City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the City of Abilene Planning & Zoning Commission to be held on Tuesday, September 3, 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 August 6, 2024.

ZONING

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

2. **CUP-2024-07:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner To Apply A Conditional Use Permit To The Property At 8302 Military Dr, Abilene, TX 79601 To Allow A Concrete Batch Plant. Legal Description Being 99.27 Acres Out Of Survey 23, Block 2 Of Southern Pacific Railway Company In Taylor County, Texas. ***(Clarissa Ivey)***

3. **Z-2024-24:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 0.91 Acres From Mobile/Manufactured Home (MH) To Residential Multi-Family (MF). Located At 3141 Grape Street. Legal Description Being The Lot 209, Block 25, North Park Addition, Abilene, Taylor County, Texas. ***(Adam Holland)***

4. **Z-2024-25:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 0.47 Acres From Office (O) To Neighborhood Retail (NR). Located At 317 North Willis Street. Legal Description Being The Oakwood Addition, Section 2, Block 17 And The South 160 Feet Of The North 597 Feet Of Lot 21, Abilene, Taylor County, Texas. ***(Adam Holland)***

EXECUTIVE SESSION

The Planning & Zoning Commission of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting 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 30th day of August, 2024, at 2:40 p.m.

_____

Shawna Atkinson, City Secretary

Planning and Zoning Commission
MINUTES

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

Commissioners Present:
Mr. Brad Benham, Chairman Pro Tem
Ms. Shawnté Fleming, Secretary
Mr. Kevin Halliburton, Sergeant-at-Arms
Mr. Zach Sitzes
Mr. Mitch Barnett

Commissioners Absent:
Mr. Clint Rosenbaum, Chairman
Ms. Kristen Dressen-Kyker

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

Others Present:
Rev. Andrew Penns
Mr. A.C. Jackson
Ms. Mary Jane Griffith
Ms. Rachel Rowland
Mr. Timothy Schmidt
Ms. Cheryl Sawyers
Ms. Elaine Coffman
Ms. Kay Griffith Hibbs
Ms. Anissa Rodriguez
Ms. Brook Johnson
Mr. Sean Rowland
Ms. Katie Chavez
Mr. Erik Johnson
Mr. William Brent Hibbs
Ms. Jenny Johnson
Mr. Lance Johnson
Mr. Blake Keating
Mr. J. Owens
Mr. B.J. Prichard

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

INVOCATION

Mr. Benham delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

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

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

AYES: Barnett, Halliburton, Fleming, Sitzes, Benham
NAYS: None

ZONING

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.

Ms. Mason Teegardin presented this request. 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.

Mr. Benham opened the public hearing. Seeing no one present and desiring to speak, the public hearing was closed.

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

RECOMMENDATION: The Landmarks Commission recommends approval.

DRAFT

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

AYES: Barnett, Halliburton, Fleming, Sitzes, Benham
NAYS: None

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.

Ms. Mason Teegardin presented this request. 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.

Mr. Benham opened the public hearing. Those who stepped forward to speak were:
Rev. Andrew Penns, Ms. Mary James, Mr. Jerome Abor

Property owners within a 200-foot radius were notified of this request. There was one (1) response received in favor with one (1) in opposition.

STAFF RECOMMENDATION: If the Commission determines that the request is appropriate, staff would recommend adding the following condition:

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

Mr. Sitzes moved to approve this request with the recommended condition. Ms. Fleming seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Halliburton, Fleming, Sitzes, Benham
NAYS: None

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.

DRAFT

Ms. Mason Teegardin presented this request. 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.

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

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

AYES: Barnett, Halliburton, Fleming, Sitzes, Benham
NAYS: None

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.

Ms. Clarissa Ivey presented this request. 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.

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

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

STAFF RECOMMENDATION: Approval

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

DRAFT

AYES: Barnett, Halliburton, Fleming, Sitzes, Benham
NAYS: None

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.

Mr. Adam Holland presented this request. 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).

Mr. Benham opened the public hearing. Those who stepped forward to speak were:
Ms. Kay Griffith Hibbs, Mr. Erik Johnson, Ms. Brook Johnson, Mr. William Hibbs

The Commission adjourned into executive session at 2:27 p.m. They reconvened at 2:38 p.m.

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

STAFF RECOMMENDATION: Approval

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

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

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.

Ms. Mason Teegardin presented this request. 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.

Mr. Benham opened the public hearing. Mr. B.J. Prichard stepped forward to answer any questions. Seeing no one else present and desiring to be heard, the public hearing was closed.

DRAFT

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

STAFF RECOMMENDATION: Approval

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

AYES: Barnett, Halliburton, Fleming, Sitzes
NAYS: None
RECUSED: Benham

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.

Ms. Clarissa Ivey presented this request. The 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.

Mr. Benham opened the public hearing. Mr. B.J. Prichard stepped forward to answer any questions. Seeing no one else present and desiring to be heard, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. Two (2) responses were received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval

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

AYES: Barnett, Halliburton, Fleming, Sitzes, Benham
NAYS: None

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.

DRAFT

Mr. Adam Holland presented this request. 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.

Mr. Benham opened the public hearing. Ms. Cheryl Sawyers stepped forward to further explain the request of the applicant. Mr. Blake Keating also spoke to this request. Seeing no one else present and desiring to be heard, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. There were two (2) responses received in favor with three (3) in opposition.

STAFF RECOMMENDATION: Approval

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

AYES: Barnett, Halliburton, Fleming, Sitzes, Benham
NAYS: None

ADJOURNMENT

There being no further discussion, Mr. Benham adjourned the meeting at 2:59 p.m.

APPROVED

_____

Mr. Brad Benham, Chairman Pro Tem

DRAFT

ZONING CASE CUP-2024-07
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: September 3, 2024
City Council 1st Read: September 26, 2024
City Council 2nd Read: October 3, 2024

Applicant
Owner: David Gray

Case Manager
Clarissa Ivey – Planner

Request
Apply a Conditional Use Permit to approximately 99.27 acres to allow a concrete batch plant.

Location
The subject property is located at 8302 Military Drive, legal description being 99.27 acres out of Survey 23, Block 2 of Southern Pacific Railway Company in Taylor County, Texas.

Background
The property is currently vacant but was used a concrete batch plant in 2016 during the construction of a taxiway for Dyess Air Force Base in 2016 due to the proximity of the subject site to a northern entrance into Dyess and the taxiway.

Zoning, Existing and Proposed Land Use

The proposed use (Batch Plant) is an unlisted use deemed similar to Mining, pursuant Section 2.4.1.1 (d) in the Land Development Code.

	Zoning	Existing Land Use
North	Outside City Limits	Farmland
East	AO	Vacant Lot
South	PD-1	Dyess Air Force Base
West	Outside City Limits	Vacant Lot (Applicant Owned)

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

1. **The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.**
   The recommended use for the area is "Very Low Density Residential". The Comprehensive Plan does support non-residential development designed at a scale that is complementary of the surrounding developments. The proposed use is consistent with the comprehensive plan as the it will serve the development (Dyess AFB) across Military Dr.
2. **The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations**

The proposed batch plant is appropriate at this location given the close proximity of the site to the project site and the historic use of the site.

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

4. **The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**
   The proposed use will be located directly across from the project site, which will minimize and localize truck vehicular traffic in surrounding area. The applicant currently operates from their main office in Hawley, Texas.

5. **The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.**
   No additional traffic control improvements are required in association with the proposed use. The close proximity of the batch plant to the job site will help to minimize the adverse effects of load bearing truck traffic on the existing pavement.

6. **The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.**
   The surrounding properties are undeveloped, resulting in a natural buffer. Additionally, those properties, including the subject property, do not have access to water or sewer service. Until utility services are extended from the east, development of the said properties cannot occur. The proposed Plan of Operation describes various measures that the applicant will use to minimize blowing dust and other potential impacts on the surrounding properties.

7. **The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.**
   The proposed use, if approved, will be required to comply with all LDC requirements.

Staff Recommendation

Staff recommends **approval** subject to compliance with the proposed site plan and Plan of Operation.

Attachments

- Proposes Site Plan
- Proposed Plan of Operation

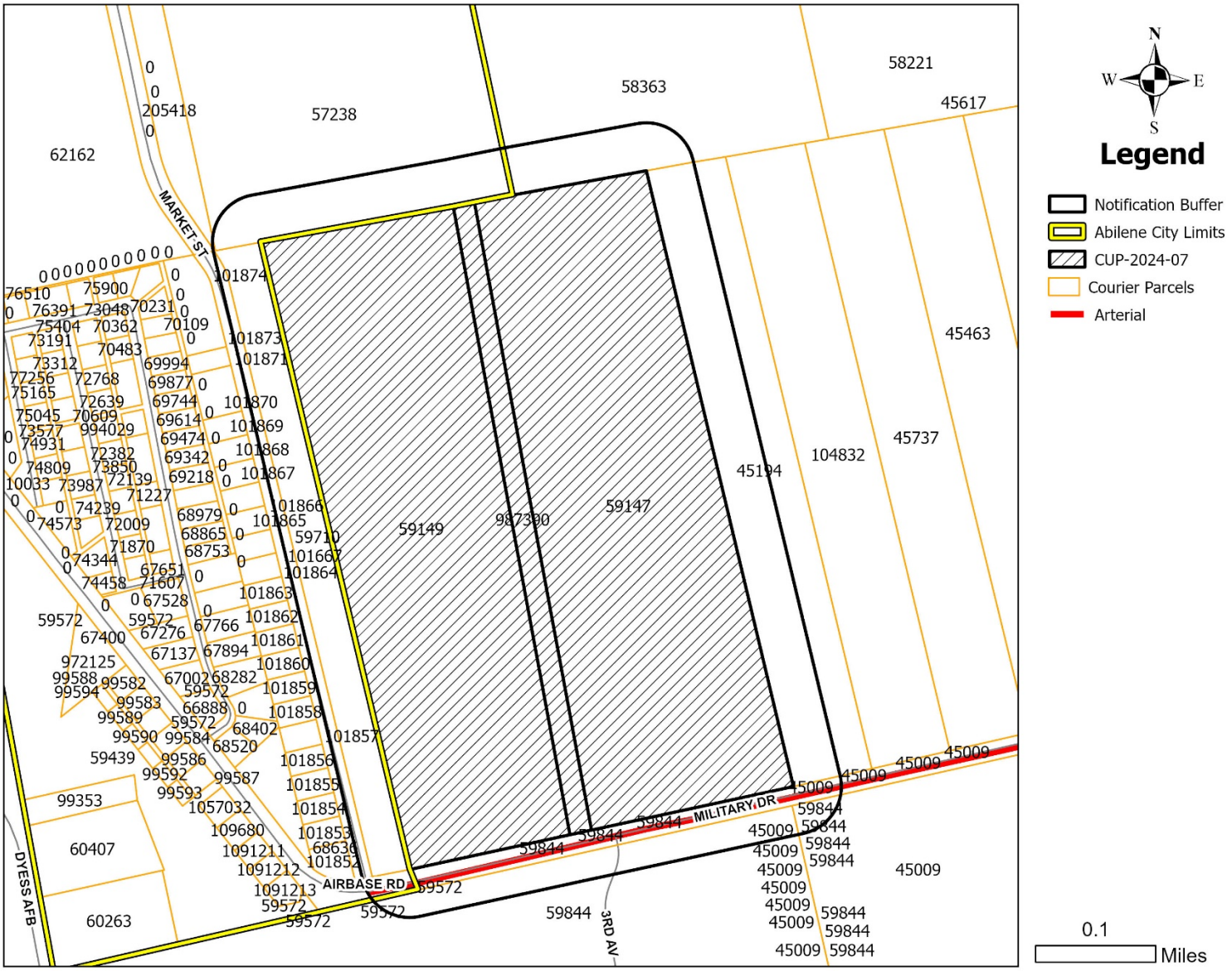
Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on August 16, 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

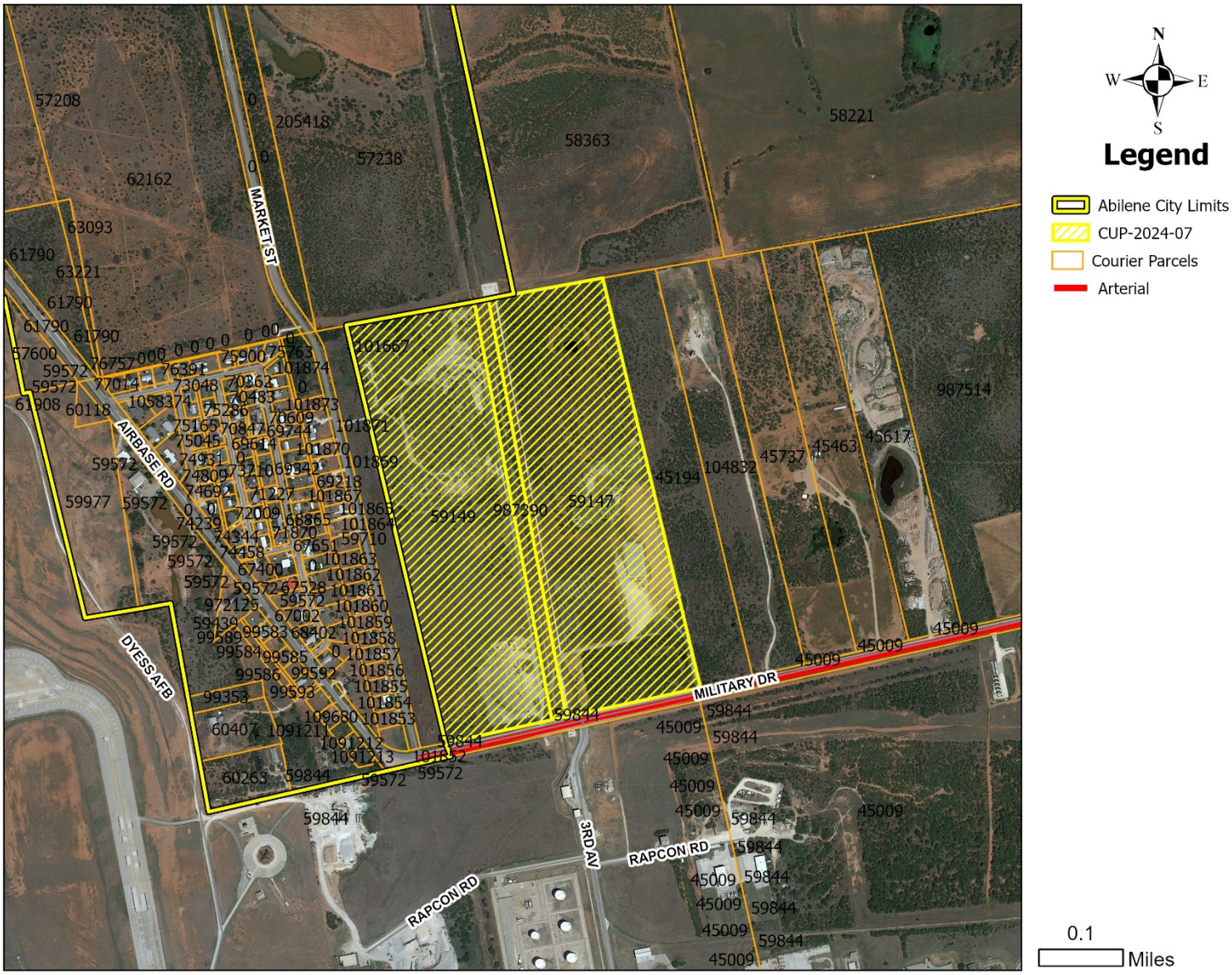
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
TYE AIR BASE	45009	356 AMMO RD	
CHISHOLM EXPLORATION INC	58363	933 NORTH ST	
HANLEY JOAN GLADYS	45194	8202 MILITARY DR	
TYE MARKET LLC	205418		
GRAY DAVID	101667		

NOTIFICATION MAP

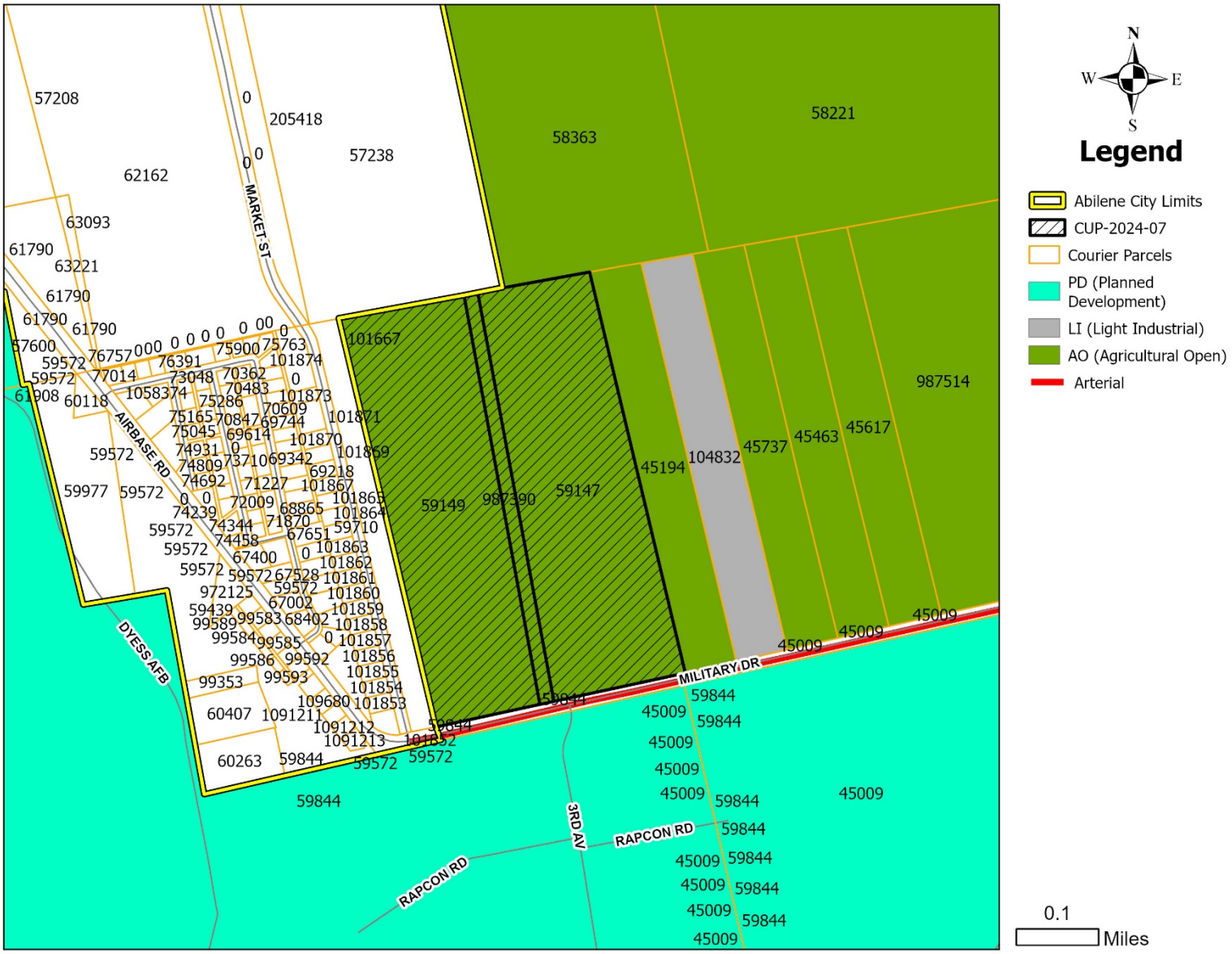


Case # CUP-2024-07
August 26, 2024

LOCATION MAP



ZONING MAP



Case # CUP-2024-07
August 26, 2024

CUP Plan of Operation

1. **A Plan of Operation must be submitted with Conditional Use Permit applications to:**
   • Describe how the proposed CUP use(s) will operate;
   • Specify the nature of the proposed use(s) of the property; and
   • Address potential issues or concerns from surrounding property owners or the City.

   The CUP will allow a concrete batch plant to be set across the street from the back gate of Dyess AFB. This plant will be dedicated to batch concrete for the ongoing construction and growth of the air force base. The proximity to the base will allow quicker turnaround times and overall aid in construction time.

   The first issue that could arise is an increase in traffic. By having the batch plant set up off base it will allow deliveries to the plant to be spread out through the day. The alternative would be to fit all the deliveries in the small window the construction entrance to Dyess is open. If the construction entrance is closed, a large end dump would be forced to use the front gate, increasing the already congested main gate off of Arnold Blvd.

   Another concern would be dust created by the plant. The Cemco concrete that is to be set is a new plant equipped with a dust collection system that prevents materials from escaping the plant. All other dust issues will be controlled by water trucks and/or pavement.

   Noise would be the last issue that surrounding property owners could bring up. The 6 acres the plant is to be set has the same owner as the immediate surrounding property. The plant is all electric which removes the need for external generators. All other precautions will be taken as needed to reduce noise concerns of neighbors. This includes the dirt berms around the perimeter of the property.

2. **The Plan of Operation will be incorporated into an ordinance if the CUP is approved to protect the rights of the applicant to operate and to protect the rights of the surrounding owners.**

   We as the applicants will do all in our power to be courteous of the surrounding neighbors and the city. Our goal is to not become a nuisance, but rather to add value to the city and aid in the growth of Dyess AFB.

3. **Each CUP is unique with respect to how an applicant proposes to operate, the layout of the subject property, and the type of uses surrounding the subject site.**

The surrounding properties are mostly undeveloped land, with the exception of a few houses to the west. We have taken consideration in selecting a piece of property that would keep traffic from traveling on the road in front of their homes. All necessary precautions will be taken to keep the roads safe and be as considerate as possible to the homeowners. The property is also situated in such a way that there will be a land buffer and the ability to build berms to reduce noise and better control any dust issues.

4. **Typical details that are addressed in a Plan of Operation are:**
   • Hours of Operation;
   • Days of Operation;
   • Will the use be conducted indoors or have any outdoor operations; and
   • Will the use have any unique characteristics that need to be stipulated in the request?

   Typical hours of operation will be Monday-Saturday but may be subject to change due to weather or the construction needs on Dyess. All operations will be conducted outdoors as this is a temporary batch plant. The location selected is a few hundred feet North of where the previous batch plant was located during the construction of the taxiway in 2016.

5. **The most important detail on the Plan of Operation is a thorough description of the proposed use(s) because if the CUP is approved, the only CUP use allowed is precisely what is described in the CUP application. An example is a CUP to allow auto repairs. The following details should be addressed:**

   • Will the proposed repairs be minor (tires and oil) or major (transmission, collision repair, painting)?

   • Will repairs be completely indoors or outdoors, and will merchandise be stored or displayed outdoors?

   • Are any other uses proposed, such as wrecker service, a convenience store, car wash, etc? Similar All uses that require a CUP should follow this same strategy to describe the proposed use.

   Being a new plant there will be minimal repairs needed. All other repairs will be conducted off site. Any storage of needed chemicals and/or petroleum products will be done in accordance with TCEQ requirements. All stored items will be stored in a way to not be visible from the roadway.

6. **Are any improvements proposed to mitigate any adverse impacts of the proposed use, particularly if the adjoining use(s) are residential, such as:**
   • Fencing, landscaping, or buffer yards;
   • Limiting the hours or days of operation;
   • Noise mitigation; or
   • Any other measures.

   All required improvements will be made to mitigate adverse impact to surrounding properties. The immediate landowner is the same owner of the 6 acres where the plant will sit. This area was selected in a way to where there will be buffer yards surrounding the plant and, if need be, construction of berms to reduce noise and mitigate dust concerns.

7. **Good rules of thumb in preparing a Plan of Operation are:**

   • If you were one of the adjoining property owners, what would be your concern(s) about the proposed CUP, and how can those concerns be addressed?

   • What measures can be taken to ensure that the CUP, if granted, will be compatible with the surrounding properties?

   David Gray (one of the applicants) is the landowner for the immediate adjoining property. If I was the property owner for the land adjoining the remaining 103 acres, my main concerns would be noise, traffic, and dust. The additional traffic on/off Dyess has already started. With this permit being granted we would be better able to control traffic for the property owners in the area. This can be done by scheduling aggregate deliveries during passive traffic times. Being in control of the trucks delivering aggregate will also allow us to imminently address and resolve any issue. The dust would be mitigated by a new plant with its dust collection system. We will do all in our power to reduce noise by using berms and hours of operation. The plant operation will be drastically quieter than the bombers taking off, which the property owners are already accustomed to. Our goal is to be as respectful and accommodating as possible through this growth period. We feel that being from the Abilene area we will be able to better connect with the property owners. We also have a reputation to uphold in the community.

8. **The Plan of Operation allows the applicant to explain the request and to proactively address issues. A thorough Plan of Operation can improve the chances of approval and can help to avoid enforcement issues in the future when the proposed use is in operation.**

   The plan of operation is to establish a concrete batch plant outside the back gate of Dyess AFB to better aid in the growth and construction. We will import aggregate

from a local source, hire locally and ultimately keep the money in the Big Country. In doing so, this batch plant will be able to positively impact the City of Abilene and the surrounding areas. All precautions will be taken throughout the time this plant will be located on this property to maintain a positive relationship with the surrounding property owners and the City of Abilene.

E- Electrical Box

Measure distance

Total area: 278,535.40 ft² (25,876.79 m²)

Total distance: 2,137.45 ft (651.49 m)

CONDITIONAL USE PERMIT

Case: CUP-2024-07

Owner: David Gray

Request: Apply a Conditional Use Permit to approximately 99.27 acres to allow a concrete batch plant.

Location: 8302 Military Drive

Notification: 0 in Favor, 0 Opposed

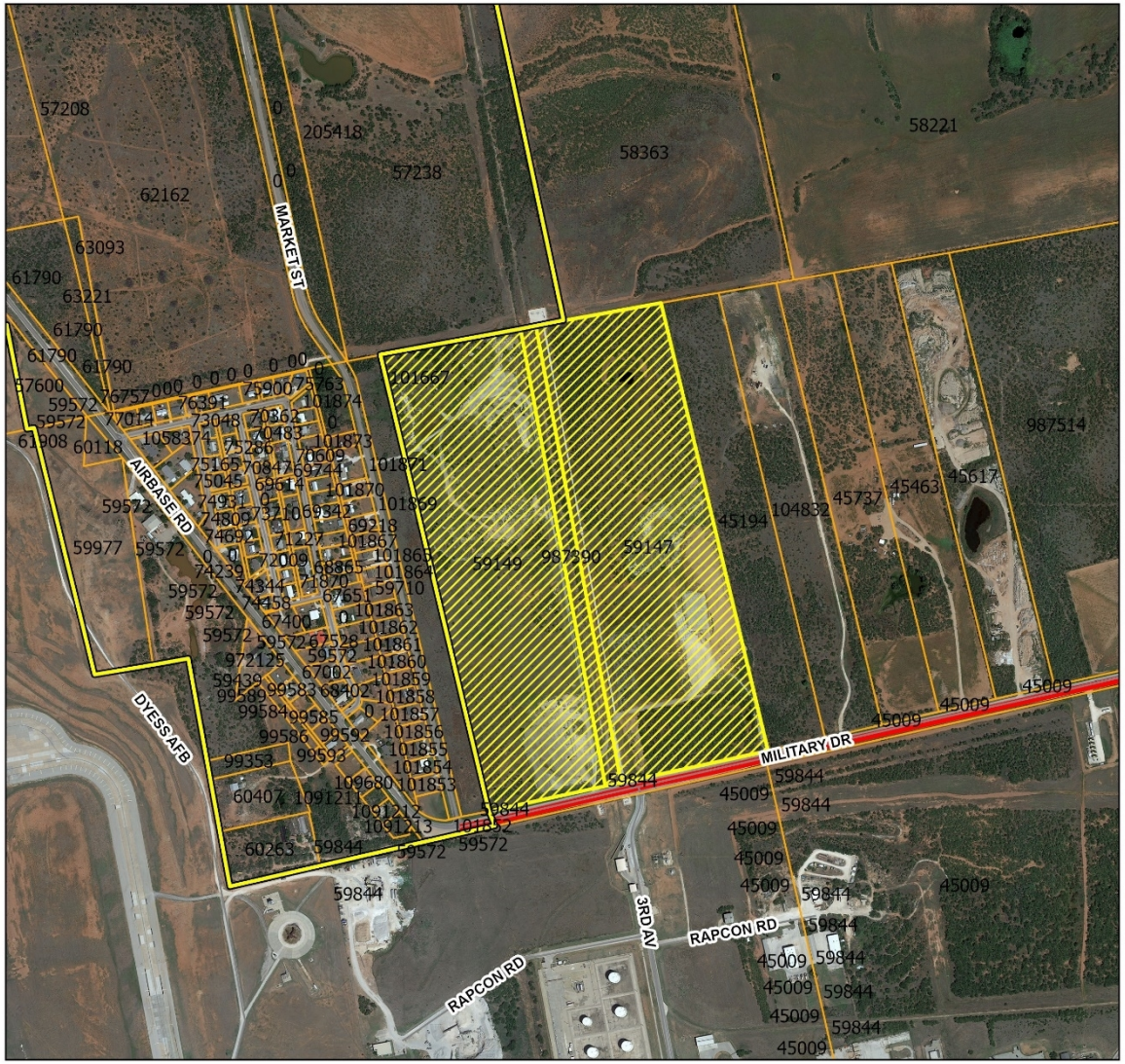
Planning & Zoning: September 3, 2024

Council Hearing: September 26, 2024

October 3, 2024

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



N
W E
S

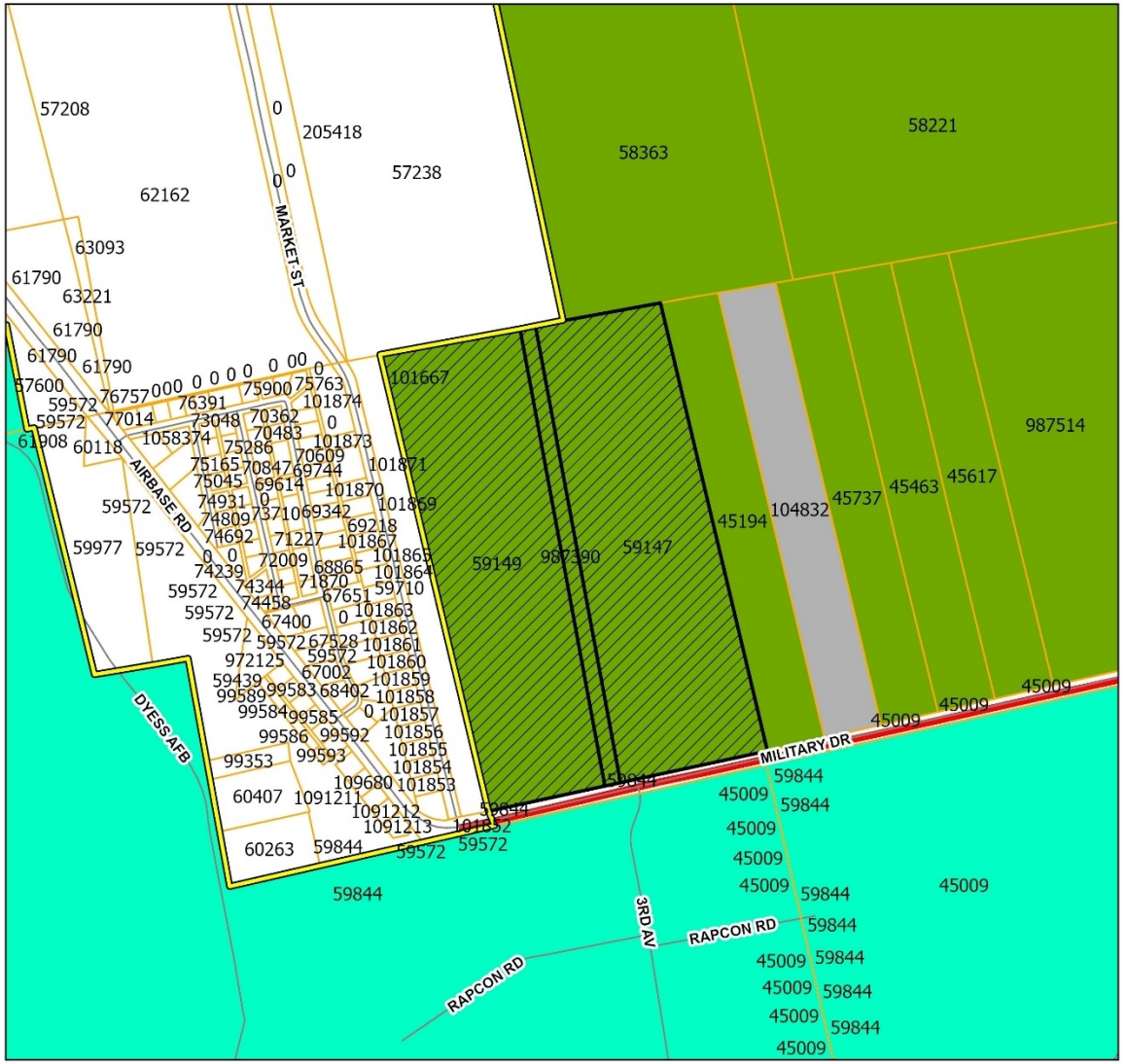
Legend

- Abilene City Limits
- CUP-2024-07
- Courier Parcels
- Arterial

0.1 Miles

CITY OF ABILENE TEXAS

ZONING MAP



CITY OF ABILENE TEXAS

SITE LAYOUT

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

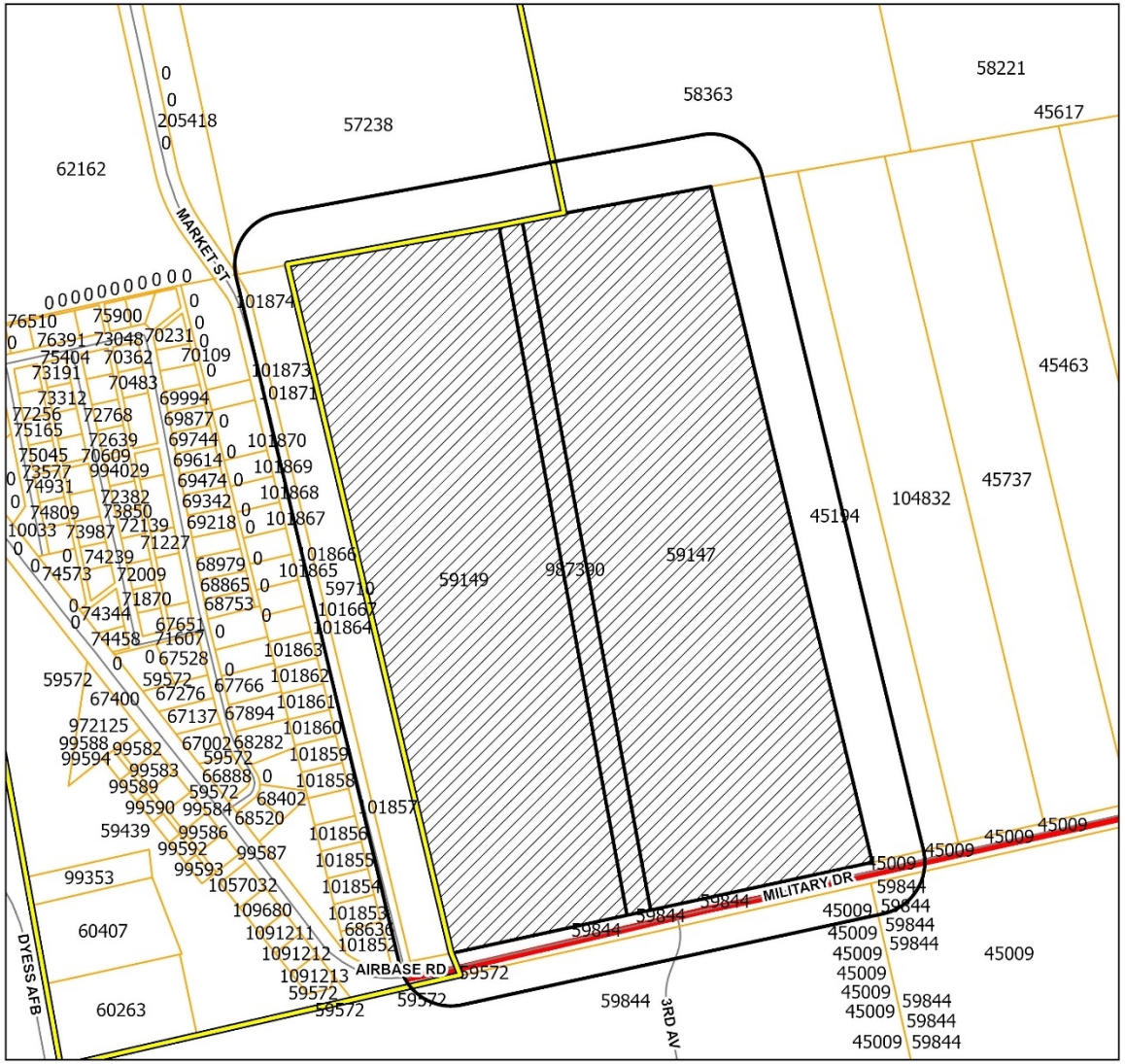
P	**Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)**
C	**Permitted as a Conditional Use Permit, Requiring Approval by City Council**
TP	**Permitted by Temporary Permit Only,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

CITY OF ABILENE TEXAS

VIEWS OF NEIGHBORING PROPERTIES

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



N
W E
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Legend

- Notification Buffer
- Abilene City Limits
- CUP-2024-07
- Courier Parcels
- Arterial

0.1 Miles

0- In Favor-

0- Opposed-

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATION

The request is consistent with:

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

Staff Recommendation:

Approval subject to the proposed site plan and Plan of Operation.

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

ZONING CASE Z-2024-24
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: September 3, 2024
City Council 1st Reading: September 26, 2024
City Council 2nd Reading: October 3, 2024

Applicant
Agent: Edgar Cordova

Case Manager
Adam Holland – Planner

Request
Change the zoning of approximately 0.91 acres from Mobile/Manufactured Home (MH) to Residential Multi-Family (MF)

Location
Legal description being lot 209, Block 25, North Park Addition, Abilene, Taylor County, Texas. Located east of the intersection of Jameson Street and Grape Street.

Background
The owner proposes to rezone the property to build multi-family dwellings.

Zoning, Existing and Proposed Land Use

	Zoning	Use
North	General Commercial	Hotel/Motel
South	Medium Density Residential	Duplexes
East	Residential Single-family	Single-Family Residential
West	General Commercial	Vacant/Convenience Store

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 a buffer use between the General Commercial (GC) district to the north and the Medium Density Residential (MD) district to the south. The location of MF development along an arterial street is consistent with generally accepted planning principals.

(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 necessary for MF development.

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

Staff Recommendation

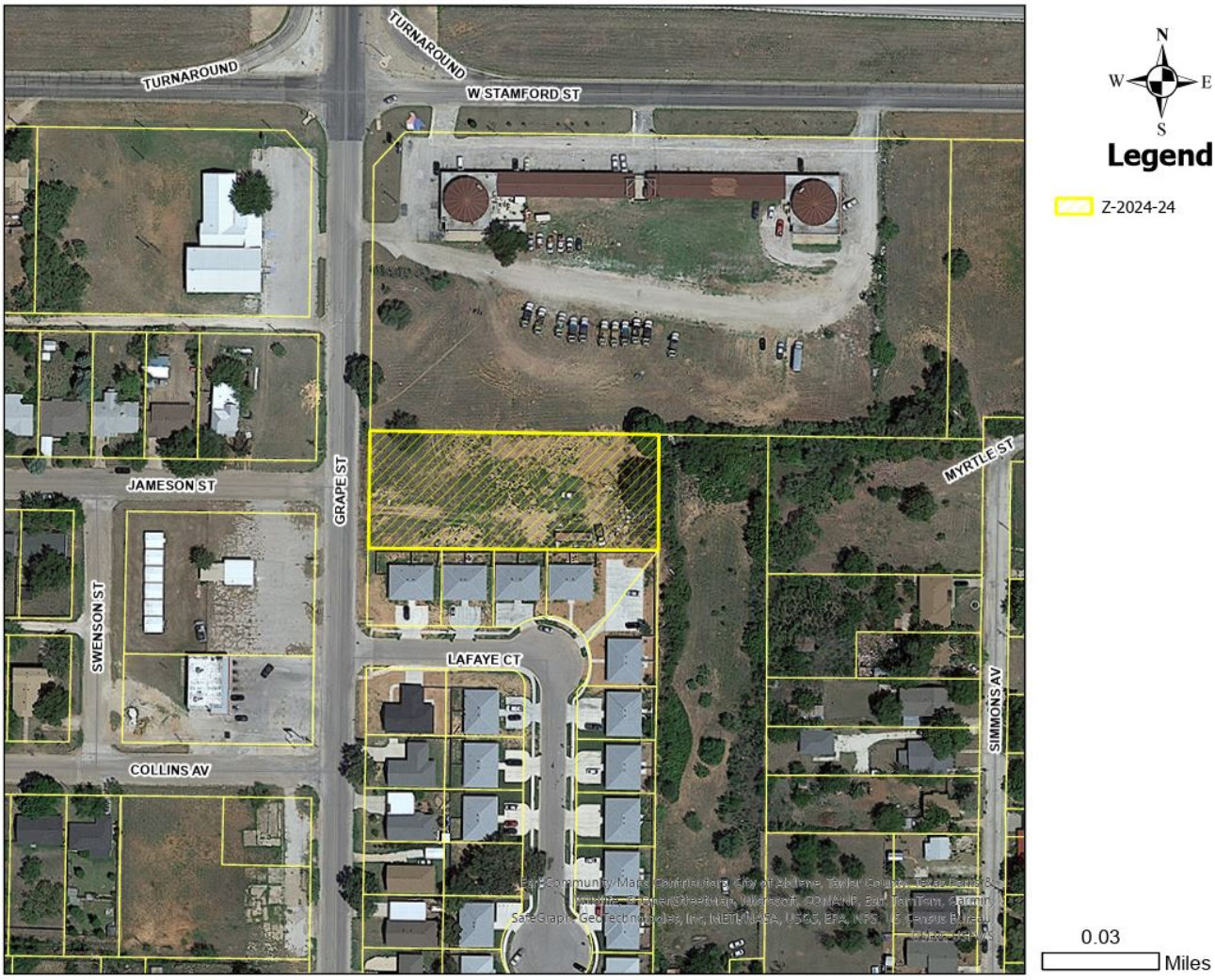
Staff recommends **approval.**

NOTIFICATIONS

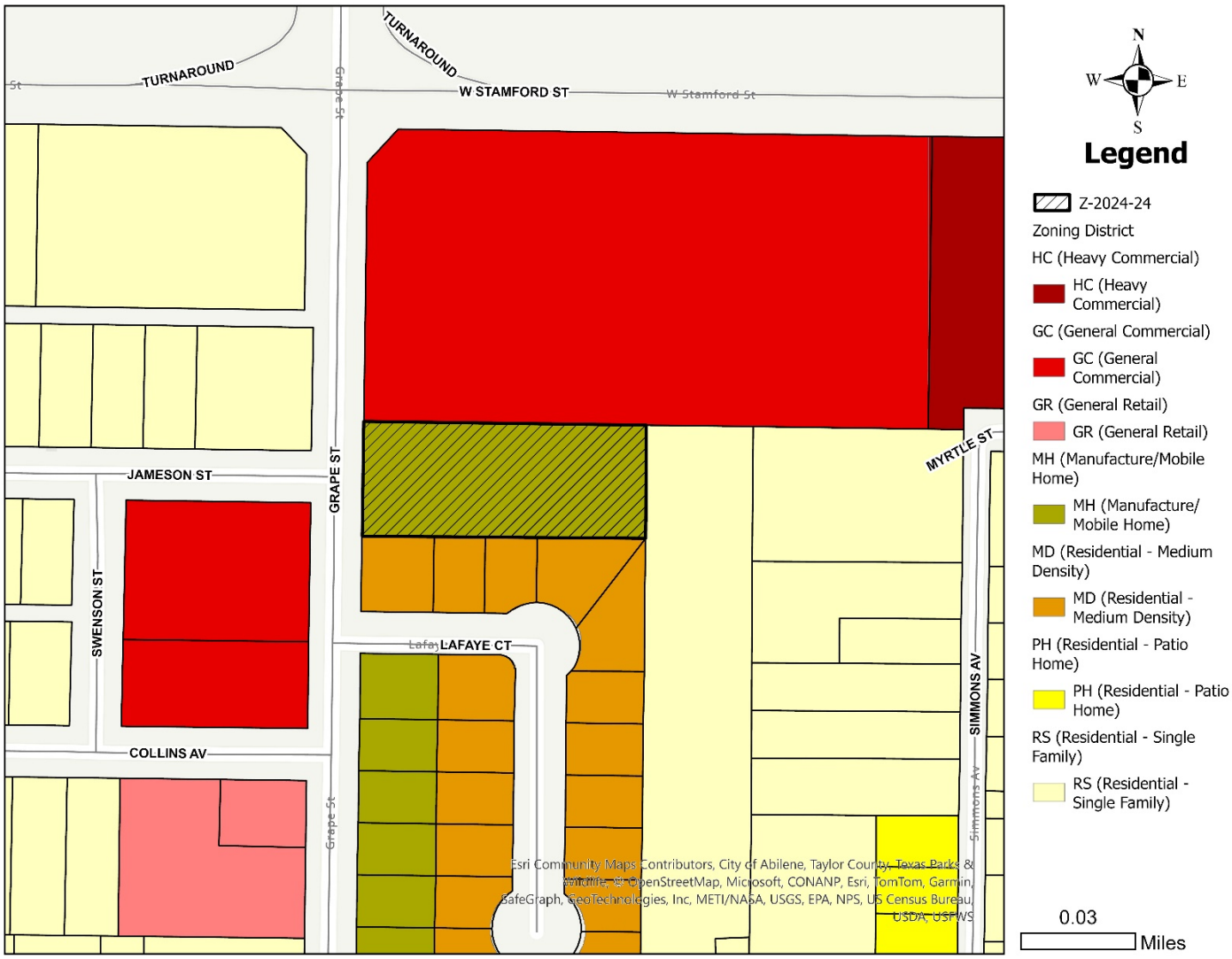
Legend:
O- Opposed
F- In Favor

OWNER	PROP_ID	SITUS	RESPONSE
ABILENE RBC PROPERTIES LLC	42854	3133 LAFAYE CT	
LANEY JASON ROREX &	21884	1710 JAMESON ST	
MC LENNAN OLGA C	25865	3140 GRAPE ST	
MC QUEEN CLARA TAYLOR	42111	1534 ANSON AV	
MEJIA ESTHER ALIISIA &	21763	1718 JAMESON ST	
OM MOTEL HOSPITALITY LLC	43234	1633 W STAMFORD ST	
QUINTERO JUAN JOSE &	43110	3118 SIMMONS AV	
RAMOS ROMELIA	42851	3101 GRAPE ST	
REDEEMER CHURCH ABILENE TEXAS	66593	3232 GRAPE ST	
SKINNYS INC	24739	3102 GRAPE ST	
VANDIVER MACK E & BONNIE M	42228	3134 SIMMONS AV	
YARBROUGH MASON	40202	3142 SIMMONS AV	

LOCATION MAP



ZONING MAP

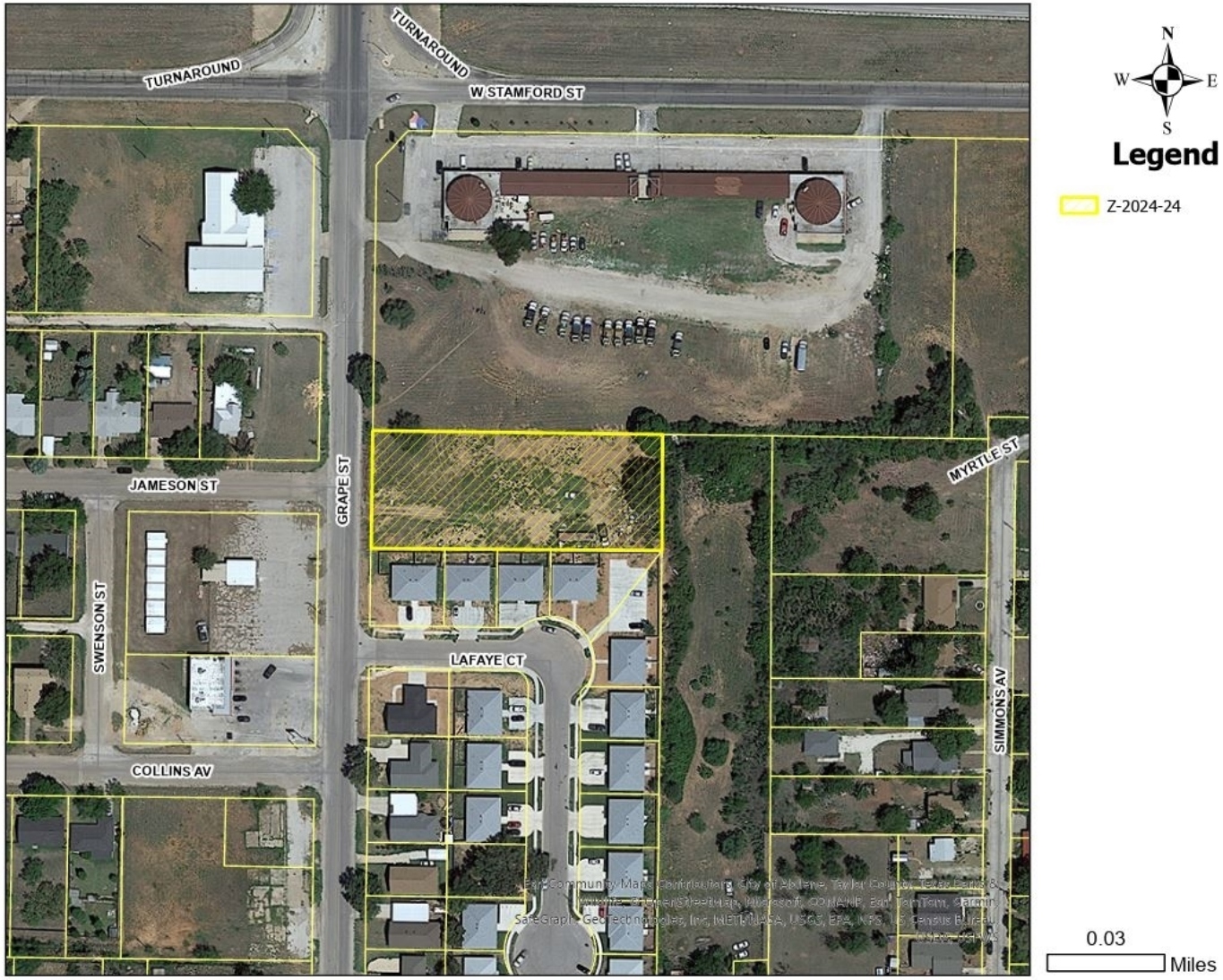

TURNAROUND
TURNAROUND
W STAMFORD ST
W Stamford St
Grape St
JAMESON ST
GRAPE ST
SWENSON ST
LAFAYE CT
COLLINS AV
MYRTLE ST
SIMMONS AV
Esri Community Maps Contributors, City of Abilene, Taylor County, Texas Parks & Wildlife, TPWD, OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
N
W
E
S
Legend
Z-2024-24
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)
MD (Residential - Medium Density)
MD (Residential - Medium Density)
PH (Residential - Patio Home)
PH (Residential - Patio Home)
RS (Residential - Single Family)
RS (Residential - Single Family)
0.03
Miles

REZONE REQUEST

Case:	Z-2024-24
Agent:	Edgar Cordova
Request:	Change the zoning of approximately 0.91 acres from Mobile/Manufactured Home (MH) to Residential Multi-family (MF).
Location:	East of the intersection at Jameson Street and Grape Street
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	September 3, 2024
Council Hearing:	September 26, 2024
	October 3, 2024

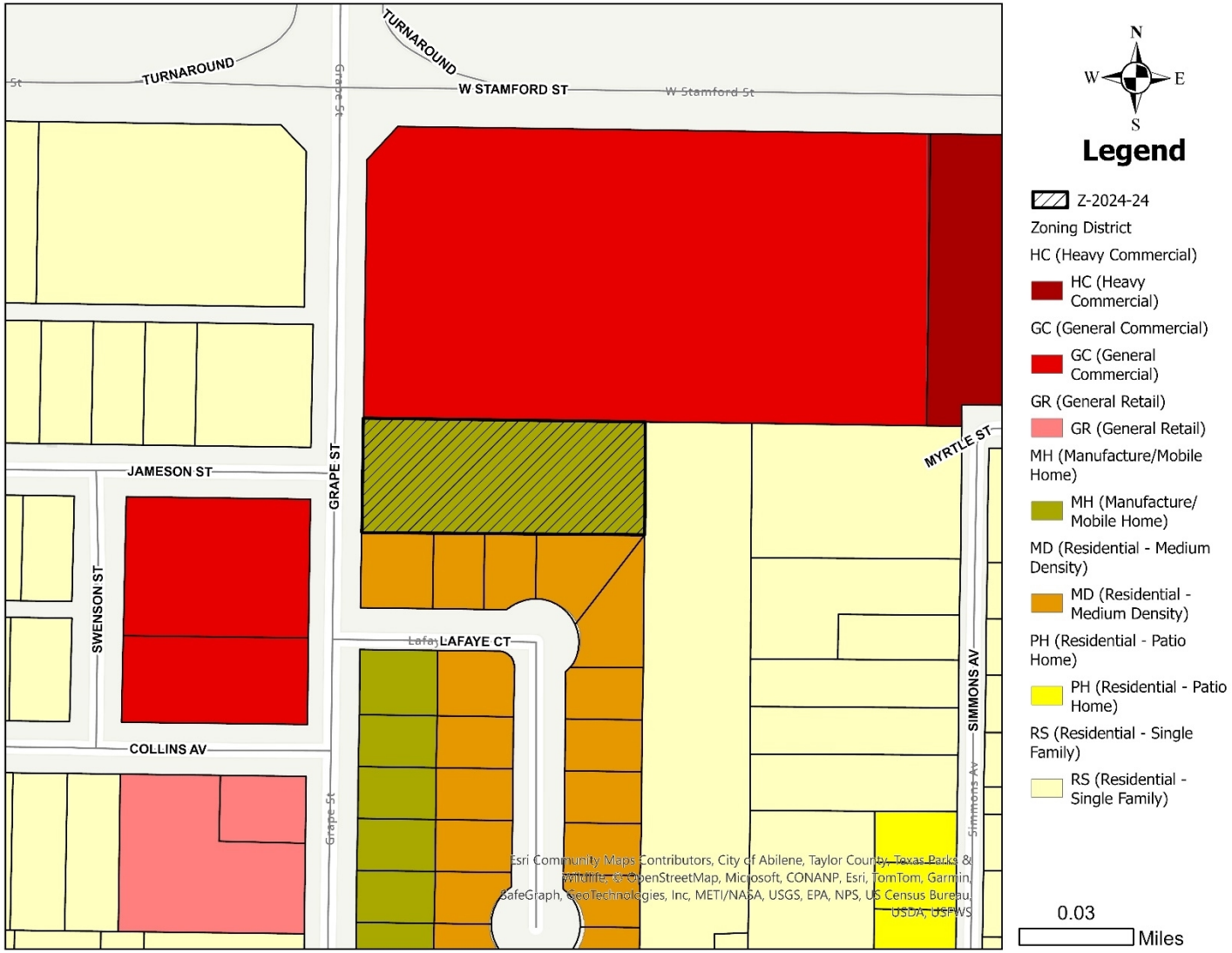
CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



CITY OF ABILENE TEXAS

ZONING MAP



N
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Legend

Z-2024-24

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)

MD (Residential - Medium Density)

MD (Residential - Medium Density)

PH (Residential - Patio Home)

PH (Residential - Patio Home)

RS (Residential - Single Family)

RS (Residential - Single Family)

0.03 Miles

CITY OF ABILENE TEXAS

VIEWS OF PROPERTIES

West Neighboring Property

Subject Property

North Neighboring Property

North Neighboring Property

CITY OF ABILENE TEXAS

USES IN MOBILE HOME ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

LEGEND

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 MULTI-FAMILY 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:

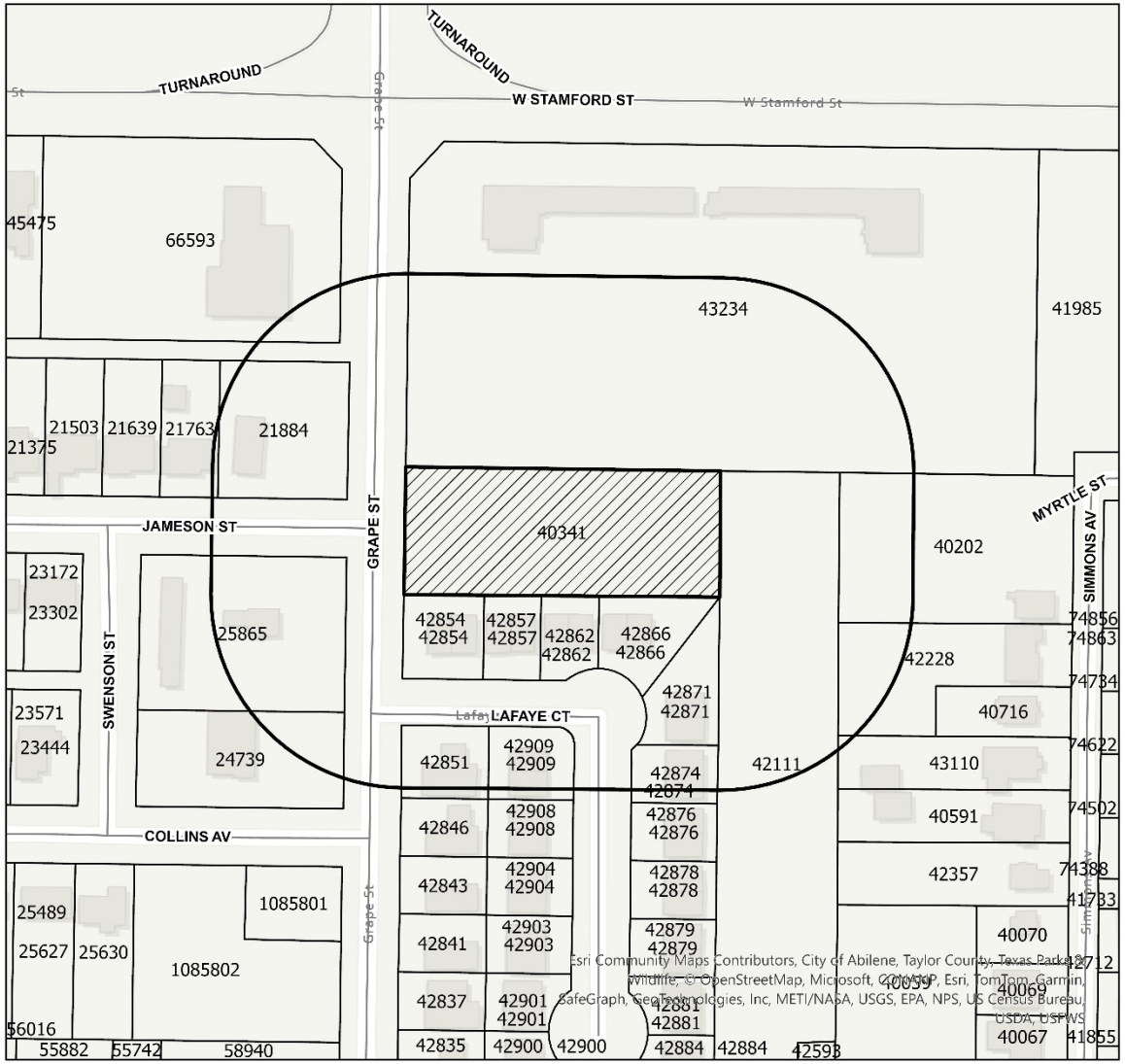
P	Petroleum or Gas Well
P	Urban Garden

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



0 - In Favor-

0 - Opposed-

0% 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

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: north Park add.

Address: 3141 Grape Number of Lots: Acreage: 1.ac.

Legal Description:

Subdivision Name: Block: Lot:

Current Zoning: Proposed Zoning (if applicable): MF

OWNER AND AUTHORIZATION

Owner Name: Abilene RBC Properties LLC.

Address: 618 CR 153 Abilene Tx.

City, State, Zip: 79601 Fax:

Phone: 325 669 5934 Email: Benitocordova@aol.com

Agent Name: Edgar B. Cordova.

Address: same.

City, State, Zip: Fax:

Phone: 325 669 0185 Email:

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: 7-17-24

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		
☐ O	Office		
☐ NR	Neighborhood Retail		

Reason for Zoning Change

_____

_____

_____

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.

_____

_____

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

_____

_____

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)*: _____

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

ZONING CASE Z-2024-25
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: September 3, 2024
City Council 1st Read: September 26, 2024
City Council 2nd Read: October 3, 2024

Applicant
Owner: Canon Light Enterprises, LLC
Agent: Karen Light

Case Manager
Adam Holland – Planner

Request
Change the zoning of approximately 0.477 acres from Office (O) to Neighborhood Retail (NR).

Location
Subject property is located at 317 North Willis Street and is a portion of Lot 21, Block 17, Oakwood Section 2, Abilene, Taylor County, Texas.

Background
The existing building was constructed in 1960 for business purposes and is currently used as an office. The owner proposes to expand the number of permitted retail uses by rezoning the property to Neighborhood Retail.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	O	Offices
East	RS-6	Single-family residences
South	O	Offices
West	O	Offices

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 Comprehensive Plan and Future Land Use Map Identify the general area as a border of "low density residential" and "retail" use. Rezoning this site to NR would be consistent with these classifications.

(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 offices and retail uses. In terms of the intensity of use, the uses allowed in the Office (O) district and the Neighborhood Retail (NR) are comparable and should not have any adverse impact on the residents east of the subject site.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
This property, if rezoned, would be adequately served by the existing utilities.

(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 August 16, 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:

OWNER

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
BALL FAMILY TRUST	68033	409 N WILLIS ST	
BOONE LESTER	63284	302 GLENHAVEN DR	
BOYKIN PROPERTIES	24641	290 N WILLIS ST	
CANON LIGHT ENTERPRISES LLC SERIES 2	63781	317 N WILLIS ST	
CAPGROW HOLDINGS JV SUB I LLC	25520	400 N WILLIS ST	
CHRISMER NATHANIAL AUSTIN &	63155	310 GLENHAVEN DR	
EARP HOMER SAMUEL III &	62897	326 GLENHAVEN DR	
ESTES RENTALS LLC	63654	301 N WILLIS ST	
FAIR OAKS APTS LLC	27612	502 N WILLIS ST	
GARCIA SAMUEL & NORMA A	12003	401 N WILLIS ST	
GEIS JOYCE	62498	418 GLENHAVEN DR	
GONZALES DEBRA	62625	410 GLENHAVEN DR	
J & H PAINTING LLC	25256	302 N WILLIS ST	
LOMAS ELIZABETH	63032	318 GLENHAVEN DR	
RMAC INVESTMENTS LLC	99476	501 N WILLIS ST	
ROBBINS RHODA GLYNN	62751	402 GLENHAVEN DR	
SILVERTHORNE INVESTMENTS LLC SERIES A	25374	310 N WILLIS ST	

PROP ID

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
GARCIA SAMUEL & NORMA A	12003	401 N WILLIS ST	
BOYKIN PROPERTIES	24641	290 N WILLIS ST	
J & H PAINTING LLC	25256	302 N WILLIS ST	
SILVERTHORNE INVESTMENTS LLC SERIES A	25374	310 N WILLIS ST	
CAPGROW HOLDINGS JV SUB I LLC	25520	400 N WILLIS ST	
FAIR OAKS APTS LLC	27612	502 N WILLIS ST	
GEIS JOYCE	62498	418 GLENHAVEN DR	
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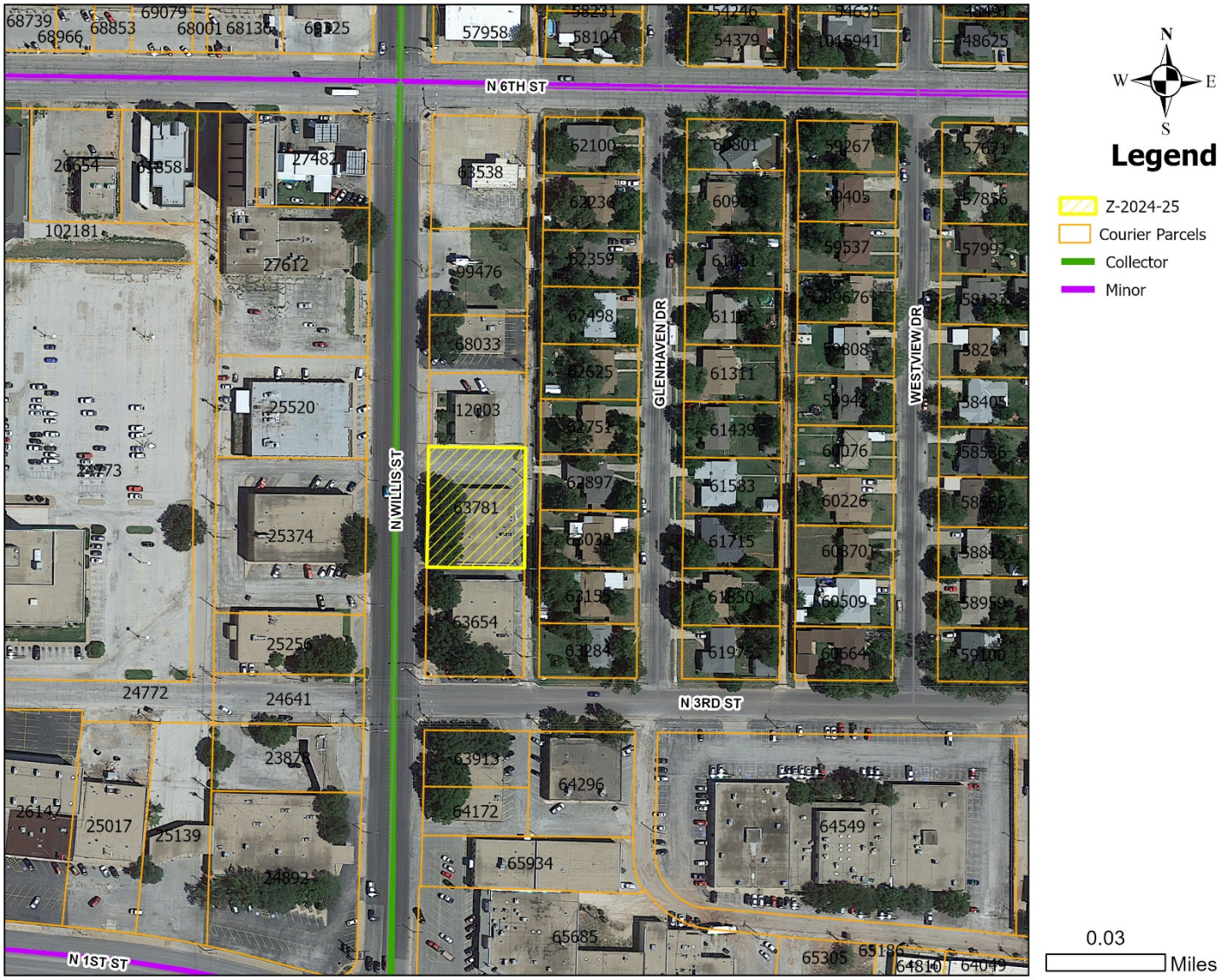
LOCATION MAP



ZONING MAP

68739
68966
68853
69079
68001
68136
69325
57958
58231
58104
54246
54379
54635
1015941
48491
48625
N 6TH ST
26654
61858
102181
27482
27612
25520
25374
25256
24641
24773
24772
23878
26147
25017
25139
24892
N 1ST ST
N WILLIS ST
63538
99476
68033
12003
63781
63654
62100
62236
62359
62498
62625
62751
62897
63032
63155
63284
GLENHAVEN DR
60801
60929
61061
61185
61311
61439
61583
61715
61850
61975
59267
59405
59537
59676
59808
59942
60076
60226
60370
60509
60664
WESTVIEW DR
57671
57856
57992
58133
58264
58405
58536
58665
58815
58959
59100
N 3RD ST
63913
64296
64172
65934
64549
65685
65305
65186
64810
64049
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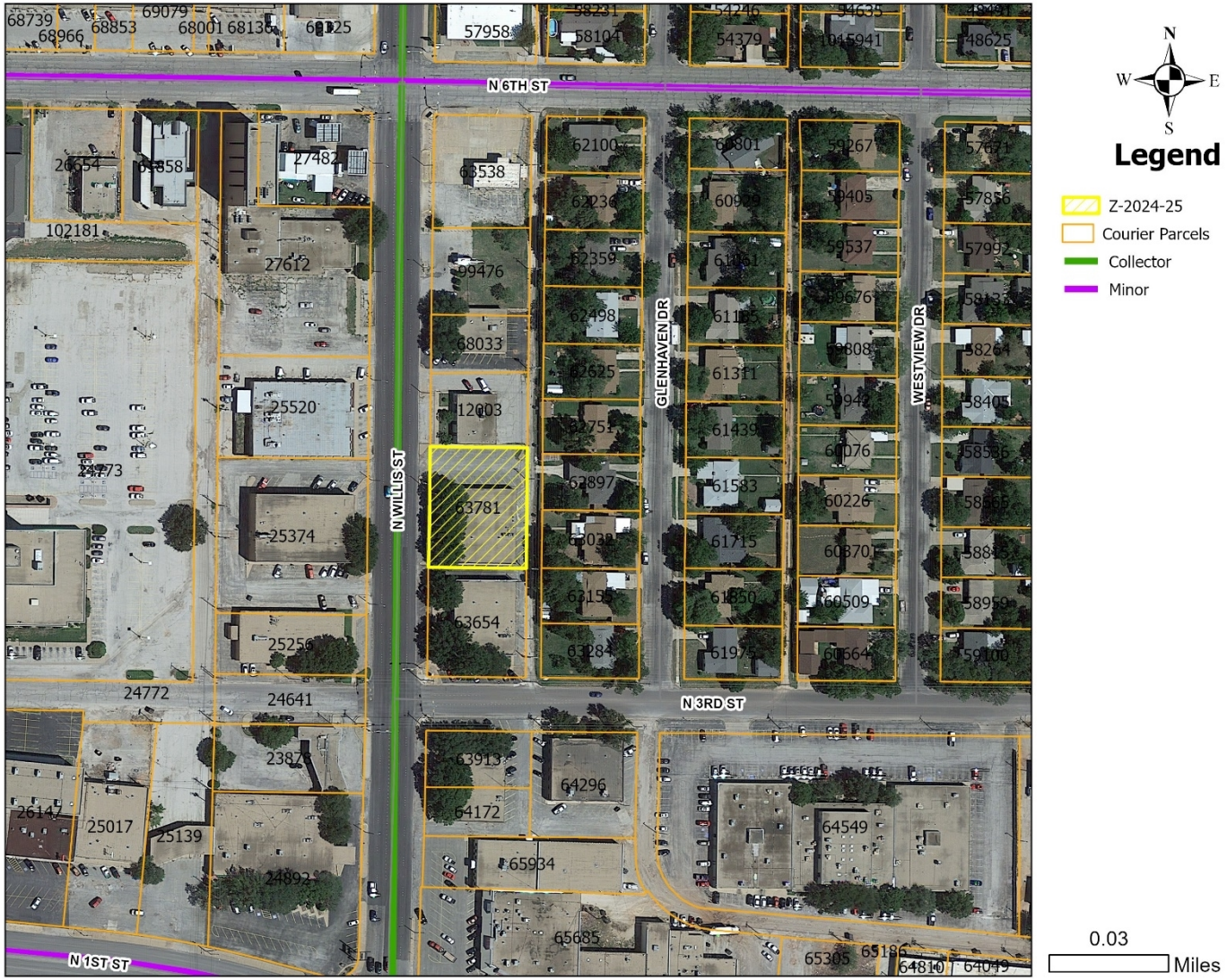
Legend
Z-2024-25
Courier Parcels
GC (General Commercial)
GR (General Retail)
NR (Neighborhood Retail)
O (Office)
MF (Residential - Multi-family)
RS (Residential - Single Family)
Collector
Minor
0.03
Miles

REZONE REQUEST

Case:	Z-2024-25
Agent:	Karen Light
Request:	Change the zoning of approximately 0.477 acres from Office (O) to Neighborhood Retail (NR).
Location:	Located at 317 North Willis Street
Notification:	0 in Favor, 0 in Opposition
Planning & Zoning:	September 3, 2024
Council Hearing:	September 26, 2024
	October 3, 2024

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



CITY OF ABILENE TEXAS

ZONING MAP

CITY OF ABILENE TEXAS

PROPERTY VIEWS

East Neighboring Property

North Neighboring Property

South Neighboring Property

Subject Property

CITY OF ABILENE TEXAS

USES IN OFFICE ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

P	Accessory Structure (Also see Division 4 of this article)
P	Antenna, Non-Commercial/Amateur
P	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
C	Mobile Home (temporary security residence)
P	Recreation Building, Multipurpose
P	Recreation Equipment, Mobile (storage & parking)
P	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
C	Cultural Facilities
P	Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Fire/Police Station
C	Medical/Dental Laboratory
P	Post Office

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

P	Office (general, professional, financial)
P	Personal Services
C	Printing, Copying, Reproduction, Publishing

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:

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

RESOURCE PRODUCTION & EXTRACTION:

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 NEIGHBORHOOD RETAIL ZONING

RESIDENTIAL USES:

P	Bed & Breakfast
P	Dwelling - Duplex
P	Dwelling – Industrialized Housing Unit
P	Dwelling – Institutional
C	Dwelling – Multiple-Family
P	Dwelling – Single Family Detached
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/C	Day Care Operation – Home Based
C	Drive-Thru Facility
TP	Field Office or Construction Office (temporary)
C	Fuel Sales
P	Garage Sales
P	Home Occupation
C	Mobile Home (temporary security residence)
P	Recreation Building, Multipurpose
P	Recreation Equipment, Mobile (storage and parking)
C	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
C	Cultural Facilities
P	Recreation – Outdoors (passive)
C	Recreation and Commercial Entertainment - Indoor

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Fire/Police Station
C	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	School: Public/Private

SERVICE:

C	Automobile Wash
P	Laundry/Dry Cleaning Services & Facilities
P	Office (general, professional, financial)
P	Personal Services
C	Printing, Copying, Reproduction, Publishing
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
C	Fuel Sales
P	Liquor Store (Off Premises Consumption) *(Defined under Liquor Store)*
C	Restaurant, Brew Pub
C	Restaurant, Fast Food
P	Restaurant, Standard
P	Retail Sales/Rental (indoor)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

C	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**
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CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP

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

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: 317 N. Willis St. / The Permian Building

Address: 317 N. Willis St. Number of Lots: Acreage: 0.4775

Legal Description: The So. 140 ft of the N. 597 ft of Lot 21, Block 17, Replat of the W ½ of Block 17 + Lots 1,2,+3

Subdivision Name: Oakwood Addition Block: 17+18 Lot: 21, 1, 2, 3 of Block 18

Current Zoning: Office Proposed Zoning (if applicable): ~~General~~ Neighborhood Retail

OWNER AND AUTHORIZATION

Owner Name: Canon Light Enterprises, LLC, Series 2

Address: 5718 Antilley Rd.

City, State, Zip: Abilene, TX 79606 Fax: –

Phone: 325-370-4847 Email: canonlight@canonlight.com

Agent Name: Karen Light

Address: 5718 Antilley Rd.

City, State, Zip: Abilene, TX 79606 Fax: –

Phone: 325-370-4847 Email: canonlight@canon light.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: Karen Light, Manager Date: 7-29-24

FOR OFFICE USE ONLY

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

my Gov.

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

My company plans to sell the property and would like to ~~allow~~ rezone to allow a wider variety of business use to appeal to a buyer. I would like to rezone to Neighborhood Retail.

Fees

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

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

Fees can be paid online with credit card.

2024 Development Application

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

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

Yes

No, the immiate area is zoned Office.

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

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

Other Required Forms - Disclosure of Interest (See Attached)

2024 Development Application

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? ○ 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.

_____

_____

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

There is already a property located on the corner of N. Willis & N. 6th that is zoned NR.

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)*: Karen Light, Manager

✓ Property Owner ☐ Project Representative

Signature of Certifying Person: Karen Light, Manager

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

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

2024 Development Application

Recommendations

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

PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED: Karen Light, Manager

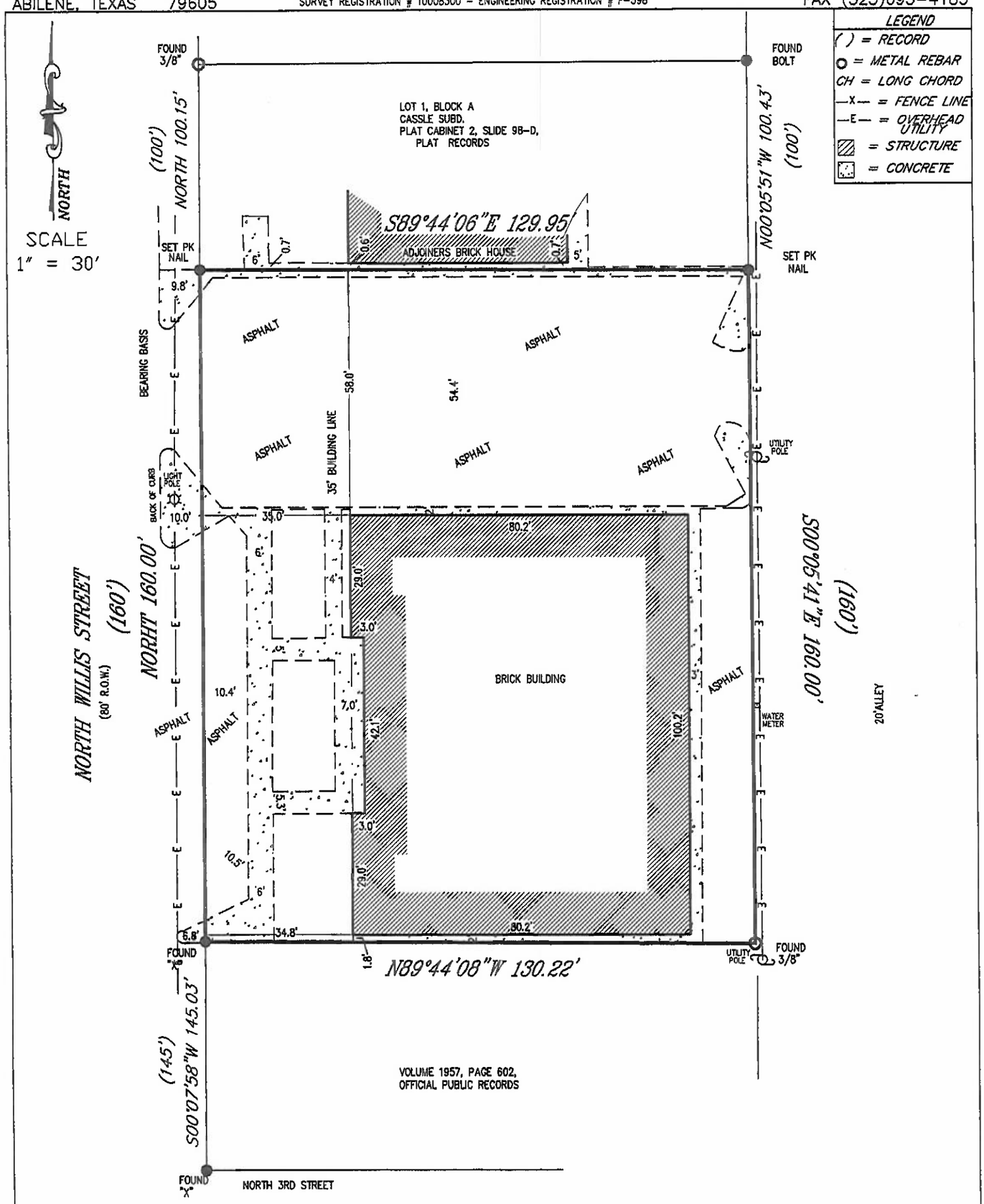
DATE: 7-29-24

4333 SAYLES BOULEVARD
ABILENE, TEXAS 79605

ADAMS ENGINEERING AND SURVEYING INC.

SURVEY REGISTRATION # 10008300 - ENGINEERING REGISTRATION # F-598

OFF (325)695-2285
FAX (325)695-4183



G.F. NO. 15-50445
317 NORTH WILLIS STREET
CANON LIGHT ENTERPRISES, LLC

I hereby certify to SECURITY TITLE COMPANY, CANON LIGHT ENTERPRISES, LLC this plat shows the correct location of the improvements situated upon Being the South 160 feet of the North 597 feet of Lot 21, Block 17, Replat of the West 1/2 of Block No. 17 and Lots 1, 2 and 3 of Block No. 18, OAKWOOD ADDITION, Section 2, City of Abilene, Taylor County, Texas, according to the map or plat thereof recorded in Cabinet 2, Slide 1-A, Plat Records, Taylor County, Texas.

There are no visible encroachments upon this property.

Surveyed on the ground November 9, 2015

NOTICE
THIS PLAT IS INVALID WITHOUT AN ORIGINAL SIGNATURE ACROSS THE SEAL

Alvin Joe Adams, P.E., R.P.L.S.
P.E. No. 49263, R.P.L.S. No. 4130

ADAMS ENGINEERING AND SURVEYING INC.
ALL RIGHTS RESERVED

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