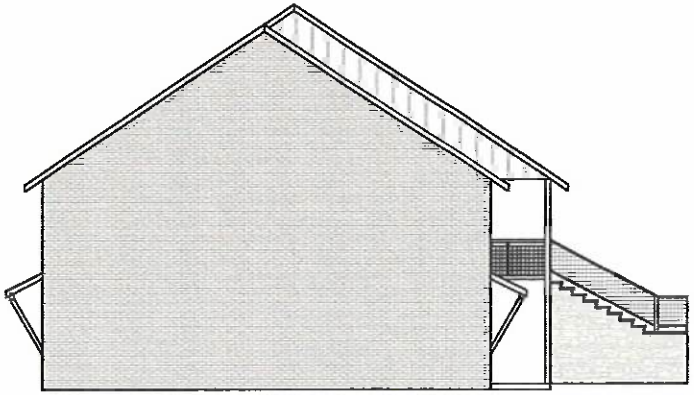
Front Elevation
Scale: 1/16" = 1'-0"



Rear Elevation
Scale: 1/16" = 1'-0"

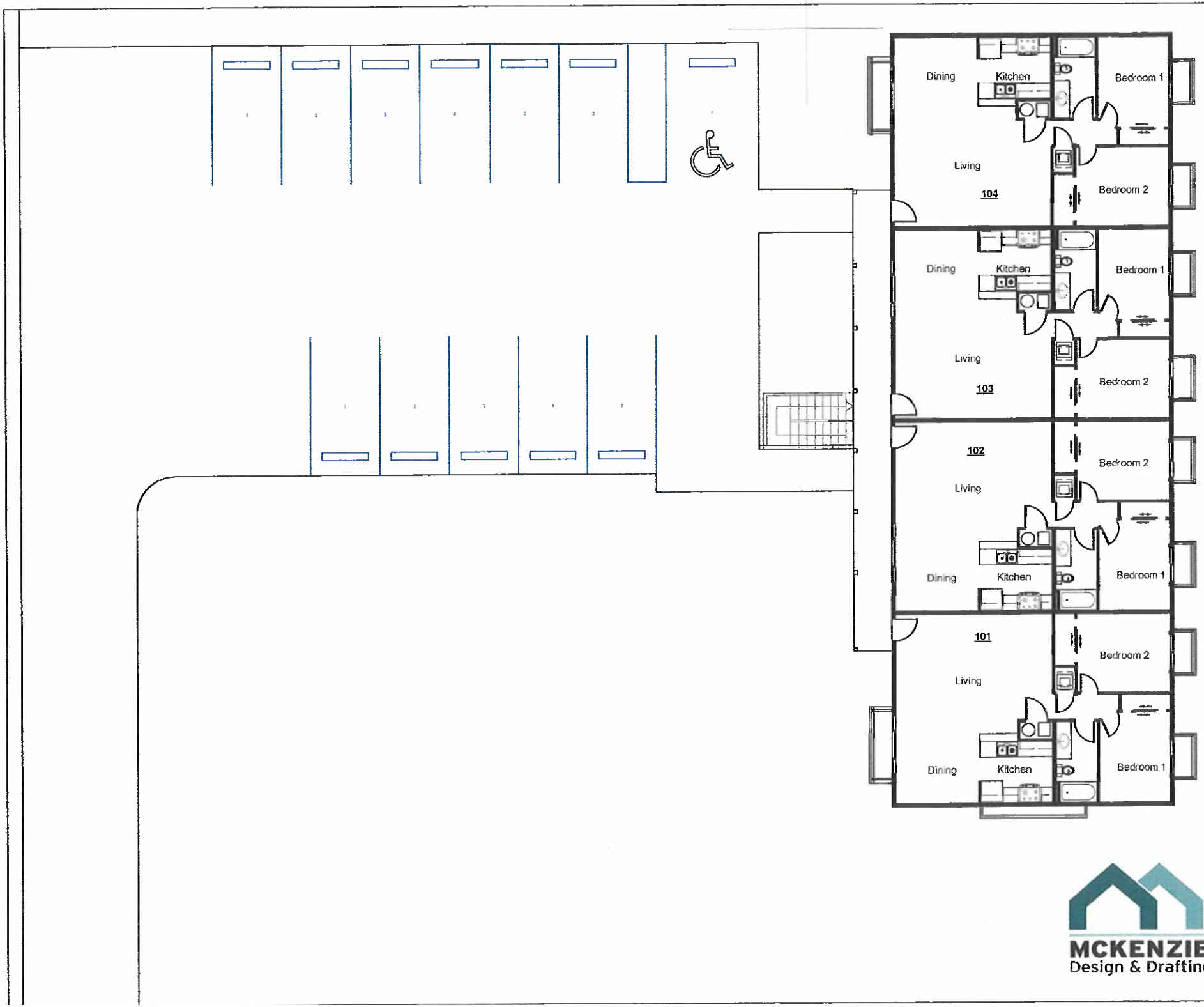


Side Elevation
Scale: 1/16" = 1'-0"



Side Elevaiton
Scale: 1/16" = 1'-0"

MCKENZIE
Design & Drafting



MCKENZIE
Design & Drafting

ZONING CASE Z-2024-20
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: August 6, 2024
City Council 1st Reading: August 22, 2024
City Council 2nd Reading: September 12, 2024

Applicant
Agent: Erik Johnson

Case Manager
Adam Holland – Planner

Request
Change the zoning of approximately 10.1 acres from Agricultural Open (AO) to Heavy Commercial (HC).

Location
Legal description being 10.1 acres of the northeast quarter of survey 39, Blind Asylum Lands, Abilene, Taylor County, Texas. Located at the southeast corner of the intersection at Loop 322 and East Stamford Street.

Background
The owner proposes to rezone the property to expand the number of uses permitted by the HC zoning district. The intended use of the property is Retail Sales/Rental (Large trucks and equipment).

Zoning, Existing and Proposed Land Use
Properties to the west are zoned General Commercial (GC) and Heavy Commercial (HC). Currently the subject property is vacant. A proposed equipment rental/dealer is located to the west.

Properties north across the interstate are zoned General Retail and General Commercial. Currently a Cefco truck stop exists caddy-corner to the subject property. Surrounding property is generally vacant with a house immediately southwest of the subject property.

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 zoned 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.**

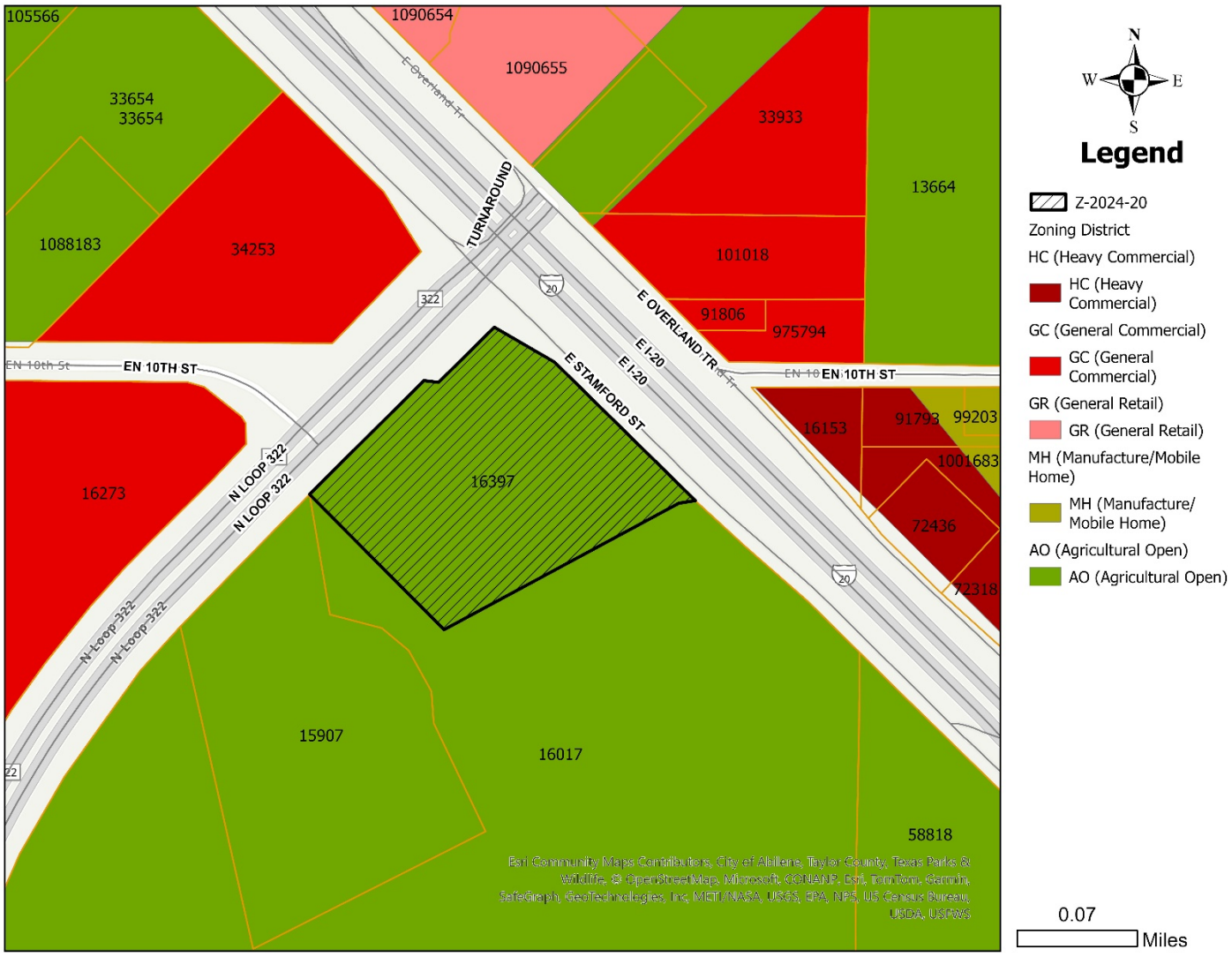
NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

OWNER	SITUS	PROP_ID	RESPONSE
GRIFFITH MARY JANE	901 N LOOP 322	15907	
HIBBS KAY GRIFFITH		16017	
SKINNYS INC		16397	

LOCATION MAP

ZONING MAP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91793
99203
1001683
72436
72318
16273
16397
15907
16017
58818
TURNAROUND
E Overland Tr
E OVERLAND TRAIL
E I-20
E STAMFORD ST
EN 10th St
EN 10TH ST
N LOOP 322
N Loop 322
322
20
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
N
W
E
S
Legend
Z-2024-20
Zoning District
HC (Heavy Commercial)
HC (Heavy Commercial)
GC (General Commercial)
GC (General Commercial)
GR (General Retail)
GR (General Retail)
MH (Manufacture/Mobile Home)
MH (Manufacture/ Mobile Home)
AO (Agricultural Open)
AO (Agricultural Open)
0.07
Miles

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 22nd day of August, 2024.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 19th day of July, 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 12th day of September, 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 12th day of September, 2024.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Change the zoning of approximately 10.1 acres from Agricultural Open (AO) to Heavy Commercial (HC)

Legal description being as follows:

Being 10.1 acres out of Sections 32 and 39, Blind Asylum Lands, Taylor County, Texas, said 10.1 acres being out of a 4.13 acre tract described in Volume 1655, Page 452, Deed Records, Taylor County, Texas, and a 5.95 acre tract described in Volume 1699, Page 661, Deed Records, Taylor County, Texas, and said 10.1 acres being more thoroughly described as follows:

Beginning at a point, on the South line of North Loop 322, for the Northerly Northwest corner of a 130.65 acre tract described in Volume 2737, Page 73, Official Public Records, Taylor County, Texas, the Westerly Southwest corner of this tract, from which a found ½" rebar bears S85°10'44"E 1.86' and the Northwest corner of Section 39 bears of record N45°44'W 200.0' and N89°16'W 3716.0';

Thence N44°05'35"E, along the South line of said North Loop 322 and generally along a fence line a distance of 465.46' to a point, for an exterior corner of this tract, from which a TXDoT monument bears N74°52'53"E 0.37';

Thence S86°32'26"E, generally along a fence line a distance of 46.12' to a point for an interior corner of this tract, from which a TXDoT monument bears S43°17'37"E 0.28';

Thence N44°05'35"E, generally along a fence line a distance of 223.68' to a point, on the South line of East Stamford Street, for the Northerly corner of this tract, from which a TXDoT monument bears S65°24'05"W 0.27';

Thence S59°56'35"E, along the South line of said East Stamford Street and generally along a fence line a distance of 206.15' to a TXDoT monument for an exterior corner of this tract;

Thence S45°54'25"E, along the South line of said East Stamford Street and generally along a fence line a distance of 470.0' to a point for a Northerly corner of said 130.65 acre tract and the Southeast corner of this tract, from which a found rebar bears S09°40'59"W 1.25';

Thence S60°05'58"W a distance of 790.2' to a found rebar for the Southerly Southwest corner of this tract;

Thence N47°02'12"W, generally along a fence line a distance of 487.19' to the point of beginning, containing 10.1 acres of land, more or less.

Surveyed on the ground June 24, 2024.

Estes Surveying Inc., Firm No. 10064600
Diehl Estes RPLS No. 5003
162 Caddo Drive, Abilene, TX 79602
PO Box 1044, Clyde Texas, 79510
estessurveying@outlook.com
Abilene, Taylor County, Texas.

ORDINANCE NO. _____

END

SURVEYED FOR: ABCOM SDCRE INVESTMENTS, LLC.

ABILENE, TEXAS 79601
GF#ABL2415823

THIS LOT IS IN ZONE A AS PER FIRM COMMUNITY
48441C 0235F, 1-6-2012

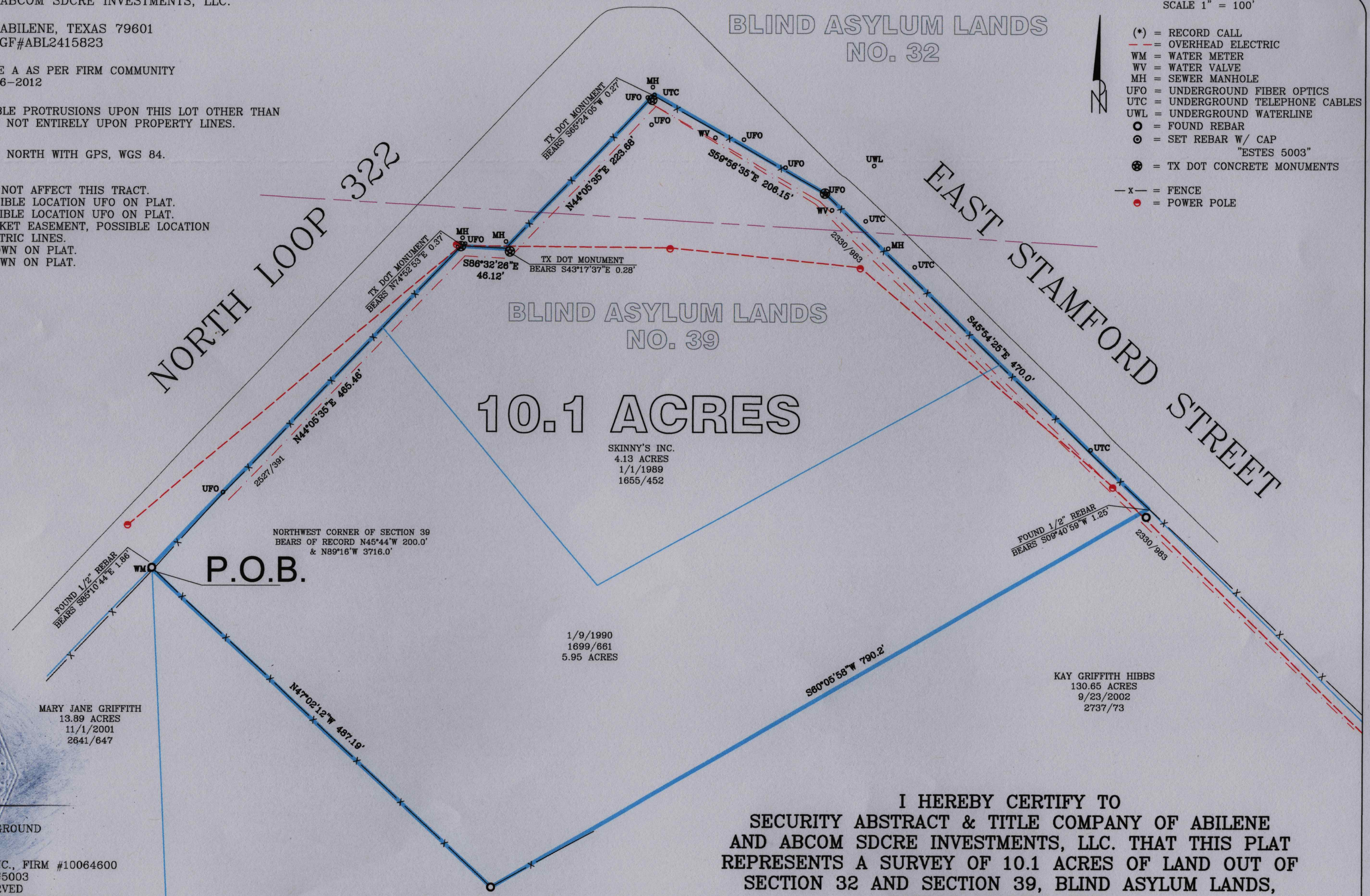
THERE ARE NO VISIBLE PROTRUSIONS UPON THIS LOT OTHER THAN SHOWN. FENCES ARE NOT ENTIRELY UPON PROPERTY LINES.

BEARINGS BASED ON NORTH WITH GPS, WGS 84.

EASEMENT NOTES:
V-283, P-56, DOES NOT AFFECT THIS TRACT.
V-294, P-566, POSSIBLE LOCATION UFO ON PLAT.
V-778, P-701, POSSIBLE LOCATION UFO ON PLAT.
V-893, P-145, BLANKET EASEMENT, POSSIBLE LOCATION OVERHEAD ELECTRIC LINES.
V-2330, P-983, SHOWN ON PLAT.
V-2527, P-391, SHOWN ON PLAT.

SCALE 1" = 100'

(*) = RECORD CALL
— — = OVERHEAD ELECTRIC
WM = WATER METER
WV = WATER VALVE
MH = SEWER MANHOLE
UFO = UNDERGROUND FIBER OPTICS
UTC = UNDERGROUND TELEPHONE CABLES
UWL = UNDERGROUND WATERLINE
O = FOUND REBAR
⊙ = SET REBAR W/ CAP "ESTES 5003"
⊗ = TX DOT CONCRETE MONUMENTS
—x— = FENCE
● = POWER POLE



STATE OF TEXAS REGISTERED DIEHL ESTES 5003 PROFESSIONAL SURVEYOR

SURVEYED ON THE GROUND
JUNE 24, 2024

I HEREBY CERTIFY TO SECURITY ABSTRACT & TITLE COMPANY OF ABILENE AND ABCOM SDCRE INVESTMENTS, LLC. THAT THIS PLAT REPRESENTS A SURVEY OF 10.1 ACRES OF LAND OUT OF SECTION 32 AND SECTION 39, BLIND ASYLUM LANDS, TAYLOR COUNTY, TEXAS.

ESTES SURVEYING INC., FIRM #10064600
DIEHL ESTES RPLS #5003
© ALL RIGHTS RESERVED
162 CADDO DRIVE, ABILENE, TEXAS 79602
PO BOX 1044, CLYDE, TEXAS 79510
(325)-893-2822
estessurveying@outlook.com

PROJECT OVERVIEW

Project Type: Zoning Application | **Project Title:** Z-2024-20 (Prop ID: 16397) AO to HC
ID # 24-000122 | **Started** 06/14/2024 at 9:56 AM

Address

Abilene, TX USA 79601

Legal

A0883 Sur 39 B A L Ne/4 Blk Acres 10.0
A0883 Sur 39 B A L Ne/4, Acres 10.08

Description

The proposed use is Retail Sales/Rental (trucks and other large vehicles and equipment). Similar to the new Yellow House facility being built at 2601 E STAMFORD ST PROP_ID 33654 (other similar facilities: Site Pro; Bobcat Abilene; Warren Cat; Quality Implement; New Holland...

PROPERTY DETAILS

Property ID	16397
Enforcement Area	Loop 322 East

PROPERTY ADDITIONAL INFORMATION

Account Number	A0883000500
Property ID	
Land Use	Vacant
High School	Eula
Middle School	Eula
Elementary School	Eula
Super Neighborhood	Loop 322 East

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Erik Johnson	erik@pauljohnsonrealtors.com 3254390186	4633 S 14th ST Abilene, TX 79605-4734	Owner/ Tenant Commercial	APPLICANT
Skinnys Inc	-	3457 Curry Ln Abilene, TX 79606-2229	-	Property Owner

PROJECT STEPS	DATE & TIME	RESULT	USER
Request	06/14/2024 at 11:09 AM	Accept	-
Zoning Application Review	07/01/2024 at 2:22 PM	Accepted	Mason Teegardin
Planning Payment	07/01/2024 at 2:41 PM	Paid	Tim Littlejohn I-2478

Create Agenda for Planning and-Zoning Commission		-	-
Staff Prepares Report & Send Property Notification Letters	-	-	-
P&Z Commission Decision	-	-	-
Prepare City Council Agenda	-	-	-
City Council Decision	-	-	-
Archive	-	-	-

INFORMATION FIELDS

Owner Name
SKINNYS INC

Agent Name
Erik Paul Johnson

Block
-

Lot
-

Acreage
10.08

Legal Description of property
A0883 SUR 39 B A L NE/4, ACRES 10.08

Subdivision Name
-

Current Zoning
AO

Proposed Zoning
HC

Agree to Terms
Erik Paul Johnson 06/14/2024

INVOICES	DUE DATE	CONTACT	TOTAL	PAID	DUE
24-003773	Today	Erik Johnson	$ 1,500.00	$ 1,500.00	$ 0.00

Fees	Account No	Total	Paid	Due
Zoning - Zone change request	1004002-42001	$ 1,500.00	$ 1,500.00	$ 0.00

Receipts
24-003425

TOTALS	$ 1,500.00	$ 1,500.00	**$ 0.00**

CREDENTIALS

Developer

Homeowner	
Engineer	
Surveyor	

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

REVIEWS	DATE & TIME	STATUS	HISTORY
Zoning Application Review	07/01/2024 at 2:22 PM	Approved	Accepted
Create Agenda for Planning and Zoning Commission	07/01/2024 at 2:41 PM	In Review	-
Staff Prepares Report & Send Property Notification Letters	07/01/2024 at 2:41 PM	In Review	-

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
10.1 acres ABCOM SDCRE legal desc.docx	07/01/2024 at 2:14 PM	Erik Johnson
10.1 acres ABCOM SDCRE plat.pdf	07/01/2024 at 2:14 PM	Erik Johnson
Zone Chg Agency 57840_7861_owner_authorization 06-24-2024.pdf	06/24/2024 at 4:22 PM	Erik Johnson
owner authorization.pdf	06/14/2024 at 11:37 AM	Mason Teegardin

EPR DOCUMENTS	ASSOCIATED STEPS	STATUS	LAST REVIEW BY
Civil	Zoning Application Review	Not Uploaded	-

GENERAL COMMENTS

Mason Teegardin, *Jun 14, 2024 at 11:37 AM*

Metes & Bounds and owner authorization page need to be uploaded by July 2 for complete application.

Erik Johnson, *Jun 24, 2024 at 4:22 PM*

Erik Johnson, *Jul 01, 2024 at 2:14 PM*

Uploaded

Erik Johnson, *Jul 01, 2024 at 2:16 PM*

Mason - Please let me know as soon as I can pay the application fee online.
Thanks, Erik

docVerify

57840_7861_owner authorization.pdf

DocVerify ID:	B089B54B-5147-4C6A-A0B8-780CA130B96A
Created:	June 24, 2024 06:30:54 -8:00
Pages:	1
Remote Notary:	Yes / State: TX

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E-Signature Summary

E-Signature 1: Brian Veasman (BV)
June 24, 2024 11:02:52 -8:00 [7E79AC3AD4B3] [208.56.42.77]
brian.veasman@delekus.com (Principal) (Personally Known)

E-Signature Notary: Jennifer Bazar (Jba)
June 24, 2024 11:02:52 -8:00 [34D26E389120] [76.186.194.59]
jennifer.bazar@yahoo.com
I, Jennifer Bazar, did witness the participants named above electronically sign this document.

DocVerify documents cannot be altered or tampered with in any way once they are protected by the DocVerify VeriVault System. Best viewed with Adobe Reader or Adobe Acrobat.
All visible electronic signatures contained in this document are symbolic representations of the persons signature, and not intended to be an accurate depiction of the persons actual signature as defined by various Acts and/or Laws.

Owner Information and Representative Designation

OWNER INFORMATION			
Name: Skinny's LLC			
Address: 310 Seven Springs Way, Suite 500			
City: Brentwood		State: TN	Zip: 37027
Number: 619-204-6466	Email: jennifer.bazar@delekus.com		

AGENT INFORMATION (if applicable)			
Name: Erik Paul Johnson			
Address: 4633 S 14th			
City: Abilene		State: TX	Zip: 79605
Number: 325 439-0186	Email: erik@pauljohnsonrealtors.com		

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Erik Paul Johnson (*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: Brian Veasman
7E79AC3AD483
Signed on 2024/06/24 11:02:52 -8:00

STATE OF: Texas

COUNTY OF: Bexar

BEFORE ME, a Notary Public, on this day personally appeared Brian Veasman, via two way audio and video communication (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 allinformation submitted herein is true and correct."*

SUBSCRIBED AND SWORN TO before me, this the 24th day of June, 20 24

Jennifer Bazar
Commission # 130548692
Notary Public
STATE OF TEXAS
My Comm Exp. Feb 22, 2028

Notary Stamp 2024/06/24 11:02:52 PST
34D26E389120

34D26E389120
Signed on 2024/06/24 11:02:52 -8:00

NOTARY PUBLIC in and for the State of Texas
Jennifer Bazar

Notarial act performed by audio-visual communication

B089B54B-5147-4C6A-A0B8-780CA130B96A --- 2024/06/24 06:30:54 -8:00 --- Remote Notary
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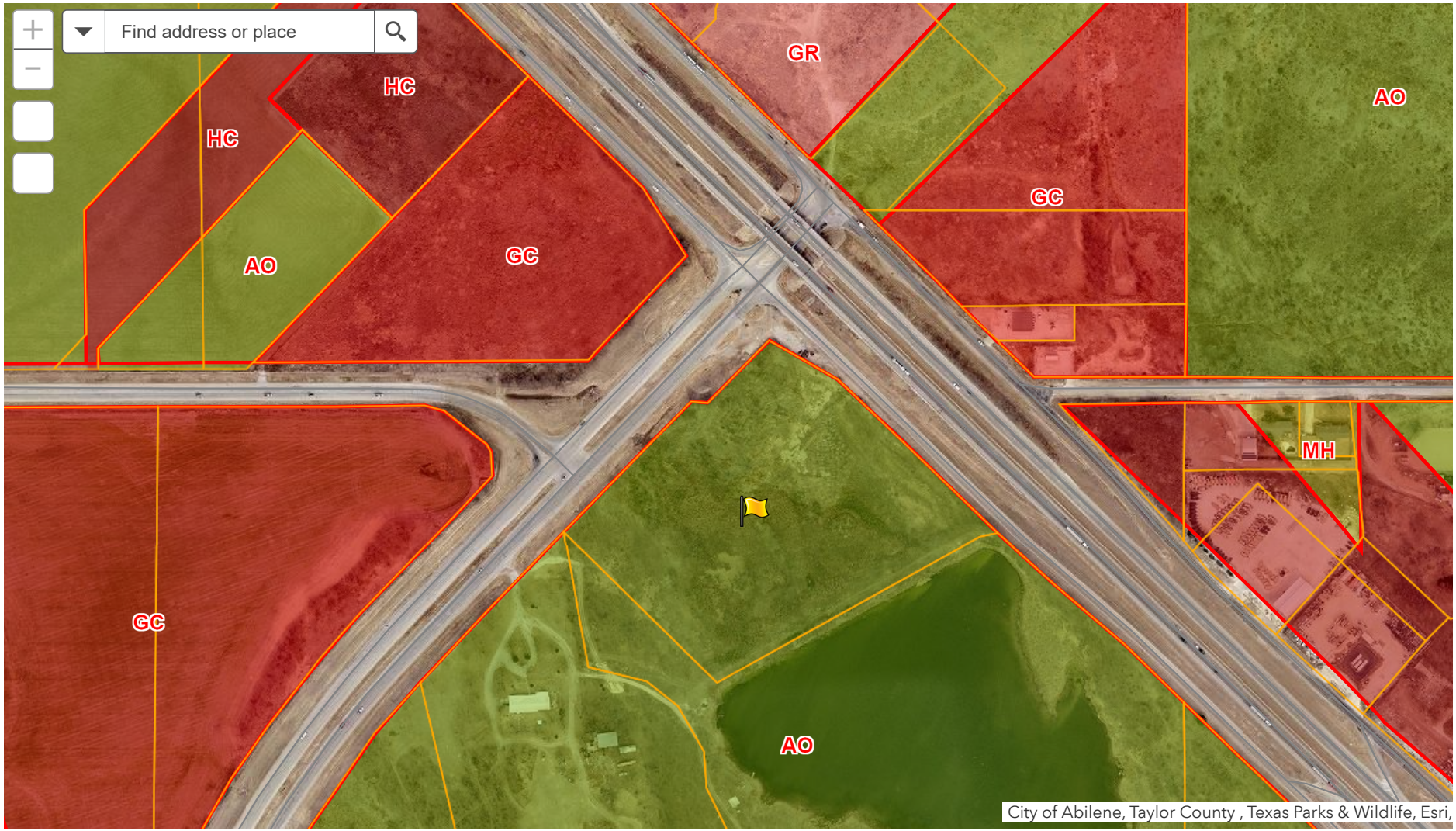
www.docverify.com
Page 1 of 1 | 1780CA130B96A



300ft

-99.673 32.462 Degrees

All rights reserved

REZONE REQUEST

Case: Z-2024-20

Agent: Erik Johnson

Request: Change the zoning of approximately 10.1 acres from Agricultural Open (AO) to Heavy Commercial (HC).

Location: Southeast corner of the intersection at Loop 322 and E. Stamford Street.

Notification: 0 in Favor, 0 Opposed

Planning & Zoning: August 6, 2024

Council Hearing: August 22, 2024

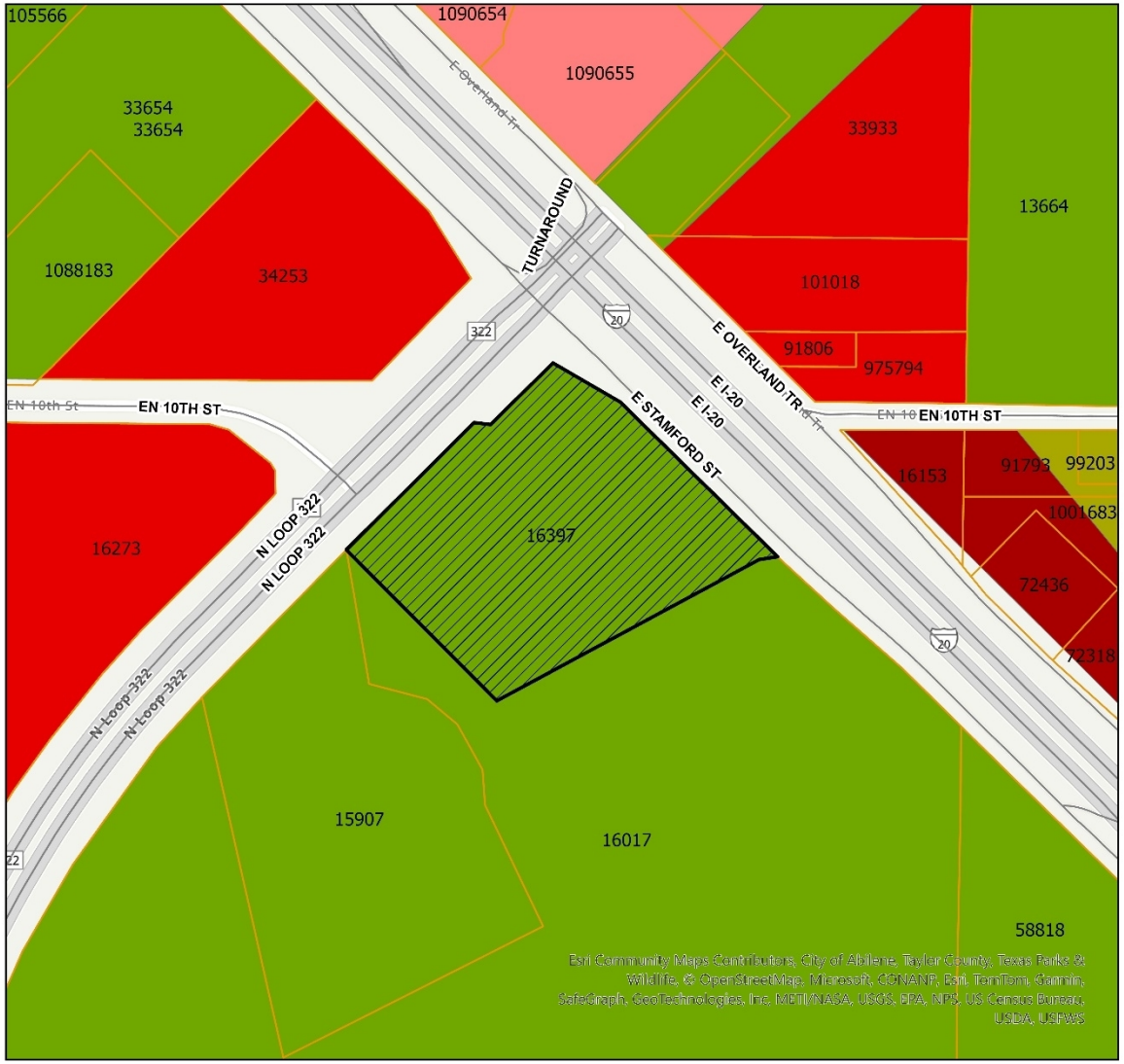
September 12, 2024

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP

CITY OF ABILENE TEXAS

ZONING MAP



N
W E
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Legend

Z-2024-20

Zoning District

HC (Heavy Commercial)

HC (Heavy Commercial)

GC (General Commercial)

GC (General Commercial)

GR (General Retail)

GR (General Retail)

MH (Manufacture/Mobile Home)

MH (Manufacture/ Mobile Home)

AO (Agricultural Open)

AO (Agricultural Open)

0.07 Miles

CITY OF ABILENE TEXAS

VIEWS OF PROPERTIES

West Neighboring Property

Subject Property

East Neighboring Property

CITY OF ABILENE TEXAS

USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

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

CITY OF ABILENE TEXAS

USES IN HEAVY COMMERCIAL ZONING

RESIDENTIAL USES:

C 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 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 Recycling Collection Point
C Travel Trailers (accessory to hospitals)
P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

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 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)
P Retail Sales/Rental (trucks and other large vehicles and equipment)

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 – WHOLESALE USES:

P Liquor, Wholesale/Distribution
P Wholesaling and Storage (indoor)
C Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
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
C Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

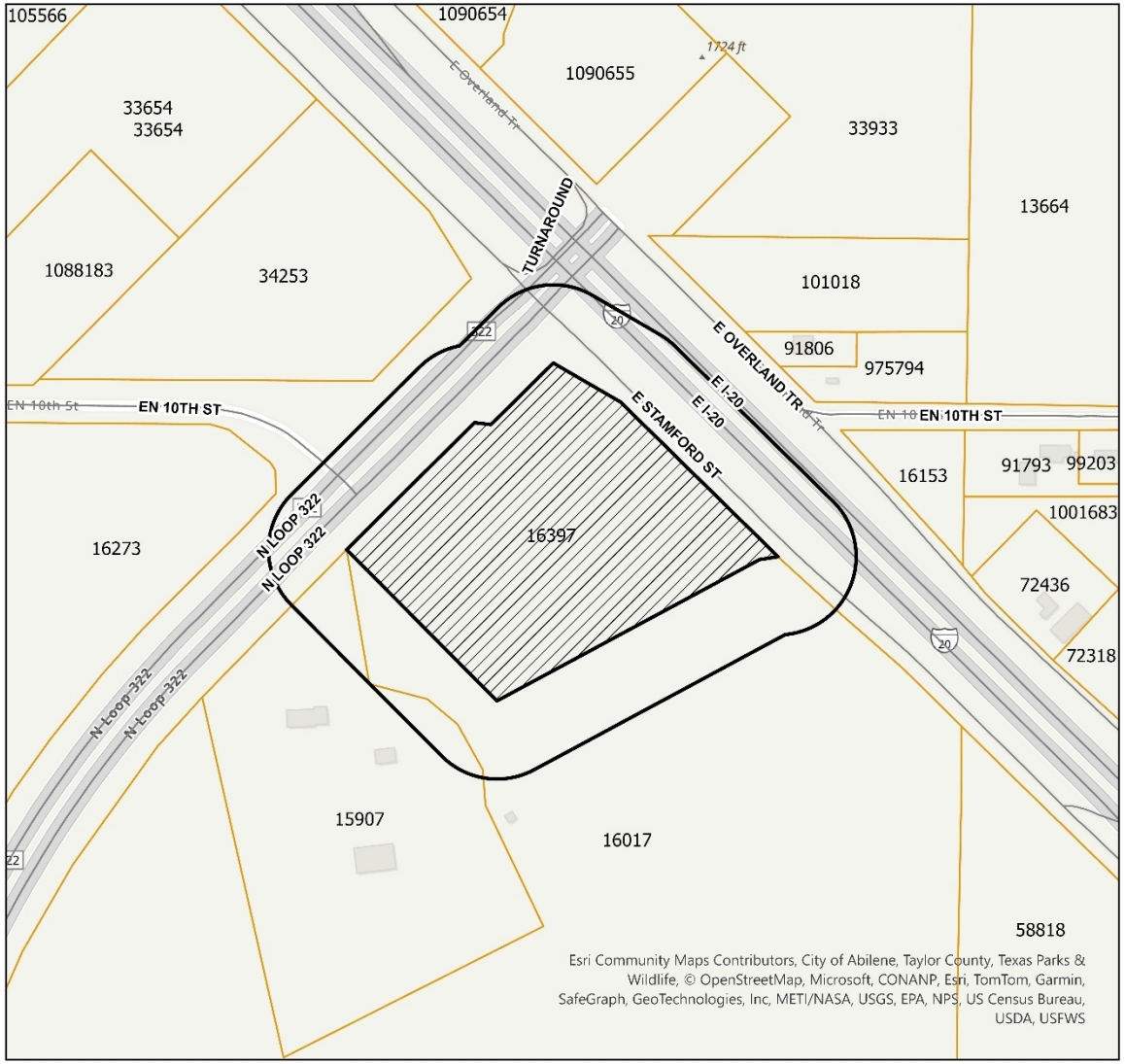
P Petroleum or Gas Well
C Manufacturing (light)
P Urban Garden

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**

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



N
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Legend

- Notification Buffer
- Z-2024-20

0.07 Miles

0 - In Favor-

0 - Opposed-

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

- Staff Recommendation: **Approval**

CITY OF ABILENE TEXAS

Questions?

CITY OF
ABILENE
TEXAS

ZONING CASE Z-2024-21
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: August 6, 2024
City Council 1st Read: August 22, 2024
City Council 2nd Read: September 12, 2024

Applicant
Owner: Hendrick Medical Center
Agent: Enprotec/Hibbs & Todd Inc.

Case Manager
Mason Teegardin – Planner

Request
Change the zoning of approximately 5.09 acres from Medium Density (MD) to Medical Use (MU).

Location
Subject properties are located at 1301-1441 Compere Boulevard and 1935, 1945 Simmons Avenue. Legal Description being Block B, Lots 1-13 of the Compere Place Subdivision; the south 61.5 feet of the north 111.5 feet of the west 160 feet of Lot 4, Block B and the north 50 feet of the west 150 feet of Lot 4, Block B of the Parramore & Merchant Subdivision, Abilene, Taylor County, Texas.

Background
The subject properties are vacant lots. Most of the homes formerly located on these lots were demolished in 2013. A few remaining homes were moved to different locations in 2014.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	MU/COR & GC/COR	Parking lots for Hendrick Medical Center
East	GC/COR	Hendrick Medical Center
South	MU	Hendrick Pediatric Rehabilitation & Therapy
West	MD	Vacant residential lots

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

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

(2) **Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.**
The proposed zoning would be appropriate as most of surrounding businesses are utilized for parking purposes and/or medical related 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 will be subject to a formal site plan review. Any proposed utilities that may be required will be addressed during that review period.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None known.

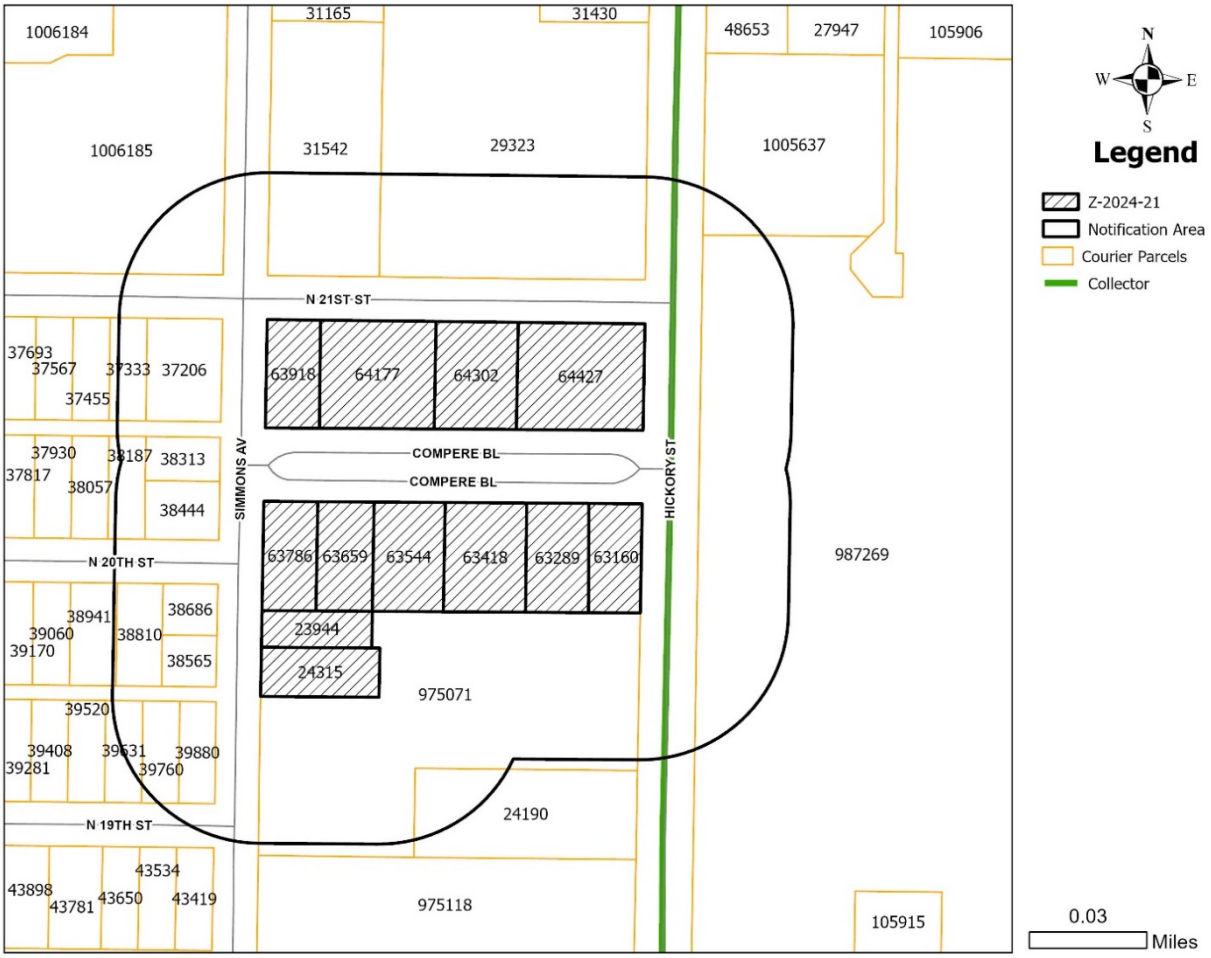
Recommendation
Staff recommends **approval.**

Notification
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on July 19, 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:

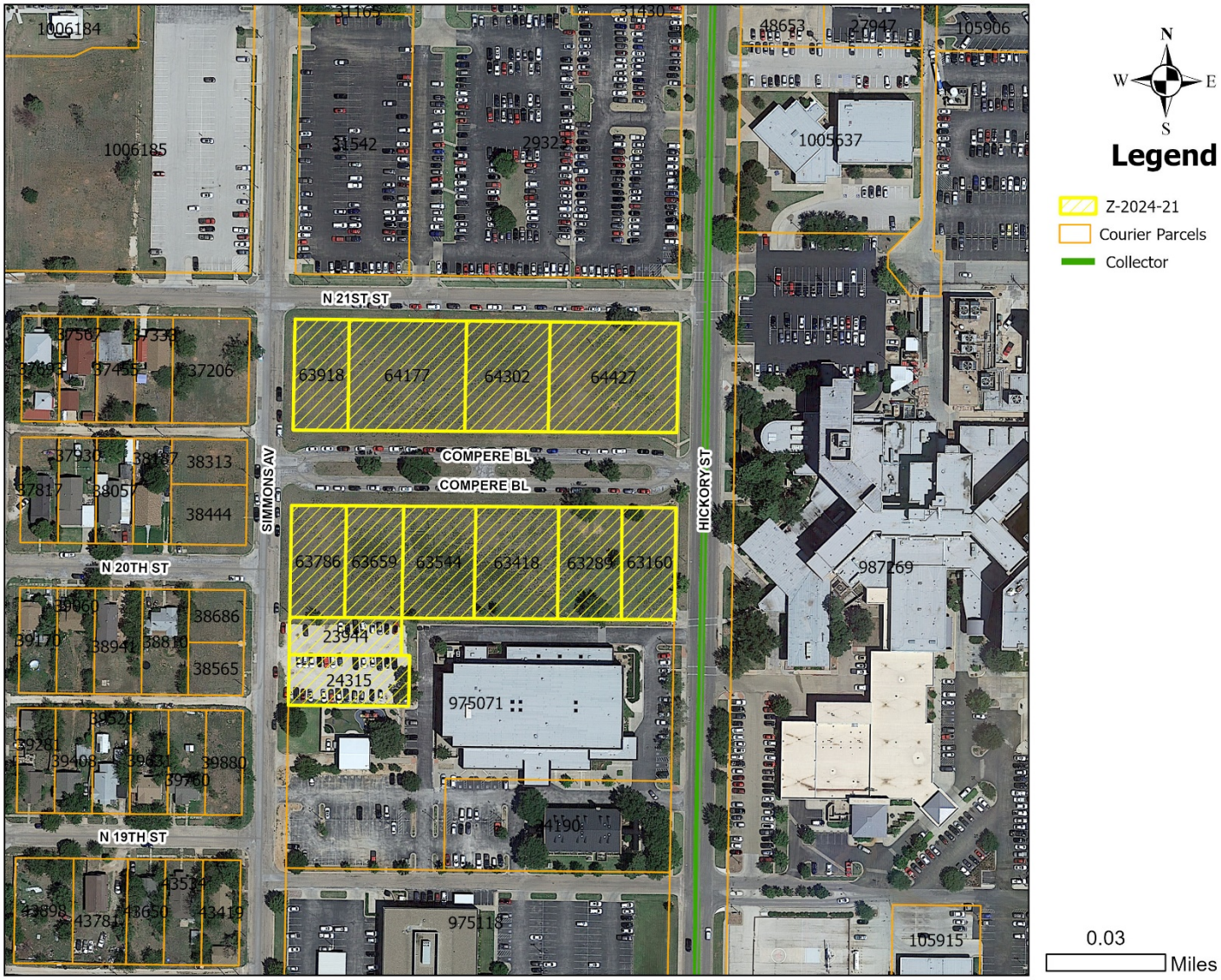
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
GUILSON PROPERTY 1 LLC	38187	1510 E N 20TH ST	
HENDRICK HEALTH SYSTEM	63418	1317 COMPERE BL	
KX WEALTH FUND I LLC	39880	1402 N 19TH ST	
MAJKUT KENNETH P & LINDA	37333	1515 N 21ST ST	
MORENO JESUS	39760	1410 N 19TH ST	
MORENO JESUS & VICTORIA	39631	1418 N 19TH ST	
PHILLIPS APRIL	38941	1521 N 20TH ST	
RODRIGUEZ RUBEN JR & ANISSA LYNN	38810	1517 N 20TH ST	

NOTIFICATION MAP

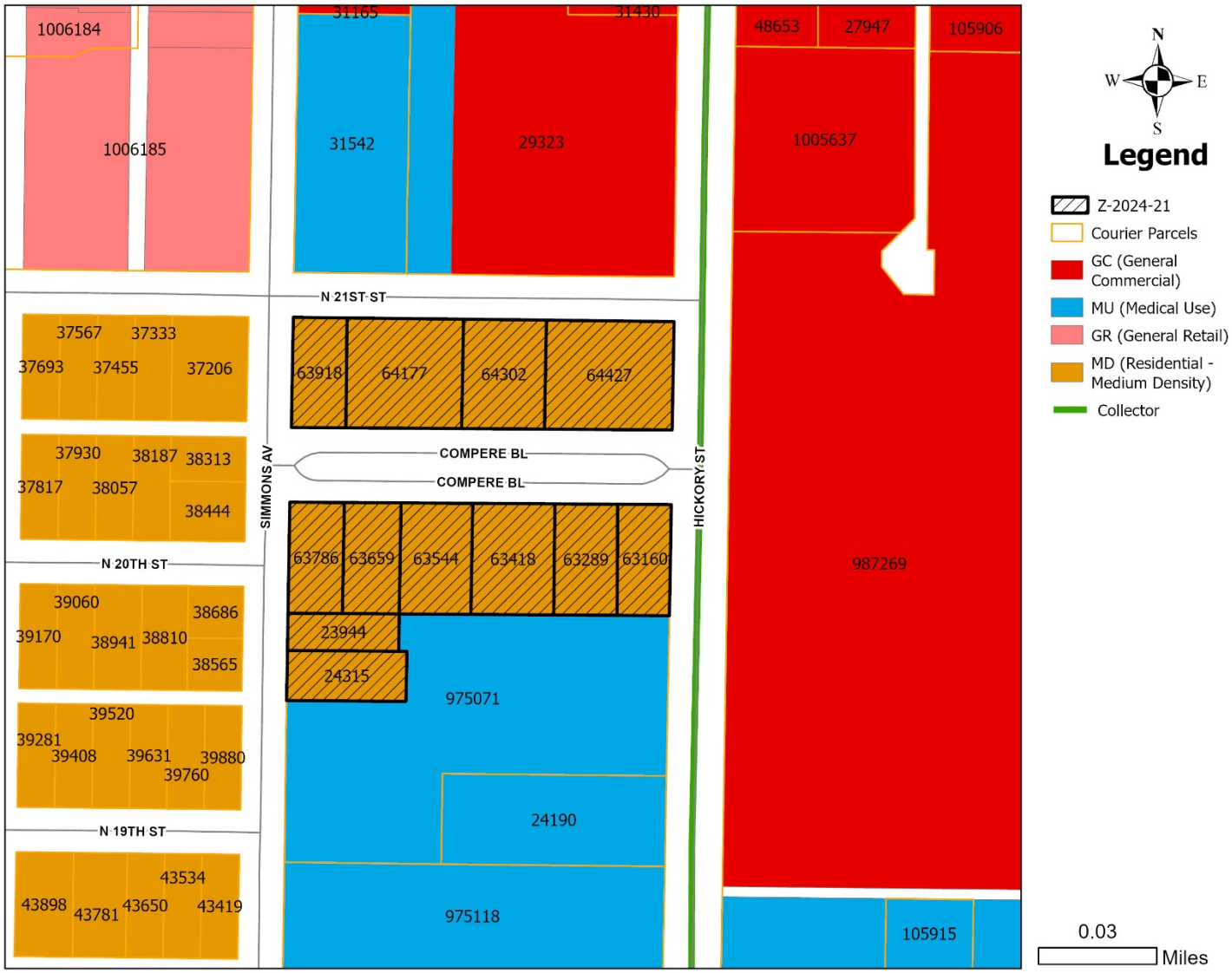


LOCATION MAP



Case # Z-2024-21
July 30, 2024

ZONING MAP


1006184
1006185
31165
31430
31542
29323
48653
27947
105906
1005637
987269
N 21ST ST
37567
37333
37693
37455
37206
63918
64177
64302
64427
37930
38187
38313
37817
38057
38444
SIMMONS AV
COMPERE BL
COMPERE BL
HICKORY ST
N 20TH ST
63786
63659
63544
63418
63289
63160
39060
38686
39170
38941
38810
38565
23944
24315
975071
39520
39281
39408
39631
39880
39760
24190
N 19TH ST
43534
43898
43781
43650
43419
975118
105915
N
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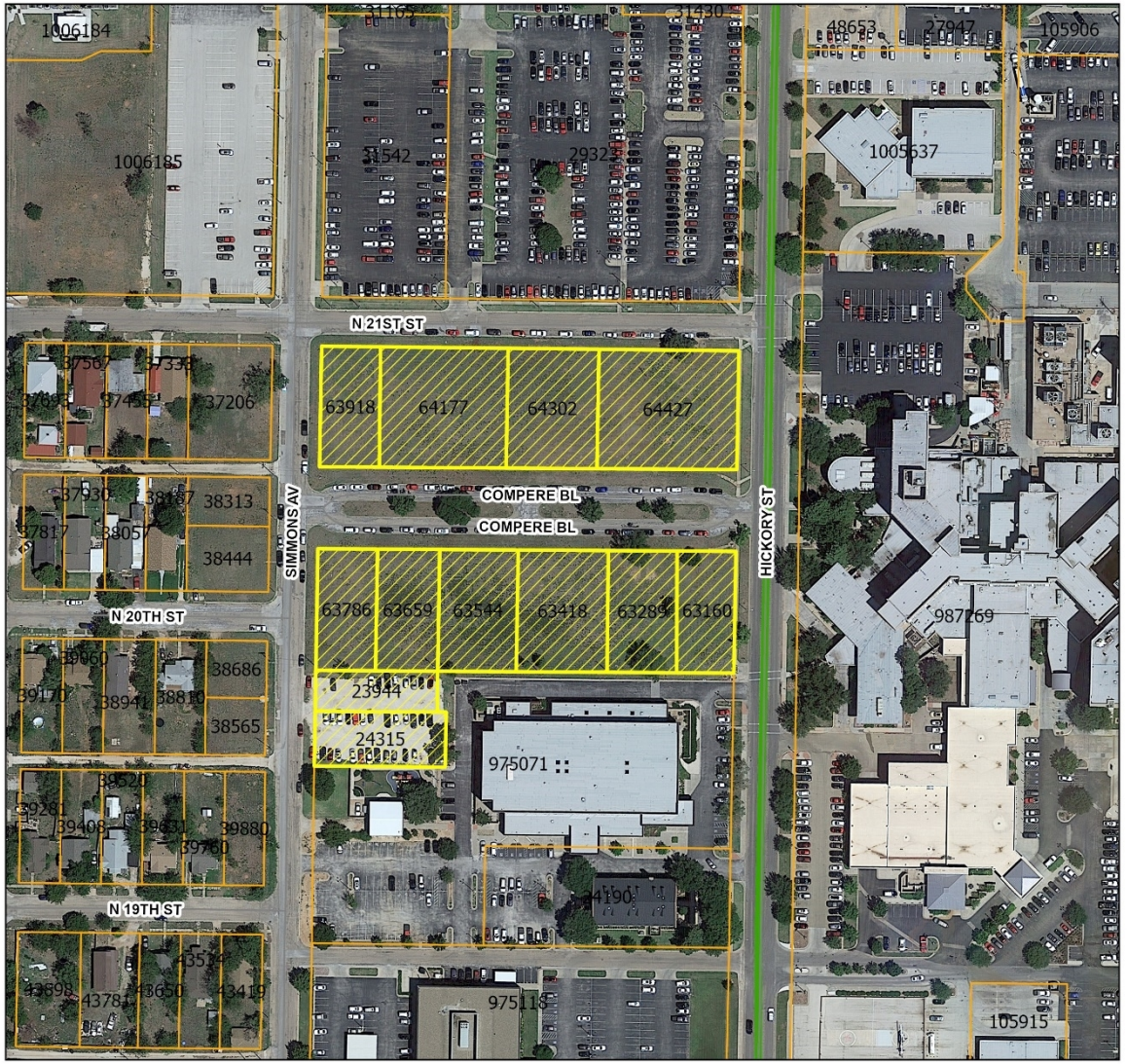
E
S
Legend
Z-2024-21
Courier Parcels
GC (General Commercial)
MU (Medical Use)
GR (General Retail)
MD (Residential - Medium Density)
Collector
0.03
Miles

REZONE REQUEST

Case:	Z-2024-21
Agent:	Enprotec/Hibbs & Todd Inc
Request:	Change the zoning of approximately 5.09 acres from Medium Density (MD) to Medical Use (MU).
Location:	Located at 1301-1441 Compere Boulevard and 1935, 1945 Simmons Avenue
Notification:	0 in Favor, 0 in Opposition
Planning & Zoning:	August 6, 2024
Council Hearing:	August 22, 2024
	September 12, 2024

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



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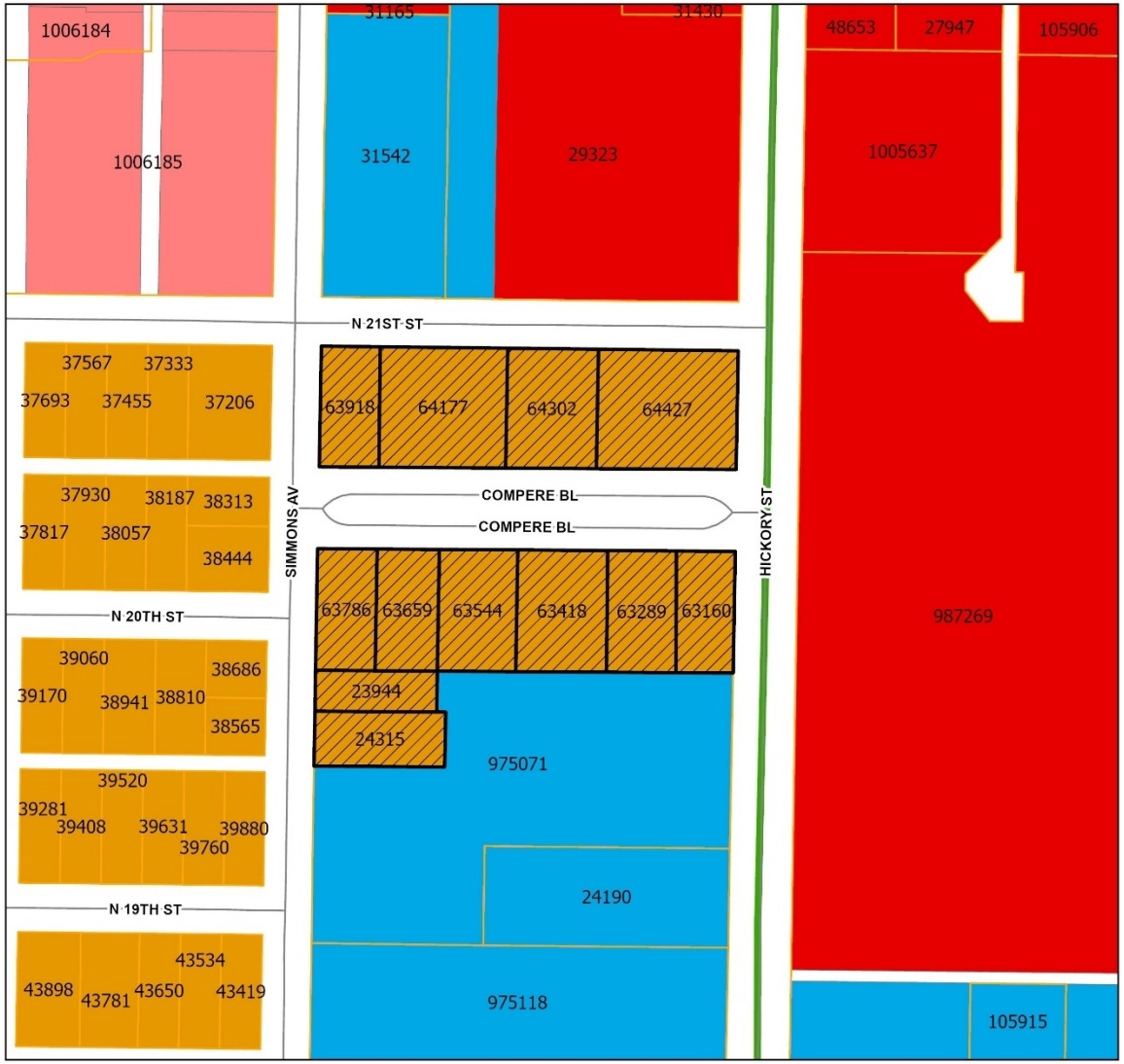
Legend

- Z-2024-21
- Courier Parcels
- Collector

0.03 Miles

CITY OF ABILENE TEXAS

ZONING MAP



N
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Legend

- Z-2024-21
- Courier Parcels
- GC (General Commercial)
- MU (Medical Use)
- GR (General Retail)
- MD (Residential - Medium Density)
- Collector

0.03 Miles

CITY OF ABILENE TEXAS

PROPERTY VIEWS

CITY OF ABILENE TEXAS

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**

CITY OF ABILENE TEXAS

USES IN MEDICAL USE 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:

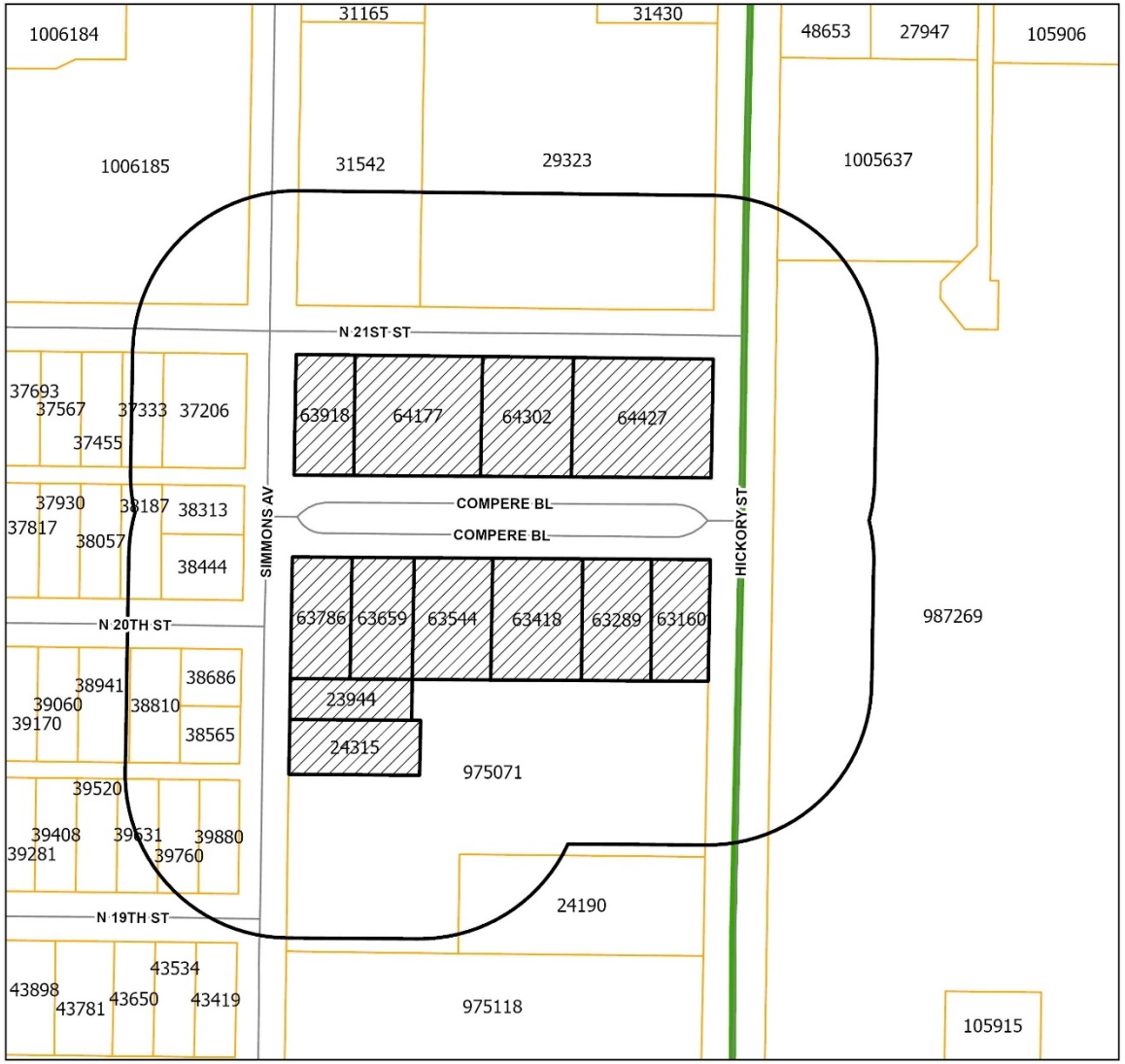
P	Petroleum or Gas Well
P	Urban Garden

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**

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



N
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Legend

- Z-2024-21
- Notification Area
- Courier Parcels
- Collector

0.03 Miles

0 - in Favor -

0 - in Opposition -

% OPPOSITION

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

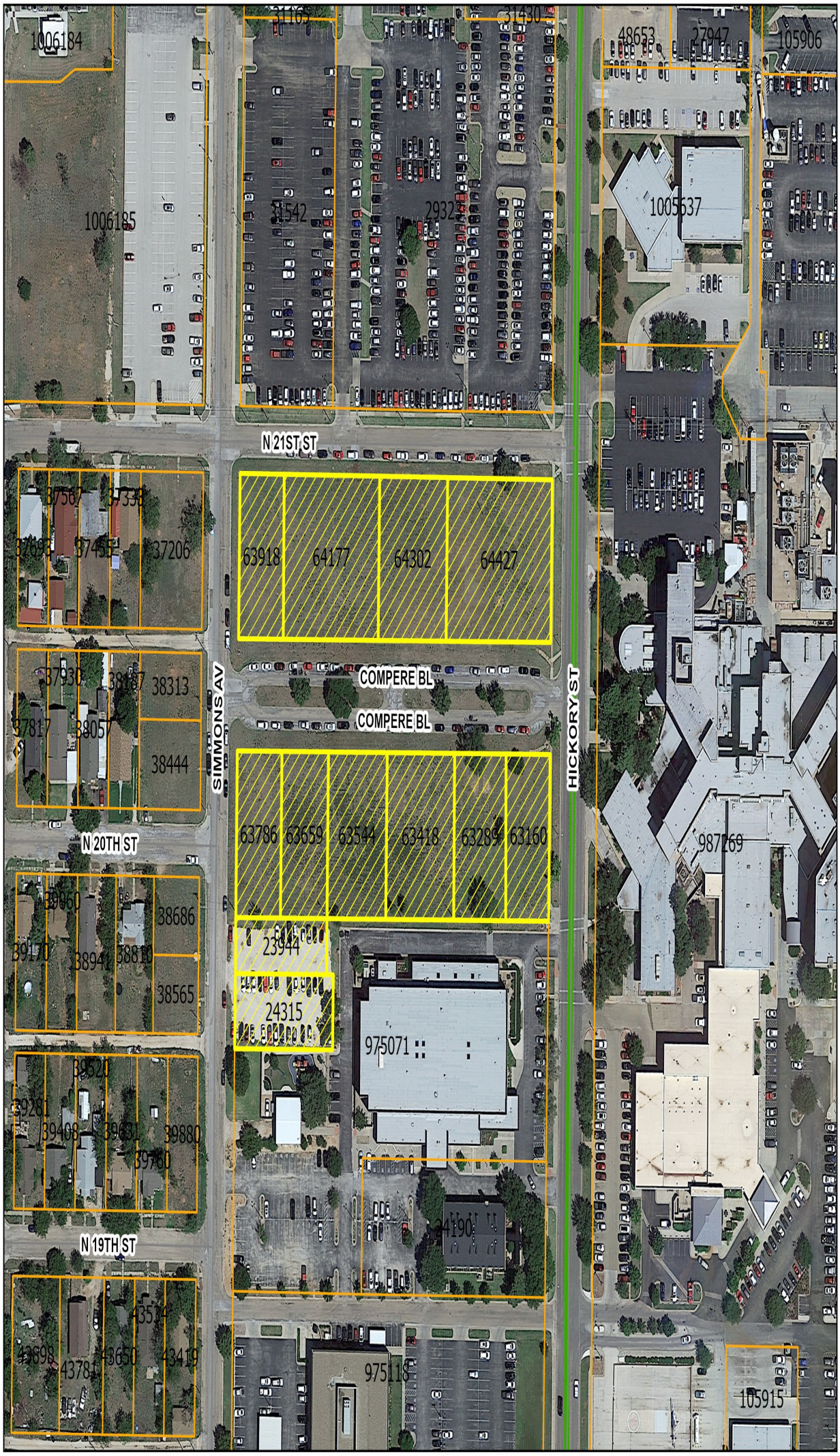
- The *Comprehensive Plan;*
- The surrounding uses and zoning;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

Staff Recommendation: **Approval**

CITY OF ABILENE TEXAS

Questions?

CITY OF
ABILENE
TEXAS



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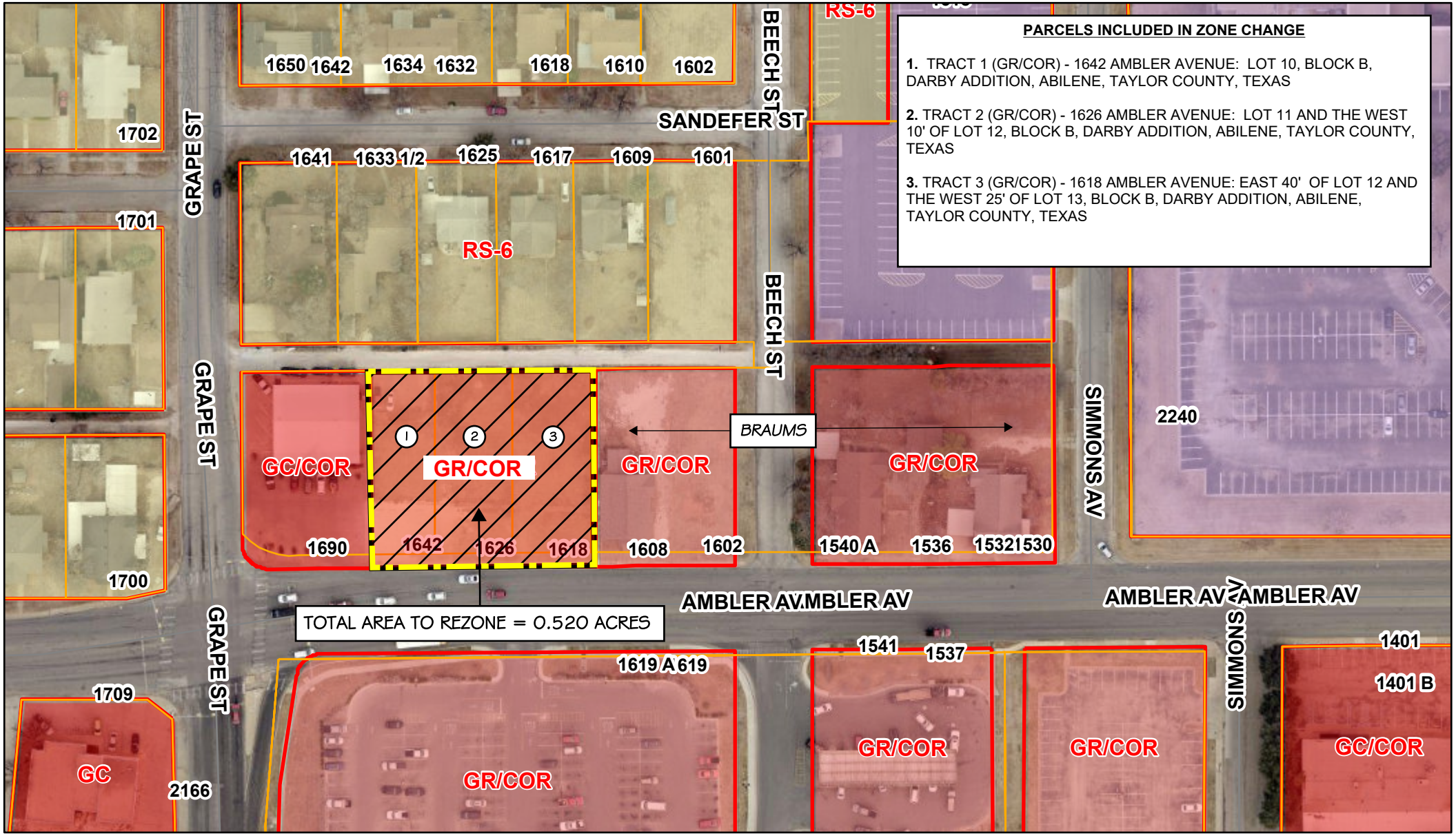
Legend

- Z-2024-21
- Courier Parcels
- Collector

0.03
Miles

PROPOSED ZONING MAP



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0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

City of Abilene, Taylor County , Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Road Centerlines

Courier Parcels

Zoning Districts

ZoningSetbacks

RS (Residential - Single Family)

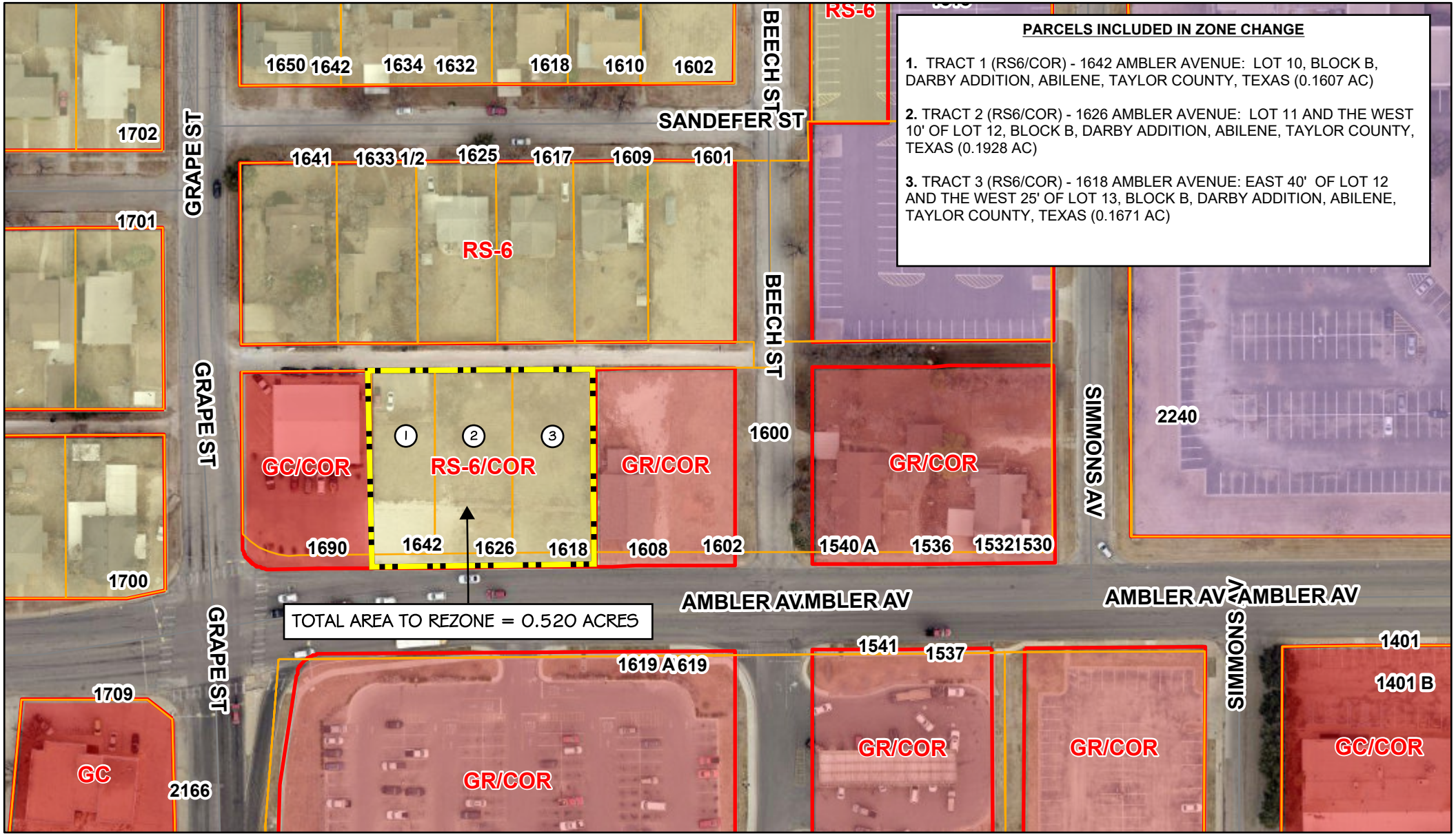
CU (College/University)

GR (General Retail)

GC (General Commerical)

City of Abilene, Taylor County , Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

EXISTING ZONING MAP



7/1/2024, 10:01:07 PM

1:1,461

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

City of Abilene, Taylor County , Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Road Centerlines

Courier Parcels

Zoning Districts

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RS (Residential - Single Family)

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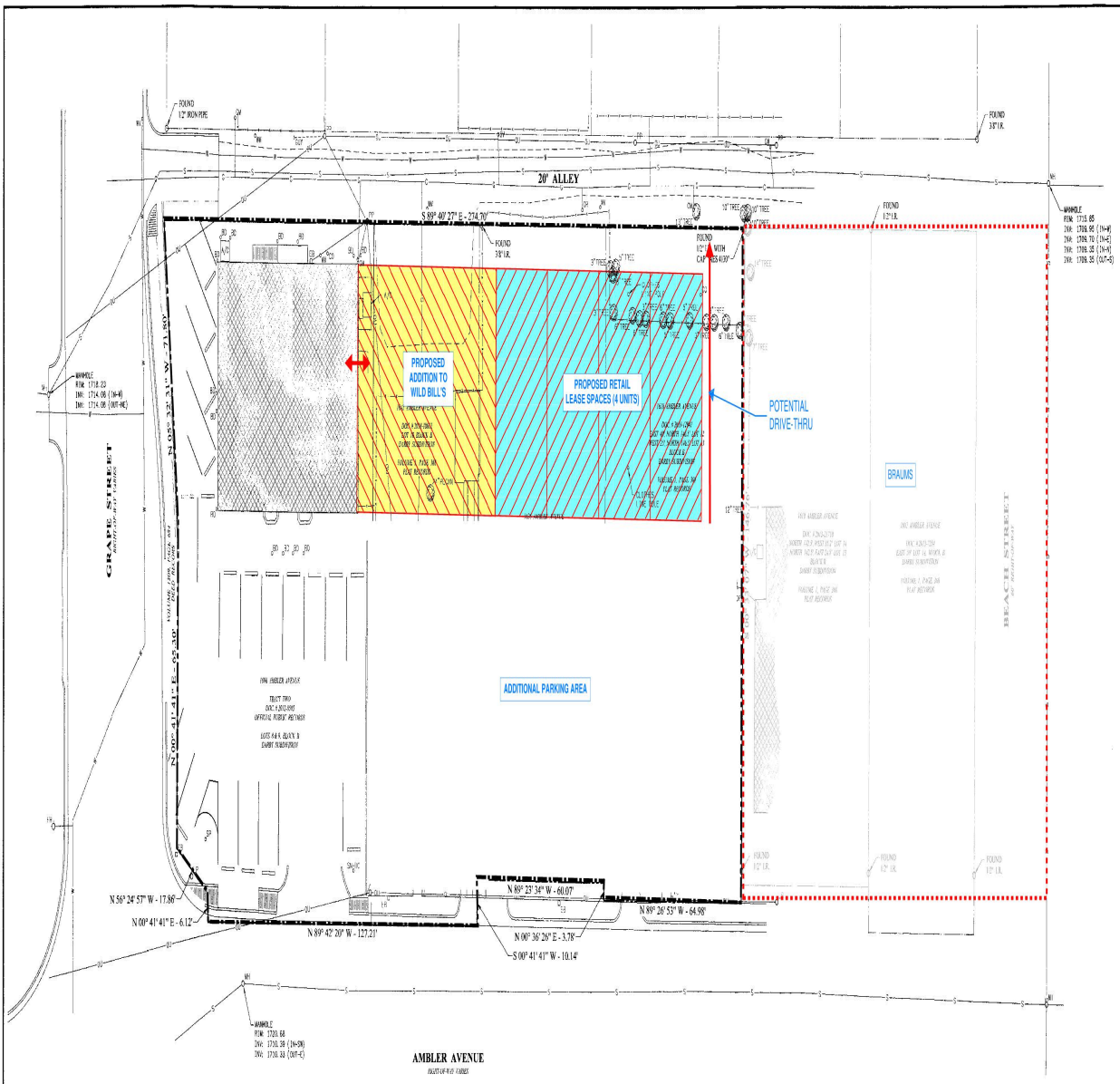
GC (General Commerical)

City of Abilene, Taylor County , Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |



SCALE IN FEET

LEGEND

- SANITARY SEWER CLEANOUT
- MANHOLE - SANITARY SEWER
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS METER
- GAS RISER
- LIGHT POLE
- POWER POLE
- PULL-BOX - ELECTRIC
- SIGN POST
- SIGN - HANDICAP PARKING
- PIPE BOLLARD
- MAIL BOX
- GUY ANCHOR
- CHAINLINK FENCE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD UTILITY LINE

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ENPROTEC/HIBBS & TODD, INC.
ENVIRONMENTAL AND CIVIL ENGINEERING
402 Cedar Street
Abilene, Texas 79601
325-673-4548
PE Firm Registration No. F-131
PG Firm Registration No. 50123
RPLS Firm Registration No. 10011500

CONCEPTUAL SITE PLAN

7541
01/22/2020

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: PCKC LLC - Re-zoning Application

Address: 1642, 1626, AND 1618 Ambler Avenue Number of Lots: 3 Acreage: 0.560 Acres

Legal Description: Refer to Existing Zoning Map

Subdivision Name: Darby Addition Block: B Lot: Refer to Existing Zoning Map

Current Zoning: RS6/COR Proposed Zoning (if applicable): GR/COR

OWNER AND AUTHORIZATION

Owner Name: PCKC LLC

Address: 23839 Highway 279

City, State, Zip: Cross Plains, Texas 76443-3961 Fax: N/A

Phone: N/A Email: N/A

Agent Name: eHT Engineering

Address: 402 Cedar Street

City, State, Zip: Abilene, Texas 79601 Fax: 325-690-3240

Phone: 325-698-5560 Email: bj.pnchard@e-ht.com

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: July 1, 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

Owner of the Wild Bill's Pawn Shop has purchased the three adjacent lots between the existing Wild Bill's Pawn and property currently owned by Braum's. The Wild Bill's parcel is currently zone GC / COR. The three adjacent lots are currently zoned RS6/COR. Owner would like to change to the RS6 zoning to GR/COR to allow for an expansion and retail space and parking areas. Refer to attached early Concept Site Plan.

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?

Yes, the proposed zoning is consistent with 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?

Proposed classification is GR/COR which is consistent with all surrounding properties and neighboring property use. Proposed land use will be for additional retail sales space.

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?

Yes

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

No

Other Required Forms - Disclosure of Interest (See Attached)

2024 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: Darby Addition
Total Number of Acres: 0.560 Acres
Zoning Classification(s): Existing: RS6/COR / Proposed: GR/COR
Total Number of Lots: 3
Location: Ambler Avenue (between Beach Street and Grape Street), Abilene, Texas

Property Owner Information & Authorization

Name/Company: PCKC LLC
Address: 23839 Highway 279
City: Cross Plains State: Texas Zip Code: 76443-3961
Phone: Email:

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Enprotec / Hibbs & Todd, Inc (*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: Architect **Date:** 07.02.2024

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."

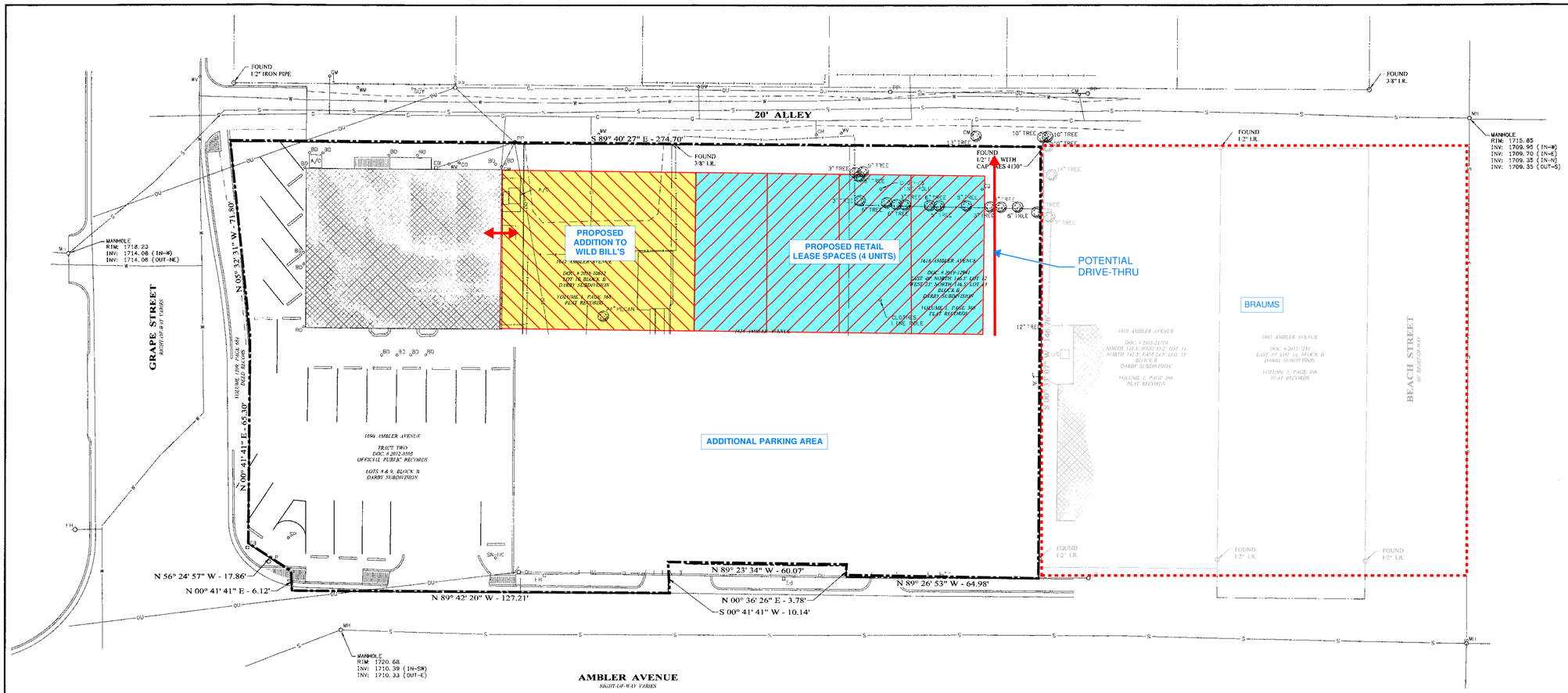
SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, 20_____

_____
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: BJ Prichard
Company: Enprotec / Hibbs & Todd, Inc (eHT)
Address: 402 Cedar Street
City: Abilene State: Texas
Zip Code: 79601 Number: 325-725-1369 Email: bj.prichard@e-ht.com



10 0 20
SCALE IN FEET

LEGEND

CO	SANITARY SEWER CLEANOUT
MH	MANHOLE - SANITARY SEWER
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GM	GAS METER
GR	GAS RISER
LP	LIGHT POLE
PP	POWER POLE
PB	PULL-BOX - ELECTRIC
SP	SIGN POST
SN-HC	SIGN - HANDICAP PARKING
BD	PIPE BOLLARD
MB	MAIL BOX
GUY	GUY ANCHOR
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S	SANITARY SEWER LINE
W	WATER LINE
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UTILITY WARNING

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ENVIRONMENTAL AND CIVIL ENGINEERING
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325-690-5563
Abilene, Texas 79601
PE Firm Registration No. 1151
PG Firm Registration No. 50103
RPLS Firm Registration No. 10011500

CONCEPTUAL SITE PLAN

7541
01/22/2020

REZONE REQUEST

Case: Z-2024-22

Applicant: PCKC LLC

Agent: Enprotec/Hibbs & Todd Inc.

Request: Change the zoning of approximately 0.52 acres from Single Family Residential (RS-6) to General Retail (GR).

Location: 1618, 1626, 1642 Ambler Avenue

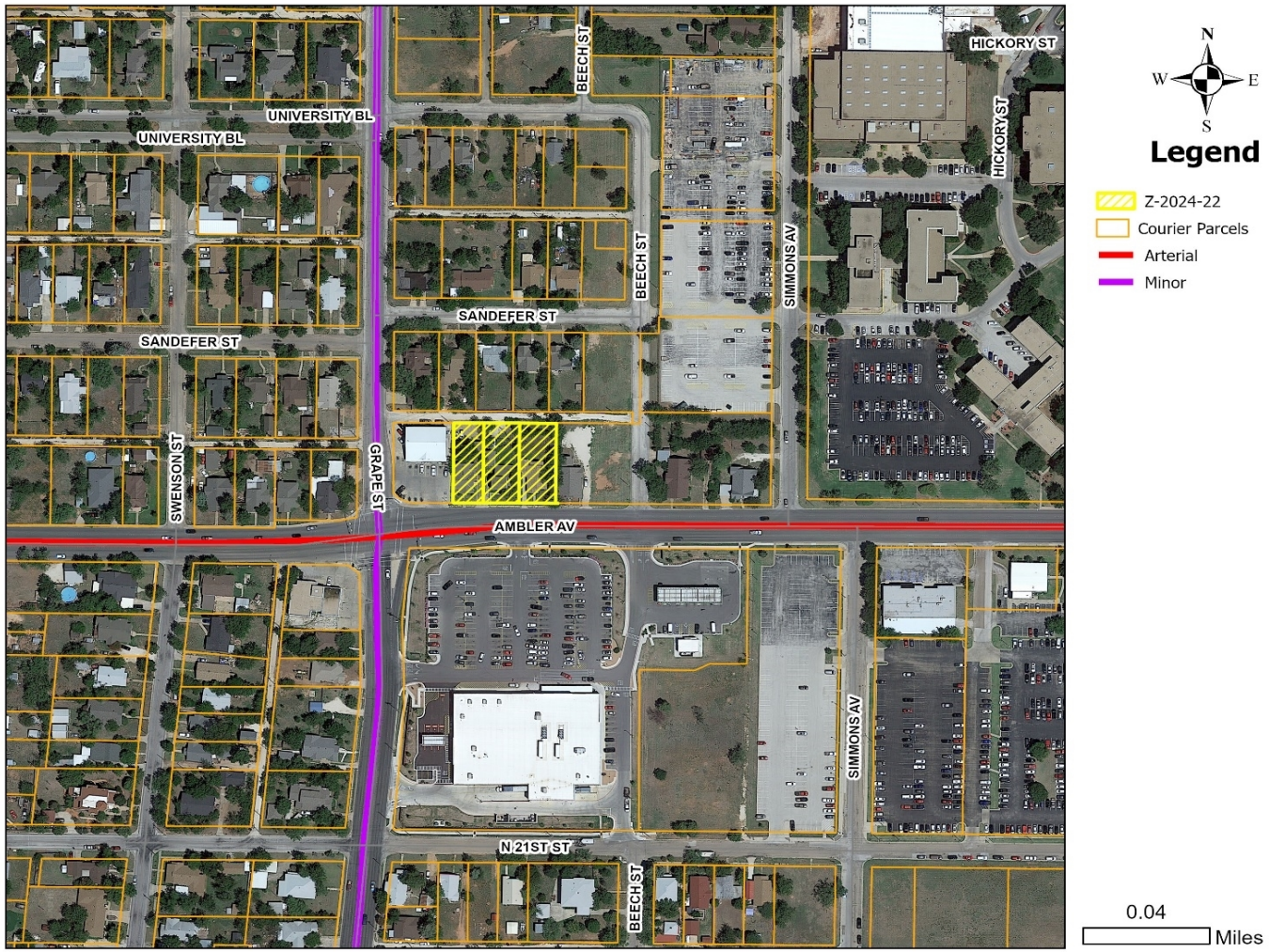
Notification: 2 in Favor, 0 Opposed

Planning & Zoning: August 6, 2024

Council Hearing: August 22, 2024
September 12, 2024

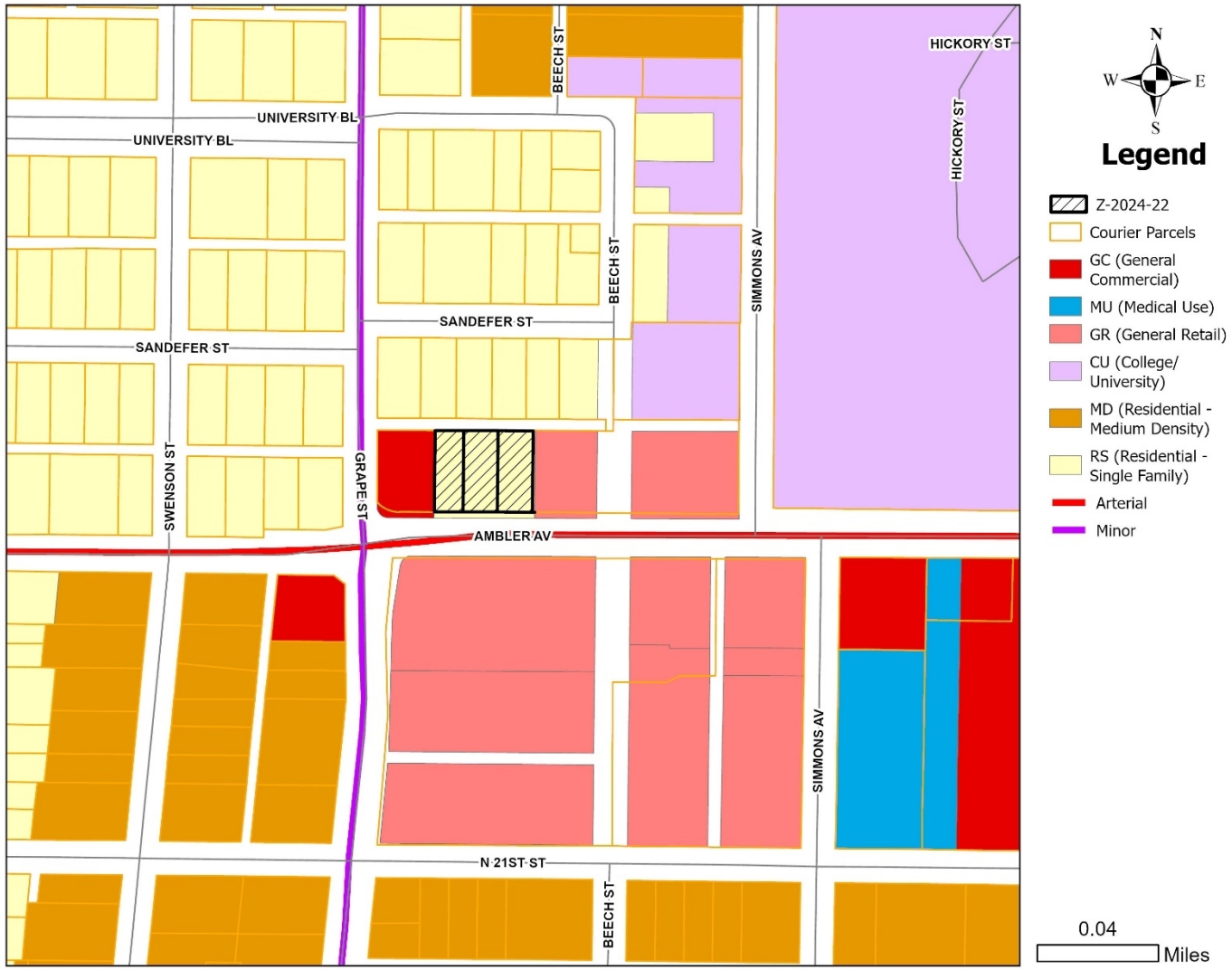
CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



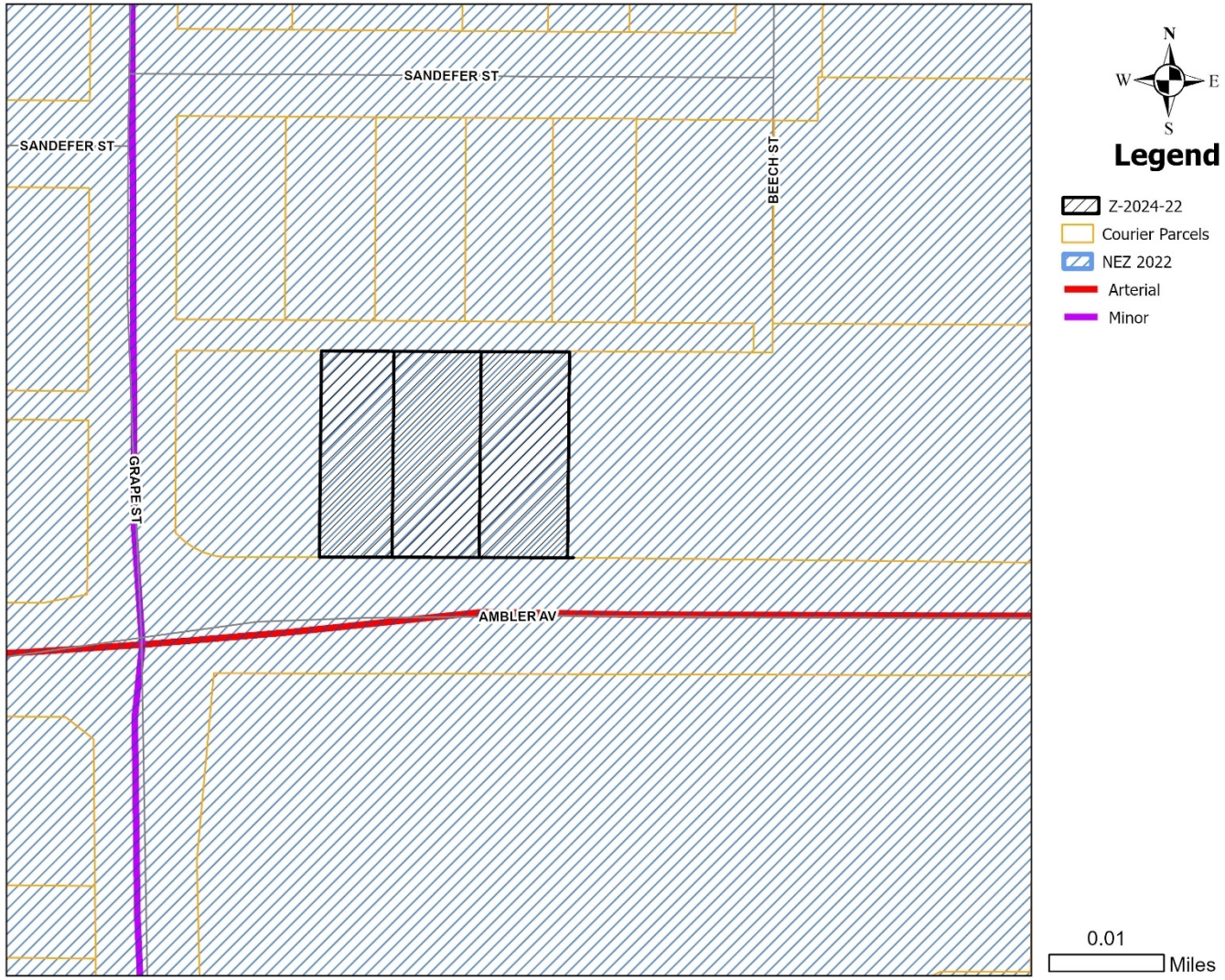
CITY OF ABILENE TEXAS

ZONING MAP



CITY OF ABILENE TEXAS

NEIGHBORHOOD EMPOWERMENT ZONING MAP



CITY OF ABILENE TEXAS

VIEWS OF PROPERTIES

East Neighboring Property

South Neighboring Property

West Neighboring Property

Subject Property

Subject Property

CITY OF ABILENE TEXAS

Permitted Uses in RS 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**

CITY OF ABILENE TEXAS

Permitted Uses in GR Zoning

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

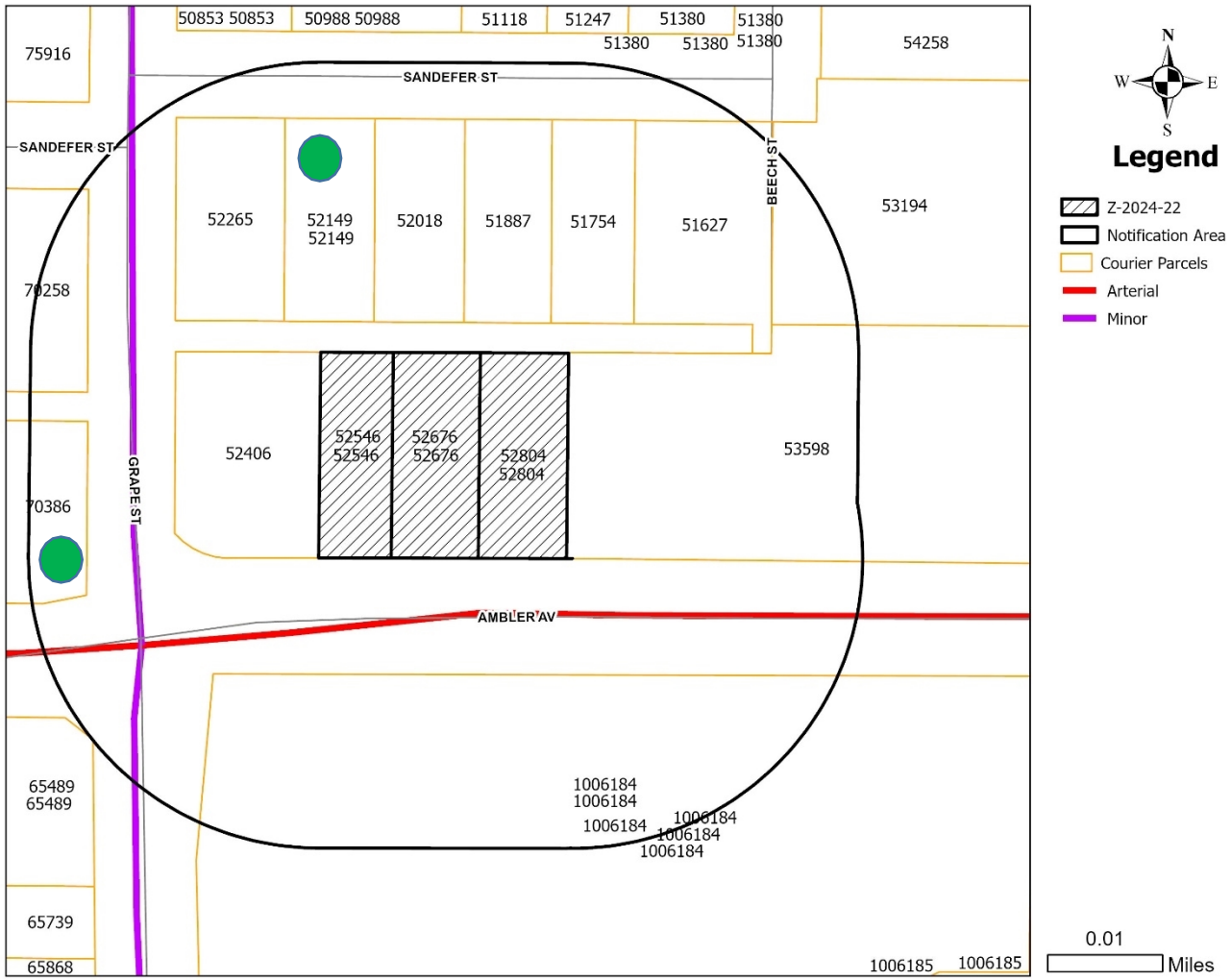
P	Petroleum or Gas Well
P	Urban Garden

LEGEND

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

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



2 - In Favor-

0 - Opposed-

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**

CITY OF ABILENE TEXAS

Questions?

CITY OF
ABILENE
TEXAS

ZONING CASE Z-2024-22
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: August 6, 2024
City Council 1st Reading: August 22, 2024
City Council 2nd Reading: September 12, 2024

Applicant
Owner: PCKC LLC
Agent: Enprotec/Hibbs & Todd Inc.

Case Manager
Clarissa Ivey – Planner

Request
Change the zoning of approximately 0.52 acres from Single Family Residential (RS-6) to General Retail (GR).

Location
Legal description being Darby Addition, Block B, Lot 10-11-12 and the west 25' of Lot 13, Abilene, Taylor County, Texas. The site is located at 1618, 1626, 1642 Ambler Avenue.

Background
Owner of Wild Bill's Pawn Shop purchased the three adjacent lots between Wild Bill's Pawn Shop and property currently owned by Braum's. The owner proposes to change to zoning to allow an expansion of existing building and the parking areas.

Zoning, Existing and Proposed Land Use
Properties to the west and south are zoned General Retail/Corridor (GR/COR). The property to the west is zoned General Commercial/Corridor (GC/COR). The properties across the alley are zoned Residential Single Family (RS-6) and are generally owned by Hardin Simmons University. The subject property is located within the Ambler 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.**
Since most of the lots surrounding the subject site are used for retail and commercial purposes, the proposed zoning would be appropriate.

(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 known.

Staff Recommendation

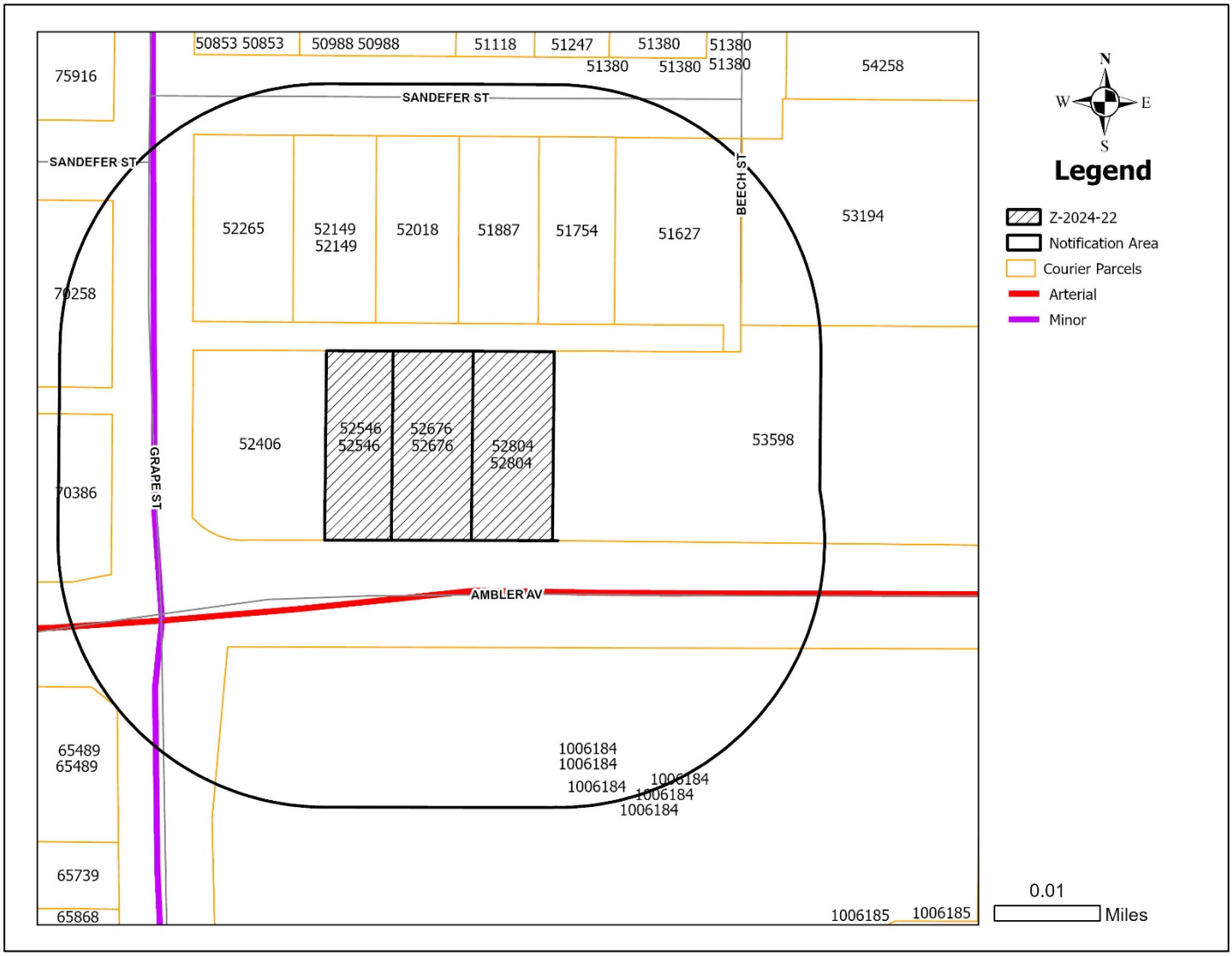
Staff recommends **approval.**

NOTIFICATIONS

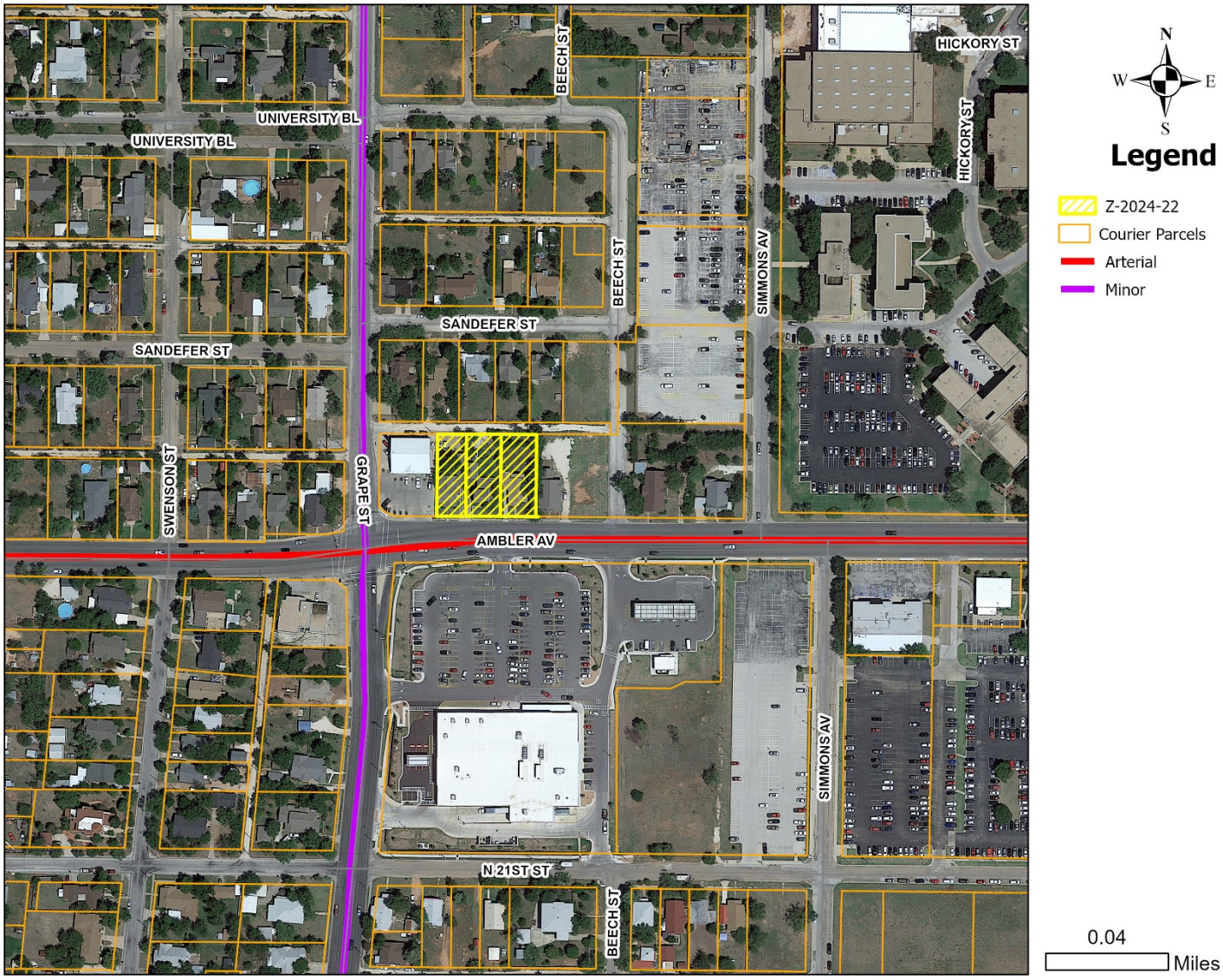
Legend:
O- Opposed
F- In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
HARDIN SIMMONS UNIVERSITY	51627	1601 SANDEFER ST	
HARDIN SIMMONS UNIVERSITY	51754	1609 SANDEFER ST	
HARDIN SIMMONS UNIVERSITY	51887	1617 SANDEFER ST	
HARDIN SIMMONS UNIVERSITY	52018	1625 SANDEFER ST	
PETTY MARY JO	52149	1633 SANDEFER ST	F
HARDIN SIMMONS UNIVERSITY	52265	1641 SANDEFER ST	
PCKC LLC	52406		
PCKC LLC	52546		
PCKC LLC	52676		
PCKC LLC	52804		
HARDIN SIMMONS UNIVERSITY	53194	2220 SIMMONS AV	
RETAIL BUILDINGS INC	53598	1600 AMBLER AV	
FLORES SERGIO	65489	1709 AMBLER AV	
FLORES SERGIO	65489	2166 GRAPE ST	
LARNED TIMOTHY B TRUSTEE	70258	1701 SANDEFER ST	
OUTLAW TERRY L & TAMMI L	70386	1700 AMBLER AV	F
WALMART REAL ESTATE	1006184	1535 AMBLER AV	
WALMART REAL ESTATE	1006184	1541 AMBLER AV	
WALMART REAL ESTATE	1006184	2141 GRAPE ST	
WALMART REAL ESTATE	1006184	1537 AMBLER AV	
WALMART REAL ESTATE	1006184	1619 AMBLER AV	
WALMART REAL ESTATE	1006184	1619 A AMBLER AV	

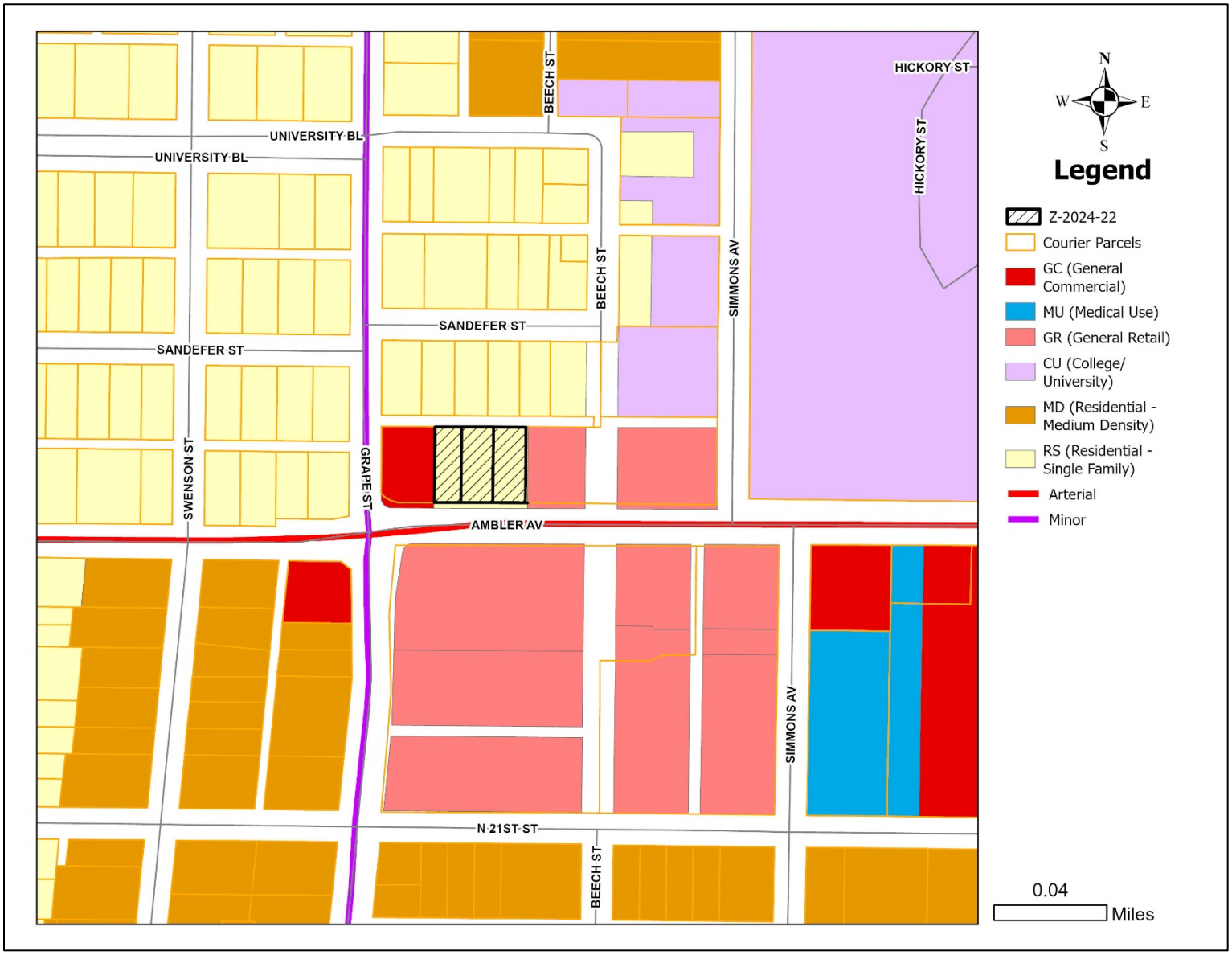
NOTIFICATION MAP



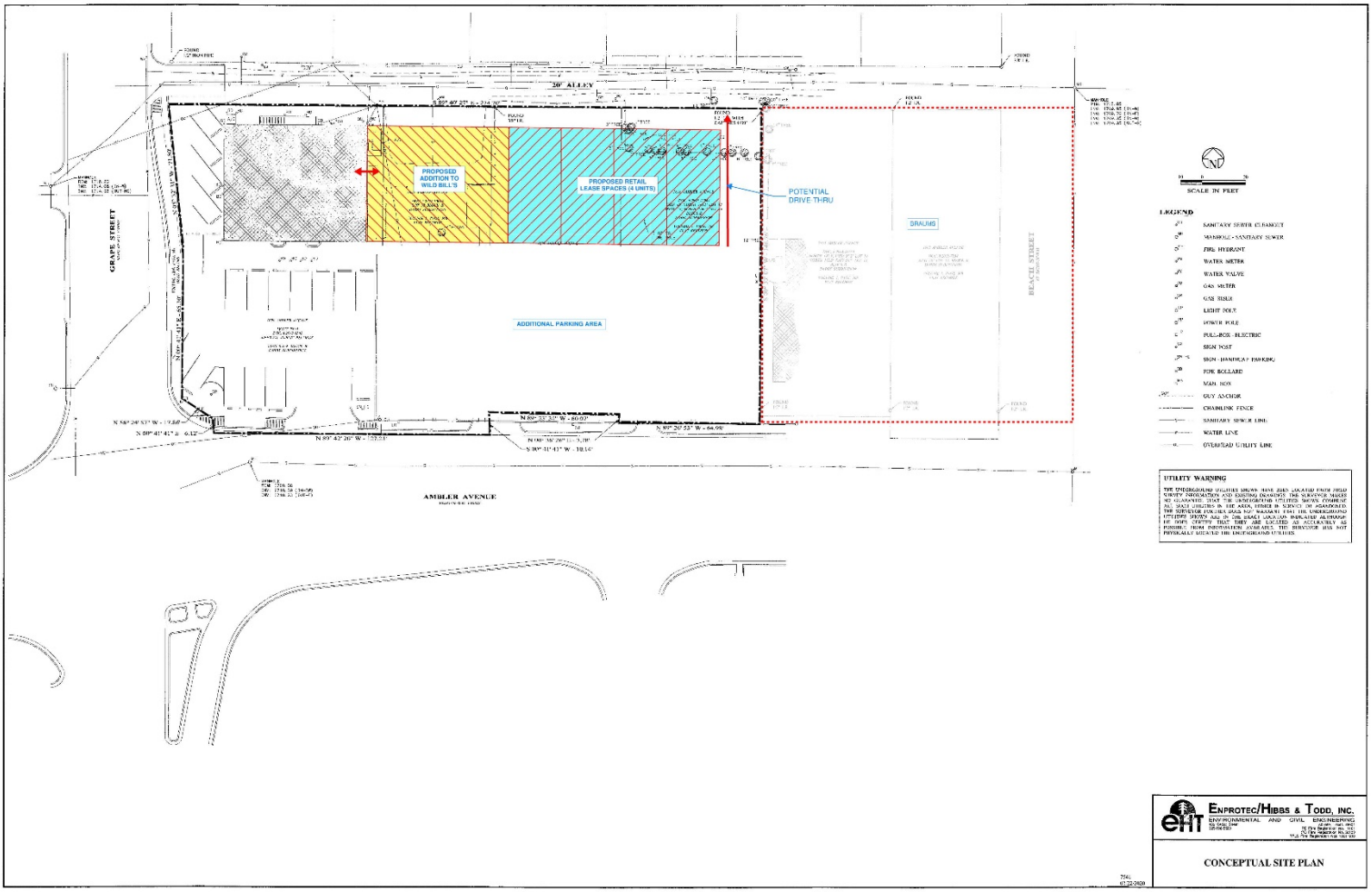
LOCATION MAP



ZONING MAP


UNIVERSITY BL
UNIVERSITY BL
BEECH ST
HICKORY ST
HICKORY ST
SANDEFER ST
SANDEFER ST
BEECH ST
SIMMONS AV
SWENSON ST
GRAPE ST
AMBLER AV
SIMMONS AV
N 21ST ST
BEECH ST
N
W
E
S
Legend
Z-2024-22
Courier Parcels
GC (General Commercial)
MU (Medical Use)
GR (General Retail)
CU (College/ University)
MD (Residential - Medium Density)
RS (Residential - Single Family)
Arterial
Minor
0.04
Miles

CONCEPTUAL SITE PLAN



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 22nd day of August, 2024.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 19th day of July, 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 12th day of September, 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 12th day of September, 2024.

ATTEST:

_____ _____

CITY SECRETARY MAYOR

APPROVED:

_____

CITY ATTORNEY

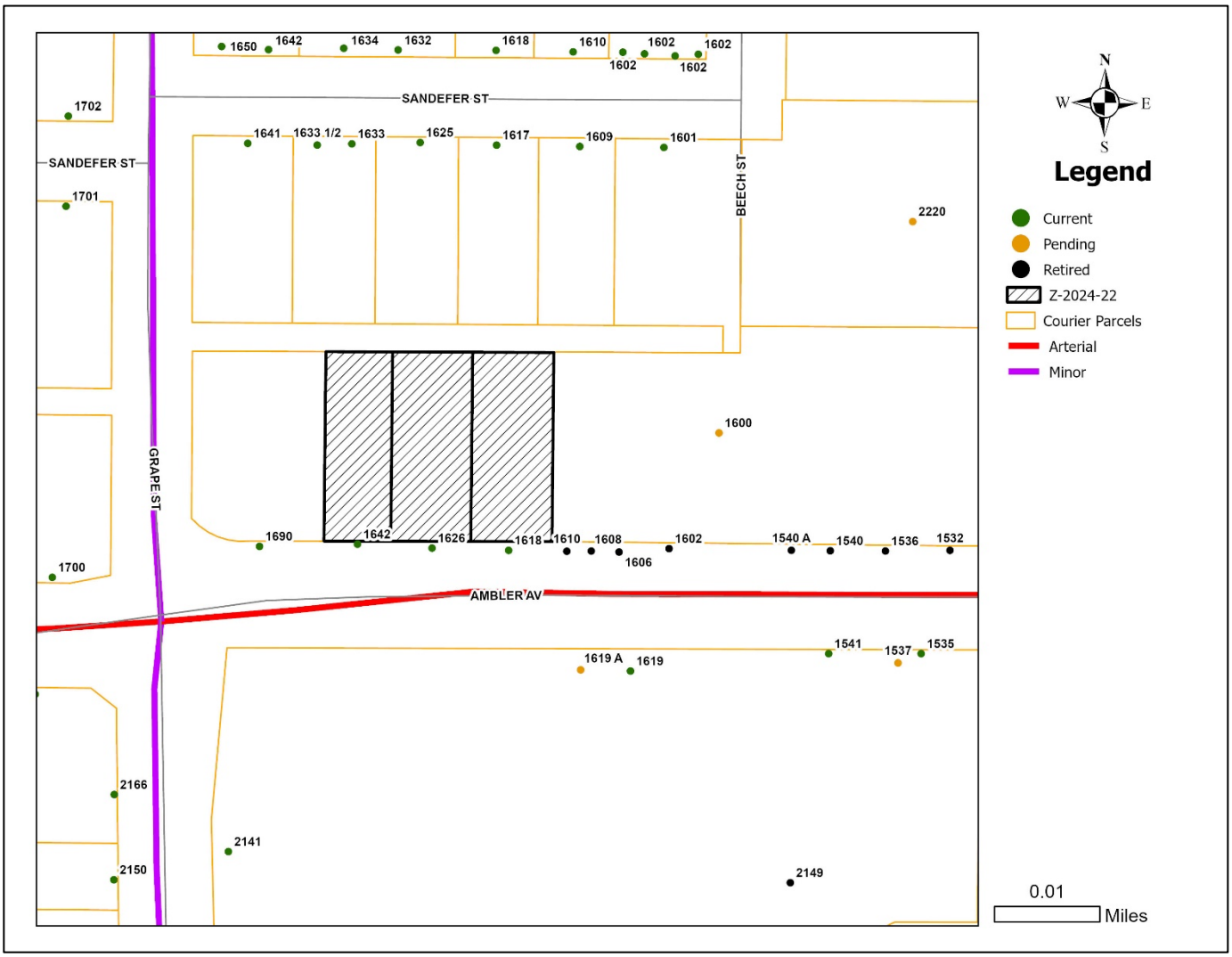
ORDINANCE NO. _____

EXHIBIT A

Change The Zoning Of Approximately 0.52 Acres From Residential Single-Family (RS-6) To General Retail(GR).

Location: 1618, 1626, 1642 Ambler Av.

Legal: Darby Addition, Block B, Lot 10-11-12 And the West 25' Of Lot 13, Abilene, Taylor County, Texas.



-END-

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, CONCERNING PDD-76, A PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing Ordinance No. 20-2003, as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

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

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

PASSED ON FIRST READING the 22nd day of August, 2024.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 19th day of July, 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 12th day of September, 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 12th day of September, 2024.

Commented [HA1]: Updated language to match the current ordinance format/language.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development District shall be in accordance with the maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development District and are hereby incorporated by reference and included as part of this ordinance.
All use and development within the Planned Development District must be in complieance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development District shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

~~**PART 4: Zoning.**~~

PART ~~5~~4: Legal Description.
The east 40 acres of 85.4 acres lying West of U.S. Hwy 277 out of the South 140 acres of the East 300 acres of the J.H. Beck Survey No. 42, Taylor County, Texas, and being more particularly described as follows:
Beginning at an iron pin in the West R/W line of U.S. Hwy 277 at the Northeast corner of a 1.5 acre tract, whence the Southeast corner of said Survey bears S 37°44'W 313' and East 2669.6';
Thence West 263.3' to an iron pin, the Northwest corner of said 1.5 acre tract;
Thence S 37°44'W 313.0' to an old iron pin, the Southwest corner of said 1.5 acre . tract in the South line of said Beck Survey;
Thence West, along the South line of said Beck Survey, at 2295.7' pass an iron pin set in the East fence line of a public road, and continue on for a total distance of 2315.7';
Thence N0°06'W 1240' along the North line of the South 140 acres of said Beck Survey;
Thence N89°56'E, at 20' pass an iron pin in the East fence line of said public road, and continue on along the old fence line for a total distance of 3537.3' to the West R/W line of U.S. Hwy 277;
Thence S37°44'W 1249.4' to the place of beginning and containing 85.4 acres more or less.

The west 45.4 acres of 85.4 acres lying West of U.S. Hwy 277 out of the South 140 acres of the East 300 acres of the J.H. Beck Survey No. 42, Taylor County, Texas, and being more particularly described as follows:
Beginning at an iron pin in the West R/W line of U.S. Hwy 277 at the Northeast corner of a 1.5 acre tract, whence the Southeast corner of said Survey bears S 37°44'W 313' and East. 2669. 6';
Thence West 263.3' to an iron pin, the Northwest corner of said 1.5 acre tract;
Thence S 37°44'W 313.0' to an old iron pin, the Southwest corner of said 1.5 acre tract in the South line of said Beck Survey;
Thence West, along the South line of said Beck Survey, at 2295.7' pass an iron pin set in the East fence line of a public road, and continue on for a total distance of 2315.7';
Thence N0°06'W 1240' along the North line of the South 140 acres of said Beck Survey;
Thence N89°56'E, at 20' pass an iron pin in the East fence line of said public road, and continue on along the old fence line for a total distance of 3537.3' to the West R/W line of U.S. Hwy 277;
Thence S37°44'W 1249.4' to the place of beginning and containing 85.4 acres more or less.

Located at: 5426 Hwy 277 S

ORDINANCE NO. _____

Being 23.617 acres out of the W. Bishop Survey No. 45, Abstract No. 18, Taylor County, Texas, said 23.617 acres being all of a 2.23 acre tract recorded as Tract 2 in Volume 1105, Page 763, Deed Records, Taylor County, Texas, all of an 1.16 acre tract recorded in Volume 1105, Page 756, Deed Records, Taylor Count, Texas, part of an 11.16 acre tract recorded in Volume 1105, Page 751, Deed Records, Taylor County, Texas and being more particularly described as follows:

Beginning at a ½' rebar found on the east side of Bishop Drive (right-of-way varies) on the NBL of said Survey No. 43 and the SBL of Lot 102 of a replat of Medical Plaza Subdivision, as shown by plat recorded in Cabinet 2, Slide 356-B, Plat Records, Taylor County, Texas at the northwest corner of said 2.23 acre tract for the northwest corner of this tract, whence the northwest corner of said Survey No. 43 is recorded to bear west 2273.3 feet;

Thence S89°05'22"E 1164.55 feet, along the NBL of said Survey No. 43, to a ½" rebar found at the northeast corner of said 11.16 acre tract (1105/756 D.R.) and the northwest corner of said 11.16 acre tract (1105/751 D.R.);

Thence S89°06'35"E 1067.84 feet. along the NBL of said Survey No. 43. to an aluminum monument found at the southeast corner of Lot 104 of said replat;

Thence S89°05'14"E 263.21 feet, along the NBL of said Survey No. 43, to a 3/8" rebar set on the WBL of U.S. Highway 277 (100 foot right-of-way) at the northeast corner of said 11.16 acre tract (1105/751 D.R.) for the northeast corner of this tract, whence an existing concrete highway monument bears N38°34'28"E 69.39 feet;

Thence S 38°34'28"W 199.17 feet along the WBL of U.S. Highway 277 to a ½" rebar found on the EBL of said 11.16 acre tract (1105/751 D.R.) at the northeast corner of a .214 acre tract recorded in Instrument No. 2021-4126, Official Public Records, Taylor County, Texas for the most easterly southeast corner of this tract;

Thence N89°05'11"W 322.93 feet to a 1/2" rebar found at the northwest corner of said 0.214 acre tract for a n interior corner of this tract;

Thence S0°48'46"W 3005' feet to a 1/2" rebar found at the southwest corner of said 0.214 acre tract and the northeast corner of a 0.494 acre tract recorded in Instrument No. 2018-21097, Official Public Records, Taylor County, Texas for an interior corner of this tract;

Thence N89°03'41"W 175.13 feet to a 1/2" rebar found at the northwest corner of said 0.494 acre tract for an interior corner of this tract;

Thence S0°50'08"W 122.99 Feet to a 1/2" rebar found at the southwest corner of said 0.494 acre tract and the northeast corner of a 0.133 acre tract recorded in Instrument No. 2017-7627, Official Public Records, Taylor County, Texas for an interior corner of this tract;

Thence N88°53'17"W 30.03 feet to a 1/2" rebar found at the northwest corner of said 0.133 acre tract for an interior corner of this tract;

Thence S0°58'31"W 193.21 feet to a 3/8' rebar found on the SBL of said 11.16 acre tract (1105/751 D.R.) at the southwest corner of said 0.133 acre tract for the most southerly southeast corner of this tract;

Thence N88°47'36"W 684.58 feet to a 1/2" rebar found at the southeast corner of said 11.16 acre tract (1105/756 D.R.) and the southwest corner of said 11.16 acre tract (1105/751 D.R.);

Thence N89°05'22"W 1161.23 feet to a 3/8" rebar set on the east side of Bishop Drive at the southwest corner of said 2.23 acre tract for the southwest corner of this tract;

Thence N0°54'38"E 499.80' feet along the east side of Bishop Drive and the WBL of said 2.23 acre tract to the place of beginning and containing 23.617 acres of land

Commented [HA2]: Added legal description for new property

ORDINANCE NO. _____

PART ~~6~~5: Purpose. The purpose of the Planned Development District-76 (PDD-76) ~~request~~ is to allow for medical, commercial, single-family residential, and medium density residential development and related activities of a tract, which generally has not developed under present zoning and development procedures.

PART ~~7~~6: Specific Modifications. The following regulations shall govern the use and development of this Planned Development District:

TRACT 1: All areas in ~~the~~ PDD-76 within 600 feet of US 277 excluding the south 153 feet as shown in "Exhibit B"

Commented [HA3]: This is the new portion added to the PDD

Permitted Uses:

Restaurant (Standard and Fast Food)
Dry Cleaning
Pharmacy
Offices (including medical)
Hotel/Motel
Convenience Store Video Rental
Heath/Physical Fitness Facility (including physical rehab facility)
Medical/Dental Office and Lab
Optical Shop
Surgical Center (outpatient only) Wellness Center
Bank/Credit Union
Beauty and Barber services
Veterinary Service (small animals only) Book Store
Clothing store Flower Shop Gift Shop
Liquor Store Off-premise Consumption (beer & wine only) Office Supply Store

Setback Requirements:

Along US 277:	40 feet
Along Other Streets:	30 feet
Adjacent to RS zoning:	40 feet
Interior Sides:	10 feet
Rear:	15 feet

Maximum Height: _____3 stories

Driveways:

- Driveways shall be separated from adjacent driveways by a minimum of 50 feet for driveways on different parcels and 100 feet for driveways on the same parcel.
- Driveways shall be located from interior side and rear property lines by a minimum of 25 feet, except for shared driveways.
- Driveways shall be separated from adjacent street intersections as follows:
  1. For driveways onto US 277:
     a. 100 feet from intersecting streets classified as collectors
     b. 50 feet from other intersecting streets
  2. For driveways onto collector streets:
     a. 100 feet from US 277
     b. 50 feet from other intersecting streets
- A maximum of six driveways shall be allowed to access US 277.

- Driveways shall meet all other design standards of the City of Abilene and the Texas Department of Transportation

ORDINANCE NO. _____

Free-standing Signs:

One per lot (as an individual sign or part of a group sign)
Multiple businesses on the same lot must share a group sign
Minimum setback from all lot lines: 10 feet
Maximum height: 30 feet
Maximum area: 150 square feet, unless shared by more than one business, in which case the sign may be up to 300 square feet

Wall Signs:

May not cover more than 20% of the wall on which the sign(s) are located

Prohibited Signs: Off-site Advertising and Portable Signs

Screening:

Opaque screening shall be required along all residential and AO zoning districts. The required screening shall be constructed of wood, masonry, live plant material or a combination thereof. The screening must be a minimum of six feet in height.

Landscaping:

- A minimum 20' landscape strip shall be required along all property lines adjacent to residential zoning
- A minimum 10' landscaped strip shall be required along all street right-of-way. Sidewalks and driveways shall be permitted to pass through this buffer.
- Parking lots of greater than 20 spaces shall have landscaped islands at locations agreeable to the City of Abilene.
- Additional landscaping shall be provided in a manner to be agreed upon between the City of Abilene and the developer through the Site Plan Review process or its successor entity. If agreement cannot be reached, the developer may apply for a formal PDD amendment.

TRACT 2: The remainder of ~~the~~ PDD-76, excluding the south 500 feet, and lots 201, 202, and 203, Block C, Medical Plaza Subdivision, Lot 3 Block B, Medical Plaza Subdivision, and lot 102, Block A Medical Plaza Subdivision as shown in "Exhibit B".

Commented [HA4]: This is the new portion of the PDD and the subject property

Permitted Uses:

Offices (including medical)
Medical/Dental Office and Lab
Optical Shop
Surgical Center (outpatient only)
Pharmacy
Health/Physical Fitness Facility (including physical rehab facility)
Wellness Center
Nursing Home
Assisted Living

Setback Requirements:

Along Streets:	30 feet
Adjacent to RS zoning:	30 feet
Interior sides:	10 feet
Rear:	15 feet

Maximum Height: _____2 stories

ORDINANCE NO. _____

Driveways:

- Driveways shall be separated from adjacent driveways by a minimum of 50 feet for driveways on different parcels and 100 feet for driveways on the same parcel.
- Driveways shall be located from interior side and rear property lines by a minimum of 25 feet, except for shared driveways.
- Driveways shall be separated from adjacent street intersections as follows:
    1. For driveways onto collector streets:
        a 100 feet from intersecting streets classified as collectors
        b 50 feet from other intersecting streets
    2. For driveways onto other streets:
        a 100 feet from collector streets
        b 50 feet from other intersecting streets
- Driveways shall meet all other design standards of the City of Abilene
- The alley along the north boundary shall not be used for access.

Free-standing Signs:

- One per lot (as an individual sign or part of a group sign)
- Multiple businesses on the same lot must share a group sign
- Must be a monument-type sign
- Minimum setback from all lot lines: 10 feet
- Maximum height: 10 feet
- Maximum area: 80 square feet, unless shared by more than one business, in which case the sign may be up to 175 square feet

Wall Signs:

May not cover more than 20% of the wall on which the sign(s) are located.

Prohibited Signs: Pole signs, Off-site Advertising and Portable Signs

Screening:

Opaque screening shall be required along all residential and AO zoning districts. The required screening shall be constructed of wood, masonry, live plant material or a combination thereof. The screening must be a minimum of six feet in height.

Landscaping:

- A minimum 20' landscape strip shall be required along all property lines adjacent to residential zoning
- A minimum 10' landscaped strip shall be required along all street right-of-way. Sidewalks and driveways shall be permitted to pass through this buffer.
- Parking lots of greater than 20 spaces shall have landscaped islands at locations agreeable to the City of Abilene.
- Additional landscaping shall be provided in a manner to be agreed upon between the City of Abilene and the developer through the Site Plan Review process or its successor entity. If agreement can not be reached, the developer may apply for a formal PDD amendment.

In Tracts 1 and 2 internal streets shall be provided in compliance with the City of Abilene Thoroughfare Plan.

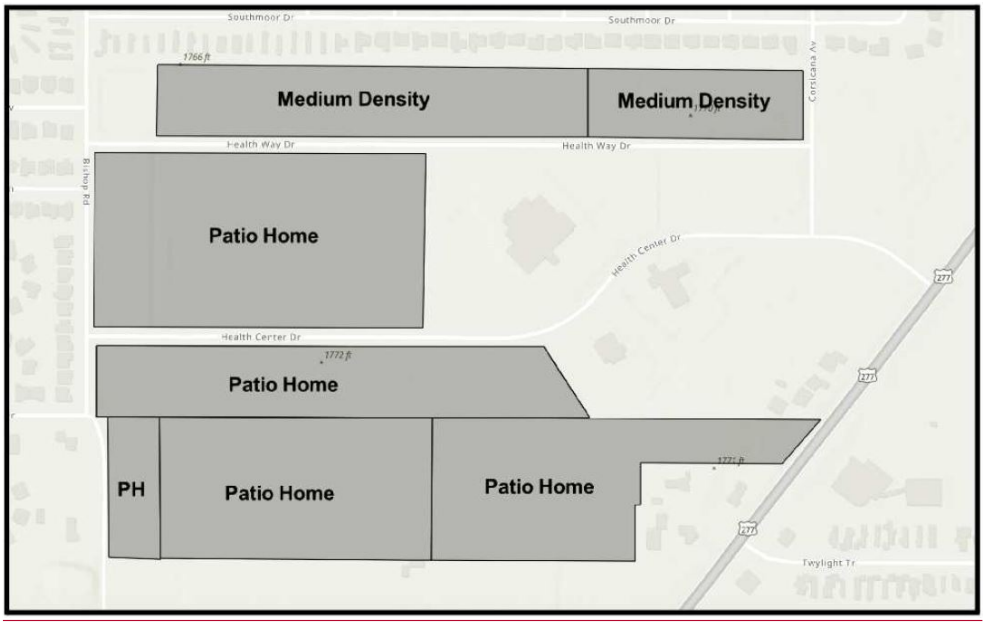
TRACT 3: The south 500 feet, and lots 201, 202, and 203, Block C, Medical Plaza Subdivision, Lot 3 Block B, Medical Plaza Subdivision, and lot 102, Block A Medical Plaza Subdivision as shown in "Exhibit B"

Commented [HA5]: This is the new portion of the PDD and the subject property

ORDINANCE NO. _____

Lots 201, 202, and 203 shall be developed to the standards set in the Residential Medium Density (MD) zoning district as shown in the attached concept plan

The remainder of tract 3 shall develop in accordance with the residential Patio Home (PH) zoning district as shown in the attached concept plan.

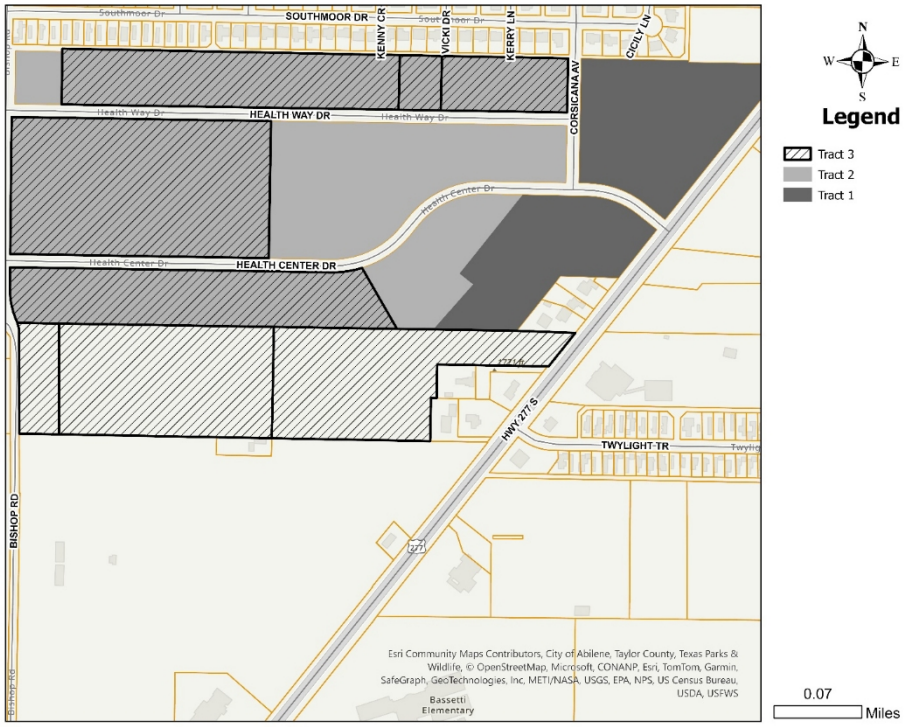


~~**PART 8: Development Schedule.** If a Building Permit has not been obtained within 24 months of the date of this ordinance, the Planning Director shall initiate rezoning of the entire property to AO, Agricultural Open-space.~~

Commented [HA6]: Property has been partially developed unsure if this is necessary.

ORDINANCE NO. _____

EXHIBIT B



END

PROJECT OVERVIEW

Project Type: Zoning Application | **Project Title:** PDD-76 Amendment (5301 Health Center Dr.)
ID # 24-000126 | **Started** 06/17/2024 at 12:09 PM

Address

5301 Health Center Dr, Abilene, TX USA 79606

Legal

Medical Plaza Sub Blk Block A Lot Lot 102
Medical Plaza Sub, Block A, Lot 102 Rep, Acres 9.586

Description

This is a request to rezone the below named properties and amend the Zoning Map of +/- 30.08 acres of Planned Development District 76 and +/- 23.72 of Survey 43 William Bishop. 5301 Health Center Drive, Medical Plaza Subdivision, Block A, Lot 102, Acres 9.586, Property ID 970048 2802 Health Center Drive, Medical Plaza Subdivision, Block B, Lot 1, Acres 16.531, Property ID 970051 5602 Health Way Drive, Medical Plaza Subdivision, Block C, Lots 201-203, Acres 12.967, Property IDs 970052, 108862, 108863 2849 Bishop Road, Survey 43 William Bishop, Acres 2.36, Property ID 41994 2801 Bishop Road, Survey 43 William Bishop, Acres 11.16, Property ID 41869 Hwy 277, Survey 43 William Bishop, Acres 10.199, Property ID 41856

PROPERTY DETAILS

Property ID	970048
GEO ID	61121
Enforcement Area	Dyess Area

PROPERTY ADDITIONAL INFORMATION

Account Number	46910000300
Property ID	61121
Land Use	Vacant
High School	Chs
Middle School	Clack
Elementary School	Bassetti
Super Neighborhood	Dyess Area
Courier - Building Square Feet	0

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Cheryl Sawyers	civettasolutions@gmail.com 3257214889	6573 Peppergrass Lane Abilene, TX 79606	Site Plan Coordinator	APPLICANT
Whitney Enterprise Llc	-	19222 Falabella Ln Yorba Linda, CA 92886-7945	-	Property Owner

PROJECT STEPS	DATE & TIME	RESULT	USER
Request	07/02/2024 at 10:48 AM	Accept	Mason Teegardin
Zoning Application Review	07/02/2024 at 10:49 AM	Accepted	Mason Teegardin
Planning Payment	07/02/2024 at 10:50 AM	Paid	Mason Teegardin
Create Agenda for Planning and Zoning Commission	-	-	-
Staff Prepares Report & Send Property Notification Letters	-	-	-
P&Z Commission Decision	-	-	-
Prepare City Council Agenda	-	-	-
City Council Decision	-	-	-
Archive	-	-	-

INFORMATION FIELDS

Owner Name
West Texas Real Estate Development, LLC.

Agent Name
Civetta Solutions

Block
Block A

Lot
Lot 102

Acreage
23

Legal Description of property
5301 Health Center Drive, Medical Plaza Subdivision, Block A, Lot 102, Acres 9.586, Property ID 970048 2802 Health Center Drive, Medical Plaza Subdivision, Block B, Lot 1, Acres 16.531, Property ID 970051 5602 Health Way Drive, Medical Plaza Subdivision, Block C, Lots 201-203, Acres 12.967, Property IDs 970052, 108862, 108863 2849 Bishop Road, Survey 43 William Bishop, Acres 2.36, Property ID 41994 2801 Bishop Road, Survey 43 William Bishop, Acres 11.16, Property ID 41869 Hwy 277, Survey 43 William Bishop, Acres 10.199, Property ID 41856

Subdivision Name
Medical Plaza Subdivision

Current Zoning
Planned Development District 76

Proposed Zoning
Amend PDD to reflect two base zonings of Medium Density and Patio Home

Agree to Terms
Cheryl Sawyers

INVOICES	DUE DATE	CONTACT	TOTAL	PAID	DUE
24-003798	Today	Cheryl Sawyers	$ 1,000.00	$ 0.00	$ 1,000.00

Fees	Account No	Total	Paid	Due
Zoning - Planned Development District - Amendment	1004002-42001	$ 1,000.00	$ 0.00	$ 1,000.00
TOTALS		$ 1,000.00	$ 0.00	**$ 1,000.00**

CREDENTIALS

Developer
Homeowner
Engineer
Surveyor

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

REVIEWS	DATE & TIME	STATUS	HISTORY
Zoning Application Review	07/02/2024 at 10:49 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
XXXX - MEDICAL MALL SUBD.pdf	07/02/2024 at 8:49 AM	Cheryl Sawyers

EPR DOCUMENTS	ASSOCIATED STEPS	STATUS	LAST REVIEW BY
Civil	Zoning Application Review	Not Uploaded	-

GENERAL COMMENTS

Mason Teegardin, *Jun 17, 2024 at 4:53 PM*

Metes & Bounds required by July 2nd to meet current deadline date.

Cheryl Sawyers, *Jul 02, 2024 at 8:49 AM*

Please see the additional meets and bounds of the added section to this PD.

ORDINANCE NO. 30-2002

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, CONCERNING PDD-76 PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

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

PASSED ON FIRST READING this 11 day of July A.D. 2002

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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 30 day of June, 2002, the same being for a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 25 day of July, 2002, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 25 day of July, A.D. 2002.

ATTEST:

J. Moore
CITY SECRETARY

Grady Barr
MAYOR

APPROVED:

Sharon Hicks
CITY ATTORNEY

ORDINANCE NO. 30-2002

Exhibit "A"

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development District shall be in accordance with the maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development District and are hereby incorporated by reference and included as part of this ordinance.

All use and development within the Planned Development District must be in compliance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development District shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Subpart E, Abilene Municipal Code, known as the Zoning Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From AO & PDD-48 (Agricultural Open Space & Planned Development) District to PDD (Planned Development) District.

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

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

The east 40 acres of 85.4 acres lying West of U.S. Hwy 277 out of the South 140 acres of the East 300 acres of the J.H. Beck Survey No. 42, Taylor County, Texas, and being more particularly described as follows:

Beginning at an iron pin in the West R/W line of U.S. Hwy 277 at the Northeast corner of a 1.5 acre tract, whence the Southeast corner of said Survey bears S 37°44'W 313' and East 2669.6';

Thence West 263.3' to an iron pin, the Northwest corner of said 1.5 acre tract;

Thence S 37°44'W 313.0' to an old iron pin, the Southwest corner of said 1.5 acre tract in the South line of said Beck Survey;

Thence West, along the South line of said Beck Survey, at 2295.7' pass an iron pin set in the East fence line of a public road, and continue on for a total distance of 2315.7';

Thence N0°06'W 1240' along the North line of the South 140 acres of said Beck Survey;

Thence N89°56'E, at 20' pass an iron pin in the East fence line of said public road, and continue on along the old fence line for a total distance of 3537.3' to the West R/W line of U.S. Hwy 277;

Thence S37°44'W 1249.4' to the place of beginning and containing 85.4 acres more or less.

Location:

5500 Hwy 277

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

PART 7: Specific Modifications. The following regulations shall govern the use and development of this Planned Development District:

TRACT 1: All areas in the PDD within 600 feet of US 277

Permitted Uses:

- Restaurant (Standard and Fast Food)
- Dry Cleaning
- Pharmacy
- Offices (including medical)
- Hotel/Motel
- Convenience Store
- Video Rental
- Heath/Physical Fitness Facility (including physical rehab facility)
- Medical/Dental Office and Lab
- Optical Shop
- Surgical Center (outpatient only)
- Wellness Center
- Bank/Credit Union
- Beauty and Barber services
- Veterinary Service (small animals only)
- Book Store
- Clothing store
- Flower Shop
- Gift Shop
- Liquor Store Off-premise Consumption (beer & wine only)
- Office Supply Store

Setback Requirements:

Along US 277:	40 feet
Along Other Streets:	30 feet
Adjacent to RS zoning:	40 feet
Interior Sides:	10 feet
Rear:	15 feet

Maximum Height: 3 stories

Driveways:

- Driveways shall be separated from adjacent driveways by a minimum of 50 feet for driveways on different parcels and 100 feet for driveways on the same parcel.
- Driveways shall be located from interior side and rear property lines by a minimum of 25 feet, except for shared driveways.
- Driveways shall be separated from adjacent street intersections as follows:
  1. For driveways onto US 277:
     a. 100 feet from intersecting streets classified as collectors
     b. 50 feet from other intersecting streets
  2. For driveways onto collector streets:
     a. 100 feet from US 277
     b. 50 feet from other intersecting streets
- A maximum of six driveways shall be allowed to access US 277.
- Driveways shall meet all other design standards of the City of Abilene and the Texas Department of Transportation

Free-standing Signs:

- One per lot (as an individual sign or part of a group sign)
- Multiple businesses on the same lot must share a group sign
- Minimum setback from all lot lines: 10 feet
- Maximum height: 30 feet
- Maximum area: 150 square feet, unless shared by more than one business, in which case the sign may be up to 300 square feet

Wall Signs:

May not cover more than 20% of the wall on which the sign(s) are located.

Prohibited Signs: Off-site Advertising and Portable Signs

Opaque screening shall be required along all residential and AO zoning districts. The required screening shall be constructed of wood, masonry, live plant material or a combination thereof. The screening must be a minimum of six feet in height.

Landscaping:

- A minimum 20' landscape strip shall be required along all property lines adjacent to residential zoning
- A minimum 10' landscaped strip shall be required along all street right-of-way. Sidewalks and driveways shall be permitted to pass through this buffer.
- Parking lots of greater than 20 spaces shall have landscaped islands at locations agreeable to the City of Abilene.
- Additional landscaping shall be provided in a manner to be agreed upon between the City of Abilene and the developer through the Site Plan Review process or its successor entity. If agreement can not be reached, the developer may apply for a formal PDD amendment.

TRACT 2: The remainder of the PDD.

Permitted Uses:

Offices (including medical)
Medical/Dental Office and Lab
Optical Shop
Surgical Center (outpatient only)
Pharmacy
Health/Physical Fitness Facility (including physical rehab facility)
Wellness Center
Nursing Home
Assisted Living

Setback Requirements:

Along Streets:	30 feet
Adjacent to RS zoning:	30 feet
Interior Sides:	10 feet
Rear:	15 feet

Maximum Height: 2 stories

Driveways:

- Driveways shall be separated from adjacent driveways by a minimum of 50 feet for driveways on different parcels and 100 feet for driveways on the same parcel.
- Driveways shall be located from interior side and rear property lines by a minimum of 25 feet, except for shared driveways.
- Driveways shall be separated from adjacent street intersections as follows:
  1. For driveways onto collector streets:
     a. 100 feet from intersecting streets classified as collectors
     b. 50 feet from other intersecting streets
  2. For driveways onto other streets:
     a. 100 feet from collector streets
     b. 50 feet from other intersecting streets
- Driveways shall meet all other design standards of the City of Abilene
- The alley along the north boundary shall not be used for access.

Free-standing Signs:

- One per lot (as an individual sign or part of a group sign)
- Multiple businesses on the same lot must share a group sign
- Must be a monument-type sign
- Minimum setback from all lot lines: 10 feet
- Maximum height: 10 feet
- Maximum area: 80 square feet, unless shared by more than one business, in which case the sign may be up to 175 square feet

Wall Signs:

May not cover more than 20% of the wall on which the sign(s) are located.

Prohibited Signs: Pole signs, Off-site Advertising and Portable Signs

Opaque screening shall be required along all residential and AO zoning districts. The required screening shall be constructed of wood, masonry, live plant material or a combination thereof. The screening must be a minimum of six feet in height.

Landscaping:

- A minimum 20' landscape strip shall be required along all property lines adjacent to residential zoning
- A minimum 10' landscaped strip shall be required along all street right-of-way. Sidewalks and driveways shall be permitted to pass through this buffer.
- Parking lots of greater than 20 spaces shall have landscaped islands at locations agreeable to the City of Abilene.
- Additional landscaping shall be provided in a manner to be agreed upon between the City of Abilene and the developer through the Site Plan Review process or its successor entity. If agreement can not be reached, the developer may apply for a formal PDD amendment.

In Tracts 1 and 2 internal streets shall be provided in compliance with the City of Abilene Thoroughfare Plan.

DEVELOPMENT SCHEDULE:
If a Building Permit has not been obtained within 24 months of the date of this ordinance, the Planning Director shall initiate rezoning of the entire property to AO, Agricultural Open-space.

-END-

ORDINANCE NO. 20-2003

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE; AND ORDINANCE NO. 30-2002 CONCERNING THE PDD #76 PLANNED DEVELOPMENT DISTRICT; DECLARING A PENALTY AND CALLING A PUBLIC HEARING; AND AN EFFECTIVE DATE.

1232

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

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance of the City of Abilene, is hereby amended by changing Ordinance No. 30-2002, 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.

PASSED ON FIRST READING this 22 day of May A.D. 2003.

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 4 day of May, 2003, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 12 day of June, 2003, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 12 day of June, A.D. 2003.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. 20-2003

EXHIBIT "A"

1st Amendment to Ordinance No. 30-2002

AMEND: PART 5: Legal Description.

ADD: to Tract II

The west 45.4 acres of 85.4 acres lying West of U.S. Hwy 277 out of the South 140 acres of the East 300 acres of the J.H. Beck Survey No. 42, Taylor County, Texas, and being more particularly described as follows:

Beginning at an iron pin in the West R/W line of U.S. Hwy 277 at the Northeast corner of a 1.5 acre tract, whence the Southeast corner of said Survey bears S 37°44'W 313' and East 2669.6';

Thence West 263.3' to an iron pin, the Northwest corner of said 1.5 acre tract;

Thence S 37°44'W 313.0' to an old iron pin, the Southwest corner of said 1.5 acre tract in the South line of said Beck Survey;

Thence West, along the South line of said Beck Survey, at 2295.7' pass an iron pin set in the East fence line of a public road, and continue on for a total distance of 2315.7';

Thence N0°06'W 1240' along the North line of the South 140 acres of said Beck Survey;

Thence N89°56'E, at 20' pass an iron pin in the East fence line of said public road, and continue on along the old fence line for a total distance of 3537.3' to the West R/W line of U.S. Hwy 277;

Thence S37°44'W 1249.4' to the place of beginning and containing 85.4 acres more or less.

Location:

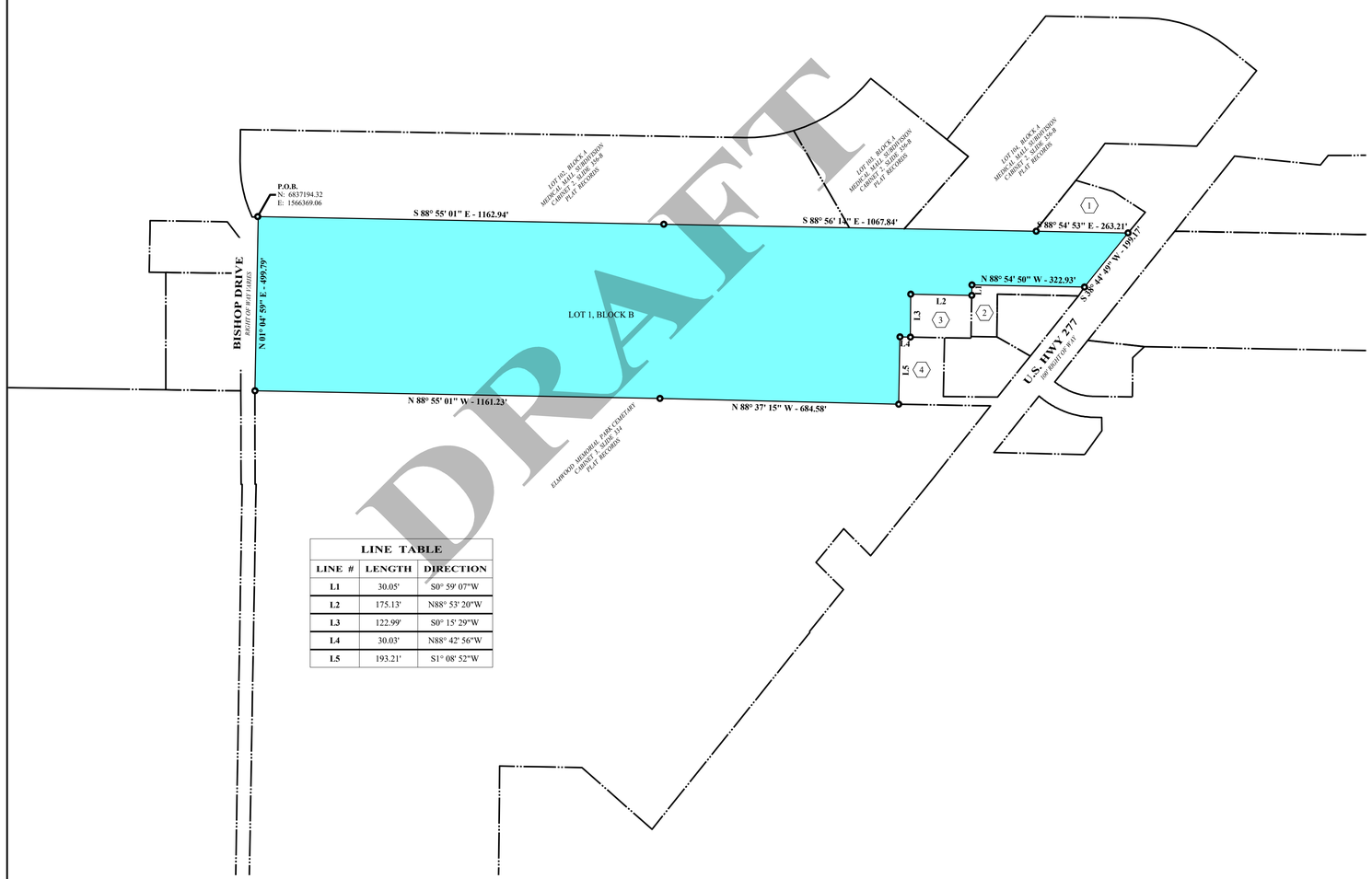
5426 Hwy 277 South

-END-

PROPERTY INDICATED BY (#).

1. DOCUMENT NO. 2021-09425, OFFICIAL PUBLIC RECORDS
2. LOT 1, BLOCK A, PATTI HOLLINGSWORTH ADDITION, CABINET 4, SLIDE 577, PLAT RECORDS
3. DOCUMENT NO. 2024-02884, OFFICIAL PUBLIC RECORDS
4. DOCUMENT NO. 2017-07627, OFFICIAL PUBLIC RECORDS

100 0 200
SCALE IN FEET



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.05'	S0° 59' 07"W
L2	175.13'	N88° 53' 20"W
L3	122.99'	S0° 15' 29"W
L4	30.03'	N88° 42' 56"W
L5	193.21'	S1° 08' 52"W

PRELIMINARY FIELD NOTES

BEGINNING AT A POINT;

THENCE SOUTH 88 DEGREES 55 MINUTES 01 SECONDS EAST A DISTANCE OF 1164.55 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 56 MINUTES 14 SECONDS EAST A DISTANCE OF 1067.84 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 54 MINUTES 53 SECONDS EAST A DISTANCE OF 263.21 FEET TO A POINT;

THENCE SOUTH 38 DEGREES 44 MINUTES 49 SECONDS WEST A DISTANCE OF 199.17 FEET TO A POINT;

THENCE NORTH 88 DEGREES 54 MINUTES 50 SECONDS WEST A DISTANCE OF 322.93 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 59 MINUTES 07 SECONDS WEST A DISTANCE OF 30.05 FEET TO A POINT;

THENCE NORTH 88 DEGREES 53 MINUTES 20 SECONDS WEST A DISTANCE OF 175.13 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 15 MINUTES 29 SECONDS WEST A DISTANCE OF 122.99 FEET TO A POINT;

THENCE NORTH 88 DEGREES 42 MINUTES 56 SECONDS WEST A DISTANCE OF 30.03 FEET TO A POINT;

THENCE SOUTH 01 DEGREES 08 MINUTES 52 SECONDS WEST A DISTANCE OF 193.21 FEET TO A POINT;

THENCE NORTH 88 DEGREES 37 MINUTES 15 SECONDS WEST A DISTANCE OF 684.58 FEET TO A POINT;

THENCE NORTH 88 DEGREES 55 MINUTES 01 SECONDS WEST A DISTANCE OF 1161.23 FEET TO A POINT;

THENCE NORTH 01 DEGREES 04 MINUTES 59 SECONDS EAST A DISTANCE OF 499.80 FEET TO THE POINT OF BEGINNING.

THIS PROPERTY HAS NOT BEEN SURVEYED ON THE GROUND.

NOTES

1. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485450, MAP NUMBER 48441C0216F MAP REVISED JANUARY 6, 2012; THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.
2. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
3. UPON COMPLETION OF THE CONSTRUCTION OF THE SUBDIVISION STREETS, ALLEYS, AND BURIED UTILITIES THE FINAL SUBDIVISION MONUMENTATION WILL BE SET AS FOLLOWS: 1/2" IRON RODS WITH PLASTIC CAPS, STAMPED "H&T", WILL BE SET AT ALL OF THE LOT CORNERS.
4. THIS ADDITION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.

LEGEND

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

OWNER:

X
X
X
X

LOT 1, BLOCK B
MEDICAL MALL SUBDIVISION
ABILENE, TAYLOR COUNTY, TEXAS

XX-XXXX

PLANNING COMMISSION

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

DATE CHAIRMAN

ATTEST SECRETARY

DATE PLANNING DIRECTOR

PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR.
CITY OF ABILENE, TEXAS

DATE FILE NUMBER

PLANNING DIRECTOR

FEES

DIRECTOR OF PUBLIC WORKS

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

DATE DIRECTOR OF PUBLIC WORKS

COUNTY CLERK

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

DATE FILE NUMBER

COUNTY CLERK COUNTY, TEXAS

DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

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

LOT 1, BLOCK B
MEDICAL MALL SUBDIVISION
ABILENE, TAYLOR COUNTY, TEXAS

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

"FIELD NOTES HERON"

OWNER'S CERTIFICATE AND DEDICATION

EXECUTED THIS _____ DAY OF _____ 20_____

X
PRINTED NAME SIGNATURE

ACKNOWLEDGMENT

THE STATE OF TEXAS:
COUNTY OF X

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

KNOWN TO ME TO BE THE PERSON _____ WHOSE NAME _____ SUBSCRIBED TO THE FOREGOING INSTRUMENT AND

ACKNOWLEDGED TO ME THAT _____ EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____

DAY OF _____ A D 20_____

NOTARY PUBLIC

GENERAL NOTES

SHEET 1 OF 1 ACREAGE 23.56

SCALE 1" = 200' SMALLEST LOT X SQ FT LARGEST LOT 1,026,115 SQ FT

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION:

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

PLAT DESCRIPTION:

LOT 1, BLOCK B
MEDICAL MALL SUBDIVISION
ABILENE, TAYLOR COUNTY, TEXAS

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

SIGNATURE

07/01/2024 DREW MALCOLM BLESSING
DATE REGISTERED PROFESSIONAL LAND SURVEYOR

Enprotec | Hibbs & Todd
402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-ht.com
PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900
Celebrating 35 years

June 7, 2024

Application for Rezoning and Zoning Map Amendment

Location(s):
5301 Health Center Drive, Medical Plaza Subdivision, Block A, Lot 102, Acres 9.586, Property ID 970048
2802 Health Center Drive, Medical Plaza Subdivision, Block B, Lot 1, Acres 16.531, Property ID 970051
5602 Health Way Drive, Medical Plaza Subdivision, Block C, Lots 201-203, Acres 12.967, Property IDs 970052, 108862, 108863
2849 Bishop Road, Survey 43 William Bishop, Acres 2.36, Property ID 41994
2801 Bishop Road, Survey 43 William Bishop, Acres 11.16, Property ID 41869
Hwy 277, Survey 43 William Bishop, Acres 10.199, Property ID 41856

Application Summary

This is a request to rezone the above named properties and amend the Zoning Map of +/- 30.08 acres of Planned Development District 76 and +/- 23.72 of Survey 43 William Bishop. The properties are bounded by Bishop Road to the west and HWY 277 to the east, the Crown Place Addition, to the north, and +/- 46.95 acres of Agricultural Open Space (AO) to the south (Exhibit 1).

The current zoning map designations for the request are Medium Density (MD) and Agricultural Open Space (AO) to the west, Mobile Home (MH) to the north, PDD 76 Medical Uses (MU) to the east and Agricultural Open Space (AO) to the south (Exhibit 2). The proposed Planned Development (PDD) amendment aims to convert the proposed medical uses to a mixture of different housing types. The current Future Land Use Map designates this area as low-density residential; however, the mixed uses, such as duplexes, patio homes and townhomes, can increase housing supply, use land efficiently, reduce urban sprawl, enhance economic development, improve access to amenities and services, and provide modern and adaptable living spaces.

The subject parcels are currently vacant. They were rezoned to the current planned development in 2002 and have not been developed further than the addition of the medical buildings on separate parcels of the same planned development. The proposed amendment would allow for the eventual residential development. The property owners seek the amendment to develop the future for this site, specifically the development of a mixture of housing types as infrastructure and topography will allow 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 parcels supports the principle of infill development[1]. These parcels have remained vacant since annexation and through two rezone/PDD amendments, representing underutilized land bounded by established and long-term uses.

[1] Connect Abilene Comprehensive Plan 2040 p. 20, 58

The City's new Rebuild Abl 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

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 development[2]. The transition from medical uses to a mixture of housing types 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 housing[3]. This approach addresses the growing demand for diverse housing options while

[2] Connect Abilene Comprehensive Plan 2040 p. 14, 24, 27, 60, 70
[3] Future Land Use Map, Abilene Comprehensive Plan 2040 p.47 Map 3.2

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 conversion from medical uses to a mixture of housing units is consistent with the evolving needs and demographics of the surrounding community. This adjustment accommodates varying household sizes and preferences, while still maintaining the overall character and integrity of the neighborhood.

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 development was constructed in the early 2000's and currently has water and sewer service to the north and south and through the properties. 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, 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, patio home and townhome 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.

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:

   - Create a base zoning of a mixture of housing types as allowed by development standards with all rights associated.
     - Housing Types:
       - Medium Density
       - Patio Homes

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 development[4]. The conversion from medical uses in this planned development to a mixture of housing 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 housing[5].

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 annexation and through two zoning amendments.

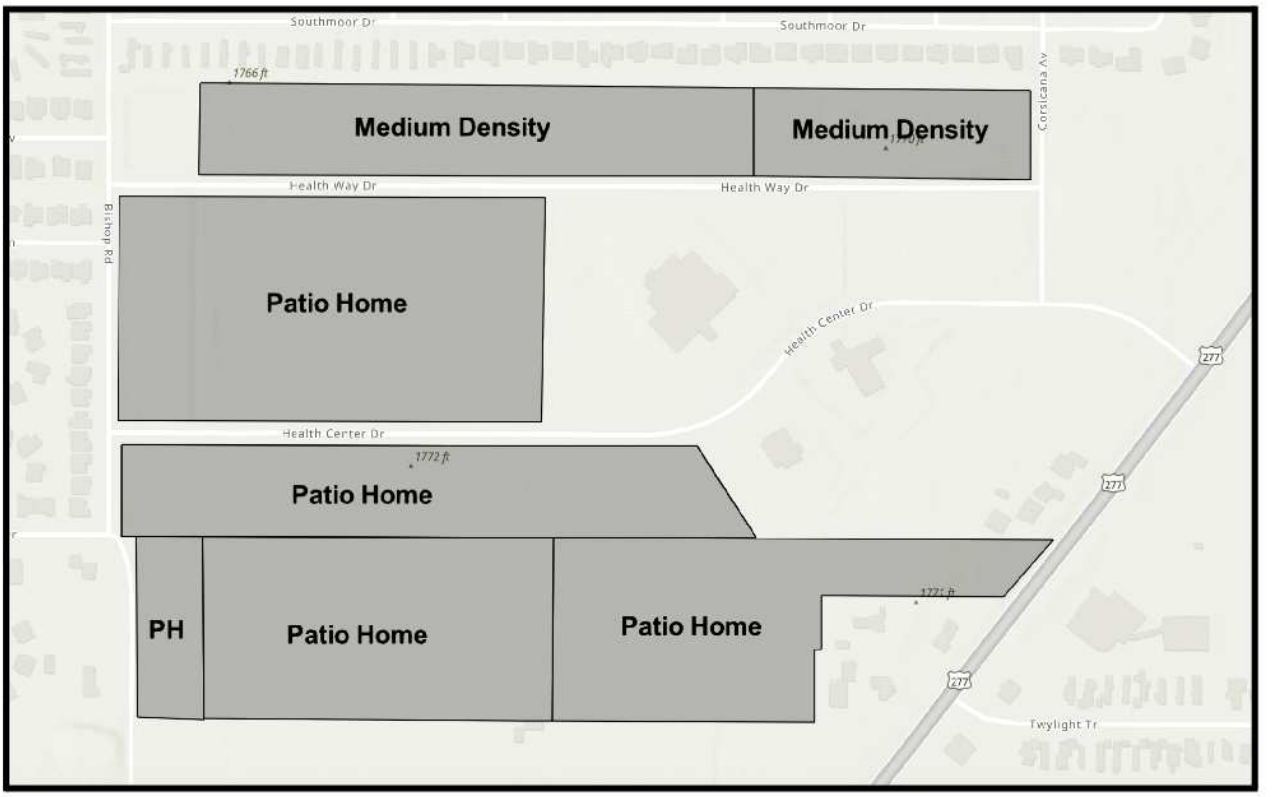
   A. *Change in Density Requirements*: The proposed modification seeks to adjust the density requirements of the base zoning district to reflect the housing designation outlined in the future land use map. This modification is necessary to

[4] Connect Abilene Comprehensive Plan 2040 p. 14, 24, 27, 60, 70
[5] Future Land Use Map, Abilene Comprehensive Plan 2040 p.47 Map 3.2

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.

Exhibit 3



Planned Development (PD) District Section 2.3.4.5

Applicability:

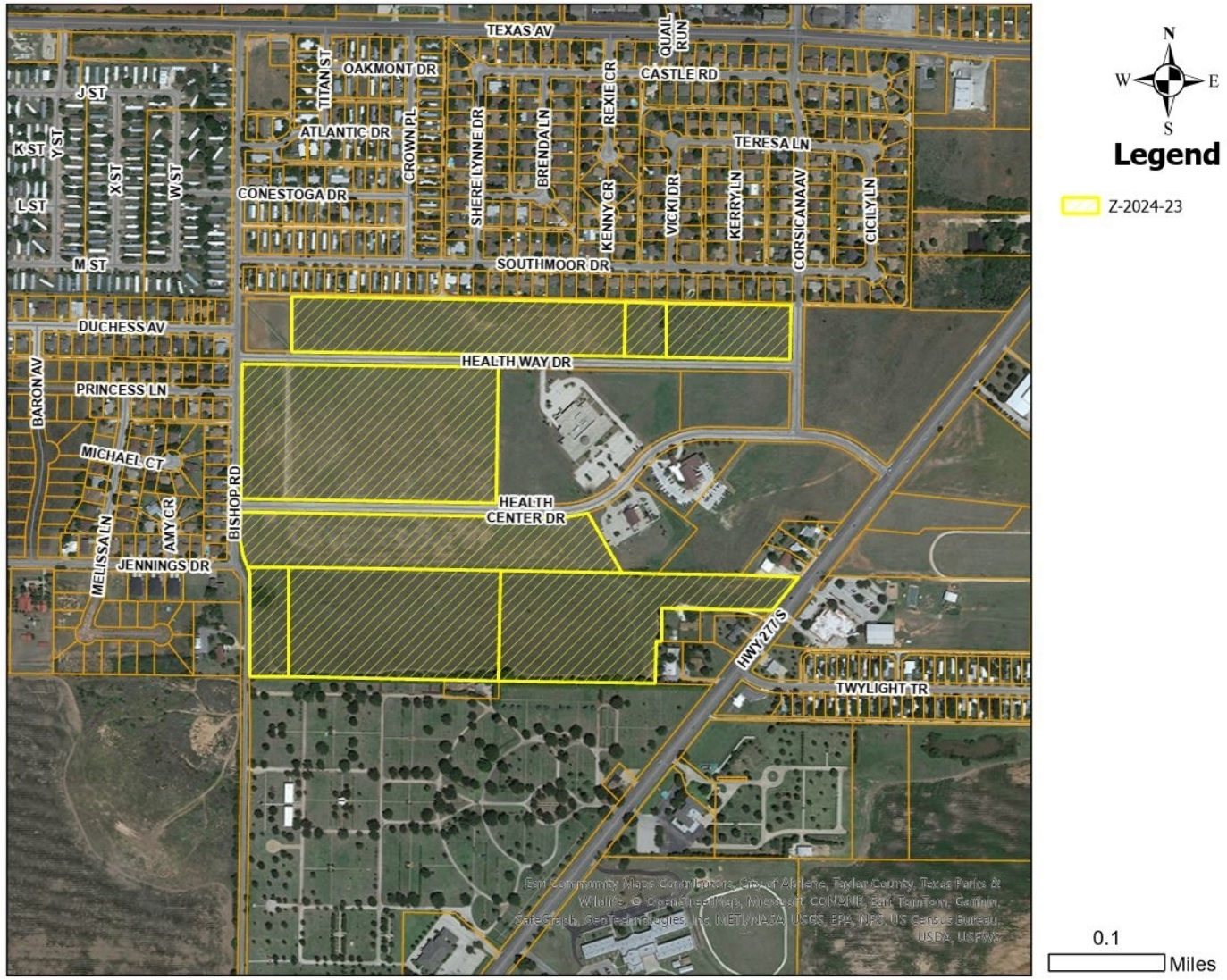
1. The land is located in close proximity to established residential neighborhoods where conventional zoning classifications may not adequately address neighborhood concerns regarding the quality or compatibility of the adjacent development, and where it may be desirable to the neighborhood, the developer 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**

REZONE REQUEST

Case:	Z-2024-23
Agent:	Civetta Solutions
Request:	Amend the term of PD-76 to allow Patio Homes and Medium Density Residential
Location:	Health Way Drive, Health Center Drive, and Bishop Road.
Notification:	1 in Favor, 2 Opposed
Planning & Zoning:	August 6, 2024
Council Hearing:	August 22, 2024
	September 12, 2024

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



N
W E
S

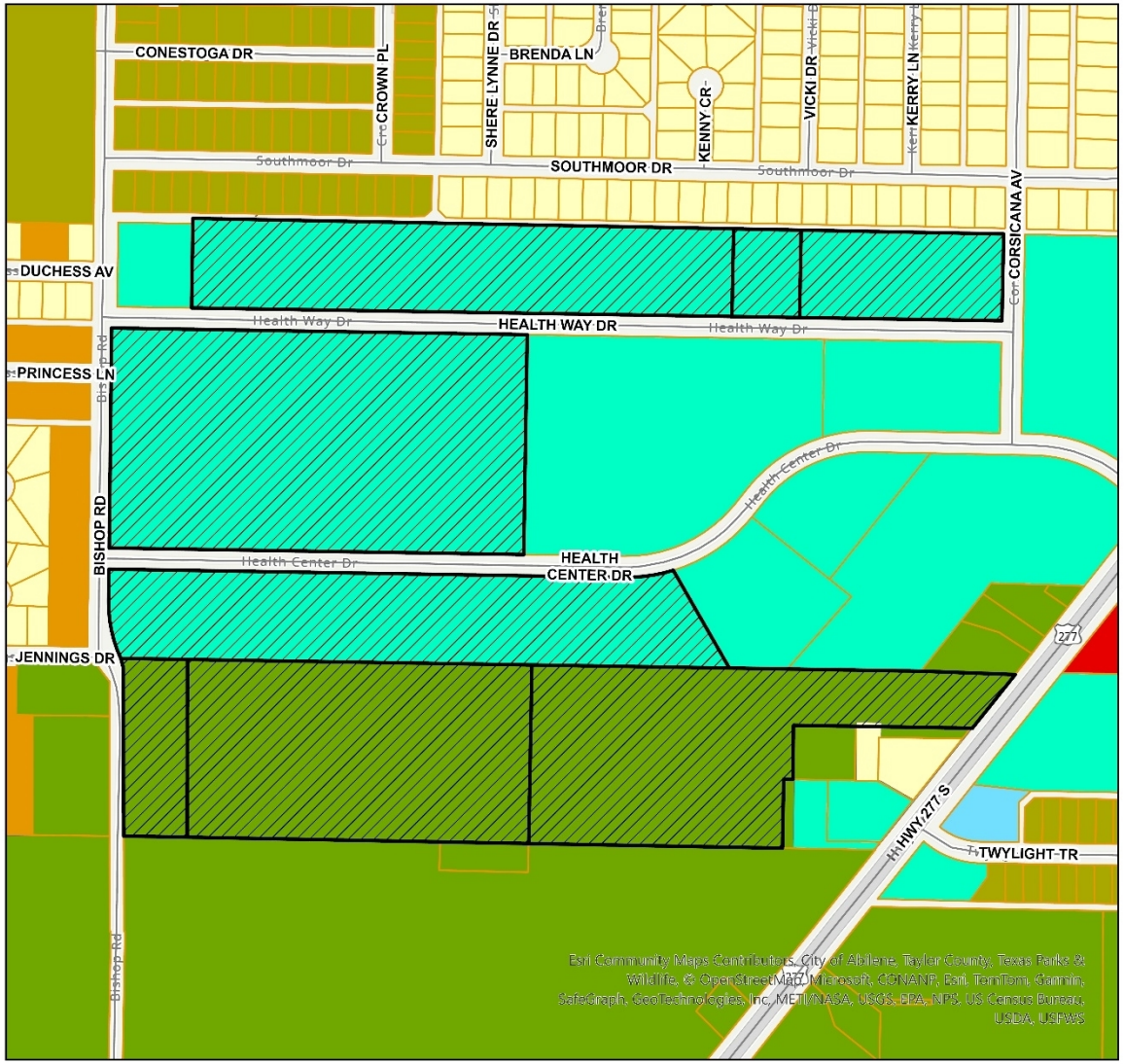
Legend

Z-2024-23

0.1 Miles

CITY OF ABILENE TEXAS

ZONING MAP



N
W E
S

Legend

Z-2024-23

Zoning District

PD (Planned Development)

- PD (Planned Development)

GC (General Commercial)

- GC (General Commercial)

O (Office)

- O (Office)

MH (Manufacture/Mobile Home)

- MH (Manufacture/ Mobile Home)

MD (Residential - Medium Density)

- MD (Residential - Medium Density)

RS (Residential - Single Family)

- RS (Residential - Single Family)

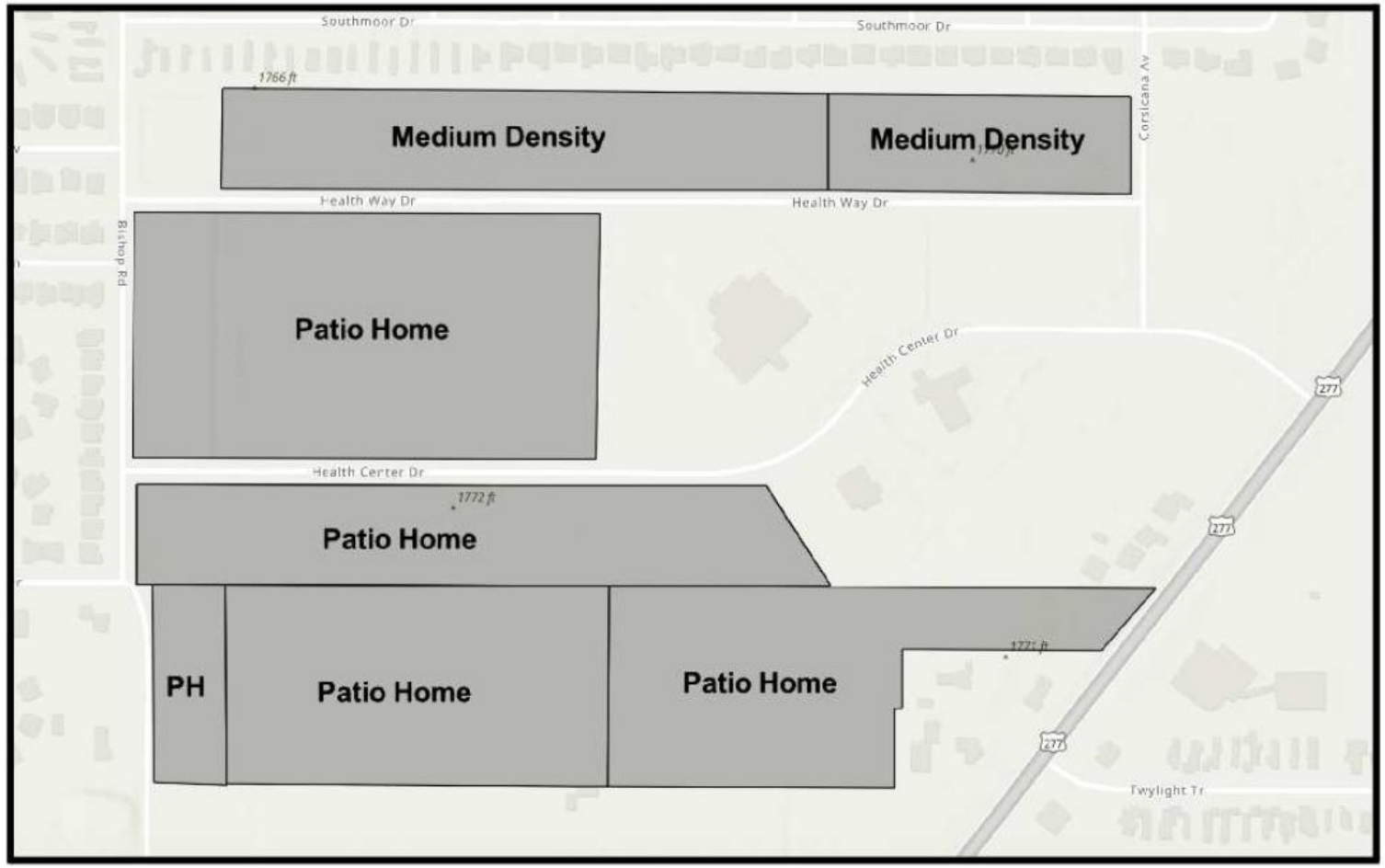
AO (Agricultural Open)

- AO (Agricultural Open)

0.07 Miles

CITY OF ABILENE TEXAS

CONCEPT PLAN

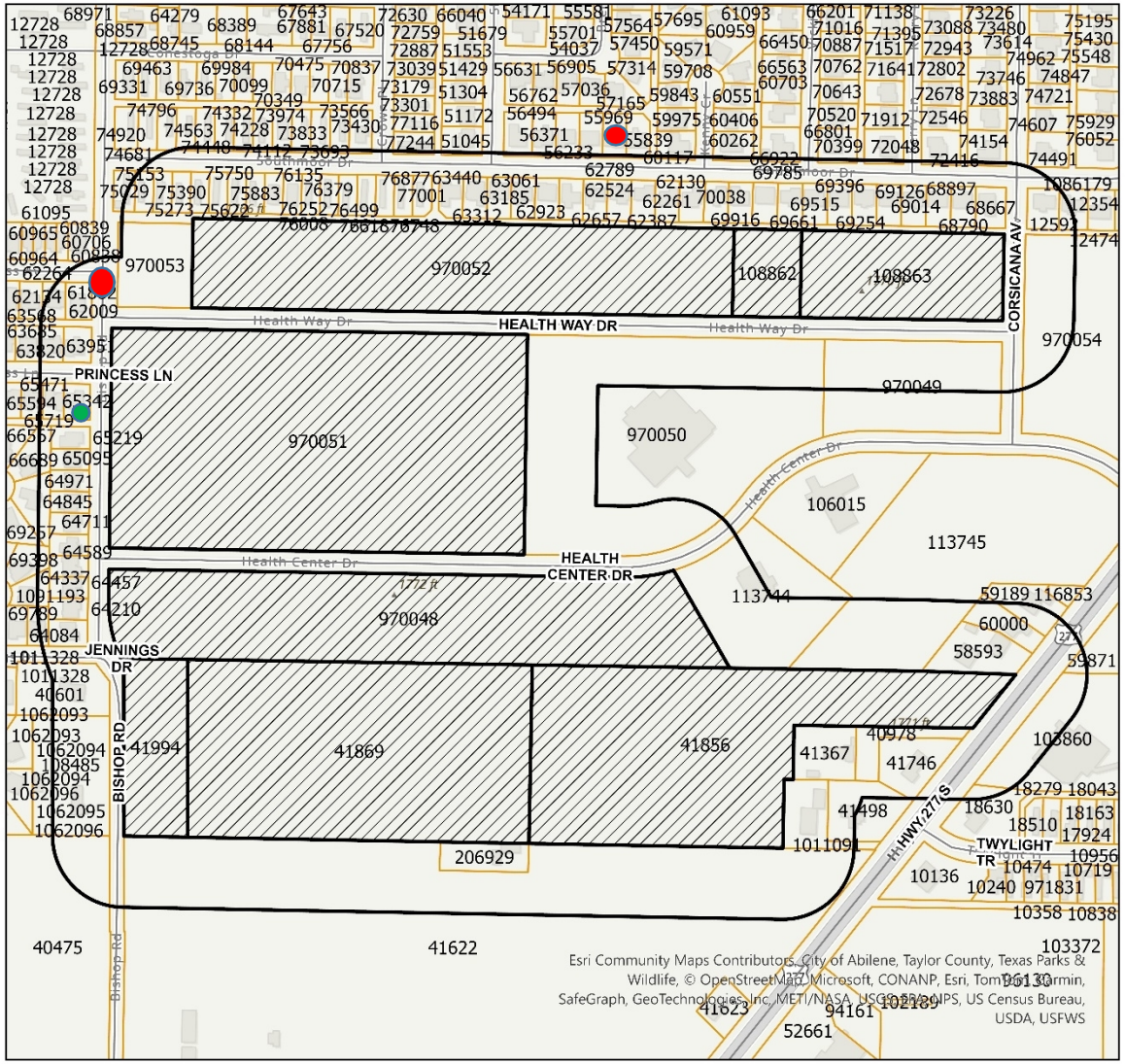


CITY OF ABILENE TEXAS

VIEWS OF PROPERTIES

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



N
W E
S

Legend

- Z-2024-23
- Notification Area

0.07 Miles

1 - In Favor-

2 - Opposed-

0.02% Opposition

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

ZONING CASE Z-2024-23
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: August 6, 2024
City Council 1st Reading: August 22, 2024
City Council 2nd Reading: September 12, 2024

Applicant
Agent: Civetta Solutions

Case Manager
Adam Holland – Planner

Request
Add 23.72 acres to PD-76 and amend the terms of PD-76 to allow the uses permitted in the Patio Home (PH) and Medium Density Residential (MD) districts to designated areas within PD-61.

Location
Located at Health Way Drive and Health Center Drive east of Bishop Road and west of Highway 277 South.

Background
The applicant proposes to amend the PD-76 to allow residential uses. Specifically, the applicant proposes to apply the MD district standards to that portion of the PD north of Health Way Drive and Patio Home (PH) district standards for remainder of the subject property. Additionally, the applicant proposes to add approximately 23.72 acres to the PD for PH development.

PD-76 was set out to be a medical center when it was created. Subsequently, some medical uses did locate to the PD, but the majority of the PD never developed. The applicant proposes to modify PD-76 to allow residential uses in the areas designated in an amended concept plan.

Zoning, Existing and Proposed Land Use
Properties north of the subject site are zoned Mobile/Manufactured Home and RS-6. The proposed MD uses of PD-76 would adjoin the lots to the north. Properties west of the subject property and across Bishop Road are zoned MD and are used as single-family residences. Patio Home single-family residential development would adjoin these existing residences.

Property south of the acreage proposed to be added to PD-76 is zoned AO and is currently used as a cemetery. Properties east of the subject property along Highway 277 South are used as single-family residential and as automotive engine modification and repair.

Within the PD-76, some development has occurred in the form of several medical uses. The majority of PD-76 is undeveloped, as is the acreage proposed to be added to PD-76.

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. Property to the north is zoned RS-6 and MH. MD uses would act as a good transition between these districts and the existing medical uses in PD-76. The proposed PH base zoning would provide a use transition between the existing medical uses and the single-family residences to the west.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
The subject property has access to water. Sewer service will require an extension at the cost of the developer.

(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

OWNER	SITUS	PROP_ID	RESPONSE
ABILENE HOSANNA KOREAN CHURCH	6002 DUCHESS AV	60706	
ANDERSON TRENT	5409 SOUTHMOOR DR	68790	
BOUTWELL MICHAEL LYNN &	5542 HWY 277 S	41367	
BOYD MARTIN W & CYNTHIA	5417 SOUTHMOOR DR	68897	
BRANDT WAYNE E	5442 HWY 277 S	59189	
BROOKS MINA JANET	5458 HWY 277 S	58593	
BROWDER EDDIE		1011091	
BRUNO EDWIN J	6017 PRINCESS LN	65594	
BUSH KENNETH F	5702 SOUTHMOOR DR	56233	
C & W LAND LLC	5865 SOUTHMOOR DR	75502	
CALDWELL WILLIAM E &	6001 PRINCESS LN	65342	F
CAMACHO SAMMY & ELISA	5525 SOUTHMOOR DR	69661	
CARRANZA ANDRES	6009 PRINCESS LN	65471	
CARTER ERIKA	5717 SOUTHMOOR DR	63061	
CHIEM HONG N & HUNG D TRAN	2702 BISHOP RD	64589	

COOK CECELIA M	6001 DUCHESS AV	61882	O
COOKSEY VANCE	5609 SOUTHMOOR DR	62261	
CREIGHTON DAVID W	5517 SOUTHMOOR DR	69515	
CRUDDAS WESLEY & BRIELLE	6009 DUCHESS AV	62009	
CULPEPPER CATRIONA M	6010 JENNINGS DR	69789	
DADDYMAC & CICI PROPERTY LLC	5533 HWY 277 S	18630	
DEAL RICHARD D	5618 SOUTHMOOR DR	55839	
DESIDERIO JUSTIN T	5549 SOUTHMOOR DR	70038	
DONALD ROBERT B	5433 SOUTHMOOR DR	69126	
FAITH DELIVERANCE COMMUNITY		59871	
FERNANDEZ DUANE R	2634 BISHOP RD	64845	
FINCH DIANE R	5625 SOUTHMOOR DR	62524	
FREED BRANDON ALAN	5617 SOUTHMOOR DR	62387	
GARCIA BREANNA	5701 SOUTHMOOR DR	62789	
GIEHL DENNIS S & SANDRA I	6017 DUCHESS AV	62134	
GJERSTAD MATTHEW VERNON JR	5526 HWY 277 S	41746	
HAWKINS ROBERT R III	5501 SOUTHMOOR DR	69254	
HEADSTREAM DEBORAH SHAFER	2381 CROWN PL	77244	
INTERRA SKY WEST TEXAS HOSP LLC	5602 HEALTH CENTER DR	970050	
JONG TERENCE T	2618 BISHOP RD	65095	
KEATING BLAKE E & STEPHANIE L	2610 BISHOP RD	65219	
KILTON JAMES R & NO H	2350 KERRY LN	72048	
KIMSEY WILLIAM R	5741 SOUTHMOOR DR	63440	
KING ROBERT DANIEL JR	5533 SOUTHMOOR DR	69785	
KOTAL JOSEPH ALBERT III	5509 SOUTHMOOR DR	69396	
KUTH SAMUEL	2710 BISHOP RD	64457	
LADNER BELINDA E	2350 VICKI DR	66922	
LAND BRUCE G	5626 SOUTHMOOR DR	55969	O
LEGACY FUNERAL HOLDINGS LLC	5726 HWY 277 S	41622	
MARSHALL KYONG JOHNSON	6010 PRINCESS LN	63820	
MARTINEZ JUAN L	2626 BISHOP RD	64971	
MC GILL CHARLES	2718 BISHOP RD	64337	
MCRAE BLAINE C & AMANDA	5709 SOUTHMOOR DR	62923	
MLADAN TONI LEANN	2726 BISHOP RD	64210	
MOORE TONY DELANO	6009 MICHAEL CT	66926	
MOUDJIGA OLIVIER	2350 CORSICANA AV	74154	
NANEZ RAFAE JR & CONSEULO	5632 SOUTHMOOR DR	56102	
NAVARRO TIMOTHY	2366 SHERE LYNNE DR	51045	
NEWEBERRY AUSTIN M & KYLEE	2734 BISHOP RD	64084	
NORTON ROSS WAYNE &	5401 SOUTHMOOR DR	68667	
NTIHEBUZA GILBERT &	5541 SOUTHMOOR DR	69916	
PARRISH MARK & NELLIE	2349 KERRY LN	72416	
PEREZ BENITO ESCOBEDO	5725 SOUTHMOOR DR	63185	
PLP MEDICAL REALTY PARTNERS LLC	5601 HEALTH CENTER DR	113744	

PRACHYL ALLEN & MARCELLA	2642 BISHOP RD	64711	
QUINONEZ ROBERT ELENO &	5601 SOUTHMOOR DR	62130	
RAINWATER HOUSING LLC	5317 SOUTHMOOR DR	12474	
REVOIR THOMAS LELAND ETUX & EDITH LYNN	6002 MICHAEL CT	66689	
ROBERTSON MICHAEL B & TIFFANY D	5718 SOUTHMOOR DR	56494	
ROCHA ROBERT G	2850 BISHOP RD	108485	
RUSH EDWIN L & ELIZABETH A	2802 BISHOP RD	40601	
SHEPHERD ASSET MANAGEMENT LLC	6002 AMY CR	69519	
SIMMONS VIVIAN MICHELE	6002 PRINCESS LN	63951	
STARK JAMES K & BRENDA G	5631 SOUTHMOOR DR	62657	
STEPHENS EDDIE J & SUSAN	2349 VICKI DR	70399	
THOMAS JESSE & CHIEKO	2365 KENNY CR	60262	
THOMPSON LAWRENCE S & DANIELA	6010 AMY CR	69398	
VILLARREAL JAIME	5897 SOUTHMOOR DR	75029	
WADDINGTON RUSSELL I & TERESA E	6001 MICHAEL CT	66805	
WASHINGTON TRACY LEONARD JR	5425 SOUTHMOOR DR	69014	
WEST JARROD	5550 HWY 277 S	41498	
WHITNEY ENTERPRISE LLC	5534 HEALTH WAY DR	108862	
WILLIAMS NIESHA L	5710 SOUTHMOOR DR	56371	
WINZERLING ALAN W &	5733 SOUTHMOOR DR	63312	
HOLLINGSWORTH PATTIE	5534 HWY 277 S	40978	

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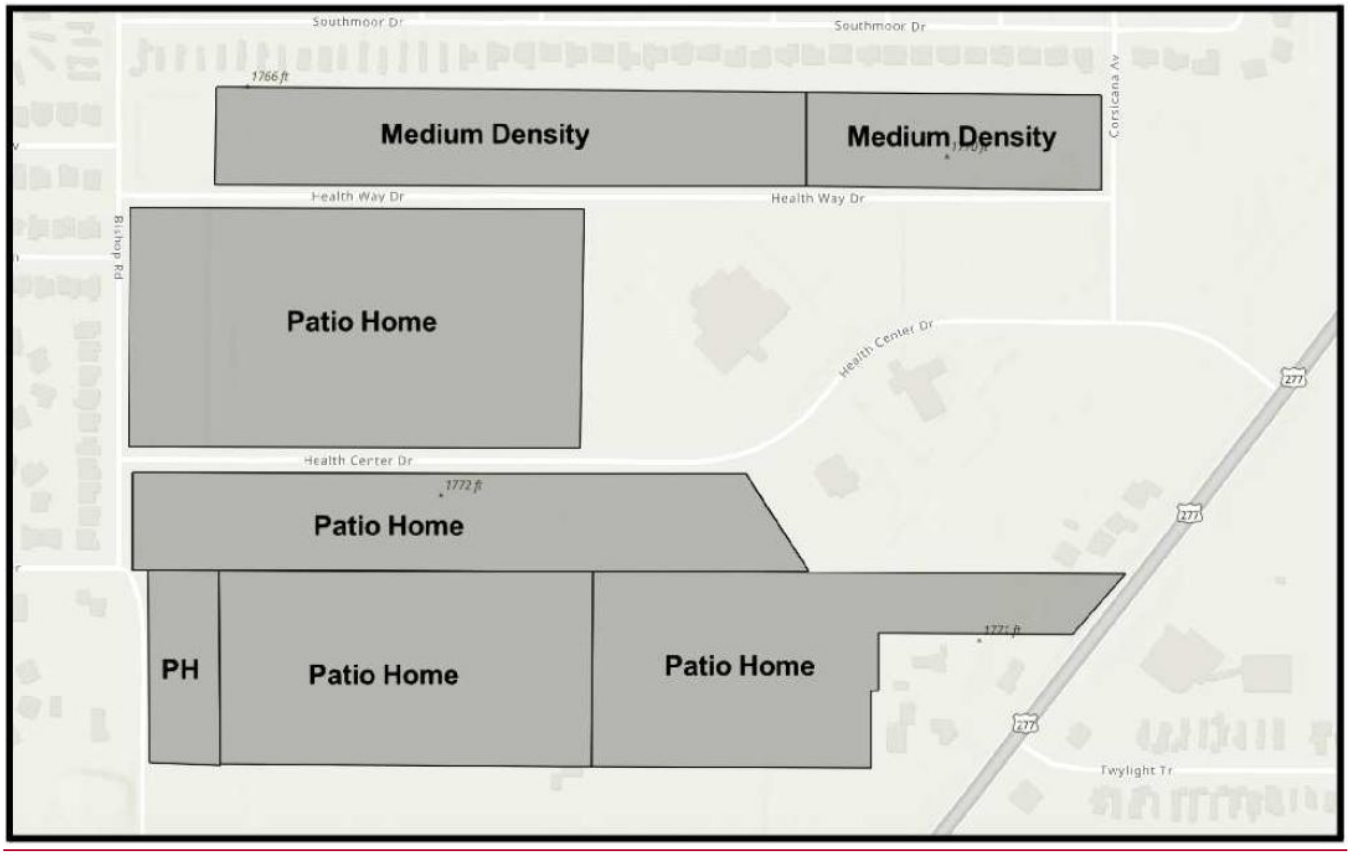
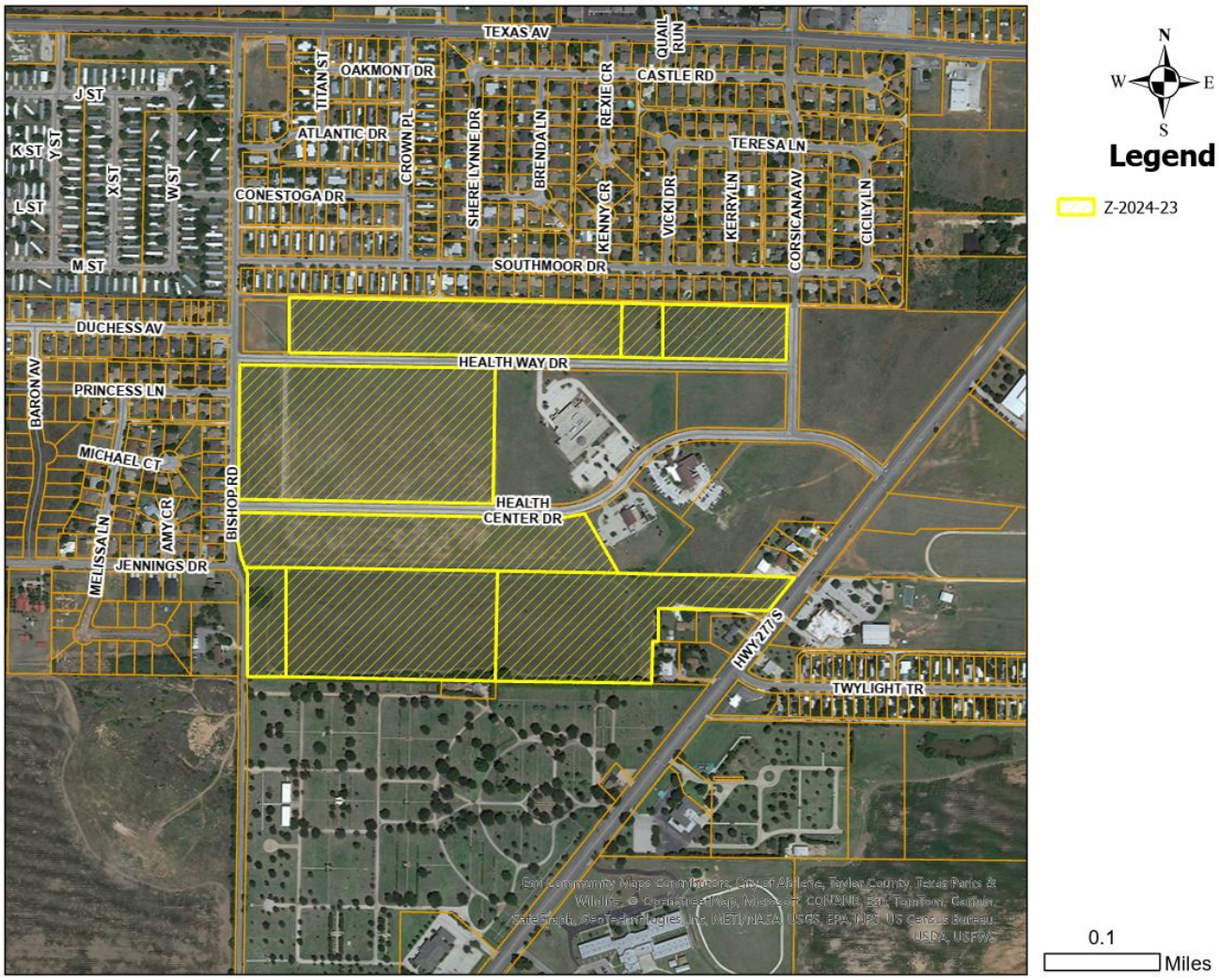
BROWDER EDDIE		1011091	

Proposed Concept Plan

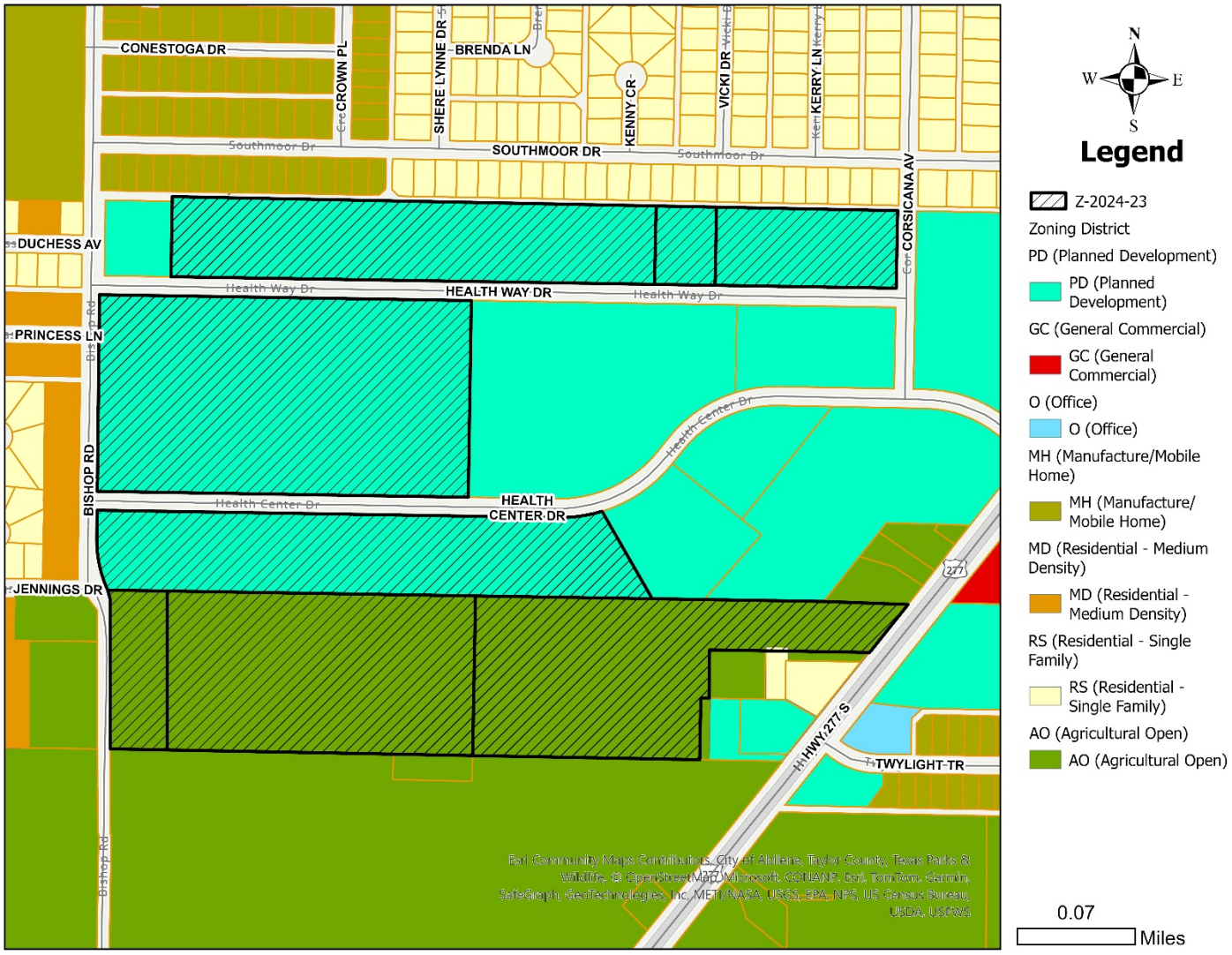


LOCATION MAP



Case # Z-2024-23
July 24, 2024

ZONING MAP


CONESTOGA DR
CROWN PL
SHERE LYNNE DR
BRENDA LN
KENNY CR
VICKI DR
KERRY LN
SOUTHMOOR DR
CORSICANA AV
DUCHESS AV
HEALTH WAY DR
PRINCESS LN
BISHOP RD
HEALTH CENTER DR
JENNINGS DR
HWY 277 S
TWYLIGHT TR
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N
W
E
S
Legend
Z-2024-23
Zoning District
PD (Planned Development)
PD (Planned Development)
GC (General Commercial)
GC (General Commercial)
O (Office)
O (Office)
MH (Manufacture/Mobile Home)
MH (Manufacture/ Mobile Home)
MD (Residential - Medium Density)
MD (Residential - Medium Density)
RS (Residential - Single Family)
RS (Residential - Single Family)
AO (Agricultural Open)
AO (Agricultural Open)
0.07
Miles