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 December 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 November 5, 2024

ELECTION OF CHAIRMAN AND CHAIRMAN PRO TEM

ZONING

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

2. **CUP-2024-11:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, to Apply a Conditional Use Permit to Approximately 0.15 Acres to Allow a 150' Monopole Tower within General Retail (GR). Located at 2560 X Barrow Street. Legal Description Being a Part of Lot 101 of the Gibson Replat, Block 10, Brookhollow Section 4, Abilene, Taylor County, Texas. ***(Kera Valois)***
3. **CUP-2024-12:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, to Apply a Conditional Use Permit to Approximately 2.75 Acres to Allow for a Tattoo Parlor, More Specifically Applied to Building 4, Suite 403. Located at 4601 Antilley Road, Suite 403. Legal Description Being Lot 101, Block A, Section 1 of the Antilley Road West Addition, Abilene, Taylor County, Texas. ***(Mason Teegardin)***
4. **OAM-2024-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the City of Abilene to Amend the Land Development Code to Amend the Sign Regulations. Specifically, to Allow for Type III Off-Site Signage and Provide Development Standards Including, but Not Limited to, Size, Location, and Separation. ***(Adam Holland)***
5. **Z-2024-32:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner, to change the zoning of approximately 2.59 acres from Planned Development District 28 (PDD-28) to General Commercial (GC). Located at the 4300 block of Southwest Drive. Legal description being the north 254 feet of Lot 101, Block C, Southwest Drive Addition, Abilene, Taylor County, Texas. ***(Adam Holland)***
6. **Z-2024-35:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A

Request From The Owner, Represented By Jacob & Martin, To Change The Zoning Of Approximately 64.25 Acres From Agricultural Open To Planned Development District 191. Specifically, To Have A Residential Single-Family Base Zoning. Located At 7501 Old Forrest Hill Rd, Abilene, TX 79606. Legal Description Being 52.29-Acre Tract Out Of Lots 2, 3, 4, 6 And 7 And A 4.2 Acre Tract Out Of Lot 8 Of A Subdivision Of The T.C. Garner Survey, And A 2.354 Acre Tract Out Of The North Part Of The D.A. Douthit Survey No. 25, Abilene, Taylor County, Texas. ***(Clarissa Ivey)***

7. **Z-2024-36:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 134.86 Acres From Agricultural Open (AO) To General Retail (GR), General Commercial (GC), And Multi-Family (MF). Located At 7450 HWY 83-84. Legal Description Being 134.86 Acres Out Of Survey 12, Lunatic Asylum Lands, Abilene, Taylor County, Texas. ***(Mason Teegardin)***

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 27th day of November, 2024, at 11:50 a.m.

Kaitlin Richardson, Deputy City Secretary, TRMC

CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
November 5, 2024, at 1:30 p.m.

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on November 5, 2024, at 1:31 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas. Chairman Rosenbaum was present and presiding, along with Chairman Pro Tem Brad Benham, and **Commissioners** Zach Sitzes, Shawnté Fleming, Secretary, Mitch Barnett, Kevin Halliburton, Sergeant-at-Arms.

Also present were Mr. Michael Rice, Assistant City Manager, 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. Kera Valois, Planner I, and Ms. Melissa Farr, Executive Assistant.

Commissioner Benham delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Chairman Rosenbaum opened the public hearing. With no speakers coming forward, the public hearing was closed.

Meeting minutes were **approved** unanimously. The motion carried by the following vote:

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

ZONING

CUP-2024-08: 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 Allow Re-Construction Of A 120' Tall Monopole Within General Retail (GR). Located At 920X Westview Drive. Legal Description Being Block 103, Westlawn Addition, Abilene, Taylor County, Texas.

Planner Teegardin announced this item was **pulled from the agenda**.

CUP-2024-10: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Apply A Conditional Use Permit To Approximately 0.32 Acres Zoned General Retail (GR) To Allow For A Freight Container. Located At 1350 Grape

Street. Legal Description Being The Merchant Grape Subdivision, Block A, Lot 225, Abilene, Taylor County, Texas.

Planner Teegardin presented this request. The applicant is requesting to apply a Conditional Use Permit to approximately 0.32 acres zoned General Retail (GR) to allow for a Freight Container. The subject property was annexed into the City in 1895, within the Original Town of Abilene. Located on this site is a home built in 1940 and a freight container. The freight container has been at this property since, at least, 2012. The owner states the freight container is used for personal storage and will remain as such if the request is approved. The owner has been using this lot for his Contractor Services but is in the process of moving that use off the property, as it is not a permitted use.

Commissioner Benham opened the public hearing. Mr. Bruce Reed, agent, stepped forward to speak. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit, subject to the following conditions:

1. A building permit must be applied for within 30 days of approval
2. The freight container must comply with all applicable LDC requirements, as listed in the staff report.

Commissioner Halliburton moved to **approve the request with conditions** as proposed by staff, **including the container being repainted**. Commissioner Sitzes seconded the motion. The motion carried by the following vote:

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

OAM-2024-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the City of Abilene to Amend the Land Development Code to Adopt a New Airport Zoning Ordinance (AZO).

Mr. Randy Anderson presented this request. The City of Abilene was the sponsor of the Joint Land Use Study (JLUS) which considered the impact of development around Dyess Air Force Base (DAFB) and how certain surrounding development could affect the ability of DAFB to complete its mission and purpose in the future. The ordinance, if approved, would repeal and replace the existing Airport Zoning regulations and implement the development-related recommendations of the JLUS report.

DRAFT

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

STAFF RECOMMENDATION: Approval

Commissioner Benham moved to approve the request. Commissioner Fleming seconded the motion. The motion carried by the following vote:

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

Z-2024-31: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 0.44 Acres From Heavy Commercial (HC) To Office (O). Located At 1234, 1232, 1226 & 1218 N Treadaway Blvd. Legal Description Being Lots 1-4, Block 2, T W Daugherty Subdivision Within Original Town Abilene, Abilene, Taylor County, Texas.

Planner Valois presented this request. The subject properties were annexed in 1895 within the Original Town of Abilene. The single-family residences formerly located at 1232, 1226, and 1218 North Treadaway Boulevard were all demolished in 2006 due to condemnation. A demolition permit was pulled October 2024 for the remaining house on the property and has yet to be completed. Currently, the subject properties are being re-platted into one lot. The applicant is proposing office zoning for private practice.

Commissioner Benham opened the public hearing. Ms. Jessica Jacob stepped forward to speak. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

STAFF RECOMMENDATION: Approval

Commissioner Benham made a motion to **approve** the request. Commissioner Fleming seconded the motion. The motion carried by the following vote:

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

Z-2024-33: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, Amend The Terms And Conditions Of Planned Development District (PDD-181) Specifically To Add Approximately 5.9 Acres Of Land Zoned Agricultural Open (AO) To Be Added To Lot One To Allow Heavy Industrial Uses And Light Industrial Uses As Specified In The PDD. Located At 617 F.M. 2404. Legal Description Being The East 170 Feet Of Lot 1, Block A, Lancium Subdivision, Abilene, Taylor County, Texas.

DRAFT

Planner Holland presented this request. The subject property was annexed in 2024 and zoned as Agricultural Open per the LDC requirements. The owner proposes to incorporate this property into the existing Planned Development district to the west (PDD-181).

Lancium intends to incorporate the property with lot 1 of the initially approved conceptual plan to extend the Heavy Industrial uses further east.

Commissioner 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 nor in opposition.

STAFF RECOMMENDATION: Approval

Commissioner Benham made a motion to **approve** the request. Commissioner Halliburton seconded the motion. The motion carried by the following vote:

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

ADJOURNMENT

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

APPROVED

_____

Mr. Brad Benham, Chairman Pro-Tem

DRAFT

ZONING CASE CUP-2024-08 STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: December 3, 2024
City Council 1st Read: December 19, 2024
City Council 2nd Read: January 9, 2024

Applicant
Owner: HIT Ventures, LLC
Agent: Laddie Galloway

Case Manager
Kera Valois – Planner

Request
The applicant is requesting a Conditional Use Permit to construct a new 150' tall monopole within General Retail (GR) zoning.

Location
The subject property is located at 2560 X Barrow Street. Legal description being part of Lot 101 of the Gibson Replat, Block 10, Brookhollow Section 4, Abilene, Taylor County, Texas.

Background
The subject property was annexed into the City of Abilene in 1957 and has been zoned General Retail (GR). The east side of the subject property is currently occupied by The Hemp Corner The remaining west side of the subject property currently is vacant.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	GR	Drug Emporium
East	GR	The Hemp Corner
South	GR	Deep Dive Deals
West	GR	Chimney Plaza

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 proposed request is consistent with the Comprehensive Plan and Future Land Use, which both recommend "Neighborhood Commercial" uses at this location.
2. **The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**
   The proposed use is compatible with the surrounding General Retail (GR) Zoning. Communication Towers need to be located in areas that generate high levels of communication/data traffic with a height to provide a large area of coverage and allow multiple communication providers to use the tower. This strategy minimizes the need for additional towers to provide service.

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/existing use is compatible with surrounding developments and will not create adverse impacts regarding traffic, noise, or visual nuisances. The purpose of the tower is to provide communication services for three to four carriers.
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 not generate additional pedestrian or vehicular traffic.
5. **The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.**
   The proposed use will not generate a level of traffic that would adversely affect the existing road network in the vicinity of the subject site.
6. **The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.**
   The proposed tower is surrounded by General Retail zoning and is supported by the Comprehensive Plan. The proposed tower would not adversely affect the existing uses in this area. The proposed area is located at the rear of the property and is surrounded by buildings that effectively screen the tower base.
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 applicant for the proposed tower does not currently have any existing towers within City limits or within one mile of City limits. The location of the proposed tower is ideal given its proximity to high communication generating uses.

Staff Recommendation

Staff recommends **approval** of the Conditional Use Permit.

Attachments

- Technical Drawings
- Application
- PowerPoint Presentation

Notification

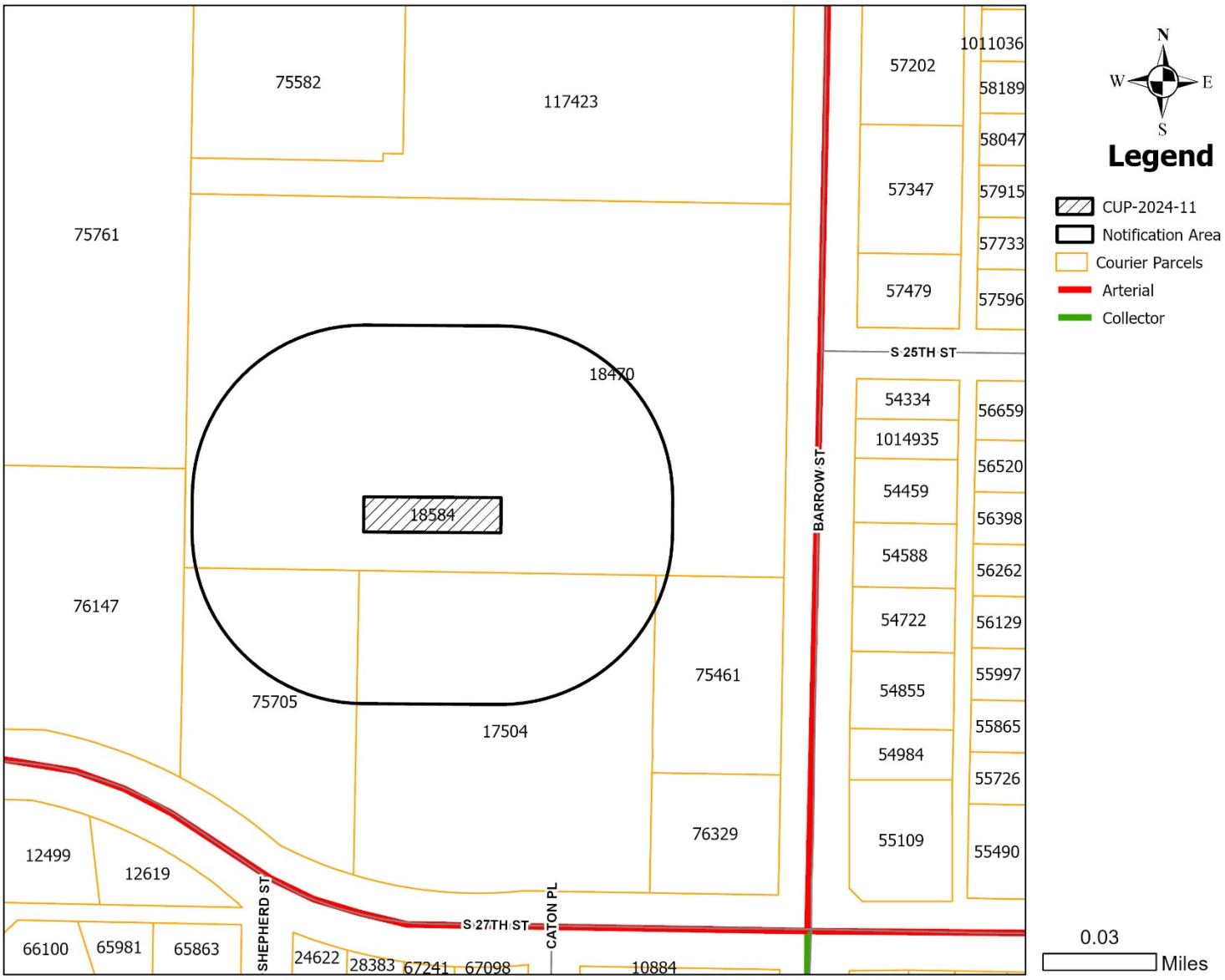
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on November 15, 2024, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

Legend: O - Opposed, F - In Favor

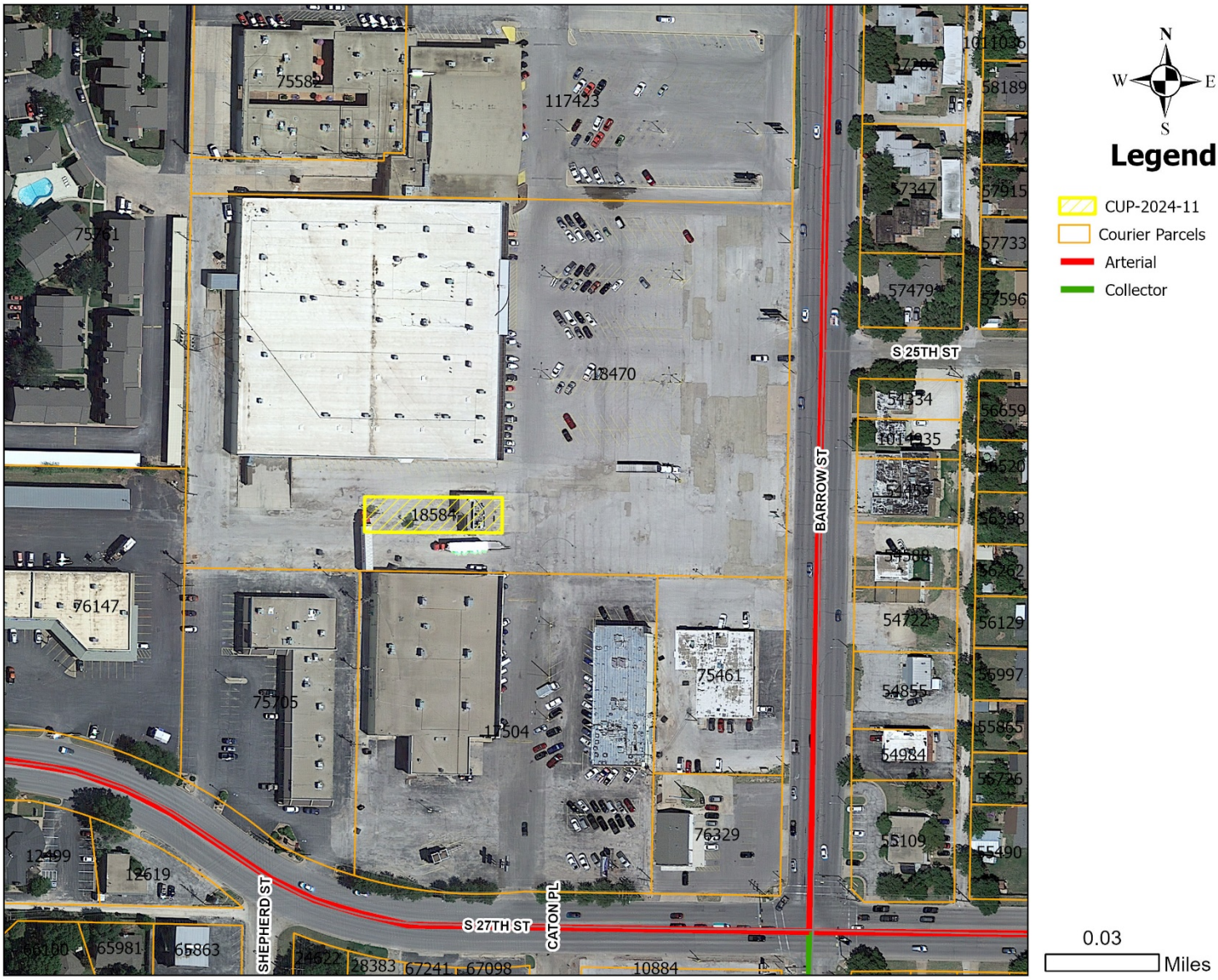
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
SOUTH CENTRAL INDUSTRIAL	18470	2420 X BARROW ST	**O**
HIT VENTURES LLC	18584	2560 BARROW ST	
BYPASS TRUST	75461	2602 BARROW ST	
BROOKHOLLOW SOUTH-94 JT VNT	17504	2626 BARROW ST	**F**

LANGER LAND & CATTLE LLC	75705	3132 S 27TH ST	

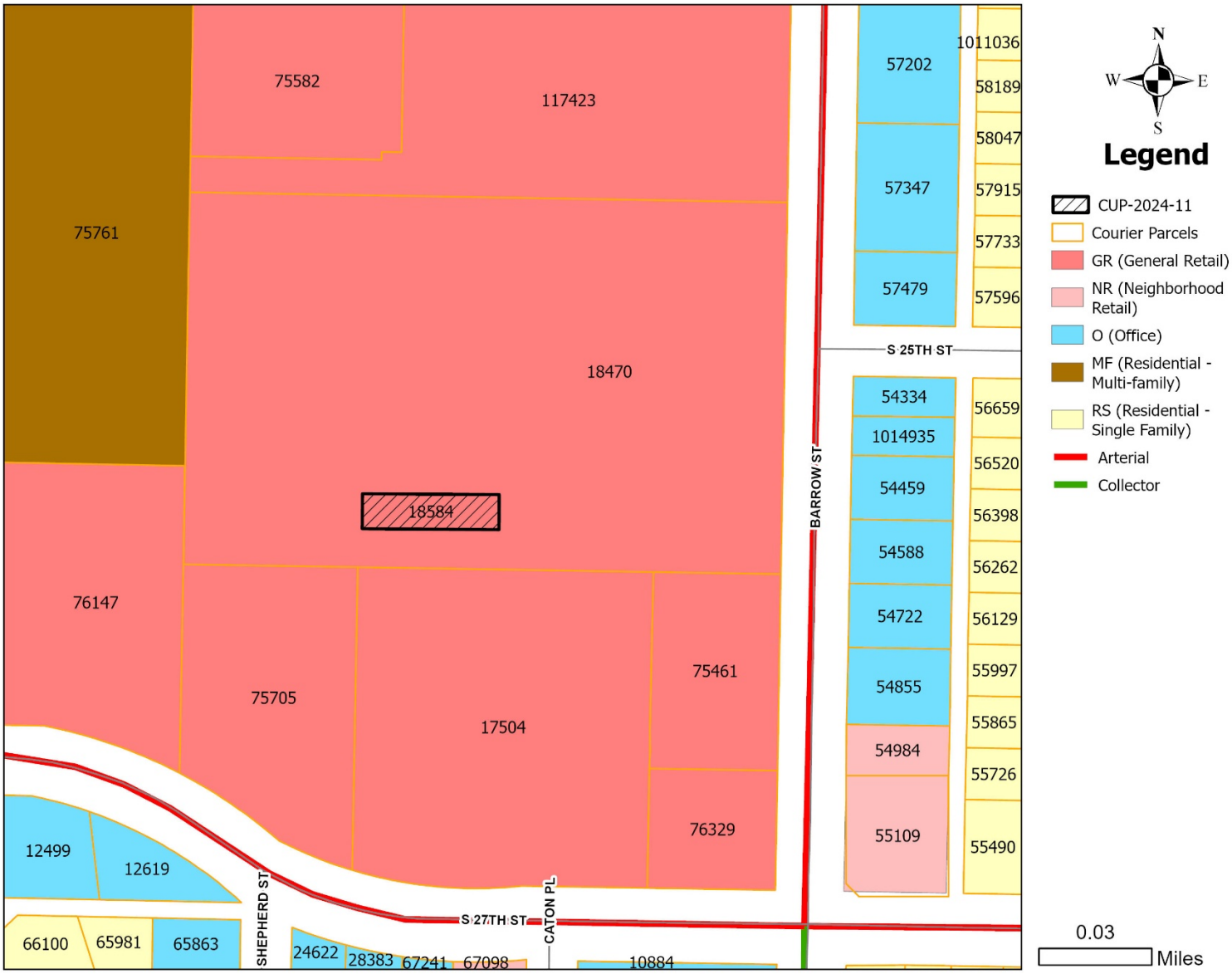
NOTIFICATION MAP



LOCATION MAP



ZONING MAP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54722
54855
54984
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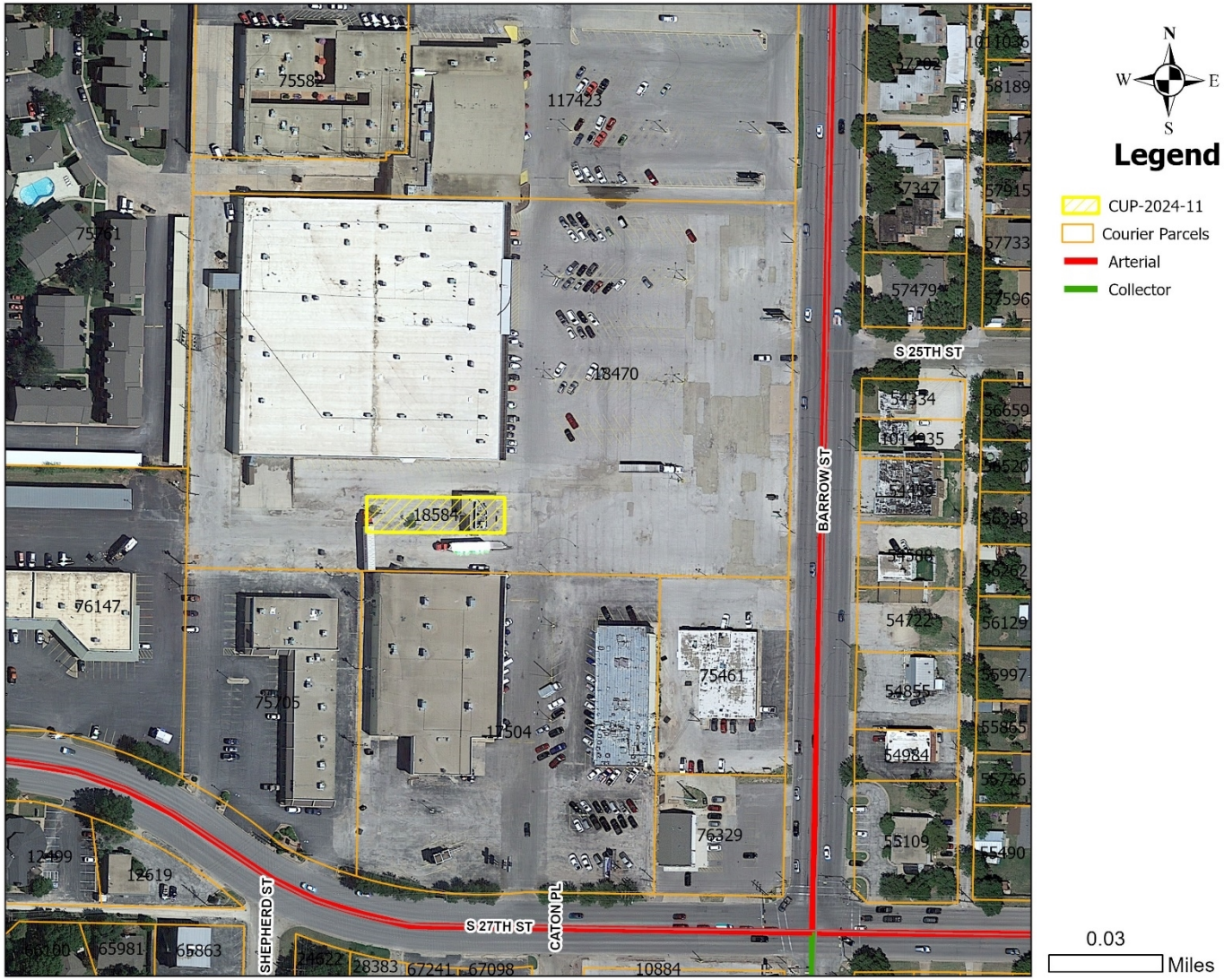
56659
56520
56398
56262
56129
55997
55865
55726
55490
BARROW ST
SHEPHERD ST
S 27TH ST
CATON PL
N
W
E
S
Legend
CUP-2024-11
Courier Parcels
GR (General Retail)
NR (Neighborhood Retail)
O (Office)
MF (Residential - Multi-family)
RS (Residential - Single Family)
Arterial
Collector
0.03
Miles

CONDITIONAL USE PERMIT

Case:	CUP-2024-11
Agent:	Laddie Galloway
Requests:	A Conditional Use Permit to allow a 150’ tall monopole in General Retail (GR) zoning.
Location:	2560 X Barrow Street
Notification:	1 in Favor, 1 in Opposition
Planning & Zoning:	December 3, 2024
Council Hearing:	December 19, 2024
	January 9, 2025

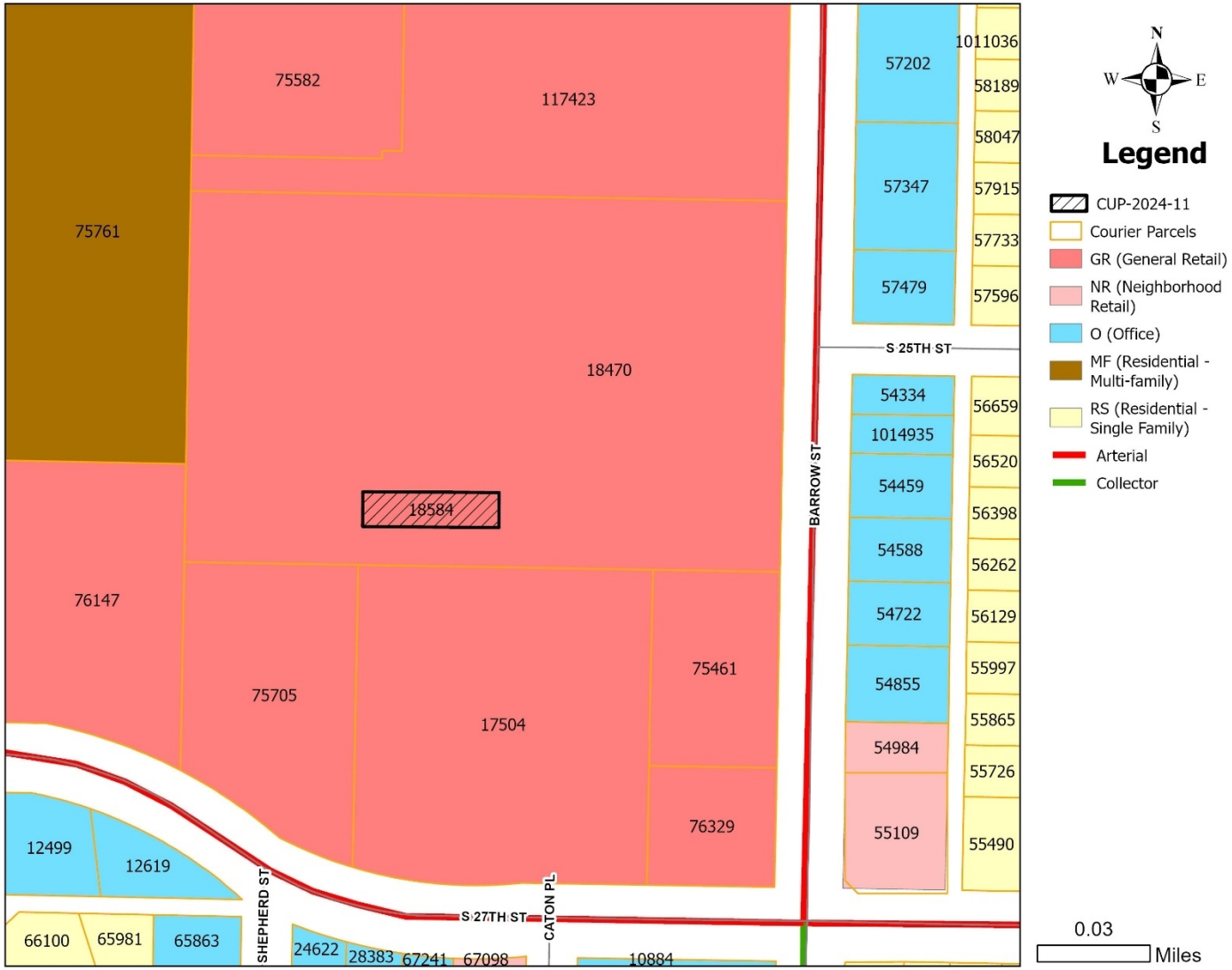
CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



CITY OF ABILENE TEXAS

ZONING MAP



CITY OF ABILENE TEXAS

USES IN GENERAL RETAIL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

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

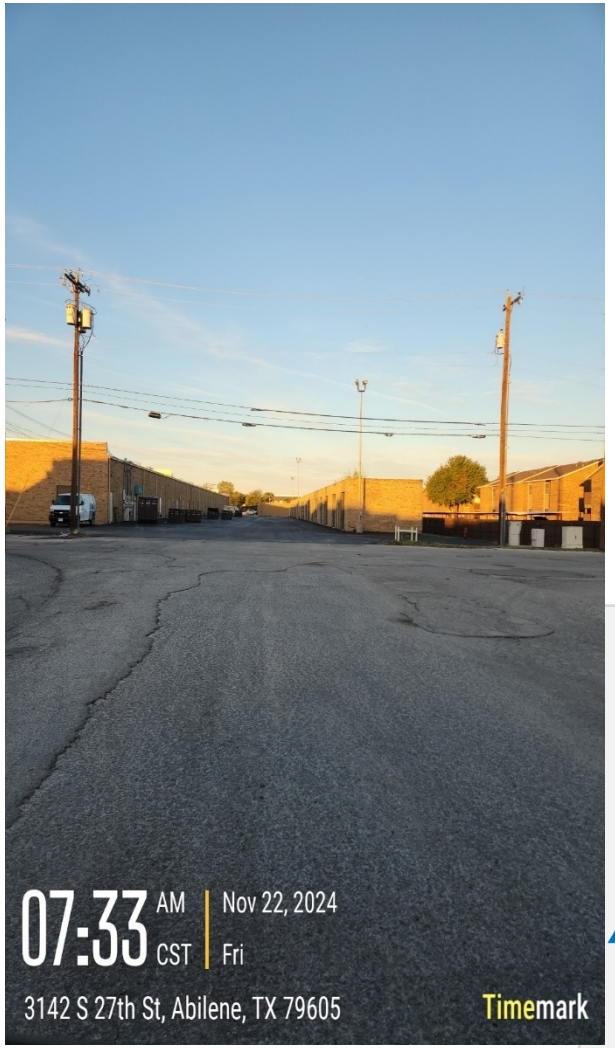
P	**Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)**
C	**Permitted as a Conditional Use Permit, Requiring Approval by City Council**
TP	**Permitted by Temporary Permit Only,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

CITY OF ABILENE TEXAS

PROPERTY VIEWS

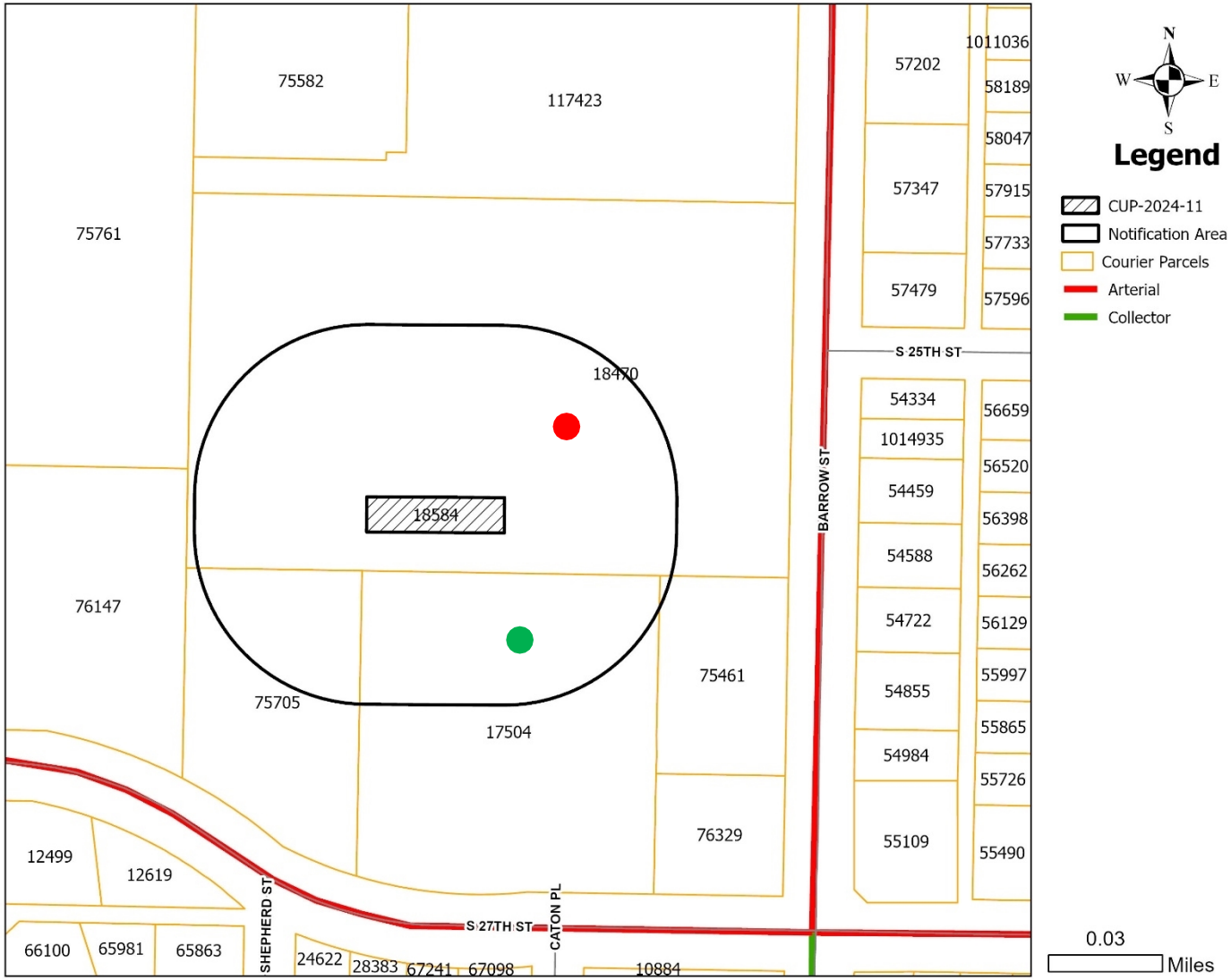
CITY OF ABILENE TEXAS

PROPERTY VIEWS



CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



1- In Favor-

1- Opposed-

66.36% Opposed

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

Staff Recommendation:

Staff recommends **approval**

CITY OF ABILENE TEXAS

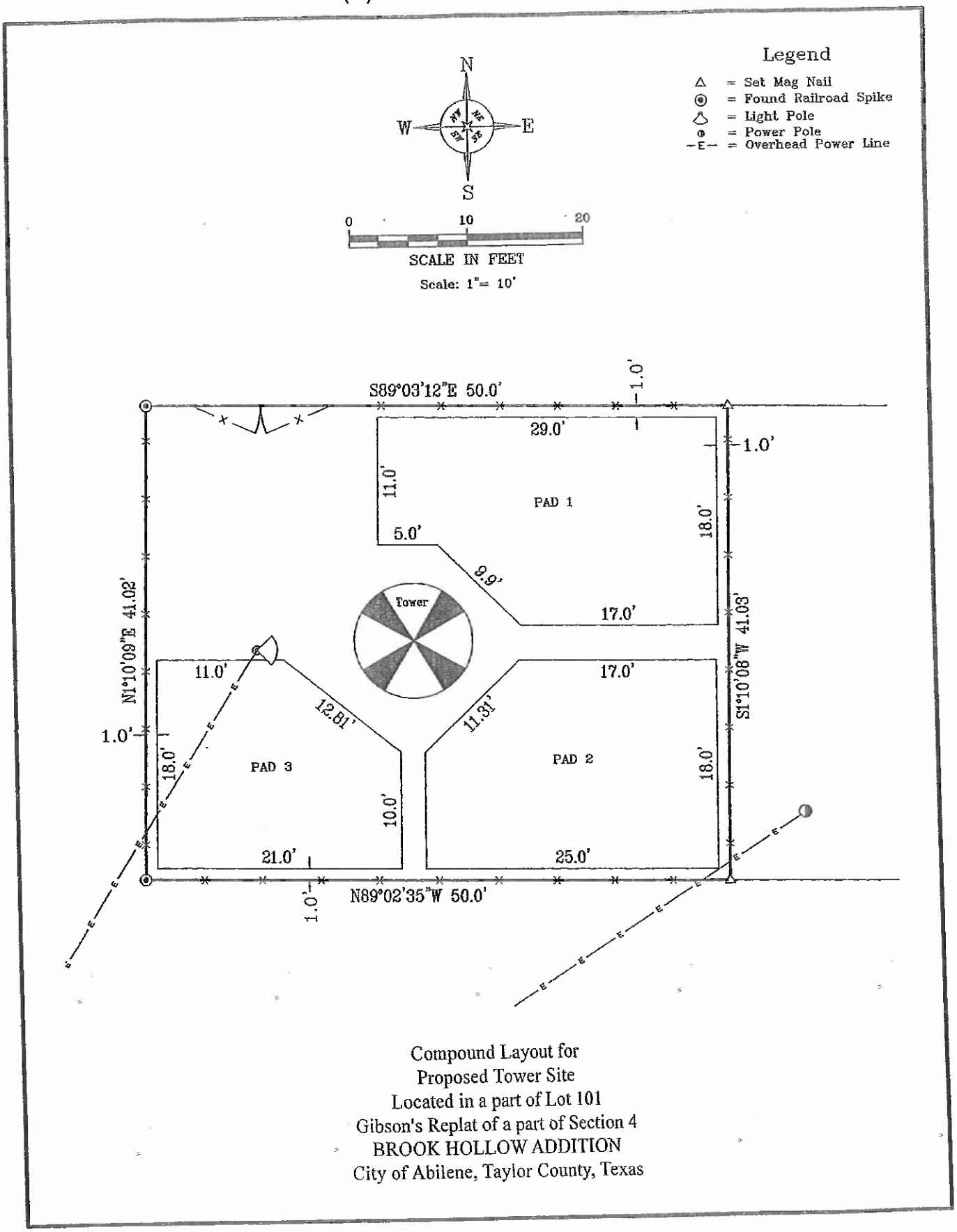
Questions?

CITY OF
ABILENE
TEXAS

(1) Inventory of Existing Towers in Abilene

Titan Towers does not have any towers within the City of Abilene, or within 1 mile of the City Limits.

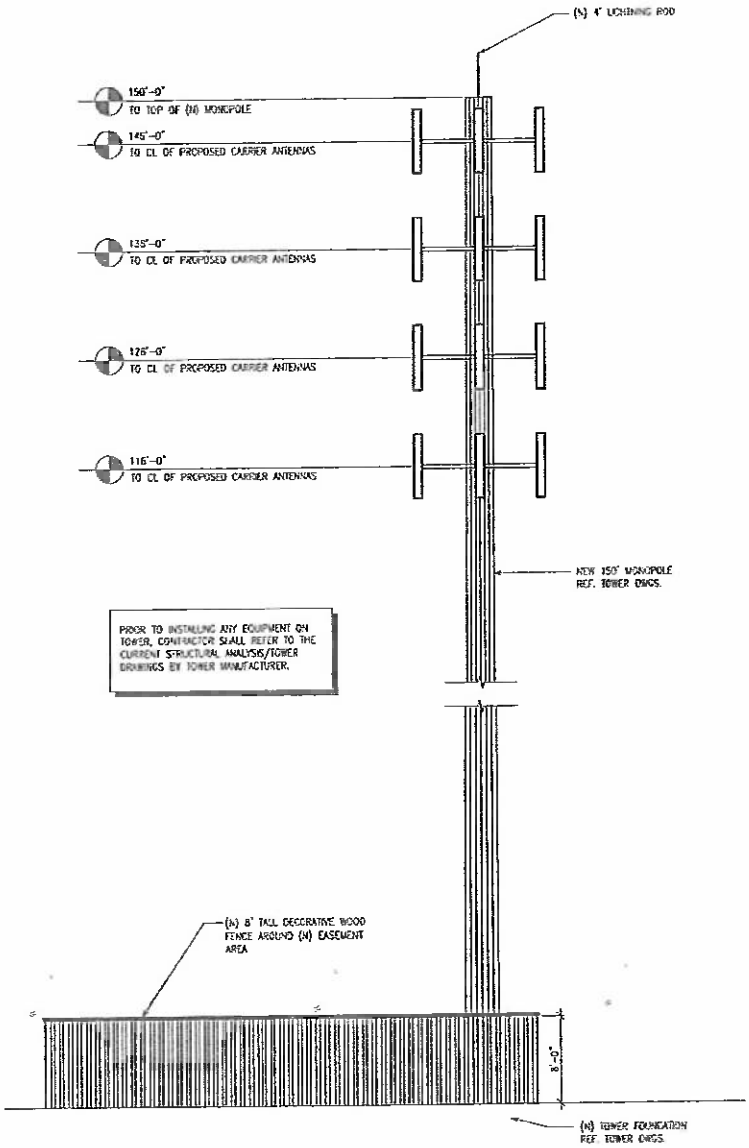
(2) Site Plan



Compound Layout for
Proposed Tower Site
Located in a part of Lot 101
Gibson's Replat of a part of Section 4
BROOK HOLLOW ADDITION
City of Abilene, Taylor County, Texas

(3) Tower Drawing

- 150' monopole
- 3 - 4 mobile phone customer capacity (depending on antenna loading)



1 TOWER ELEVATION
SCALE: NTS

(4) Letter of Intent to Lease

TITAN
TOWERS

Titan Towers is a tower company (not a mobile phone carrier) whose business practice is to lease space on its towers to a variety of customers... including mobile phone carriers such as AT&T, Verizon, T-Mobile and Direct TV, as well as wireless internet and various other types of communication & data transmission equipment.

Therefore, Titan Towers is motivated and has planned for the capacity to lease space on the tower to multiple companies.

(5) Justification Statement

See Attached Statement

WTLO0772 Signal Level Plots

Bobby Wells
9/30/2024

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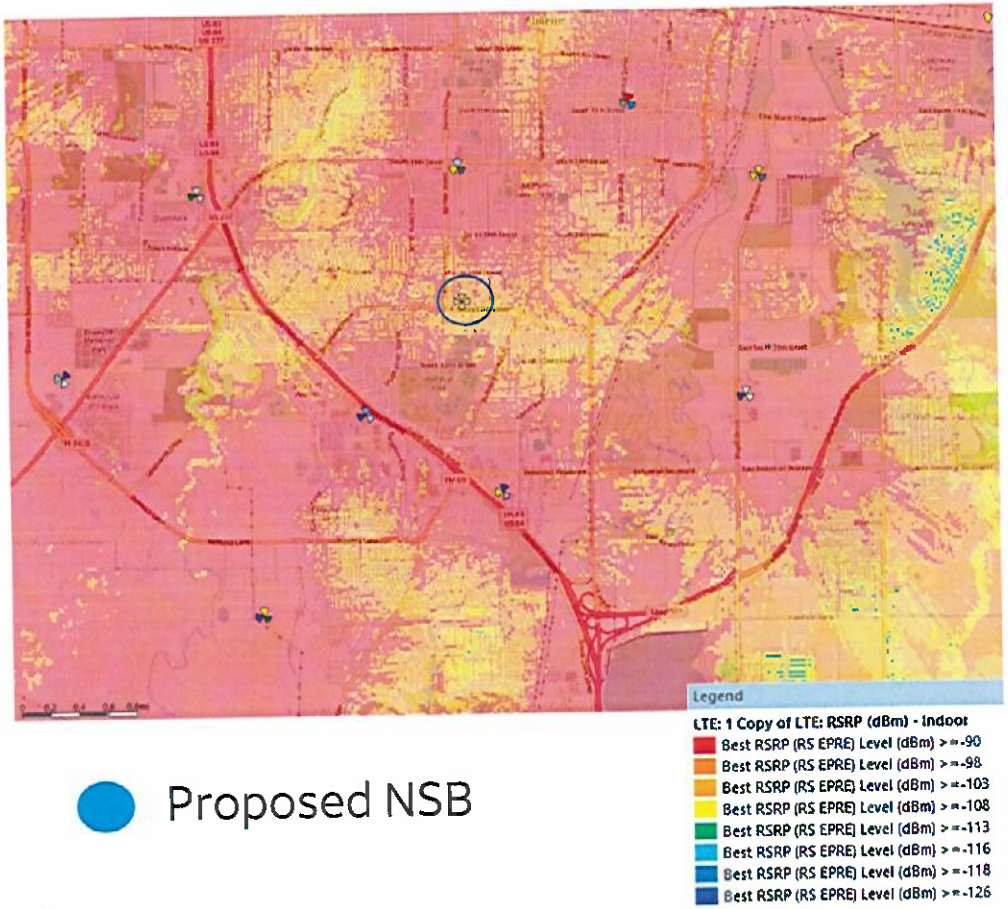
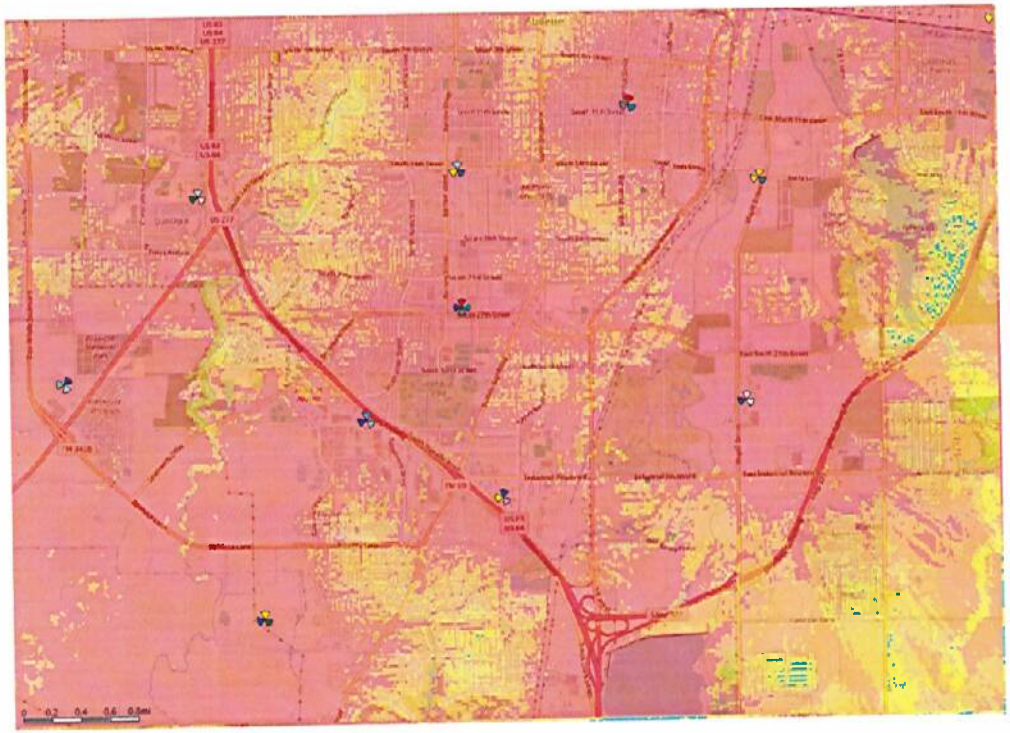
RSRP 700Mhz



Proposed NSB



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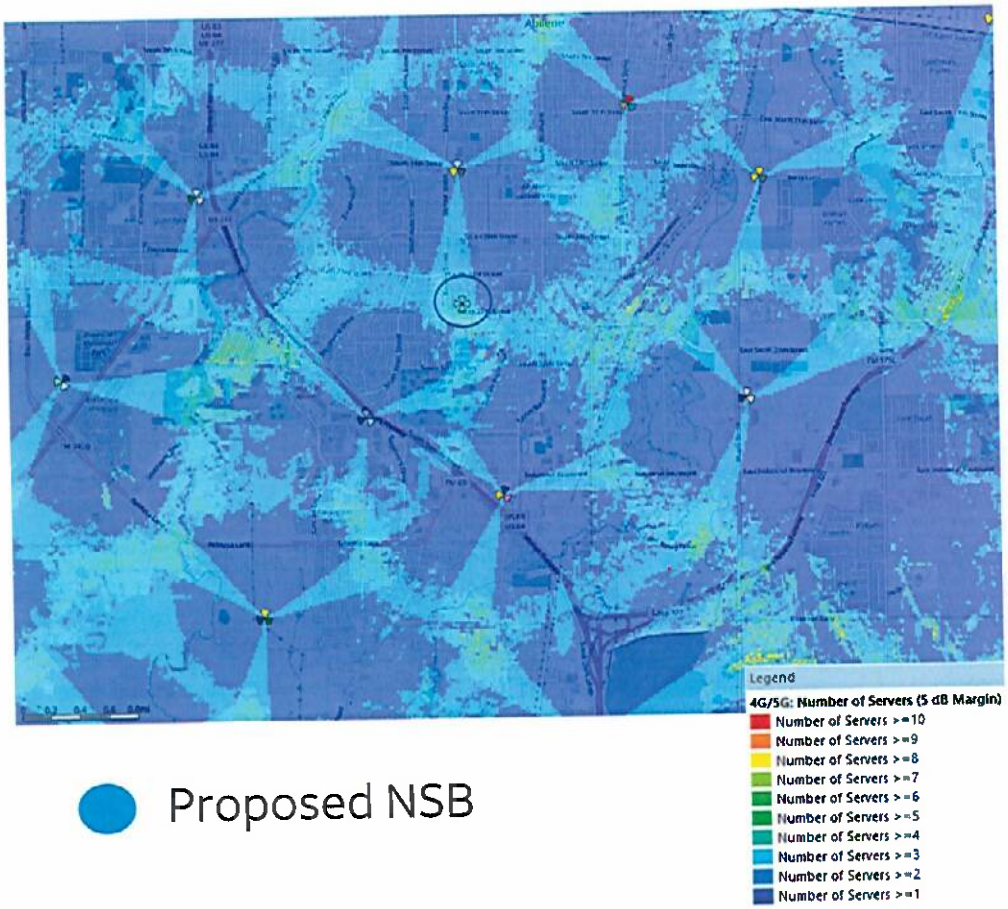
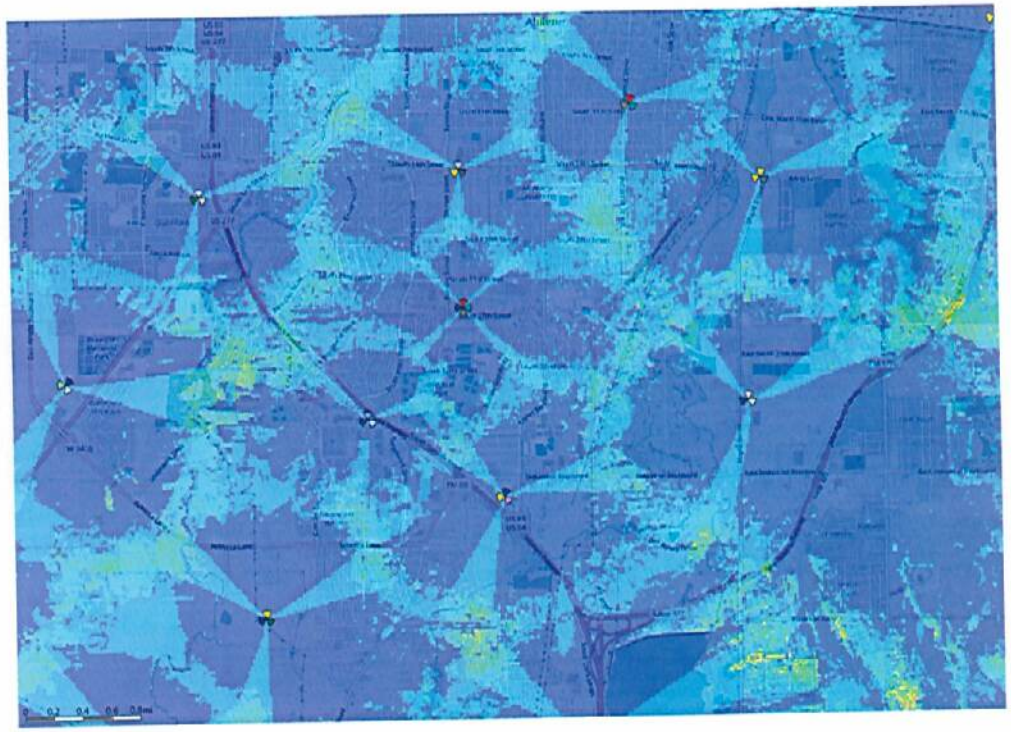
Number of Servers (Dominance) 700Mhz





Proposed NSB

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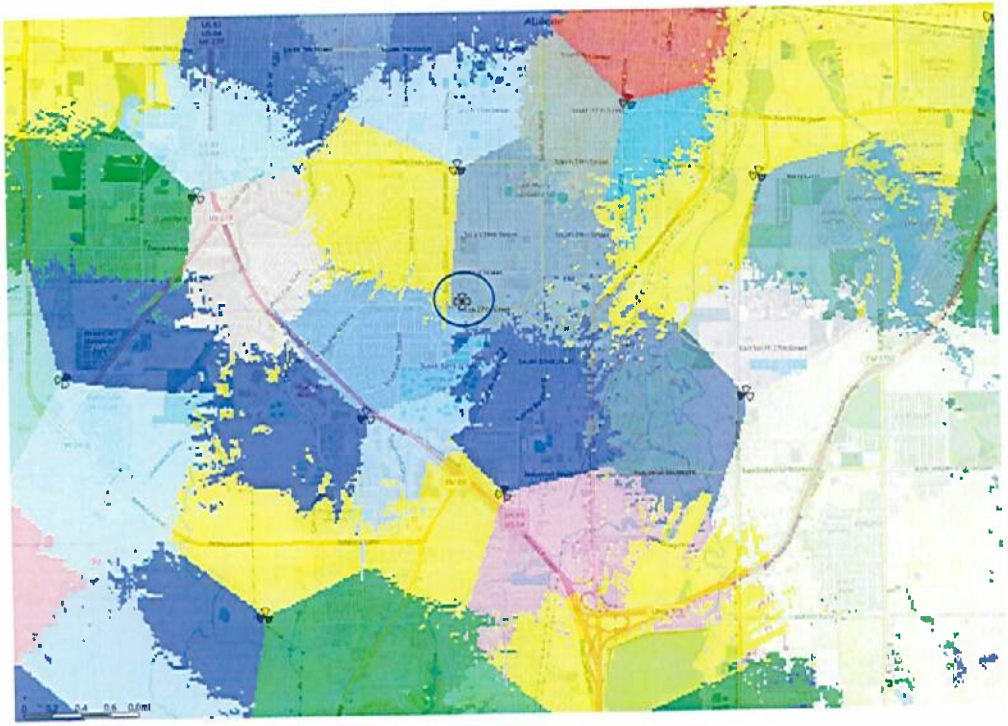
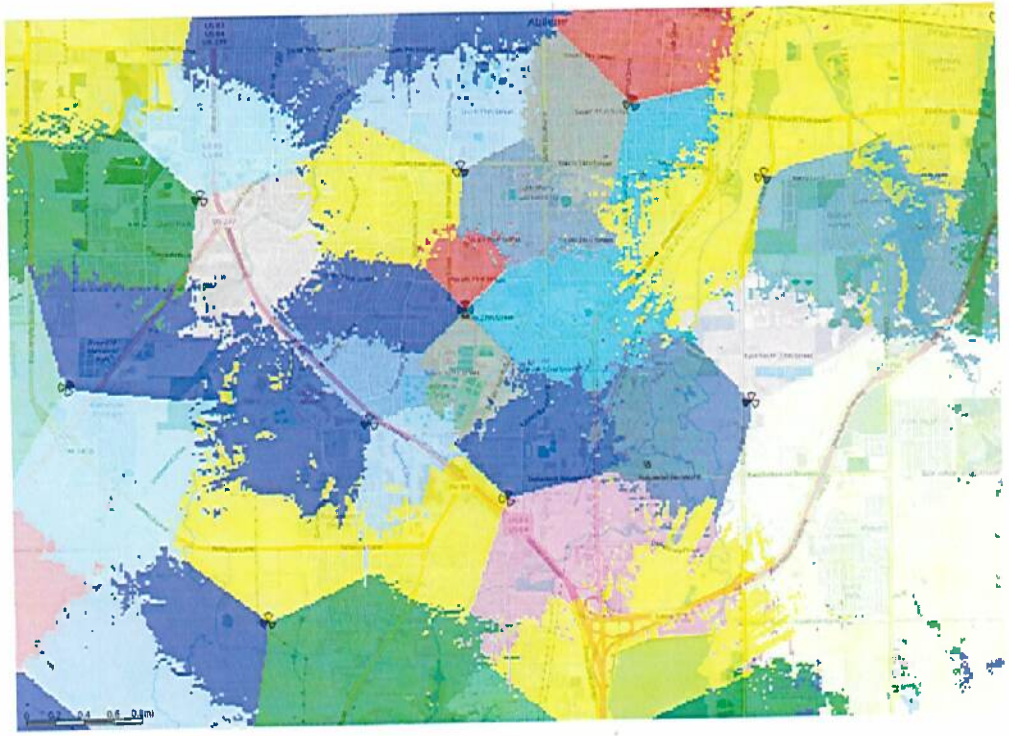
Coverage by Transmitter





Proposed NSB

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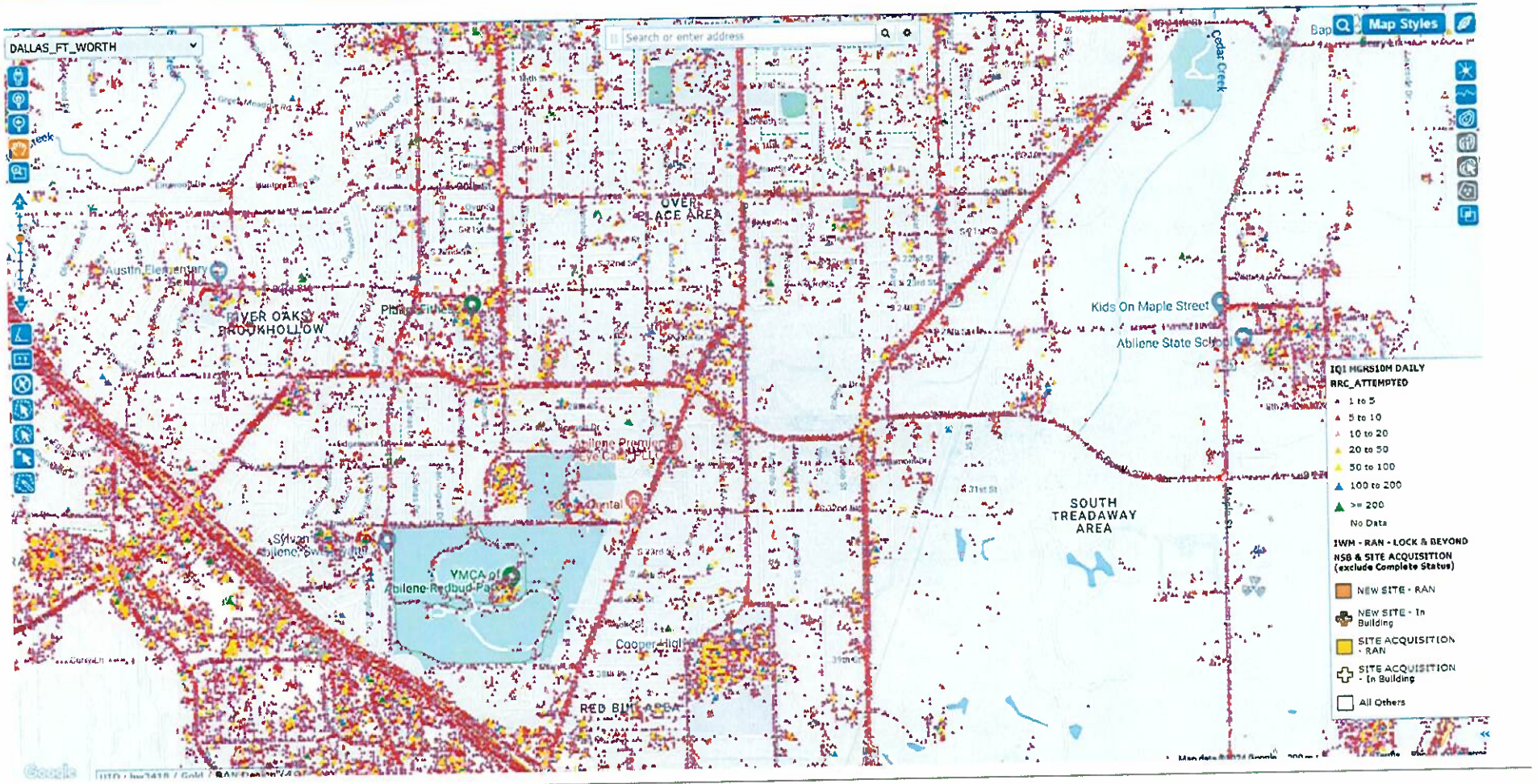
IQI Connected Users near proposed site



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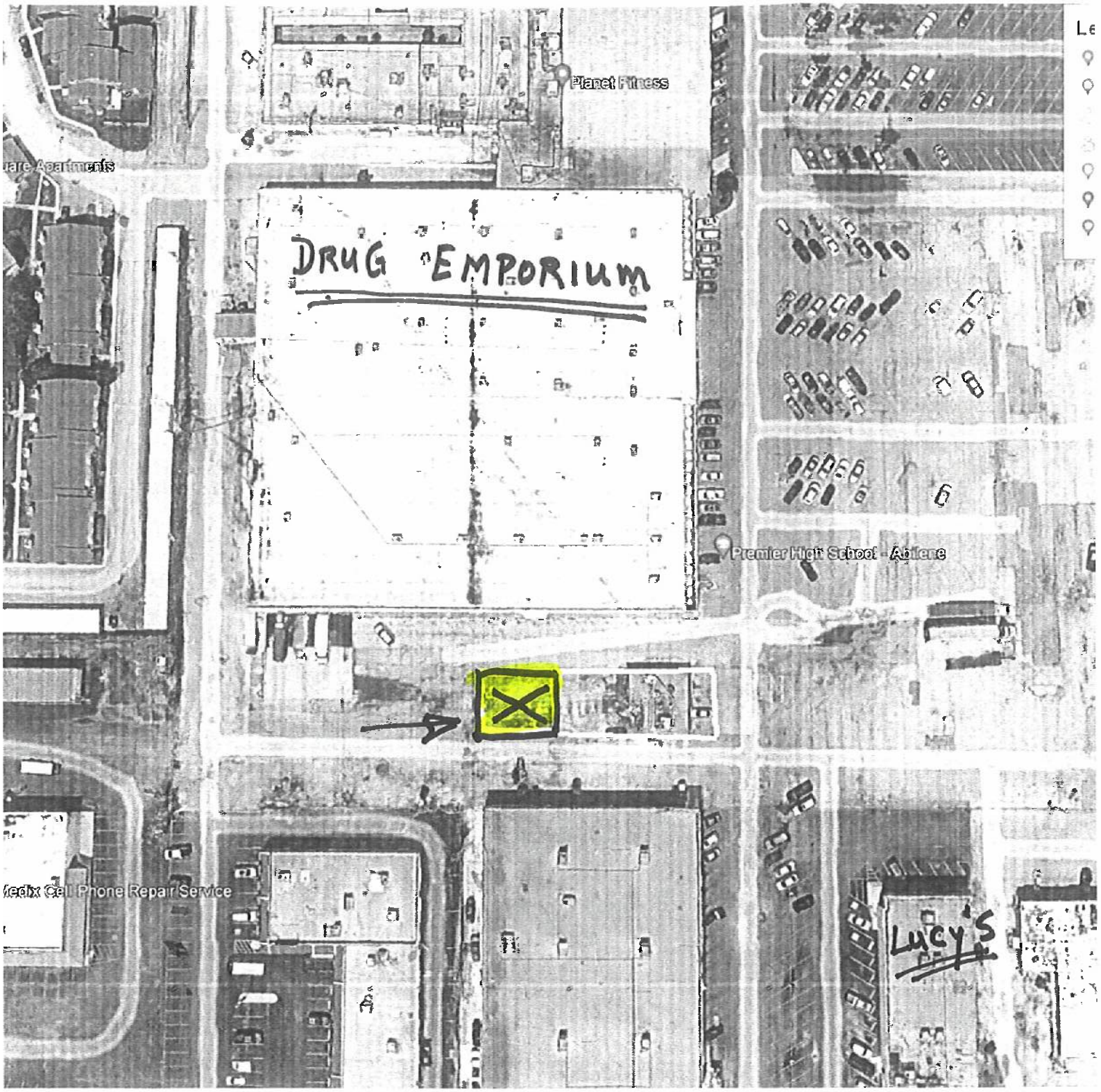
Aerial


Planet Fitness
DRUG EMPORIUM
Premier High School - Abilene
Cell Phone Repair Service
LUCY'S

KT

ZONING NOTIFICATION RESPONSE FORM CASE #: CUP-2024-11

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

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

NOV 20 PM 4:19

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

Requestor's Parcel ID:	18584	Your Name:	BROOKHOLLOW SOUTH-94 JT VNT	I am in favor of the request ☒
Requestor's Property Zoning:	GR	Your Property Address:	2626 BARROW ST	
Requestor's Proposed Zoning:	GR/CUP	Your Parcel ID:	17504	I am opposed to the request ☐

Signature: Paul Johnson

CITY OF ABILENE TEXAS

SOUTH CENTRAL INDUSTRIAL
PO BOX 7008
WACO, TX 76714-7008

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number CUP-2024-11 **November 12, 2024**

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **December 3, 2024,** at **1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The zoning change is requested by the owner or the owner's agent. The property being considered for a Conditional Use Permit is approximately 0.15 acres zoned General Retail (GR) to allow a 150' tall monopole. Located at 2560 X Barrow Street. Legal description being part of Lot 101 of the Gibson Replat, Block 10, Brookhollow Section 4, Abilene, Taylor County, Texas. The property is currently zoned General Retail (GR), and the request is to a 150' tall monopole.

This public hearing is open to any interested person. Your opinions, objections, and comments relative to this may be expressed in writing, or in person at the public hearing. The City of Abilene encourages you to participate in this process. You will find a response form at the bottom of this letter that you may complete, cut off, and mail to the City. All written responses must be signed by the respondent per State law. The City also accepts comments by email per the instructions below.

The attached map shows the area of this Conditional Use Permit request. Only the area highlighted on the map by striped lines is being considered for a Conditional Use Permit. The solid boundary line surrounding the highlighted area is a state mandated 200' notification area. You are receiving this letter because your address is located within this notification area. If approved by the Planning and Zoning Commission, or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for 2nd and Final Reading with a public hearing on **January 9, 2025, at 8:30 AM** in the Council Chambers.

If you have any questions, please contact Kera Valois at telephone 325-676-6496 or by email address planning@abilenetx.gov

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ZONING NOTIFICATION RESPONSE FORM CASE #: CUP-2024-11

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

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

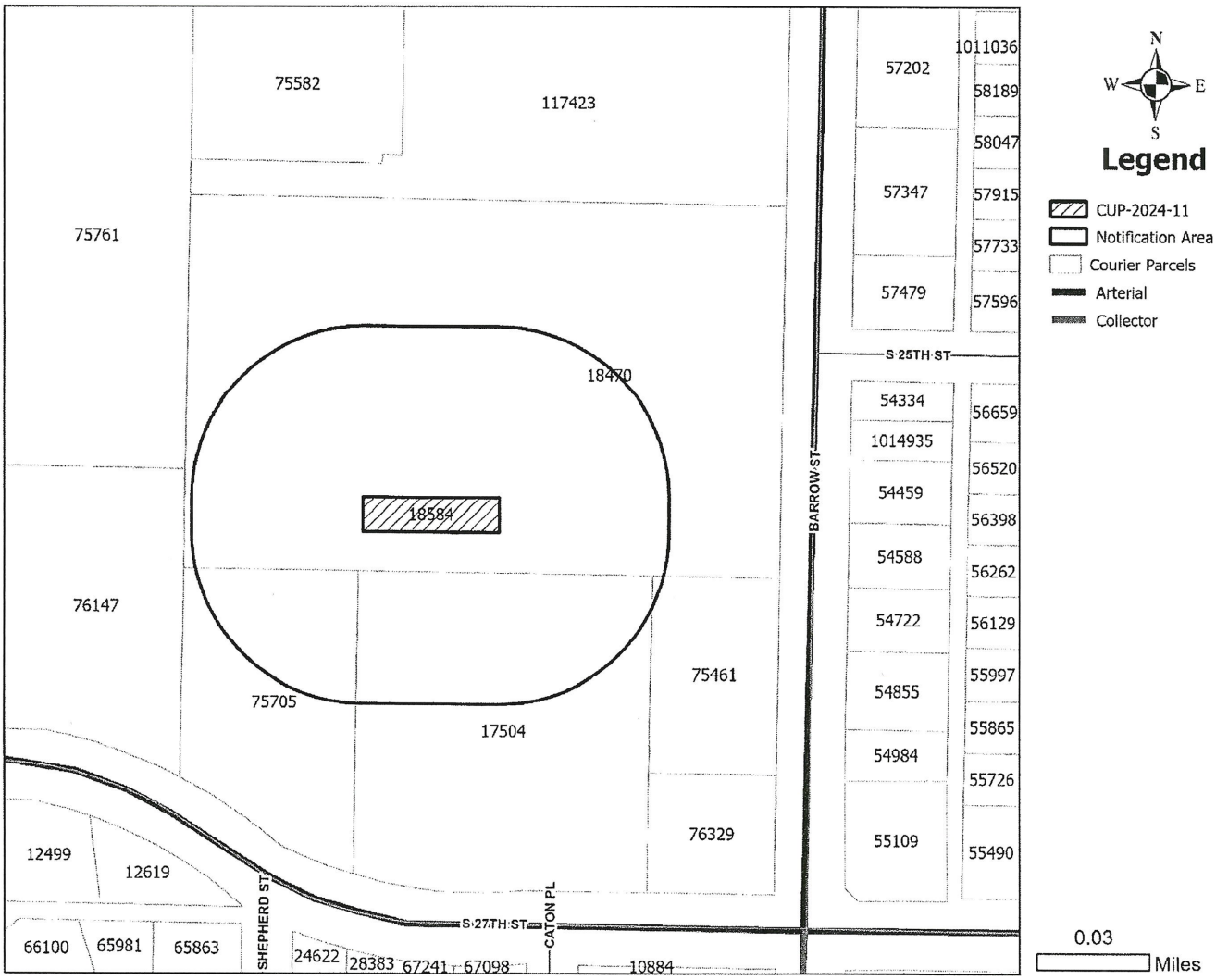
Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Parcel ID:	18584	Your Name:	SOUTH CENTRAL INDUSTRIAL	I am in favor of the request ☐
Requestor's Property Zoning:	GR	Your Property Address:	2420 X BARROW ST	
Requestor's Proposed Zoning:	GR/CUP	Your Parcel ID:	18470	I am opposed to the request ☒

Signature:

CITY OF ABILENE TEXAS

CUP-2024-11



Additional Comments:

The subject property is 0.15 acres surrounded by our 6.84 acre site. We believe this CUP will negatively impact our property in a substantial manner.

-Blake

To whom it may concern,

We are waiving the requirement for a concept plan. The plan will not in any way affect the ability for our commission to act on this request.

Thank you,

Timothy Littlejohn
Director of Planning and
Development Services

Planning & Development Services
555 Walnut Street
Abilene, Texas 79601
325.676.6237
ABILENETX.GOV/PLANNINGANDDEVELOPMENT

MT

ZONING NOTIFICATION RESPONSE FORM CASE #: CUP-2024-12

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

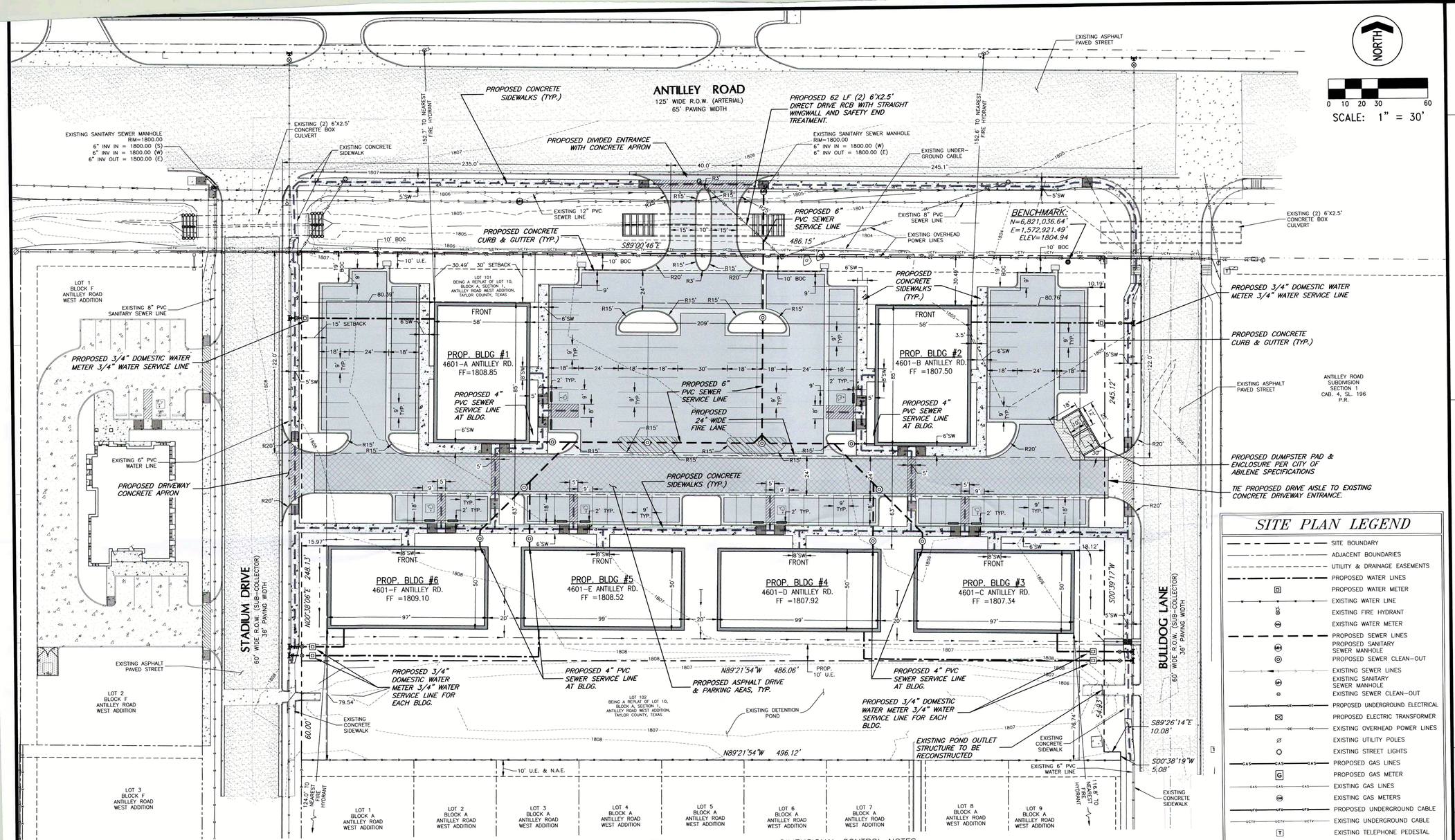
Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.

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

Requestor's Parcel ID:	1016394	Your Name:	CRAMER CAITLIN M	I am in favor of the request ☐
Requestor's Property Zoning:	PDD-155	Your Property Address:	4610 EBBETS DR	
Requestor's Proposed Zoning:	PDD-155/CUP	Your Parcel ID:	1062793	I am opposed to the request ☑

Signature: Caitlin Cramer

Additional Comments: This is a neighborhood. Bringing in a tattoo parlor allows different crowds of people to be in the neighborhood at all hours. We have families and don't want businesses and people in our neighborhood. Most businesses so far are 8am-5pm. I am strongly against a tattoo parlor in this area.



SITE PLAN NOTES:

1. PROPOSED USE FOR SITE IS "OFFICE". ADDRESS OF SITE IS 4601 ANTILLEY ROAD.
2. EXISTING ZONING FOR SITE IS "PD" WITH "NO" UNDERLYING.
3. THE MINIMUM REQUIRED PARKING IS 1 BAY PER 500 SQ.FT PER BUILDING. THERE ARE 6 BUILDINGS PROPOSED FOR THIS SITE, MINIMUM PARKING REQUIRED IS 10 SPACES PER BUILDING OR 60 SPACE FOR THE SITE. A TOTAL OF 119 PARKING BAYS ARE PROVIDED, 6 OF WHICH ARE ADA ACCESSIBLE, 2 OF WHICH ARE VAN ACCESSIBLE.
4. OVERALL HEIGHT OF THE BUILDINGS IS 25'-0".
5. ALL SURFACES ON THIS SITE WILL BE PROPOSED, ALL AREAS NOT COVERED BY BUILDING FOOTPRINTS OR PAVING WILL BE LANDSCAPED AREAS.
6. SURFACE FOR ALL PARKING & MANEUVERING AREAS SHALL BE ASPHALT OR CONCRETE.
7. NO EXISTING DRIVEWAYS WILL BE CLOSED; ONE EXISTING DRIVEWAY WILL BE UTILIZED.
8. PROPOSED SIDEWALKS ON THIS SITE ARE ACCESSIBLE.
9. ACCESSIBLE ROUTES INCLUDE ALL ACCESSIBLE SIDEWALKS AS WELL AS THE PROPOSED SIDEWALK RAMPS AND PEDESTRIAN CROSSINGS AT THESE RAMPS.
10. NO PORTION OF THIS DEVELOPMENT SITE LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAPS 48441-C-0331-F & 48441-C-0332-F (JANUARY 6, 2012).
11. ALL OUTDOOR LIGHTING SHALL MEET CITY OF ABILENE REQUIREMENTS AND ALL OUTDOOR LIGHTING FIXTURES SHALL BE FULLY SHIELDED.
12. ALL DRIVEWAYS, SIDEWALKS & SIDEWALK RAMPS MUST BE PERMITTED THROUGH THE CITY OF ABILENE ENGINEERING OFFICE. (325-676-6281).
13. A SWPPP SHALL BE PREPARED AND EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. MECHANICAL EQUIPMENT (EXCLUDING ROOF-MOUNTED EQUIPMENT) SHALL BE SCREENED FROM VIEW FROM STREETS AND PARKING LOTS.
15. INTERNET, TELEPHONE AND CABLE PROVIDERS AS WELL AS IRRIGATION CONTRACTORS SHALL COORDINATE INSTALLATION OF NECESSARY CONDUIT PRIOR TO PLACEMENT OF PAVING.
16. THE CONTRACTOR SHALL PROVIDE WATER METER BOXES FOR EACH WATER SERVICE CONNECTION DETAILED ON THE PLANS. FOR WATER METER SIZES 1.5" TO 2", THE CONTRACTOR SHALL SUPPLY A BASS AND HAYS BH-1527 (AMI COMPATIBLE) WATER METER BOX LID AND PMSBCF 1527-12 WATER METER BOX, OR A EAST JORDAN IRON WORKS PRODUCT NUMBER 32131364 (AMI COMPATIBLE) WATER METER BOX LID AND PRODUCT NUMBER 38001527 WATER METER BOX, OR EQUIVALENT.
17. FOR WATER METER SIZES 5/8" TO 1", THE CONTRACTOR SHALL SUPPLY A BASS AND HAYS BH-1324 AMR LID WATER METER BOX LID AND PMSBCF 1324-12 WATER METER BOX, OR AN EAST JORDAN IRON WORKS PRODUCT NUMBER 32131365 (AMI COMPATIBLE) 1324 WATER METER BOX LID AND PRODUCT NUMBER 32414001W WATER METER BOX, OR EQUIVALENT.

LANDSCAPING NOTES:

1. TOTAL AREA OF THE SITE IS 149,099 SQ.FT. (3.423 ACRES).
2. TOTAL LANDSCAPED AREA WITHIN THE SITE IS 61,580 SQ.FT. OR 41.3%.
3. THE REQUIRED 10' WIDE LANDSCAPE STRIP (10,845 SQ.FT.) ALONG ANTILLEY ROAD, BULLDOG LANE & STADIUM DRIVE WILL BE PROVIDED. 15% OF THE AREA BETWEEN THE FAÇADE OF THE BUILDING AND THE STREET R.O.W. IS REQUIRED TO BE LANDSCAPED; TOTAL AREA BETWEEN THE BUILDING FAÇADE AND THE R.O.W. = 43,081 SQ.FT.; 17,985 SQ.FT. OR 41.7% WILL BE LANDSCAPED.
4. THE TOTAL REQUIRED LANDSCAPED AREA IS 6,462 SQ.FT.; AT 1 TREE AND 3 SHRUBS MINIMUM PER 500 SQ.FT. OF REQUIRED LANDSCAPED AREA, A MINIMUM OF 13 TREES AND 39 SHRUBS WILL BE PROVIDED BETWEEN THE BUILDING FAÇADE AND R.O.W.
5. 1 STREET TREE PER 60' OF FRONTAGE ARE REQUIRED ALONG ANTILLEY ROAD, FOR 486.15' FRONTAGE, A MINIMUM OF 9 STREET TREES ARE REQUIRED.
6. ANY REQUIRED IRRIGATION SYSTEM WILL BE PROVIDED.
7. TOTAL IMPERVIOUS AREA WITHIN THE SITE IS 87,519 SQ.FT. (2.009 ACRES).

DIMENSIONAL CONTROL NOTES:

1. ALL DIMENSIONS SHOWN ARE FROM FACE OF CURB, BEGINNING & END OF CURVE RADII, AND EDGE OF BUILDING FOUNDATION UNLESS OTHERWISE NOTED. WIDTH OF SIDEWALK ADJACENT TO CURB ARE MEASURE FROM BACK OF CURB.
2. CURBS ARE NOMINAL 6" WIDE, THEREFORE THE BACK OF CURB IS 0.50' FROM FACE OF CURB.
3. ALL COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD83 AND GPS OBSERVATIONS. ELEVATION DATUM IS NAVD88. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.000139778.

BUILDING SUMMARY

BLDG NO.	AREA SQ.FT.	HEIGHT	SUITE	PARKING REQ'D
1	4,930	25'	A	10
2	4,930	25'	B	10
3	4,850	25'	C	10
4	4,950	25'	D	10
5	4,950	25'	E	10
6	4,850	25'	F	10
TOTALS	29,460			60

SITE PLAN LEGEND

- SITE BOUNDARY
- ADJACENT BOUNDARIES
- UTILITY & DRAINAGE EASEMENTS
- PROPOSED WATER LINES
- PROPOSED WATER METER
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- PROPOSED SEWER LINES
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SEWER CLEAN-OUT
- EXISTING SEWER LINES
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SEWER CLEAN-OUT
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED ELECTRIC TRANSFORMER
- EXISTING OVERHEAD POWER LINES
- EXISTING UTILITY POLES
- EXISTING STREET LIGHTS
- PROPOSED GAS LINES
- PROPOSED GAS METER
- EXISTING GAS LINES
- EXISTING GAS METERS
- PROPOSED UNDERGROUND CABLE
- EXISTING UNDERGROUND CABLE
- EXISTING TELEPHONE PEDESTAL
- PROPOSED ACCESSIBLE ROUTE
- HANDICAP ACCESSIBLE PARKING
- PROPOSED ACCESSIBLE CURB RAMP
- PROPOSED WHEEL STOP
- EXISTING ASPHALT PAVING
- EXISTING CONCRETE PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE SIDEWALKS
- EXISTING CONTOURS

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY UNDER THE AUTHORIZATION OF HOMER T. FILLINGIM IV, P.E. #97395 AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

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

1508 SANTA FE DR. STE 204
WEATHERFORD, TX 76086
817-594-9880

FIRM# F-2448

JACOB MARTIN

CITY OF ABILENE
SITE PLAN APPROVED
Building Inspections
Planning Services
Engineering
Solid Waste Services
Stormwater
Traffic Services
Water Utilities
Other Fire Marshall
SP-2019-02 4/24/19
Number Date

KYLE PAUL
ANTILLEY WEST OFFICE PARK
SITE PLAN

SCALE	1" = 30'
PROJECT #	18469
DESIGNED	RMJ
DRAWN	K.R.
CHECKED	T.F.

NO.	REVISION	DATE

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING. CHECK SCALE & ADJUST ACCORDINGLY.

SHEET C1.0
SEQ. 1 OF 1

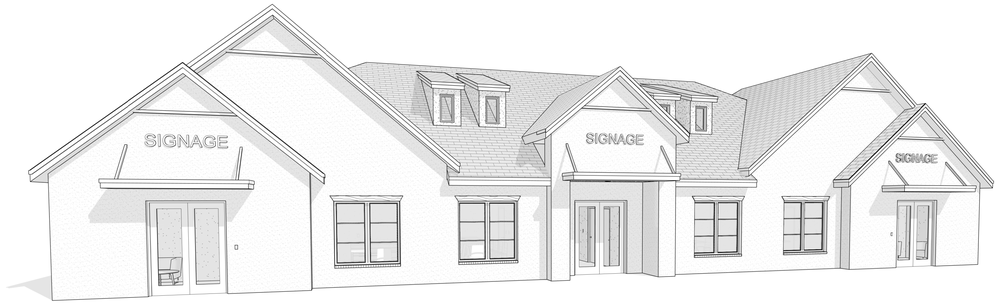
Plan of Operation for CUP / The Glow Up Parlor

The purpose for this conditional use permit is to be able to perform fine line tattoo as one of the services in a full-service salon. The business is structured as a beauty "parlor" but must be licensed as a full-service salon & tattoo shop. Reason being because even to offer permanent makeup services the shop must have a tattoo "shop license" granted by the department of health, as PMU is done with a tattoo machine and has the same sanitation practices, regulations, and contraindications as permanent makeup. Since permanent makeup is already an allowed service, we are only asking to extend the services a PMU artist is able to offer. Fine line tattoo by beauty industry standards is now considered the newest service of PMU artists. Fine line tattoos are also done with a PMU machine which has a weaker motor than that of a standard tattoo machine. Most traditional tattoo artists don't even carry the size needle PMU artists use to perform this service, nor do they consider themselves to be in the same industry generally speaking. Tiny tattoo/ fine line artists operate out of a tiny tattoo specialized shop or a full-service salon, as in this case. Tiny/ fine line tattoos are equally as invasive as Botox and injections which is offered at many local salons. Additionally, the business in this instance is considered a beauty salon or beauty "parlor" the name being, The Glow Up Parlor LLC. We are requesting only to be able to offer all services within the defined industry. Given that the business is structured as a beauty business one of the benefits of the name itself is that it does not include tattoo anywhere therefore the general public and surrounding area will not know tattoos are even being performed unless they're familiar with the business. The business' other services include esthetician services, lashes, permanent makeup, and spray tan. In the back room where tattoos will be provided the main service will be PMU and tiny tattoo education, making the actual fine line tattoo service itself a very small portion of the business model. In the front of the building will be a waiting room very similar to that of a med spa. It will have beauty products on display as well as athleisure wear available for purchase. For those concerned about the appearance this business in no way will reflect a tattoo shop or give a negative perception of the plaza and will withhold the same aesthetic standard as the neighboring businesses. The business will have normal operating hours besides the potential of some early evening PMU only classes for those that cannot attend in the mornings. The business can guarantee that no fine line tattoo service will be performed after 6pm and the performance of such services will not be visible to the public. Thank you for considering our request. We look forward to the potential of doing business in the community.

ANTILLEY WEST, OFFICE BLDG # 4

CONSTRUCTION DOCUMENTS

03.08.2023



PROJECT DIRECTORY

CLIENT INFORMATION

KYLE PAUL CONSTRUCTION
119 Claiborne
ABILENE, TX 79606

CONTACT: Kyle Paul
TEL: 325.307.9405
E-MAIL: kyle@kylepaulconstruction.com

CIVIL ENGINEER

Jacob & Martin
3465 Curry Lane
Abilene, TX 79606

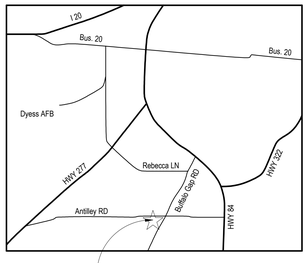
CONTACT: Tal Fillingim & Clayton Farrow
TEL: (325)-698-1070
E-MAIL: tal@jacobmartin.com & cfarrow@jacobmartin.com

ARCHITECT

3 Axis Architects
6909 82nd Street, Suite 100
Lubbock, TX 79424

ARCHITECT: Chandler Cooke
TEL: 806.786.5834
E-MAIL: chandler@3axisarchitects.com

VICINITY MAP



SITE LOCATION
ANTILLEY ROAD & BULLDOG LANE
ABILENE, TX 79606

N

PROJECT DISCRIPTION

NEW CONSTRUCTION SINGLE STORY NEIGHTBORHOOD OFFICE ("NO") BUILDING WITH ASSOCIATED UTILITY WORK AND LANDSCAPING

GENERAL CONSTRUCTION INFORMATION

APPLICABLE CODES:

BUILDING	IBC 2021
PLUMBING	IPC 2021
MECHANICAL	IMC 2021
ELECTRICAL	NEC 2020
FIRE	IFC 2021
ENERGY	IECC 2021
ACCESSIBILITY	TAS 2012
OTHER	

BUILDING ENVELOPE REQUIREMENTS

OPAQUE ELEMENTS

ROOFS	
INSULATION ENTIRELY ABOVE ROOF DECK	R-25
METAL BUILDINGS	
ATTIC AND OTHER	
WALLS, ABOVE GRADE	
MASS	
METAL BUILDINGS	
METAL FRAMED	
WOOD FRAMED AND OTHER	R-13 + R-7.5
WALLS, BELOW GRADE	
BELOW-GRADE WALL	
FLOORS	
MASS	
JOISTS/FRAMING	
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	NR
HEATED SLABS	N/A
OPAQUE DOORS	
NONSWINGING	

NOTE:
1. "cr" REPRESENTS CONTINUOUS INSULATION.
2. "OPAQUE DOOR' REPRESENTS DOORS HAVING LESS THAN 50% GLASS AREA.

BUILDING ENVELOPE FENESTRATION

VERTICAL FENESTRATION		
U-FACTOR		
FIXED FENESTRATION	U-0.46	
OPERABLE FENESTRATION	U-0.54	
ENTRANCE DOORS	U-0.68	
SHGC		
ORIENTATION	SEW	N
PF < 0.2	.30	.46
0.2 ≤ PF < 0.5		.46
PF ≥ 0.5	.4	.46
SKYLIGHTS		
U-FACTOR	N/A	
SHGC	N/A	

SHEET INDEX

Sheet Name	Sheet #
ARCHITECTURE	
ARCHITECTURAL LEGEND & NOTES	A0.10
SITE PLAN	A1.00
FLOOR PLAN	A1.10
EXTERIOR ELEVATIONS & ROOF PLAN	A2.00
ENLARGED PLANS & INT DETAILS	A5.20
GENERAL	
COVER SHEET	G1.00
CODE ANALYSIS	G2.00
ACCESSIBILITY STANDARDS	G3.00
ACCESSIBILITY STANDARDS	G3.10
MEP	
ELECTRICAL PLAN	E1.0
MECHANICAL PLAN	M1.0
PLUMBING PLAN	P1.10

3 AXIS ARCHITECTS
806.777.7489
INFO@3AXISARCHITECTS.COM
3AXISARCHITECTS.COM

REGISTERED ARCHITECT TYLER S. ZALMANEK 26857 STATE OF TEXAS

3/9/2023

ANTILLEY WEST, OFFICE BLDG # 4

4601 Antilley Rd #400
Abilene, TX 79606

Project for :
Kyle Paul Construction

Plan Use Agreement

By using these plans builder/owner agrees to the following. These plans are the property of 3 Axis Architects and are not to be traced, reproduced, or reused for construction without written concent of 3 Axis Architects. Builder / Owner shall check and verify all drawings prior to construction.

SUBMITTAL	DATE

Project Number	23005
Date	02.20.23
Scale	

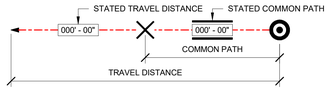
COVER SHEET

G1.00

LEGEND

EXIT — EGRESS EXIT REQUIRED

EGRESS PATH, TRAVEL DISTANCE AND COMMON PATH



ABBREVIATIONS

200'	DISTANCE BETWEEN EXITS
EW=36"	EXIT WIDTH PROVIDED AT SPECIFIC EXIT
GSF	GROSS SQUARE FOOT
NSF	NET SQUARE FOOT
FEC	FIRE EXTINGUISHER CABINET
FEB	FIRE EXTINGUISHER ON BRACKET
TD	TRAVEL DISTANCE
CPOT	COMMON PATH OF TRAVEL
(M)DBE	(MINIMUM) DISTANCE BETWEEN EXITS
OL	OCCUPANT LOAD

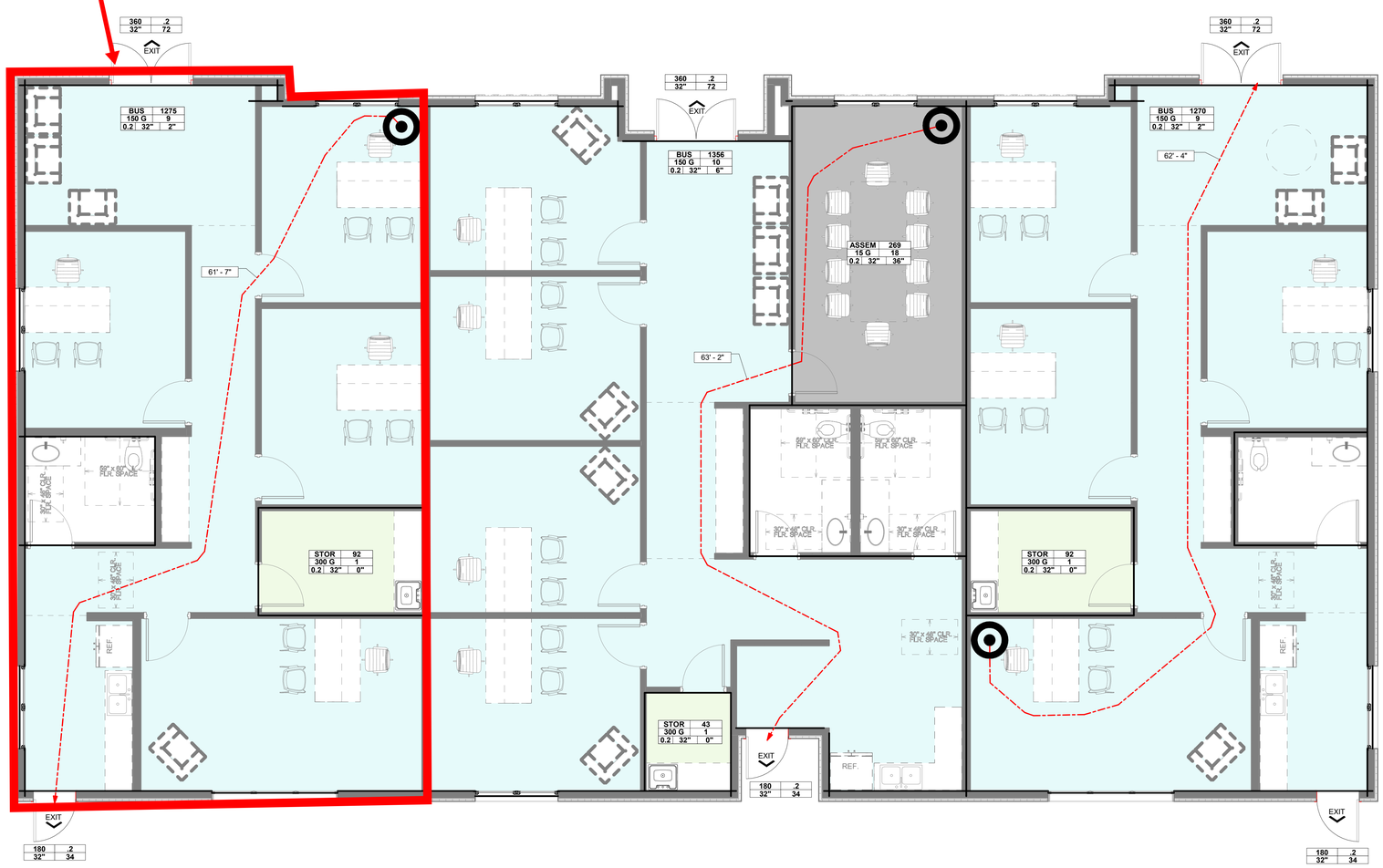
ASSEM		2080
15 NET		139
.2	27.8"	140"

- FUNCTION OF SPACE (TABLE 1004.1.2)
- TOTAL FLOOR AREA (SF)
- CALCULATED OCCUPANT LOAD OF SPACE
- EGRESS WIDTH PROVIDED (INCHES)
- MINIMUM EGRESS WIDTH REQUIRED (INCHES)
- EGRESS WIDTH FACTOR (SECTION 1005.3.1 FOR STAIRS; 1005.3.2 FOR OTHERS)
- FLOOR AREA (SF) PER OCCUPANT (TABLE 1004.1.2)

459	0.2
32"	36"

- TOTAL OCCUPANT LOAD PER EXIT
- EGRESS WIDTH FACTOR (SECTION 1005.3.1 FOR STAIRS; 1005.3.2 FOR OTHERS)
- EGRESS WIDTH PROVIDED (INCHES)
- MINIMUM EGRESS WIDTH REQUIRED (INCHES)

LIMITS OF CUP APPLICATION IN RED



1 FIRST FLOOR
1/4" = 1'-0"

GENERAL NOTES

1. FOLLOW BUILDING CODES AS ADOPTED AND AMENDED BY THE CITY OF ABILENE, TEXAS, INCLUDING ALL APPLICABLE LOCAL, STATE, AND FEDERAL ORDINANCES, CODES, LAWS, AND REGULATIONS
2. MAXIMUM TRAVEL DISTANCE TO PORTABLE FIRE EXTINGUISHERS (FEC) FOR CLASS-A LIGHT HAZARD OCCUPANCY - 75 FEET, PER IBC TABLE. 906.3(1)
3. FIRE ALARM DETECTION SYSTEM AS REQUIRED PER IBC 907.2.
4. ALLOWABLE TRAVEL DISTANCE: 200 L.F. WITHOUT SPRINKLER SYSTEM, PER IBC. 1017.2
5. NO CORRIDOR FIRE RESISTANCE RATING REQUIRED FOR CORRIDORS SERVED BY OCCUPANT LOADS LESS THAN 30 OCCUPANTS AND WITHOUT A SPRINKLER SYSTEM, PER 1020.1
6. DEAD END CORRIDORS PERMITTED TO BE UP TO 20 FEET IN LENGTH, PER 1020.4
7. SEE CIVIL SITE PLAN FOR ACCESSIBLE ROUTE FROM BUILDING EXITS TO PUBLIC RIGHT OF WAY OR DESIGNATED AREA OF REFUGE

GENERAL CONSTRUCTION INFORMATION

APPLICABLE CODES:

BUILDING	IBC 2021
PLUMBING	IPC 2021
MECHANICAL	IMC 2021
ELECTRICAL	NEC 2020
FIRE	IFC 2021
ENERGY	IECC 2021
ACCESSIBILITY	TAS 2012
OTHER	

PROJECT SUMMARY:

PROJECT: ANTILLEY WEST OFFICE'S, BUILDING #4
LOCATION: ABILENE, TEXAS
ZONING: "NO" - NEIGHBORHOOD OFFICE

OCCUPANCY: B (BUSINESS)

ACCESSORY OCCUPANCIES: A-3 (ASSEMBLY)
S-1 (STORAGE)

TYPE OF CONSTRUCTION: TYPE VB - NON RATED
FIRE PROTECTION: NONE

NON SEPERATED OCCUPANCIES PER IBC. 508.3
- OCCUPANCY B USED FOR JUSTIFICATION

ALLOWABLE AREA (PER TABLE 503, IBC 2012) 9,000 SF
ALLOWABLE HEIGHT (PER TABLE 503, IBC 2012) 40' HIGH, 2-STORY

AREA INCREASE - SPRINKLERS: NOT USED
AREA INCREASE - FRONTAGE: NOT USED

ACTUAL BUILDING AREA: 4,931 O.F.S.F. (INCLUDES HORIZONTAL ROOF PROJ.)
ACTUAL BUILDING HEIGHT: 25' - 6", 1-STORY

OCCUPANCY LOAD:

B OCCUPANCY 1:100 GROSS SF
(PER "FLOOR AREA, GROSS" AS DEFINDED BY IBC 2012)

(ASSEMBLY OCCUPANCY IS CONSIDERED "B OCCUPANCY" PER IBC 303.1.2 AND CALCULATED INTO THE GROSS FLOOR AREA FOR "B" OCC.)

NON-SEPERATED AREA: 4,953 GROSS SF

OCCUPANT LOAD: 49 OCCUPANTS

EXITS REQUIRED: 3 (6 PROVIDED)

PLUMBING CALCULATIONS:

OCCUPANT LOAD: 49 OCCUPANTS

REQUIRED: 2 WATER CLOSETS (1 MALE & 1 FEMALE),
2 LAVATORIES, 1 SERIVCE SINK

PROVIDED: 2 WATER CLOSETS (2 UNISEX, PER IPC 403.2.1),
2 LAVATORIES, 1 SERVICE SINK

3 AXIS ARCHITECTS
806.777.7489
INFO@3AXISARCHITECTS.COM
3AXISARCHITECTS.COM

REGISTERED ARCHITECT — TYLER S. ZALMANEK — 28857 — STATE OF TEXAS
3/9/2023

ANTILLEY WEST, OFFICE BLDG # 4

4601 Antilley Rd #400
Abilene, TX 79606

Project for :
Kyle Paul Construction

Plan Use Agreement

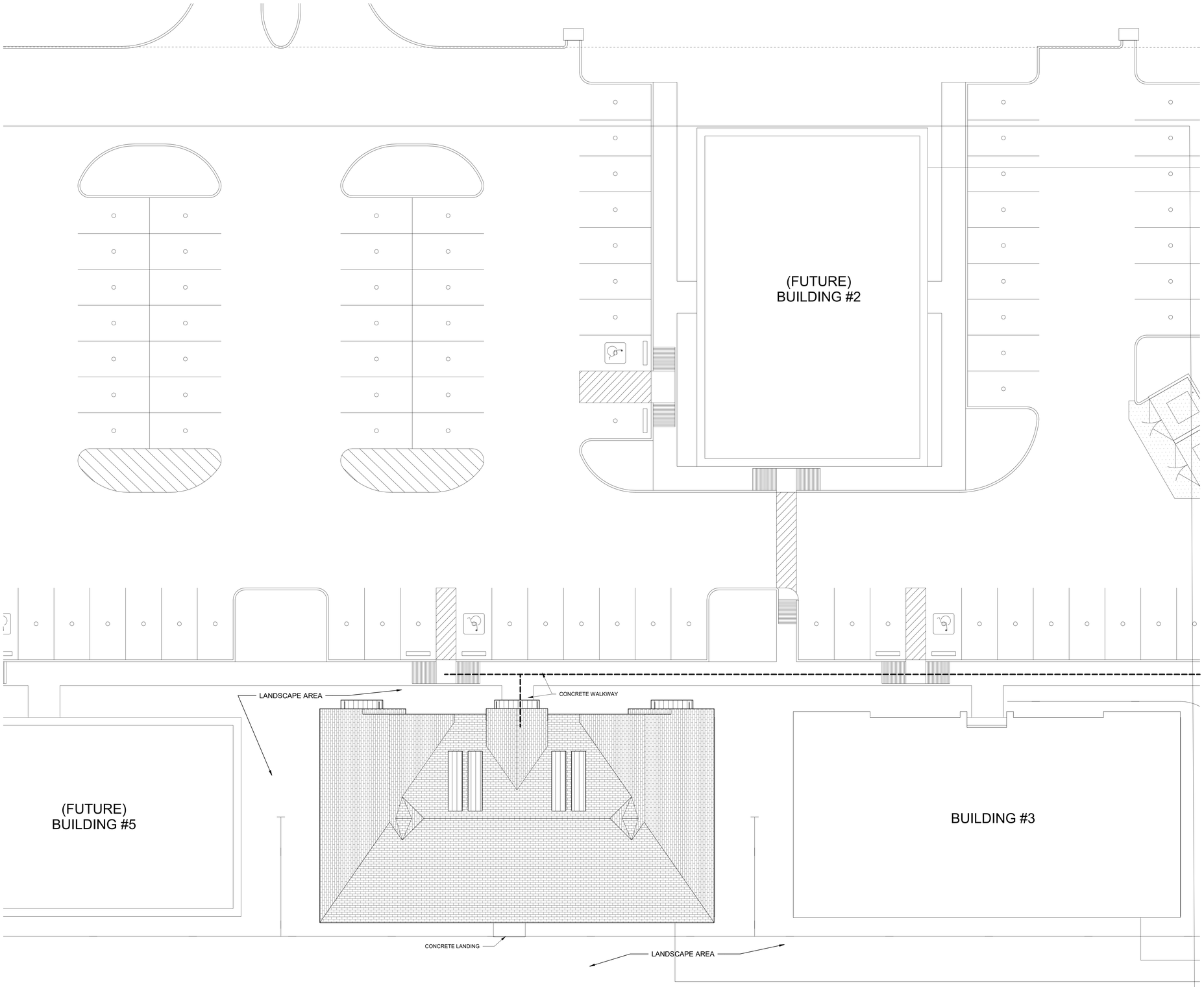
By using these plans builder/owner agrees to the following. These plans are the property of 3 Axis Architects and are not to be traced, reproduced, or reused for construction without written concent of 3 Axis Architects. Builder / Owner shall check and verify all drawings prior to construction.

SUBMITTAL	DATE

Project Number	23005
Date	02.20.23
Scale	As indicated

CODE ANALYSIS

G2.00



1 Site
1" = 10'-0"

GENERAL NOTES

1. ALL DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR PRIORY TO CONSTRUCTION
2. VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION
3. SET TOP OF SLAB HEIGHT AS REQUIRED FOR PROPER SITE DRAINAGE.
4. VERIFY WITH OWNER / HVAC CONTRACTOR LOCATION OF A/C CONDENSING UNIT PADS.
5. VERIFY ROOF SLOPES
6. RIDGE VENTS TO BE INSTALLED AS REQUIRED FOR ATTIC. 1 PER 300 SQ FT
7. CONTRACTOR IS TO FOLLOW LOCAL AND STATE CODES
8. ALL GLAZING WITHIN 2'-0" OF EXTERIOR DOOR SHALL BE TEMPERED GLASS
9. ALL HVAC, PLUMBING AND ELECTRICAL WORK TO BE PERFORMED BY A LICENSE CONTRACTOR
10. ALL FINISHES PICKED OUT BY OWNER
11. ALL DOOR SIZES TO VERIFIED BY OWNER
12. ALL WINDOW SIZES TO BE VERIFIED BY OWNER
13. ATTIC ACCESS TO BE VERIFIED BY OWNER
14. THIS PLAN IS DESIGNED FOR INTEDED USE OF JAMES HARDE CORNIS PACKAGE. CONTACT BUILDER/CONTRACTOR FOR VERIFICATION AND APPROVAL. ANY QUESTIONS ON PRODUCT CALL 806.224.5710

3 AXIS ARCHITECTS

806.777.7489

INFO@3AXISARCHITECTS.COM

3AXISARCHITECTS.COM

REGISTERED ARCHITECT TYLER S. ZALMANEK 26857 STATE OF TEXAS

3/9/2023

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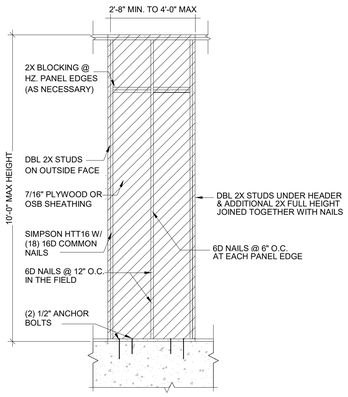
SUBMITTAL	DATE

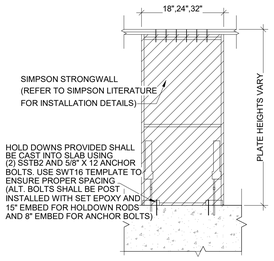
Project Number	23005
Date	02.20.23
Scale	1" = 10'-0"

SITE PLAN

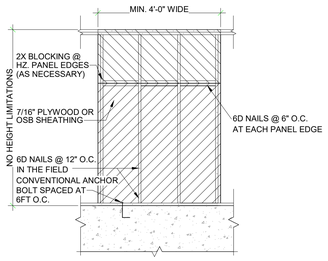
A1.00



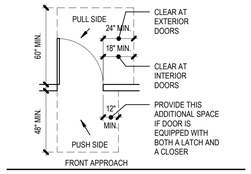
2 ALTERNATE BRACED WALL PANEL
1/2" = 1'-0"



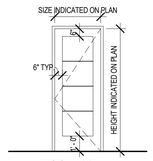
6 SIMPSON STRONGWALL
1/2" = 1'-0"



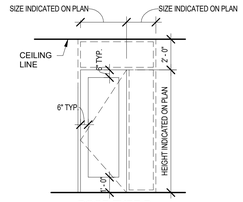
3 BRACED WALL PANEL (METHOD 3)
1/2" = 1'-0"



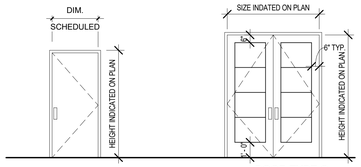
ACCESSIBLE CLEARANCES @ DOORS



DOOR TYPE A



DOOR TYPE B



TYPE D

DOOR TYPE C

GENERAL NOTES

1. ALL CEILINGS TO BE 10'-0" HIGH FROM TOP OF SLAB U.N.O.
2. ALL ELECTRICAL, PLUMBING & HVAC WORK TO BE PERFORMED BY A LICENSED CONTRACTOR.
3. ALL FINISHES SELECTED BY OWNER.
4. VERIFY ALL DOOR HEIGHTS.
5. VERIFY ALL WINDOW SIZES.
6. VERIFY ATTIC ACCESS LOCATION WITH OWNER AND CONTRACTOR

HEADER SCHEDULE

SPAN	SIZE
4'-0" TO 4'-11"	2- 2x6'S
5'-0" TO 6'6"	2- 2x8'S
6'-7" TO 8'-3"	2- 2x10'S
8'-4" TO 10'-0"	2- 2x12'S

NOTES:

1. ALL HEADERS SPANNING 10'-0" OR GREATER NEED AN ENGINEERED BEAM.

WALL BRACING

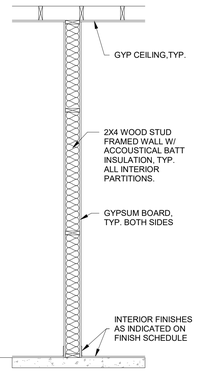
AS INDICATED BY: X

A. BRACED WALL PANEL FOR ONE STORY AND TWO STORY APPLICATIONS. MINIMUM 4'-0"
B. ALTERNATE BRACED WALL PANEL FOR ONE STORY APPLICATIONS. 2'-8" TO 4'-0"
C. SIMPSON STRONGWALL 18", 24", 32"

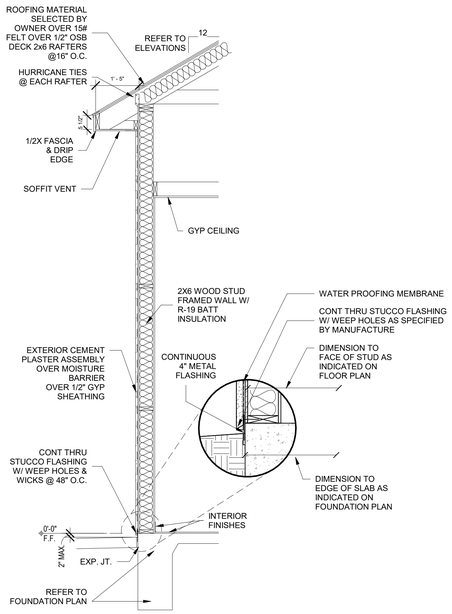
KEYNOTES

AS INDICATED BY: X

1. SURFACE MOUNTED BOTTLE FILLING STATION. MOUNTED 48" MAX. TO SPOUT LOCATION PER TAS 308.2.1



5 TYPICAL INTERIOR WALL SECTION
1/2" = 1'-0"



4 TYPICAL EXTERIOR WALL SECTION
1/2" = 1'-0"

1 FLOOR PLAN
1/4" = 1'-0"

3 AXIS ARCHITECTS
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3AXISARCHITECTS.COM

REGISTERED ARCHITECT TYLER S. ZALMANEK 23857 STATE OF TEXAS

3/9/2023

ANTILLEY WEST, OFFICE BLDG # 4

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Project for :
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SUBMITTAL	DATE

Project Number	23005
Date	02.20.23
Scale	As indicated

FLOOR PLAN

A1.10

ZONING CASE CUP-2024-12 STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: December 3, 2024
City Council 1st Read: December 19, 2024
City Council 2nd Read: January 9, 2025

Applicant
Owner: KPLB, LLC
Agent: Jacob & Martin

Case Manager
Mason Teegardin – Planner

Request
The applicant is requesting to apply a Conditional Use Permit to approximately 2.75 acres zoned Planned Development District (PDD-155) to allow for a Tattoo Parlor. More specifically applied to Building 4, Suite 403.

Location
The subject property is located at 4601 Antilley Road, Suite 403. Legal description being Lot 101, Block A, Section 1 of the Antilley Road West Addition, Abilene, Taylor County, Texas.

Background
The subject property was annexed into the City in 1980 and is located within the Antilley Road West Subdivision. The site was rezoned as a Planned Development (PDD-155) in 2016 to allow Neighborhood Office (NO) zoning and Patio Home (PH) zoning. The existing six buildings on the subject property were constructed in 2019.

In 2023 PDD-155 was amended to change the NO zoning to Neighborhood Retail (NR) to allow light retail uses that would be compatible with the residential uses to the south. The NR district allows tattoo parlors subject to the approval of a Conditional Use Permit (CUP).

The applicant requests a CUP to allow a tattoo parlor in one suite of one of the existing buildings, as shown in the site plan attached with this report. If this CUP is approved, the scope of approval will be limited to just the single suite shown on the site plan. The Plan of Operation submitted by the applicant indicates that the primary use will be a full-service salon that will also offer fine-line tattoo services as a minor use.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO	Wylie High School
East	MF	Apartment Complex
South	PD-155	Patio Homes
West	PD-155	Office Building & Patio Homes

Criteria Assessment
Staff have 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 proposed request is consistent with the Comprehensive Plan and Future Land Use Map.
2. **The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**
   The proposed request is consistent with the spirit and intent of PDD-155.
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 and will not create adverse impacts regarding traffic, noise, or visual nuisances.
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 not generate additional pedestrian or vehicular traffic than any other light retail use.
5. **The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.**
   The proposed use does not generate a level of traffic that would adversely affect the existing road network in the vicinity of the subject site.
6. **The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.**
   The proposed use will not generate any adverse effect on any adjacent 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 complies with the Neighborhood Retail standards and is compatible with the surrounding uses at this location.

Staff Recommendation

Staff recommends **approval** of the Conditional Use Permit, subject to the submitted site plan and Plan of Operation.

Attachments

- PowerPoint Presentation
- Site Plan
- Plan of Operation
- Suite Location/Floor Plan

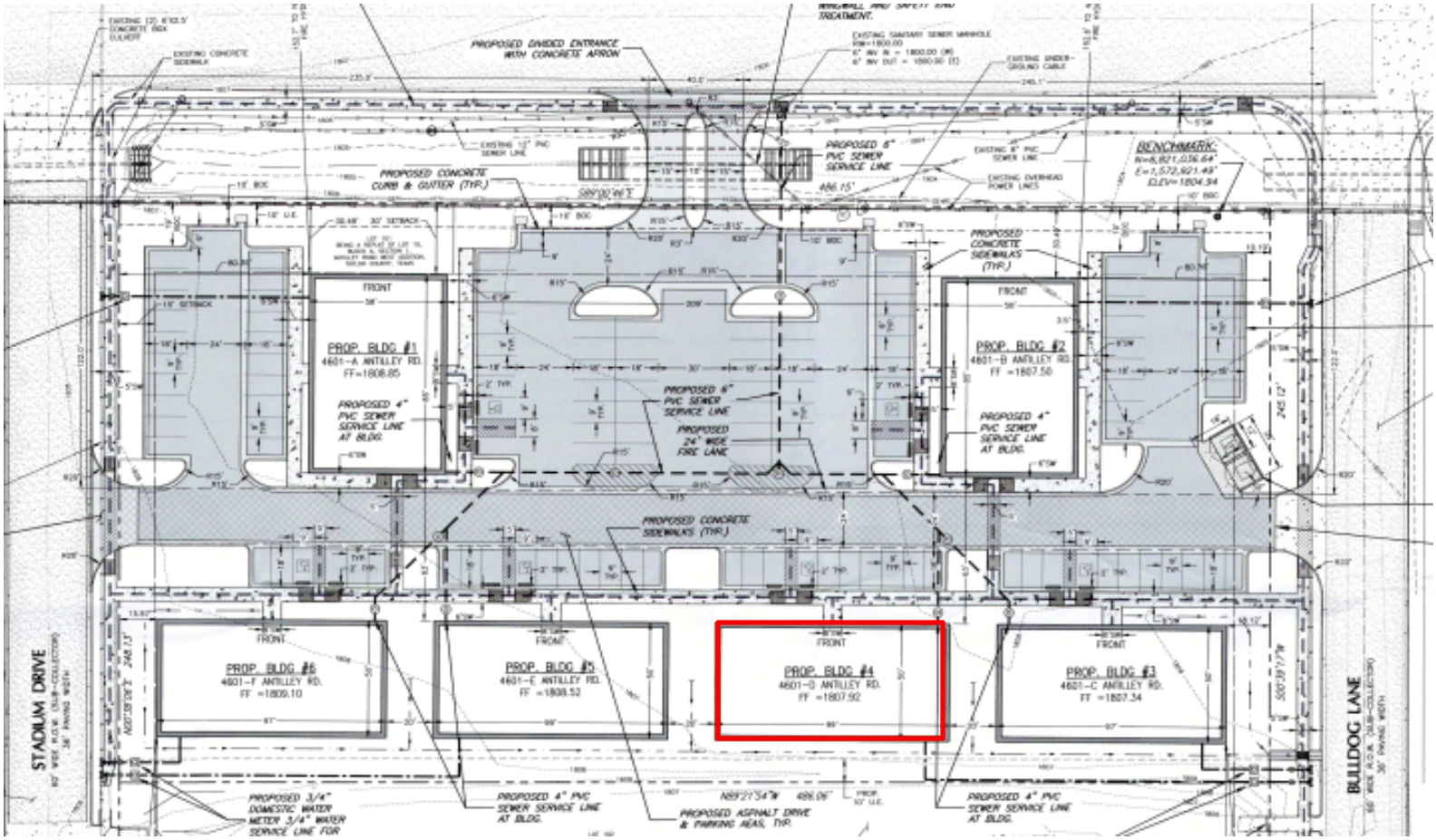
Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on November 15, 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:

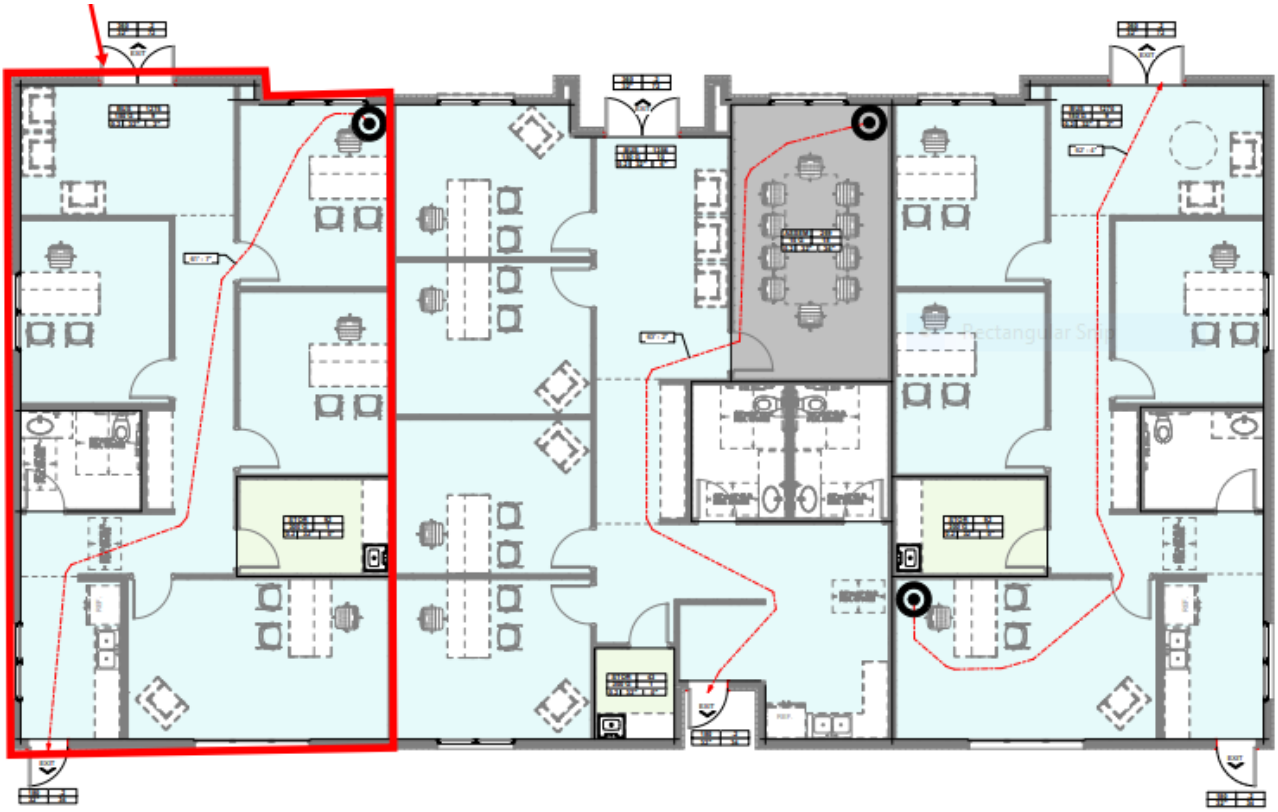
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
BONDOC ARTHUR S & IVY	1016392	4510 EBBETS DR	
C L B TRIBE INC	108913	4849 ANTILLEY RD	
COLE J DIANE	1016427	6302 STADIUM DR	
COLEYSQUARED MANAGEMENT LLC	1016424	4725 ANTILLEY RD	
CRAMER CAITLIN M	1062793	4610 EBBETS DR	O
DACO AILEEN JAN	1016386	4618 EBBETS DR	
FOX SHEILA	1016385	4626 EBBETS DR	
GARRISON DAVID & SUSAN	1016393	4502 EBBETS DR	
GORDON ANDRE STEVEN	1016391	4518 EBBETS DR	
GUERRA ELIAS SR & CORINA	108908	6201 TRADITION DR	
HIGH COUNTRY RENTALS LLC	1016425	6242 STADIUM DR	
JACKSON WILLIAM L & SARAH E	1016388	4602 EBBETS DR	
JORDAN CONNER & TAYLER	1016426	6250 STADIUM DR	
KENNEY RUTH	1016389	4534 EBBETS DR	
KPLB LLC	1016394	4601 ANTILLEY RD	
KPLB LLC	1058243		
RALEY BRADLEY & KAYLEY	1016390	4526 EBBETS DR	
RICHARDS SANDRA Q	108909	6209 TRADITION DR	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD APT 2101	
TRAN HA THU	1002566	6217 TRADITION DR	
VILLARREAL EDUARDO & KRYSTAL	108911	6225 TRADITION DR	
WYLIE IND SCHOOL DIST	980402	4502 ANTILLEY RD	
WYLIE IND SCHOOL DIST	980402	4834 ANTILLEY RD	

BUILDING LOCATION/SITE PLAN



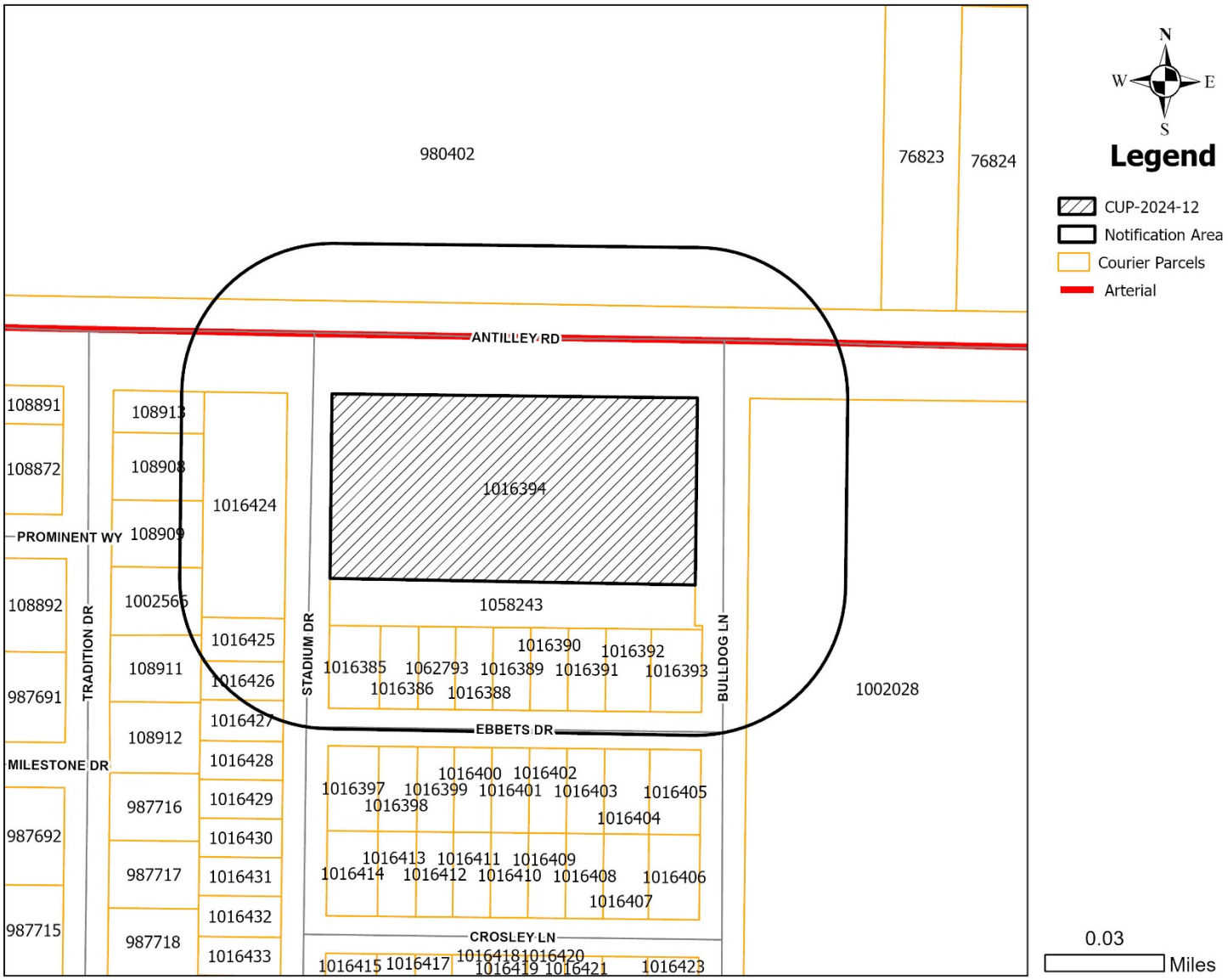
SUITE LOCATION



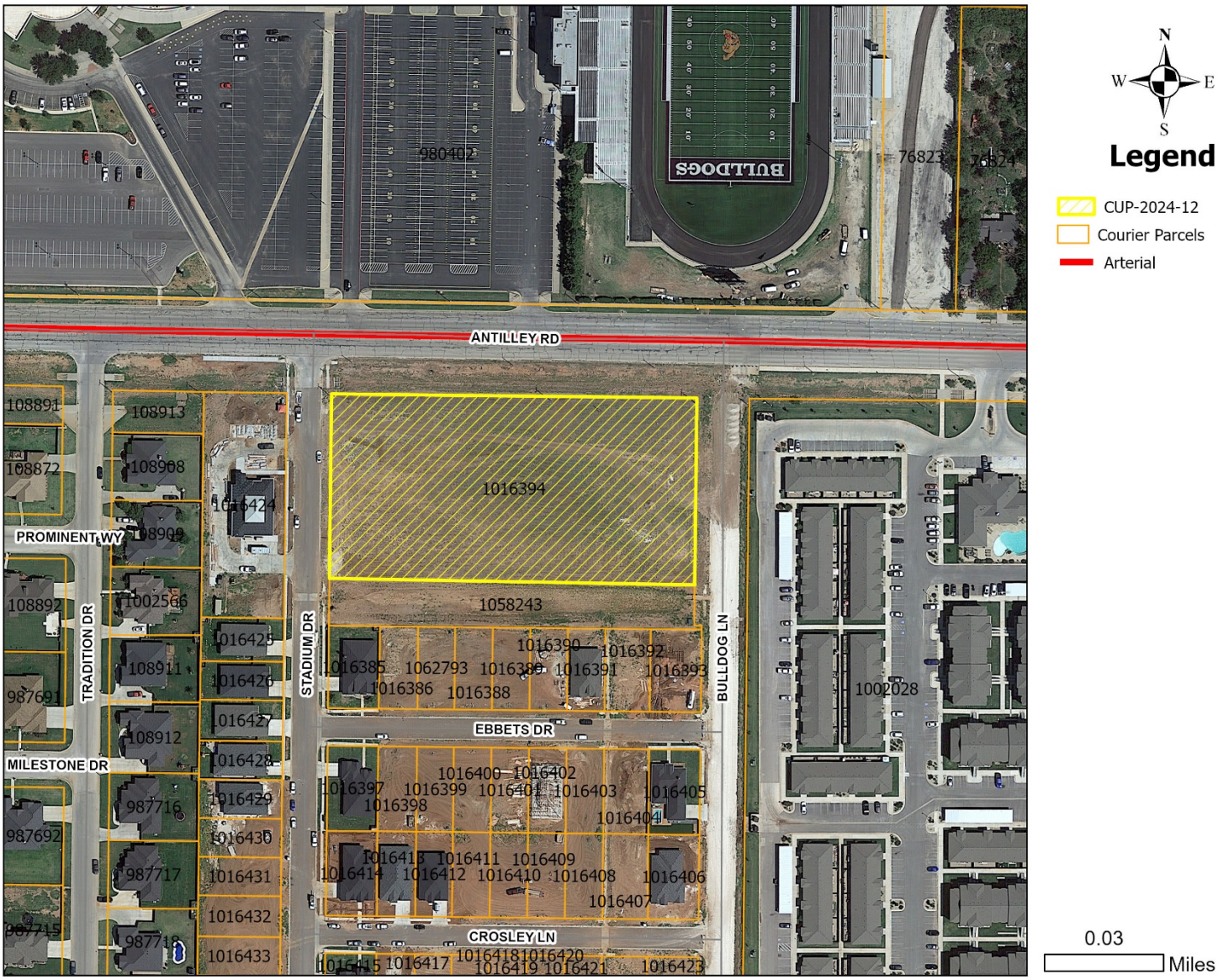
Plan of Operation for CUP / The Glow Up Parlor

The purpose for this conditional use permit is to be able to perform fine line tattoo as one of the services in a full-service salon. The business is structured as a beauty "parlor" but must be licensed as a full-service salon & tattoo shop. Reason being because even to offer permanent makeup services the shop must have a tattoo "shop license" granted by the department of health, as PMU is done with a tattoo machine and has the same sanitation practices, regulations, and contraindications as permanent makeup. Since permanent makeup is already an allowed service, we are only asking to extend the services a PMU artist is able to offer. Fine line tattoo by beauty industry standards is now considered the newest service of PMU artists. Fine line tattoos are also done with a PMU machine which has a weaker motor than that of a standard tattoo machine. Most traditional tattoo artists don't even carry the size needle PMU artists use to perform this service, nor do they consider themselves to be in the same industry generally speaking. Tiny tattoo/ fine line artists operate out of a tiny tattoo specialized shop or a full-service salon, as in this case. Tiny/ fine line tattoos are equally as invasive as Botox and injections which is offered at many local salons. Additionally, the business in this instance is considered a beauty salon or beauty "parlor" the name being, The Glow Up Parlor LLC. We are requesting only to be able to offer all services within the defined industry. Given that the business is structured as a beauty business one of the benefits of the name itself is that it does not include tattoo anywhere therefore the general public and surrounding area will not know tattoos are even being performed unless they're familiar with the business. The business' other services include esthetician services, lashes, permanent makeup, and spray tan. In the back room where tattoos will be provided the main service will be PMU and tiny tattoo education, making the actual fine line tattoo service itself a very small portion of the business model. In the front of the building will be a waiting room very similar to that of a med spa. It will have beauty products on display as well as athleisure wear available for purchase. For those concerned about the appearance this business in no way will reflect a tattoo shop or give a negative perception of the plaza and will withhold the same aesthetic standard as the neighboring businesses. The business will have normal operating hours besides the potential of some early evening PMU only classes for those that cannot attend in the mornings. The business can guarantee that no fine line tattoo service will be performed after 6pm and the performance of such services will not be visible to the public. Thank you for considering our request. We look forward to the potential of doing business in the community.

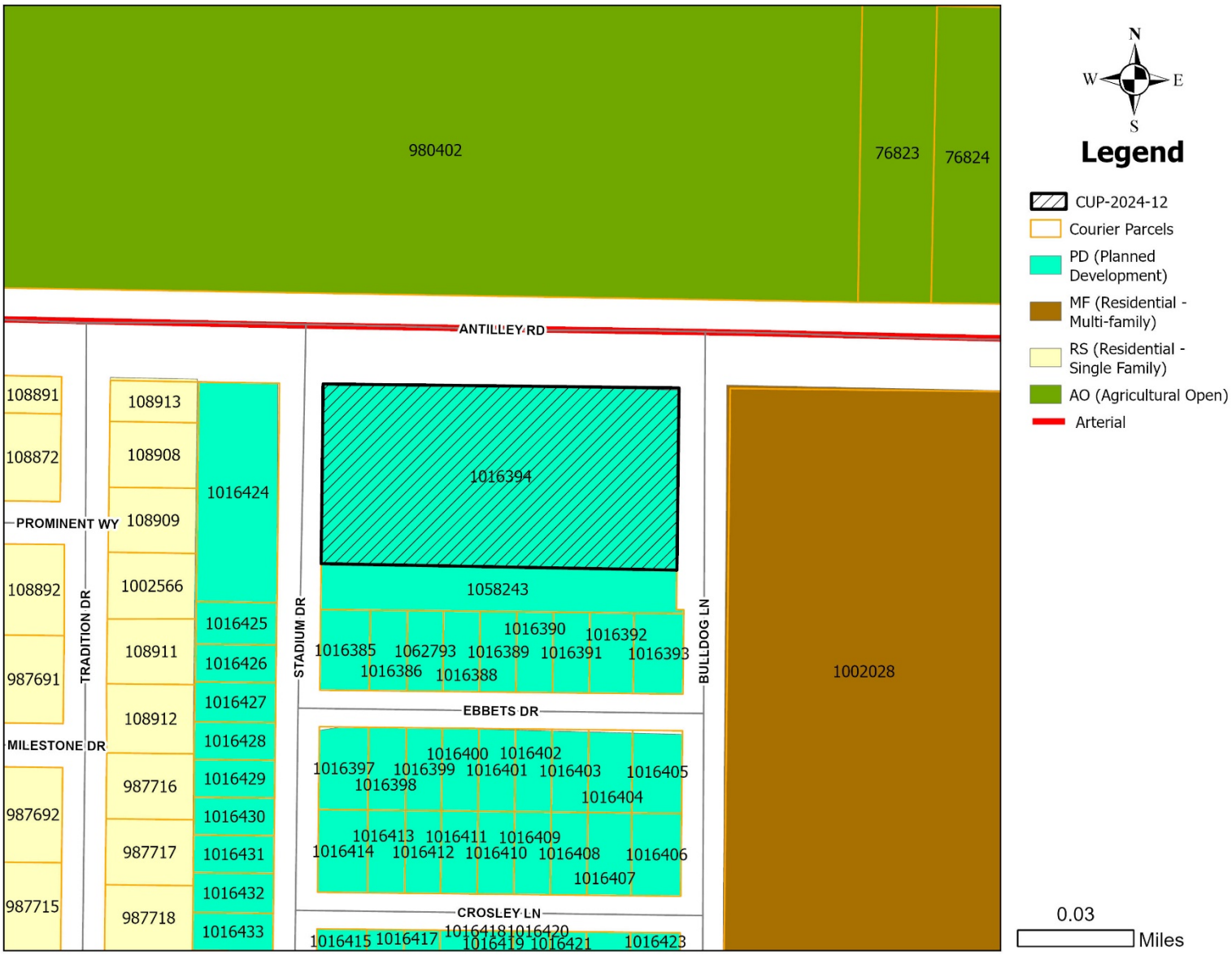
NOTIFICATION MAP



LOCATION MAP



ZONING MAP

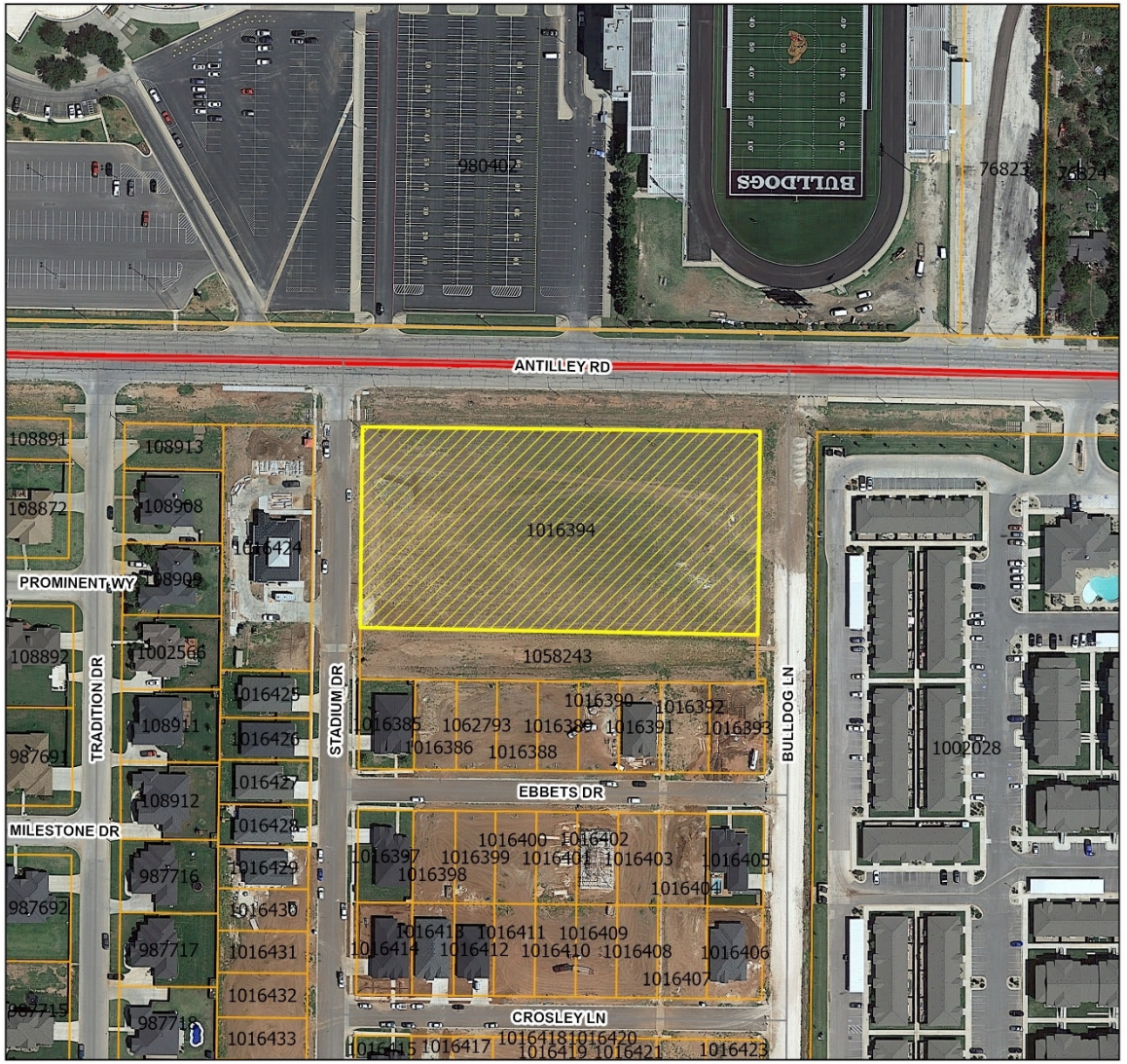

980402
76823
76824
ANTILLEY RD
108891
108872
PROMINENT WY
108892
987691
TRADITION DR
MILESTONE DR
987692
987715
108913
108908
108909
1002566
108911
108912
987716
987717
987718
1016424
1016425
1016426
1016427
1016428
1016429
1016430
1016431
1016432
1016433
STADIUM DR
1016394
1058243
1016385
1062793
1016389
1016391
1016390
1016392
1016393
1016386
1016388
EBBETS DR
1016397
1016399
1016400
1016401
1016402
1016403
1016405
1016398
1016404
1016413
1016411
1016409
1016414
1016412
1016410
1016408
1016406
1016407
CROSLEY LN
1016415
1016417
1016418
1016420
1016419
1016421
1016423
BULLDOG LN
1002028
N
W
E
S
Legend
CUP-2024-12
Courier Parcels
PD (Planned Development)
MF (Residential - Multi-family)
RS (Residential - Single Family)
AO (Agricultural Open)
Arterial
0.03
Miles

CONDITIONAL USE PERMIT

Case:	CUP-2024-12
Agent:	Jacob & Martin
Request:	A Conditional Use Permit to allow a Tattoo Parlor in a Planned Development District (PDD-155).
Location:	4601 Antilley Road Building 4, Suite 403
Notification:	0 in Favor, 1 in Opposition
Planning & Zoning:	December 3, 2024
Council Hearing:	December 19, 2024 January 9, 2025

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



N
W E
S

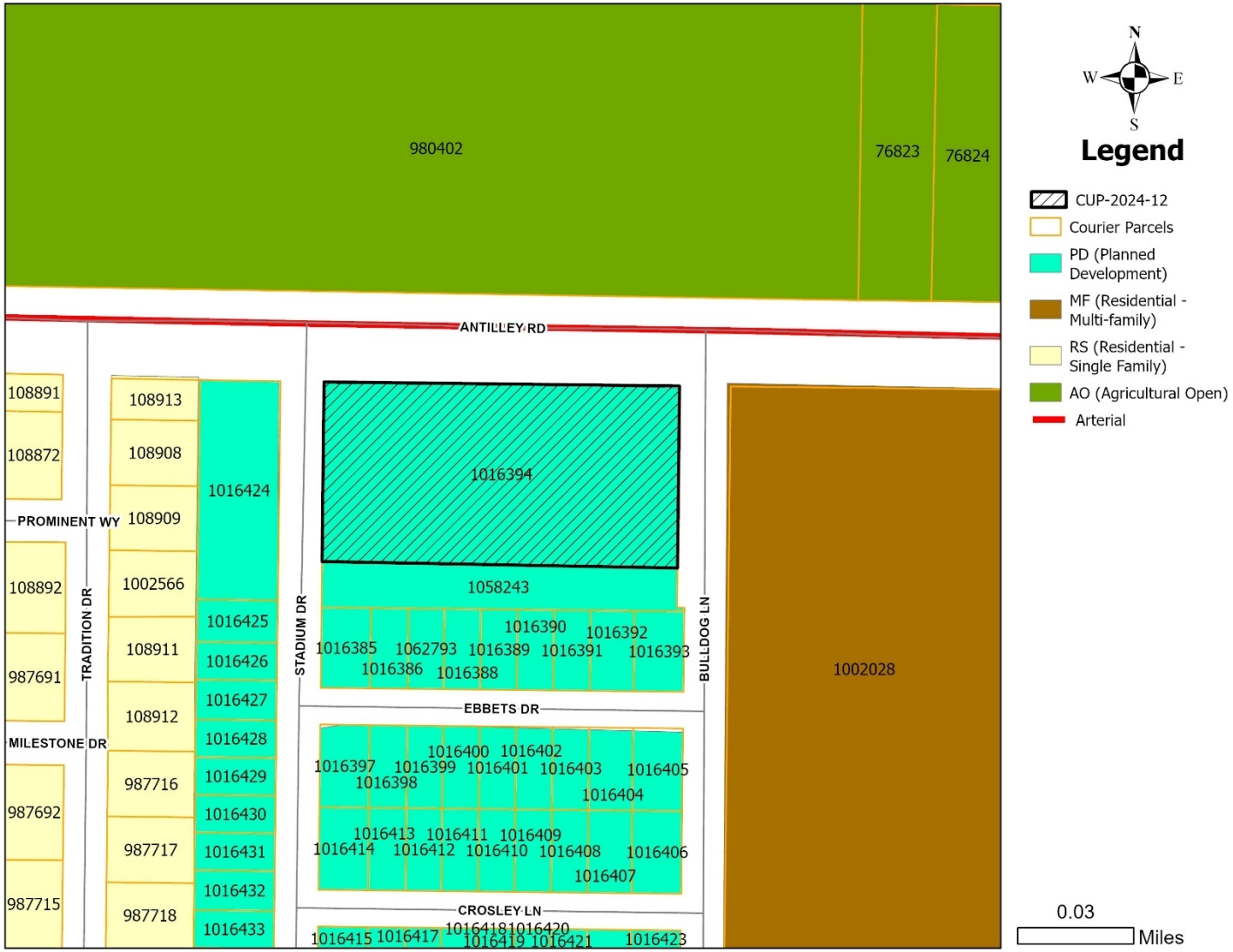
Legend

- CUP-2024-12
- Courier Parcels
- Arterial

0.03 Miles

CITY OF ABILENE TEXAS

ZONING MAP



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

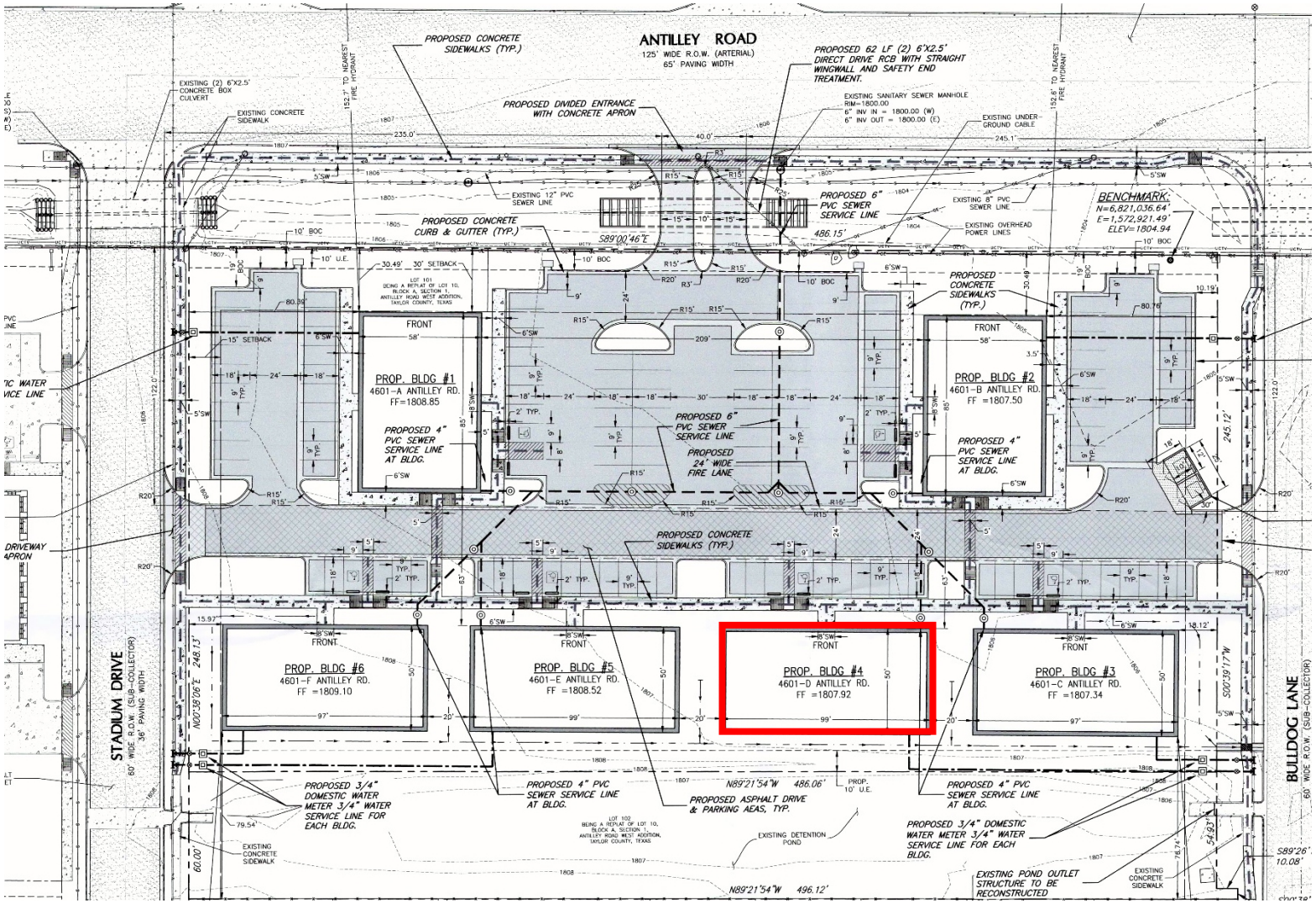
P	**Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)**
C	**Permitted as a Conditional Use Permit, Requiring Approval by City Council**
TP	**Permitted by Temporary Permit Only,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

CITY OF ABILENE TEXAS

PROPERTY VIEWS

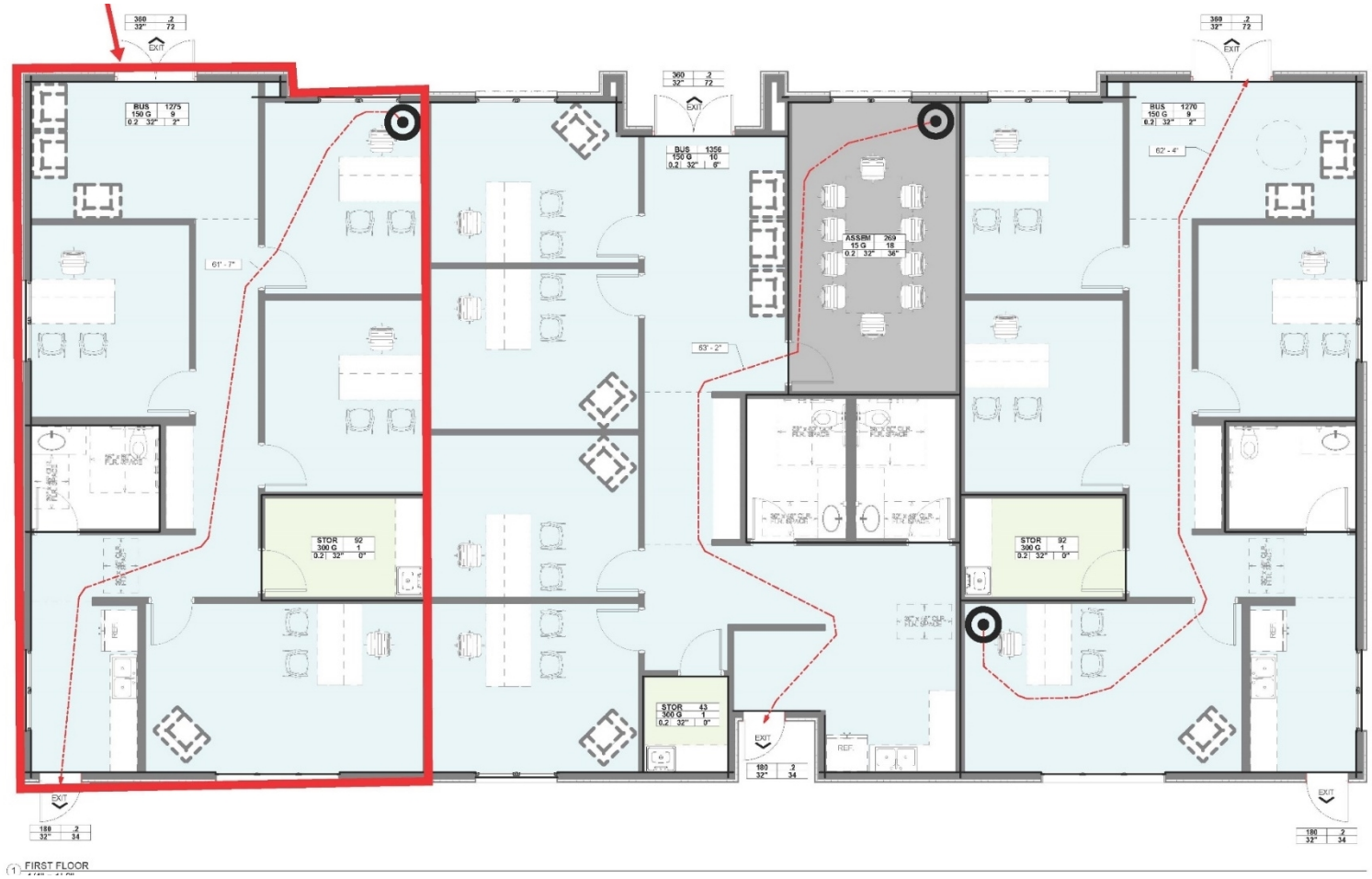
CITY OF ABILENE TEXAS

BUILDING LOCATION/SITE PLAN



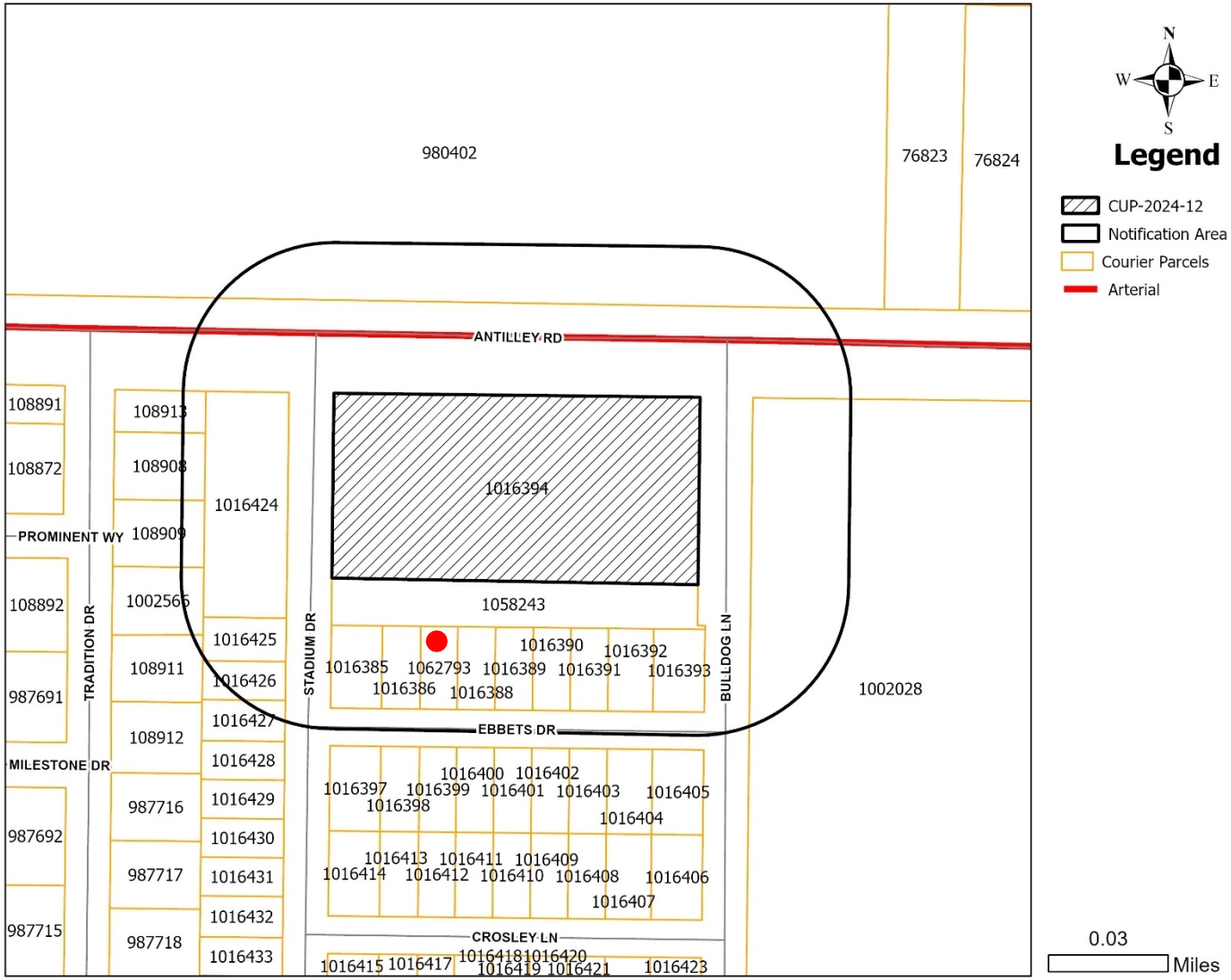
CITY OF ABILENE TEXAS

SUITE LOCATION



CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



0- In Favor-

1- Opposed-

1.29% opposition

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

- The *Comprehensive Plan*;
- The spirit and intent of PDD-155*;*
- The surrounding uses and zoning; and
- The Criteria for Approval in the LDC.

Staff Recommendation:

Staff recommends **approval** of the Conditional Use Permit subject to the Plan of Operation.

CITY OF ABILENE TEXAS

Questions?

CITY OF
ABILENE
TEXAS

To whom it may concern,

We are waiving the requirement for a concept plan. The plan will not in any way affect the ability for our commission to act on this request.

Thank you,

Timothy Littlejohn
Director of Planning and
Development Services

Planning & Development Services
555 Walnut Street
Abilene, Texas 79601
325.676.6237
ABILENETX.GOV/PLANNINGANDDEVELOPMENT

ZONING CASE OAM-2024-02
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: December 5, 2023
City Council 1st Reading: December 19, 2023
City Council 2nd Reading: January 9, 2024

Applicant
City of Abilene

Case Manager
Adam Holland – Planner II

Request
An amendment to the Land Development Code (LDC) to provide development standards for Type III off-site signs.

Background
The LDC currently allows Type I and Type II off-site signs. These sign types pertain to large scale billboards typically located along interstate highways and to medium size billboards located along other state system roadways. In the past year, multiple applications have been submitted to allow much smaller digital off-site signage. In response, the City Council directed staff to create "draft" Type III off-site sign regulations for this new type of sign with development standards designed to mitigate the impacts of such signs on surrounding neighborhoods, on traffic safety, and the separation between signs. The City Council was satisfied with the direction of the "draft" Type III regulations and directed staff move forward with this item to amend the LDC.

Proposed Amendment

The proposed LDC amendment would affect LDC Section 4.2.8.9 – Area, Height, Placement, and Number and would follow the existing format of that section to create a Type III off-site sign category. The attached proposed ordinance amendment attached with this report shows the existing text of this section, with all proposed text shown with an underline. No existing text in this section or in any other section of the LDC is not proposed.

Staff Recommendation

Staff recommends **approval.**

Attachments: Proposed Ordinance

LDC TEXT AMENDMENT REQUEST

Case: OAM-2024-02

Applicant: City of Abilene

Request: An amendment to create development standards for a Type III off-site advertising sign.

Planning & Zoning: December 5, 2024

City Council Hearing: December 19, 2024

January 9, 2024

CITY OF ABILENE TEXAS

PROPOSED STANDARDS

Sign Classification	Permitted Zoning Districts	Maximum Area	Maximum Height	Minimum Setback Required	Number And/or Spacing Limitations	Illumination Permitted	Motion Permitted	Additional Requirements
Type III (4) **Off-Site**	GR GC HC LI HI CB* AO (SE)	50 sq. ft.	20 ft. on facade	200 from any Residential use or District	1 per parcel - 500 ft. spacing on same side of street and 250 ft. radial spacing	Yes	Yes	Permit Required *Electronic Message signs shall adhere to requirements set forth in Section 4.2.8.11

*Only permitted as specified

CITY OF ABILENE TEXAS

PROPOSED STANDARDS

- Allowed on collector and arterial streets as permitted for Type I and II signs and:
  - Butternut St.
  - S. 1st St from Elm St. to S. Treadaway Blvd.
  - S. 2nd St from Elm St. to S. Treadaway Blvd.
  - S. 3rd St from Elm St. to S. Treadaway Blvd.
  - S. 4th St from Elm St. to S. Treadaway Blvd.
  - Elm St. from S. 1st St. to S. 4th St.
  - Sycamore St. from S. 1st St. to S. 4th St.
  - Chestnut St from S. 1st St. to S. 4th St.
  - Oak St from S. 1st St. to S. 4th St.
  - Pecan St from S. 1st St. to S. 4th St.
  - Locust St from S. 1st St. to S. 4th St.
  - Cherry St from S. 1st St. to S. 4th St.
  - Willow St from S. 1st St. to S. 4th St.
- A small portion of the Central Business (CB) district if all Development Standards are met.

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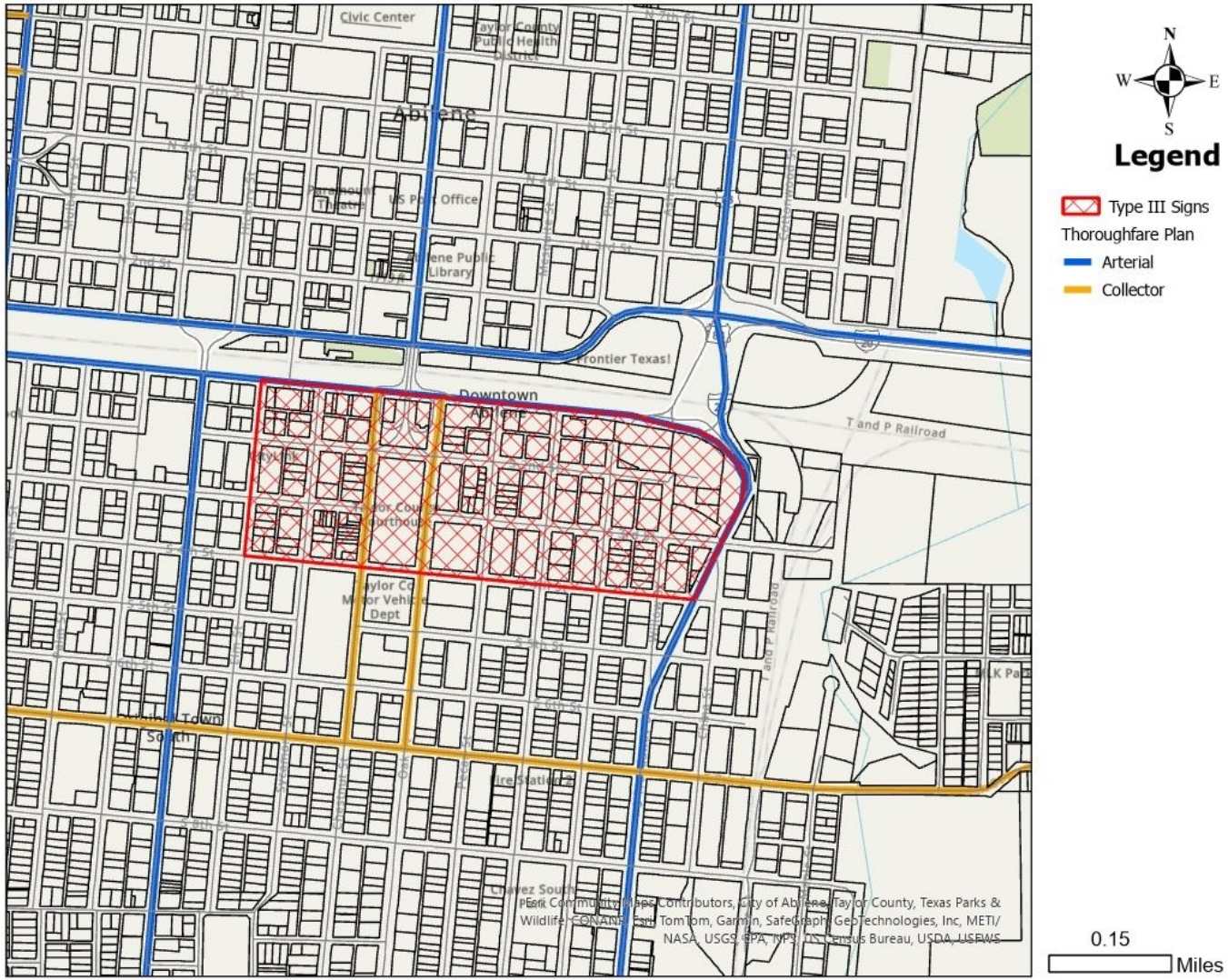
STREETS EXHIBIT



CITY OF ABILENE TEXAS

FINDINGS/RECOMMENDATIONS

The proposed LDC amendment will implement the direction provided by the City Council.

Staff Recommendation:

Approval

CITY OF ABILENE TEXAS

Questions?

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Type III Sign

- **Area**
  - Limited to 50 SF on arterial and collector streets currently listed for Type I and II signs. *(exception)
    *Additional allowable arterial and collector streets:

    Butternut St.

    S. 1st St. from Elm St. to S. Treadaway Blvd.

    S. 2nd St. from Elm St. to S. Treadaway Blvd.

    S. 3rd St. from Elm St. to S. Treadaway Blvd.

    S. 4th St. from Elm St. to S. Treadaway Blvd.

    Elm St. from S. 1st St. to S. 4th St.

    Sycamore St. from S. 1st St. to S. 4th St.

    Chestnut St. from S. 1st St. to S. 4th St.

    Oak St. from S. 1st St. to S. 4th St.

    Pecan St. from S. 1st St. to S. 4th St.

    Locust St. from S. 1st St. to S. 4th St.

    Cherry St. from S. 1st St. to S. 4th St.

    Willow St. from S. 1st St. to S. 4th St.
  - *Allowed in zoning districts as classified within type I and II
    * **Exception** - CB district for only S 1st St. to S 4th St. and from Elm St. to S Treadaway Blvd shall be allowed.
- **Height**
  - Limited to the height of the side wall on which it is mounted. Maximum height of twenty (20) feet.
- **Mounting**
  - Type III signs shall be mounted flat to a side wall (no cantilevered mounting allowed)
  - Signs shall not be mounted onto any façade in a location that is located within 200 feet of the property line of any residentially zoned property or any residential use.

- **Spacing**
  - Type III signs shall be subject to all of the existing spacing regulations set out for Type I and Type II signs.
- **Prohibited Sign Types**
  - Free-standing signs
  - Roof Signs
  - Signs mounted onto an accessory structure
  - Signs mounted onto a fence or any structure other than the primary structure
- **Other**
  - Signs shall be subject to all existing electronic message sign regulations

Sign Classification	Permitted Zoning Districts	Maximum Area	Maximum Height	Minimum Setback Required	Number And/or Spacing Limitations	Illumination Permitted	Motion Permitted	Additional Requirements
Type III **Off-Site**	**CB*** **GR** **GC** **HC** **LI** **HI** **AO (SE)**	**50 sq. ft.**	**20 ft. on facade**	**200 ft. from any Residential use or District**	**1 per parcel - 500 ft. spacing on same side of street and 250 ft. radial spacing**	**Yes**	**Yes**	**Permit Required**

City Council Meeting

10/17/2024

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Request

- To potentially amend the Land Development Code to permit Off-site advertising (billboards and/or electronic message signs) in new locations within the city limits by allowing smaller off-site signs.

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- Off-site signage is limited by zoning district. Signs are only permitted on lots zoned General Retail (GR), General Commercial (GC), Heavy Commercial (HC), Light Industrial (LI), Heavy Industrial (HI), and in Agricultural Open (AO) with a special exception.
- Separation requirements are in place with 250 feet from any other off-site advertising sign for both type I and II signs, and a minimum distance of 750 feet on the same side of the road when not on an interstate or primary highway.
- The LDC also states that no off-site signs shall be permitted less than 135 feet from a lot in any residential single-family (RS), mobile home (MH), or multi-family (MF) zoning district.
- The Land Development code also restricts off-site advertising to certain roads within the city limits.
  - Type I signs are limited to thoroughfares designated as a freeway or expressway with specific roads listed.
  - Type II signs are limited to arterials or collectors with specific streets listed.

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- Additional Off-site advertising, more specifically electronic message signs, are a distraction to drivers. This could create a health and safety hazard.
- Electronic message signs have specific requirements for brightness, display time, transitions, and sign faces.
- Any additional TXDOT standards must be followed as well.

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Sister City Examples

Waco

- Restricts off-premise signs by streets like Abilene
- For any digital signs, a contact must be available for who is able to turn off the sign promptly after a malfunction occurs
- Off-premise signs are separated into three categories (small, medium, and large) and further classified by digital and conventional.

San Angelo

- Repealed all zoning considerations pertaining to “Off-site Advertising” Due to the decision of the United States Court of Appeals in 2020 (Supreme court found that on-/off- Site signage is facially content neutral in 2022)
- Impose regulations to signs over 250 square feet in a similar

manner to Abilene (separation, zoning, and thoroughfare requirements)

- Also impose maximum freestanding signage square footage for all lots

determined by frontage on a public street and maximum wall signage area

CITY OF ABILENE TEXAS

Wichita Falls

- Includes two types of off-site signage:
  - Class I which is a maximum of 672 square feet or
  - Class II which has a maximum of 15 square feet
- Requires a separation of 200 feet from residential **use** and district

Amarillo

- Does not specify zoning districts in which off-site advertising is permitted, but only permits these signs on certain roads.
- All off-premise signs are regulated by TxDOT and must comply with their standards
- Restrict “upgrading” signs and have heavy nonconformity standards

CITY OF ABILENE TEXAS

Staff Findings

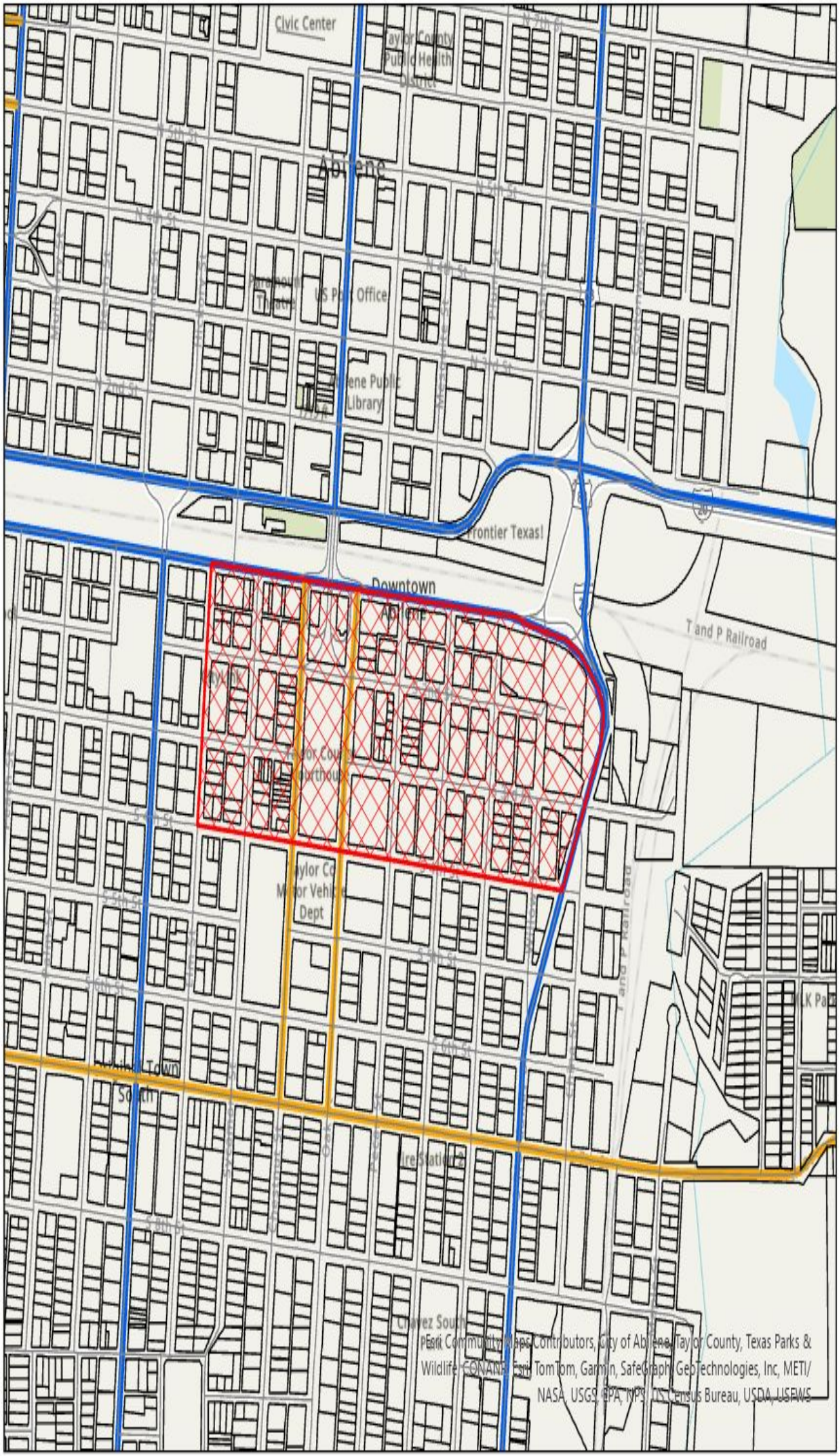
- New off-site advertising is generally prohibited by the land development code except as currently specified.
- Currently, type II signs are inclusive of all signs up to 378 square feet a new standard for a smaller sign may be beneficial to prevent future variance requests
- Staff has only received two variance requests in the past 3 years for small off-site signs
- Changing the ordinance will allow new off-site advertising for all companies and may clutter the city with new advertising

CITY OF ABILENE TEXAS

- Discussion?

Direction from the Council?

CITY OF ABILENE TEXAS



N
W E
S

Legend

Type III Signs

Thoroughfare Plan

Arterial

Collector

0.15

Miles

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 2 (ZONING REGULATIONS) OF THE LAND DEVELOPMENT CODE (LDC) SPECIFICALLY TO REPEAL SECTION 4.2.8.9 AREA, HEIGHT, PLACEMENT AND NUMBER AND TO REPLACE SAID SECTION WITH SECTION 4.2.8.9 AREA, HEIGHT, PLACEMENT AND NUMBER, AS REVISED, TO CREATE STANDARDS FOR TYPE III OFF-SITE SIGNAGE; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, the City Council finds establishing new standards for smaller off-site advertising signs is both desirable and beneficial to the city; and

WHEREAS, the City Council finds that the current standards in the Land Development Code for off-site advertising are inadequate to address the needs and opportunities presented by emerging technologies.

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

PART 1: That Chapter 4 (Site Development Regulations), Section 4.2.8.9 "Area, Height, Placement and Number", is hereby repealed and replaced by Section 4.2.8.9 "Area, Height, Placement and Number", 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 the 19st day of December, 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 15th day of November 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 9thday of January 2025, 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.

ORDINANCE NO. _____

PASSED ON FINAL READING THIS 9th day of January 2025.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

EXHIBIT A

Section 4.2.8.9 Area, Height, Placement and Number

(a) All nonportable signs not specifically exempted from permits (by the terms of Section 4.2.8.6) shall be permitted only for the purposes identified in this section and within the limitations prescribed by this section.

(b) Area shall be considered to be the entire area within any geometric figure, including, but not limited to, all elements of the matter displayed, but not including blank masking, frames, or structured elements outside the sign bearing no advertising or graphic matter.

(c) Height shall be considered to be the vertical distance between the highest part of the sign or its supporting structure, whichever is higher, and that point on the crown of the street which is nearest to the point on the sign which is used to establish the setback of the sign, as setback is herein defined. For signs located two hundred (200) feet or further from a street, height shall be considered to be the vertical distance between the highest part of the sign or its supporting structure, whichever is higher, and the highest adjacent grade. Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the structural support of the sign.

(d) Setback shall be considered to mean a line parallel to, and the required distance from, the lot frontage adjacent to any street abutting the lot or tract in question, or a line parallel to and the required distance from any lot abutting the side of the lot or tract in question. For purposes of determining the requirements of this section, no portion of any sign or its support shall project or extend beyond the required setback line.

(e) Visibility triangle shall be considered to mean a triangle formed by a diagonal line extending through two (2) points on the two (2) curblines or edge of pavement line thirty (30) feet from the street corner intersection. No sign or supporting structure shall be placed within the visibility triangle unless there is a minimum height of eight (8) feet from the ground to the lowest point on the sign or structure projecting over the triangle. In no instance, however, shall such projections extend or project beyond the required setbacks.

(f) Sign standards. Signs shall meet the standards delineated in the following table and the following footnotes referenced in the table:

(1) Off-site advertising signs are prohibited within the city limits of the City of Abilene, except as specifically authorized below:

<u>(a) Regulated by Zoning District:</u>

i. Off-site advertising signs are only permitted within the following zoning districts: General Retail (GR), General Commercial (GC), Heavy Commercial (HC), Light Industrial (LI), Heavy Industrial (HI), and Agricultural-Open Space (AO).

ii. Off-site advertising signs are only permitted within the AO district with a Special Exception granted by the Board of Adjustment. In determining the suitability of a site within the AO district, the Board shall consider the proximity of the proposed location to existing or proposed residential uses as may be indicated on the zoning map of the City of Abilene or any land use plans that have been approved by either the Planning and Zoning Commission or the City Council.

iii. Type III signs are only permitted in the CB zoning district in the area between South 1st Street, South 4th Street, Elm Street, and South Treadaway Boulevard shall be allowed. A Type III sign may be located on either side of these four boundary streets, subject to compliance with all applicable development standards.

(b) Regulation of Type I Signs:

i. Type I signs are those located along and oriented to a thoroughfare designated as a freeway or expressway in the City's adopted Thoroughfare Plan and are only permitted in the following locations:

Interstate Highway 20;

Loop 322; and

US Highway 83.

ii. Type I signs shall have a maximum area of 672 square feet and a maximum height of 42 feet, 6 inches or such height so that the bottom of the sign face is 8 feet higher than the adjacent main-traveled way, as defined by the Texas Department of Transportation, whichever is higher.

(c) Regulation of Type II Signs:

i. Type II signs are those located along and oriented to a thoroughfare designated as an arterial or collector in the City's adopted Thoroughfare Plan and are only permitted in the following locations:

Ambler Avenue;
Antilley Road;
Barrow Street;
Buffalo Gap Road;
Catclaw Drive;
East Highway 80;
East South 11th Street;
Grape Street;
Industrial Boulevard;
Judge Ely Blvd;
Leggett Drive;
Mockingbird Lane;
North 10th Street;
North 1st Street;
Pine Street;
Pioneer Drive;
Rebecca Lane;
Ridgemont Drive;
Sayles Blvd;
South 14th Street;

South 1st Street;
South 27th Street;
South 7th Street;
Southwest Drive;
Texas Avenue;
Treadaway Blvd/Pine Street (Business 83);
US Highways 83/277;
US Highways 83/84;
Willis Street.

ii. Type II signs shall have a maximum area of 378 square feet and a maximum height of 35 feet.

(d) Regulation of Type III Signs:

i. Type III signs are those located along and oriented to a thoroughfare designated as a freeway or expressway or as an arterial or collector by the City's adopted Thoroughfare Plan, as listed above for Type I and Type II signs and the following additional locations:

Butternut Street;

South 1st Street from Elm Street to South Treadaway Boulevard;

South 2nd Street from Elm Street to South Treadaway Boulevard;

South 3rd Street from Elm Street to South Treadaway Boulevard;

South 4th Street from Elm Street to South Treadaway Boulevard;

Elm Street from South 1st Street to South 4th Street;

Sycamore Street from South 1st St. to S. 4th Street;

Chestnut Street from South 1st St. to S. 4th Street;

Oak Street from South 1st St. to S. 4th Street;

Pecan Street from South 1st Street to South 4th Street;

Locust Street from South 1st Street to South 4th Street;

Cherry Street from South 1st Street to South 4th Street;

Willow Street from South 1st St. to South 4th Street.

ii. Type III signs are subject to the following development standards:

1. Maximum sign area is limited to fifty (50) square feet.
2. Maximum sign height is limited to the height of the wall on which it is mounted but is limited to a maximum height of twenty (20) feet, as measured grade of the wall on which it is mounted.
3. Type III signs shall be mounted flat wall. The cantilevered mounting of signs is not permitted.

4. Type III signs shall be subject to the minimum setback and spacing limitations that apply to Type I and Type II signs.
5. Type III signs shall be subject to all electronic message sign regulations.
6. Type III signs shall not utilized as free-standing sign or as a roof mounted sign, and may not be located on an accessory structure, fence, equipment, or other type of building or structure.

(2) Spacing and separation of off-site advertising signs shall be based on the following:

a. Signs shall be separated from other off-site advertising signs on the same side of the street by a minimum distance of 1,500 feet on interstate and primary highways, as designated by the Texas Department of Transportation.
b. Signs shall be separated from other off-site advertising signs on the same side of the street by a minimum distance of 750 feet when not on an interstate or primary highway.
c. Signs shall be separated from other off-site advertising signs in any direction by a minimum of 250 feet.
d. No off-site advertising signs shall be permitted less than 135 feet from a lot in a Residential Single-family (RS), Mobile Home (MH), or Multifamily (MF) district.
e. No off-site advertising signs shall be permitted less than 400 feet from a lot in a Residential Single-family (RS), Mobile Home (MH), or Multifamily (MF) district when adjacent to roadways designated as interstate or primary.

Sign Classification		Permitted Zoning Districts	Maximum Area	Maximum Height	Minimum Setback Required	Number And/or Spacing Limitations	Illumination Permitted	Motion Permitted	Additional Requirements
Off-Site	Type I	GR GC HC LI HI AO (SE) (1)	672 Sq Ft	42.5 ft. or bottom of sign 8 ft. above primary roadway (1), (5), (6)	10 feet if abutting MD, CU, or AO	1,500 ft. spacing on same side of street 250 ft. radial spacing (2)	Yes	Yes	Permit Required (1)
	Type II	GR GC HC LI HI AO (SE) (1)	378 Sq Ft	35 ft. (1), (5), (6)	10 feet if abutting MD, CU, or AO	750 ft. spacing on same side of street, except 1,500 ft. on interstate or primary 250 ft. radial spacing (2)	Yes	Yes	Permit Required (1)
	Type III	CB* GR GC HC LI HI AO (SE)	50 sq. ft.	20 ft. on facade	200 ft. from any Residential use or District	1 per parcel - 500 ft. spacing on same side of street and 250 ft. radial spacing	Yes	Yes	Permit Required

Sign Classification	Permitted Zoning Districts	Maximum Area	Maximum Height	Minimum Setback Required	Number And/or Spacing Limitations	Illumination Permitted	Motion Permitted	Additional Requirements
On-Site	AO	700 Sq Ft	35 Ft (5), (6)	10 feet from property line	One per business or activity	Yes	Yes	Permit Required
	MU O	36 Sq Ft	12 ft.	10 feet from property line	One per business or activity	Yes	Yes	Permit Required
	CB GR GC HC LI HI	300 sq. ft. (no limitation for wall signs)	50 ft, except in CB (no restrictions) (5), (6)	(4)	One Freestanding sign per business per street frontage	Yes	Yes	Permit Required
	MF MD MH CU	20 sq. ft. (3)	10 ft. (3)	10 feet from property line	One per business or activity per street frontage	Yes	Yes	Permit Required
	RS RR PH TH	6 sq. ft. (3)	(3)	(4)	One per premises (3)	No (3)	No (3)	

***Type III signs only permitted on specified streets in CB District**

Footnotes:

(1) No off-site advertising signs shall be permitted less than one hundred thirty-five (135) feet from a lot in a residential single-family or MF district.

No off-site advertising signs shall be permitted less than four hundred (400) feet from a lot in a residential single-
family or MF district when adjacent to interstate or primary road systems.

In the AO zoning district, off-site advertising signs may be permitted upon issuance of special exemption by the board of adjustment after a public hearing. In determining the suitability of a site for placement of an off-site advertising sign, the board shall consider the proximity of the proposed location to existing or proposed residential uses as may be indicated on the zoning map of the City of Abilene or any land use plans that have been approved by either the planning and zoning commission or the city council. Setbacks for off-site advertising signs on interstate/primary roads shall be established by the State of Texas.

(2) The minimum separation shall be measured from signs on the same side of the street.

(3) Signs on developing property shall be signs on property under current construction or property that is being promoted in advance of sale and development.
Institutional signs and neighborhood entrance signs located within residential districts are permitted to be up to 80 square feet in area and up to 25 feet in height. In addition, only one wall sign is permitted per street frontage so long as such sign exceeds no more than 100 square feet in area. Such signs shall be permitted to be illuminated and may be an electronic message sign.

(4) Front setback shall be a minimum of ten (10) feet from back of curb or edge of pavement where there is no curb; provided, however, that no sign shall project into the public right-of-way of any street or alley except in the central business district as provided in section 2.3.3.7. The setback from street side property lines for monument signs shall be 5 feet from the property line or 15 feet from the curb, whichever is greater.
Side setbacks shall be ten (10) feet from any side abutting a lot or tract in an AO, RS, RR, PH, TH, MD, MF, MH, or CU district. In all other cases there shall be no side setback.

(5) Freestanding signs shall have a minimum grade clearance of eight (8) feet six (6) inches. Monument signs shall not exceed a height of 8 feet.

Exception: Freestanding signs (including monument signs) set back a minimum twenty-five (25) feet from all street-side property boundaries do not need a minimum grade clearance of eight (8) feet. A sign so located may also exceed the forty-two-inch height limitation, but shall not exceed the maximum area or height of signs allowed.

-END-

ZONING CASE Z-2024-32
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Parks and Recreation Board: November 19, 2024
Planning & Zoning Commission: December 3, 2024
City Council 1st Reading: December 5, 2024
City Council 2nd Reading: December 19, 2024

Applicant
Owner: City of Abilene

Case Manager
Adam Holland – Planner

Request
Change the zoning of approximately 2.59 acres from Planned Development District 28 (PDD-28) to General Commercial (GC).

Location
Located at 4300 Southwest Drive

Background
The subject property was annexed in 1959 and is currently used as a recycling drop off. The City of Abilene has entered a lease with Chick-Fil-A to build a new restaurant at this location.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	PD-57/GC	Retail use
East	PD-28	Retail use
South	PD-28	Detention Area
West	GC	Automotive sales

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 it would be consistent with the surrounding uses.

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

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

Staff Recommendation

Staff recommends **approval.**

Parks and Recreation Board Recommendation

On November 19, 2024, the PRB recommended **approval.**

Attachments

- PowerPoint Presentation

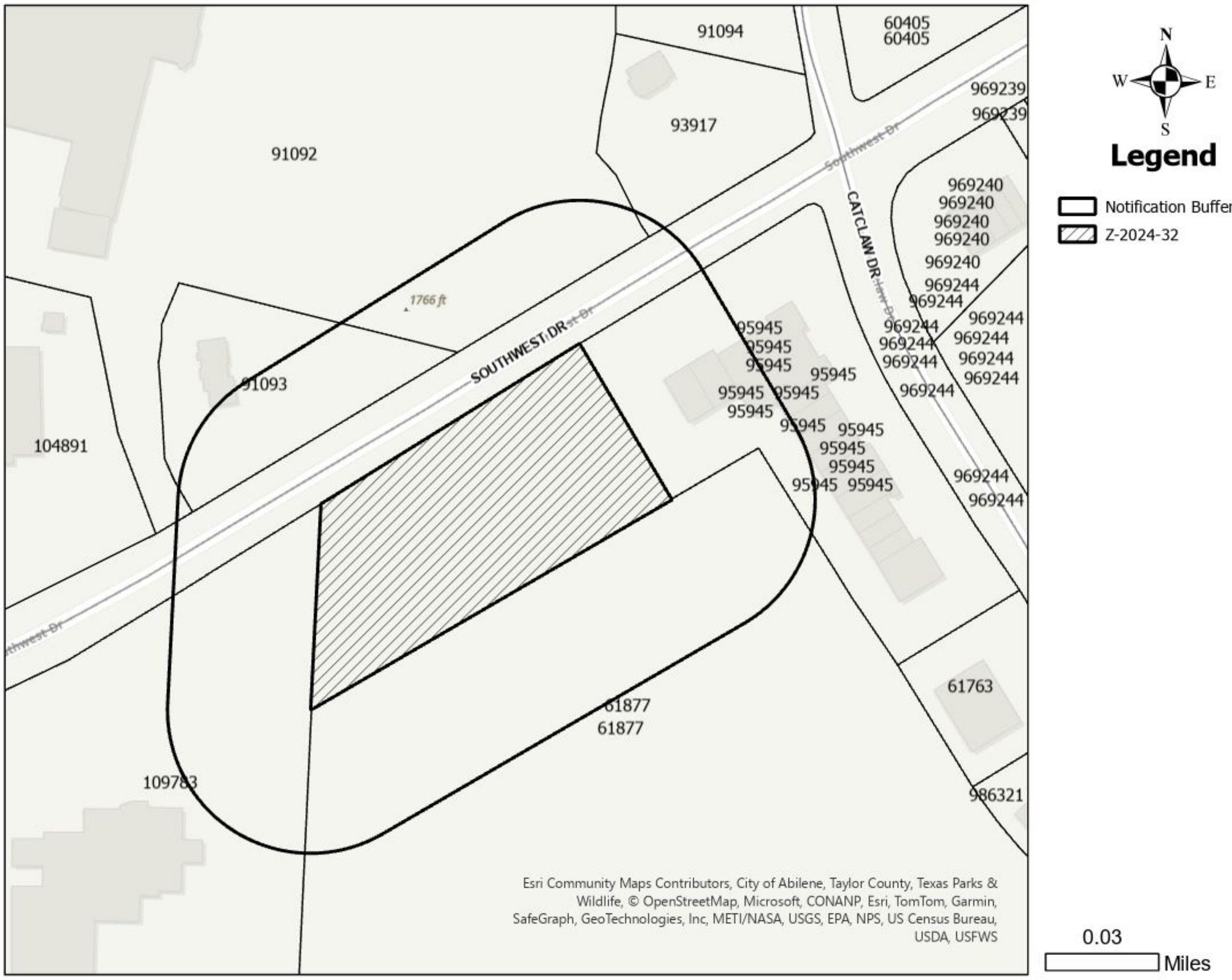
Notification

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

PROPERTY OWNER Legend: O - Opposed, F - In Favor

OWNER	SITUS	PROP_ID	RESPONSE
FRANKLIN REAL ESTATE VENTURES LTD	4325 SOUTHWEST DR	95945	
LITHIA REAL ESTATE INC	4449 SOUTHWEST DR	109783	
SKINNYS INC	3350 CATCLAW DR	93917	
WAL-MART STORES #DIVISION STORE	4350 SOUTHWEST DR	91092	
WEND-ABILENE REALTY LP	4374 SOUTHWEST DR	91093	

NOTIFICATION MAP



3

Case # Z-2024-32
October 15, 2024

LOCATION MAP

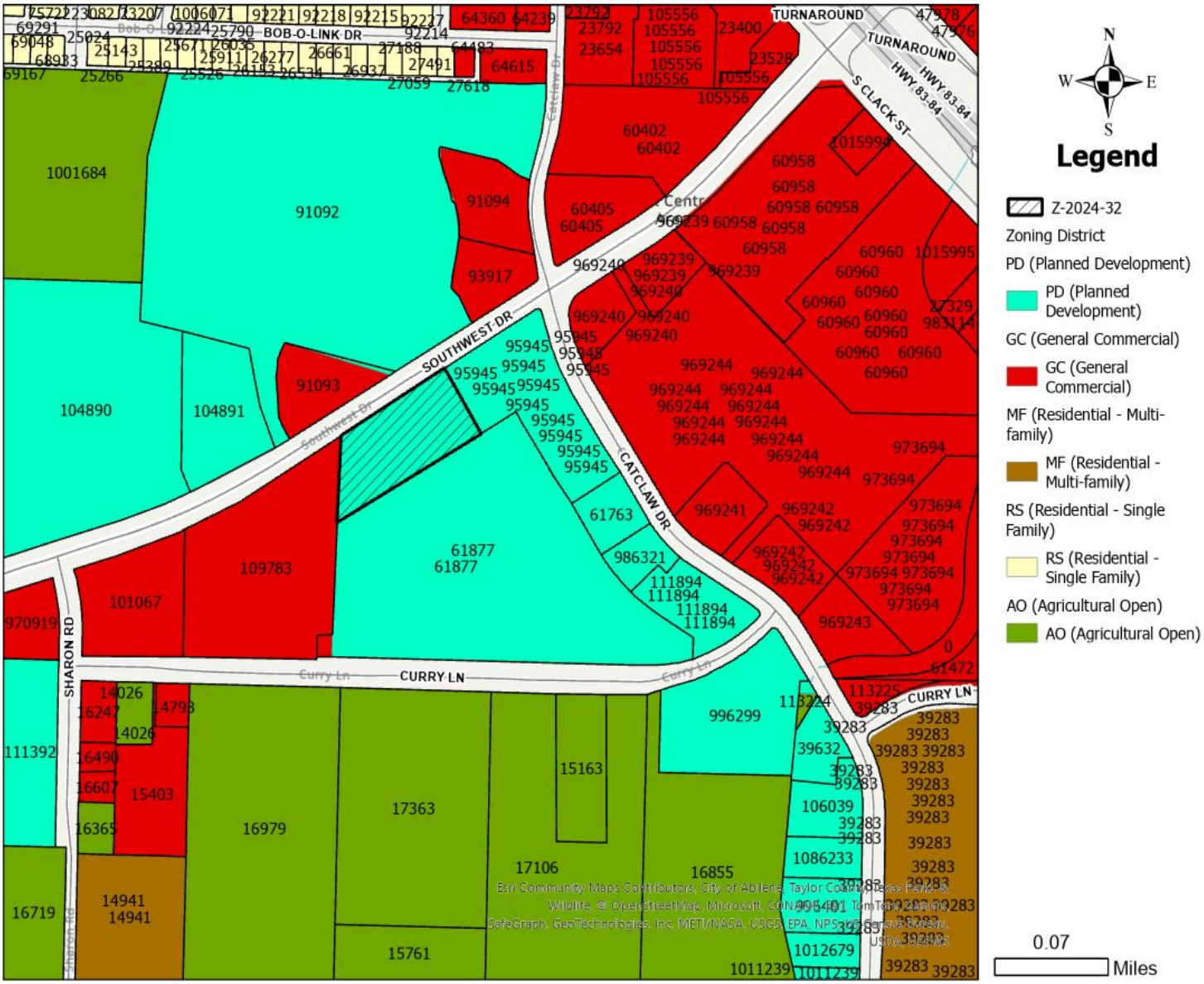
N
W E
S

Legend

Z-2024-32

0.04 Miles

ZONING MAP



Case # Z-2024-32
October 15, 2024

ZONING REQUEST

Case: Z-2024-32

Agent: Chick-Fil-A, Inc. and its consultants

Owner: City of Abilene

Requests: Change the zoning of approximately 2.59 acres from Planned Development District 28 (PDD-28) to General Commercial (GC).

Location: 4300 Southwest Drive

Notification: 0 in Favor, 0 in Opposition

Parks and Recreation Board : November 19, 2024

Planning & Zoning: December 3, 2024

Council Hearing: December 5, 2024

December 19, 2024

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP

N
W E
S

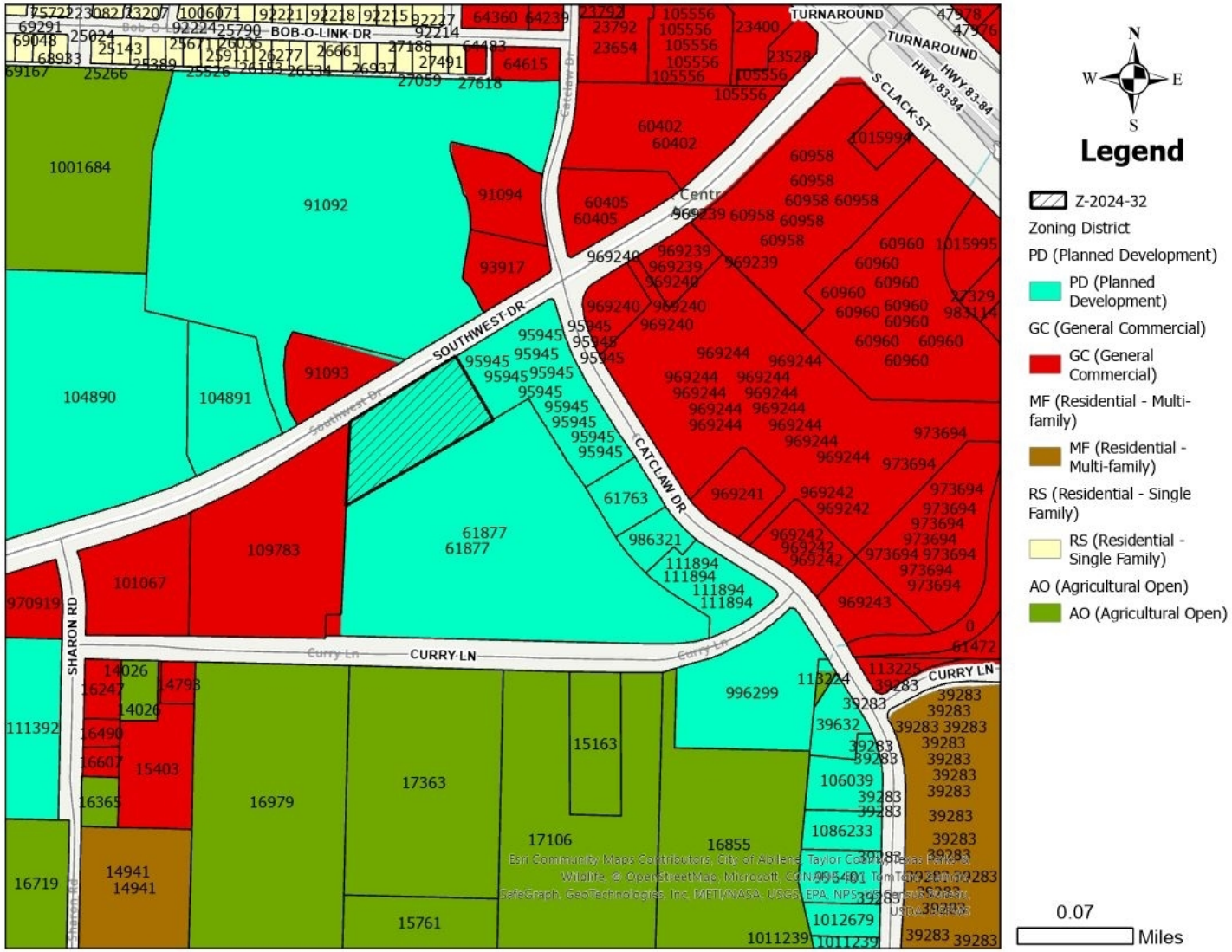
Legend

Z-2024-32

0.04 Miles

CITY OF ABILENE TEXAS

ZONING MAP



CITY OF ABILENE TEXAS

USES IN GENERAL COMMERCIAL ZONING

RESIDENTIAL USES:

P	Hotel/Motel
C	Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

TRADE – WHOLESALE USES:

C	Wholesaling and Storage (indoor)

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

LEGEND

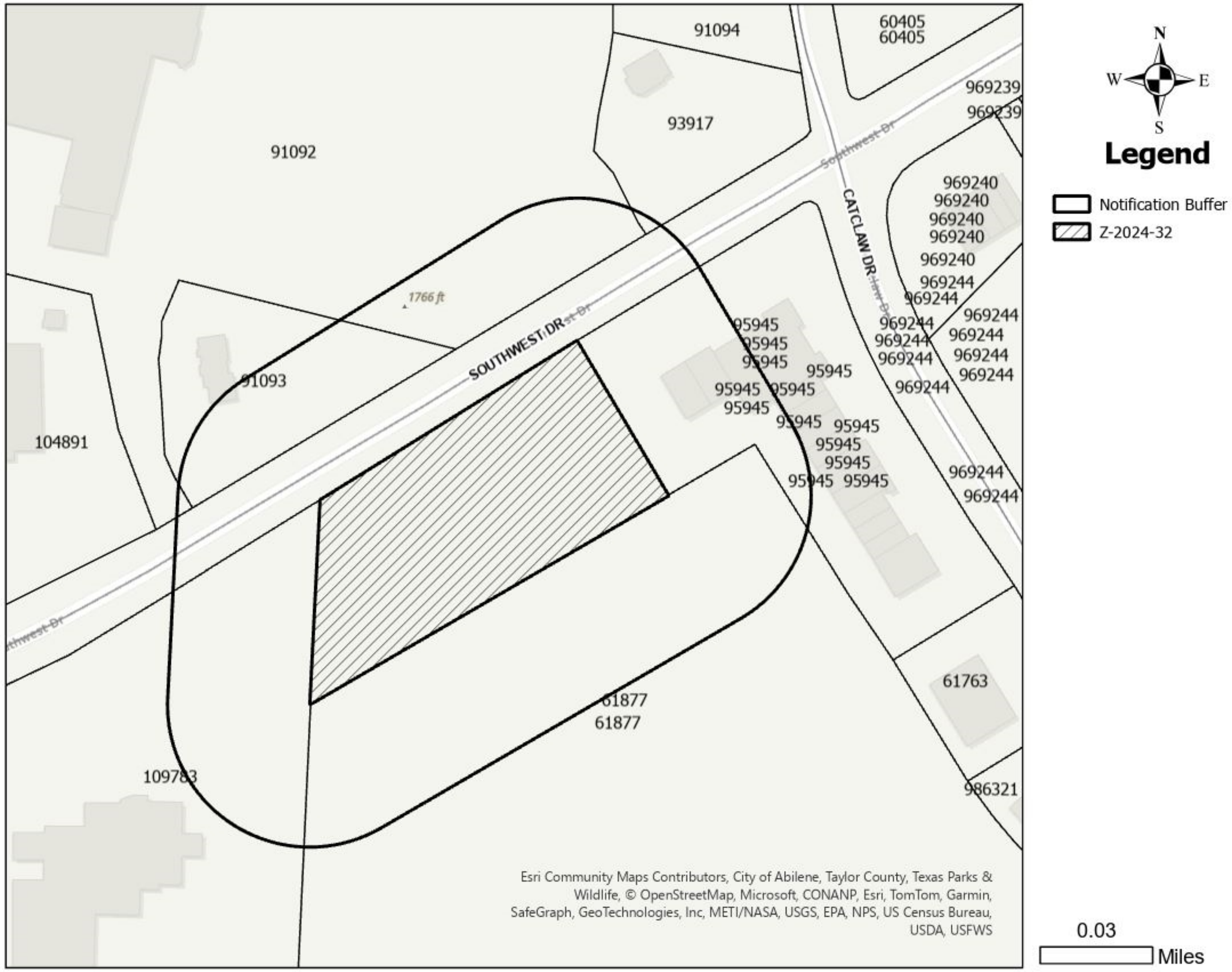
P	**Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)**
C	**Permitted as a Conditional Use Permit, Requiring Approval by City Council**
TP	**Permitted by Temporary Permit Only,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

CITY OF ABILENE TEXAS

PROPERTY VIEWS

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



0- In Favor-

0- Opposed-

FINDINGS AND RECOMMENDATION

The request is consistent with:

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

Staff Recommendation:

Approval

Parks and Recreation Board Recommendation:

Approval

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

2024 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: Southwest Drive Addition
Total Number of Acres: 2.596 acres
Zoning Classification(s): rezone from PD to GC
Total Number of Lots: 1
Location: 4300 Southwest Drive

Property Owner Information & Authorization

Name/Company: City of Abilene
Address: 555 Walnut Street
City: Abilene State: TX Zip Code: 79601
Phone: Email:

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Chick-fil-A, Inc. and its consultants (including Wier & Associates, 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: Robert Hanna **Date:** September 27, 2024

STATE OF:

COUNTY OF:

BEFORE ME, a Notary Public, on this day personally appeared Robert Hanna (*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 27th day of September, 2024

KAREN M. DANIELL
Notary Public, State of Texas
My Comm. Exp 08-13-2028
NOTARY ID#: 132622768

Karen M. Daniell
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Priya Acharya
Company: Wier & Associates, Inc.
Address: 2201 E. Lamar Blvd. Suite 200E
City: Arlington State: TX
Zip Code: 76006 Number: 817-467-7700 Email: PriyaA@WierAssociates.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: N/A

Project Name: Chick-fil-A Abilene 05677

Address: 4300 Southwest Dr, Abilene, TX 79606 Number of Lots: 1 Acreage: 2.596 acres

Legal Description: a portion of Lot 101, Block C, Southwest Drive Addition

Subdivision Name: Southwest Drive Addition Block: C Lot: 101

Current Zoning: PD Proposed Zoning (if applicable): GC - General Commercial

OWNER AND AUTHORIZATION

Owner Name: City of Abilene

Address: 555 Walnut St

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

Phone: 325-676-6200 Email: N/A

Agent Name: Wier & Associates, Inc.: Priya Acharya, submitting on behalf of Chick-fil-A, Inc.

Address: 2201 E Lamar Blvd, Suite 200E

City, State, Zip: Arlington, TX 76006 Fax:

Phone: 817-467-7700 Email: PriyaA@WierAssociates.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: Robert Harris Date: Sept. 27, 2024

FOR OFFICE USE ONLY

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

2024 Development Application

Zoning Application Page 2 of 3

Existing Zoning

☐ 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

The parcel is currently zoned as Planned development (PD), called out under PD-28 (Ord. 18-1985) to be a public recreational facility. We are requesting to rezone a portion of the existing overall lot to GC to allow for trade-retail uses, specifically a Restaurant, Fast Food.

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?

The Future Land Use Map recognizes this area as being Highway Commercial. Highway Commercial is noted as being compatible with the GR zoning district and is intended to have a primary zoning district that includes GR. As a result, the proposed zoning map amendment to GR does implement the policies of the intended future Highway Commercial designation.

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, the proposed use is permitted by the proposed changed to a GC zoning district.
Yes, the surrounding areas are zoned GC. We are proposing a consistent zoning as the uses appropriate in the immediate area.

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)

BEING A TRACT OF LAND LOCATED IN THE J.C. DONLEY SURVEY, ABSTRACT NO. 95, TAYLOR COUNTY, TEXAS, BEING A PORTION OF LOT 101, BLOCK C, SOUTHWEST DRIVE ADDITION, AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 3, SLIDE 551, PLAT RECORDS, TAYLOR COUNTY, TEXAS (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN CONCRETE IN THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST DRIVE (A 120' WIDE RIGHT-OF-WAY) BEING THE NORTHWEST CORNER OF SAID LOT 101 AND THE NORTHEAST CORNER OF LOT 1, BLOCK A, LITHIA ADDITION, AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 2, SLIDE 337-D, P.R.T.C.T.;

THENCE N 58°57'54" E, ALONG THE NORTH LINE OF SAID LOT 101 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST DRIVE, AT A DISTANCE OF 450.41 FEET, PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "ABILENE RPLS 4389", CONTINUING IN ALL A TOTAL DISTANCE OF 460.45 FEET TO A POINT BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 101 AND THE NORTHWEST CORNER OF LOT 201, BLOCK B OF SECTION 4, SOUTHWEST DRIVE ADDITION, AN ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 3, SLIDE 248, P.R.T.C.T.;

THENCE S 31°32'08" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST DRIVE, ALONG A EAST LINE OF SAID LOT 101 AND THE WEST LINE OF SAID LOT 201, A DISTANCE OF 210.29 FEET TO A POINT BEING AN ELL CORNER OF SAID LOT 101 AND THE SOUTHWEST CORNER OF SAID LOT 201;

THENCE S 58°21'48" W, DEPARTING AN EAST LINE OF SAID LOT 101, A DISTANCE OF 601.19 FEET TO A POINT IN THE WEST LINE OF SAID LOT 101 AND THE EAST LINE OF SAID LOT 1;

THENCE N 01°37'57" E, ALONG THE WEST LINE OF SAID LOT 101 AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 257.29 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.596 ACRES (113,075 SQUARE FEET) OF LAND, MORE OR LESS.

ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2024-32

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

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

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

Requestor's Parcel ID:	61877	Your Name:	Catclaw ~~FRANKLIN~~ REAL ESTATE VENTURES LTD	I am in favor of the request ☒
Requestor's Property Zoning:	PDD-28	Your Property Address:	4325 SOUTHWEST DR	
Requestor's Proposed Zoning:	GC	Your Parcel ID:	95945	I am opposed to the request ☐

Signature:

OCT 22 AM10:31

ZONING CASE Z-2024-35
STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: December 3, 2024
City Council 1st Reading: December 19, 2024
City Council 2nd Reading: January 9, 2025

Applicant
Applicant: Hummingbird Hill LLC
Agent: Jacob | Martin

Case Manager
Clarissa Ivey – Planner

Request
Change the zoning of approximately 64.24 acres from AO to PDD-191.

Location
7501 Old Forrest Hill Road

Background
The subject property was annexed in 1980 and has remained vacant and zoned as AO. The applicant proposes to change the zoning from AO to a Planned Development District (PDD) to allow lots with a minimum area of 5,000 square feet, a minimum width (frontage) of 50 feet, and five-foot (5') interior side setbacks. The base zoning of the property would be RS-6.

Zoning, Existing and Proposed Land Use
Currently the property is zoned Agricultural Open. Property to the north was rezoned in 2022 to Medium Density along with Residential Single Family. The property east is zoned Patio Homes. The property to the south and across Old Forrest Hill Rd are both zoned Agricultural Open and remain undeveloped.

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 FLUM designate this area for low density residential, thus making the proposed use of this Planned Development District consistent with the Comprehensive Plan.

(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.
Single-family residential uses exist in the immediate area as well as higher density residential uses. The proposed use is 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 will need to extend utilities to serve the proposed development.

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

Staff Recommendation

Staff recommends **approval** subject to the **Concept Plan** attached with this report and regulations as set forth within the PD ordinance.

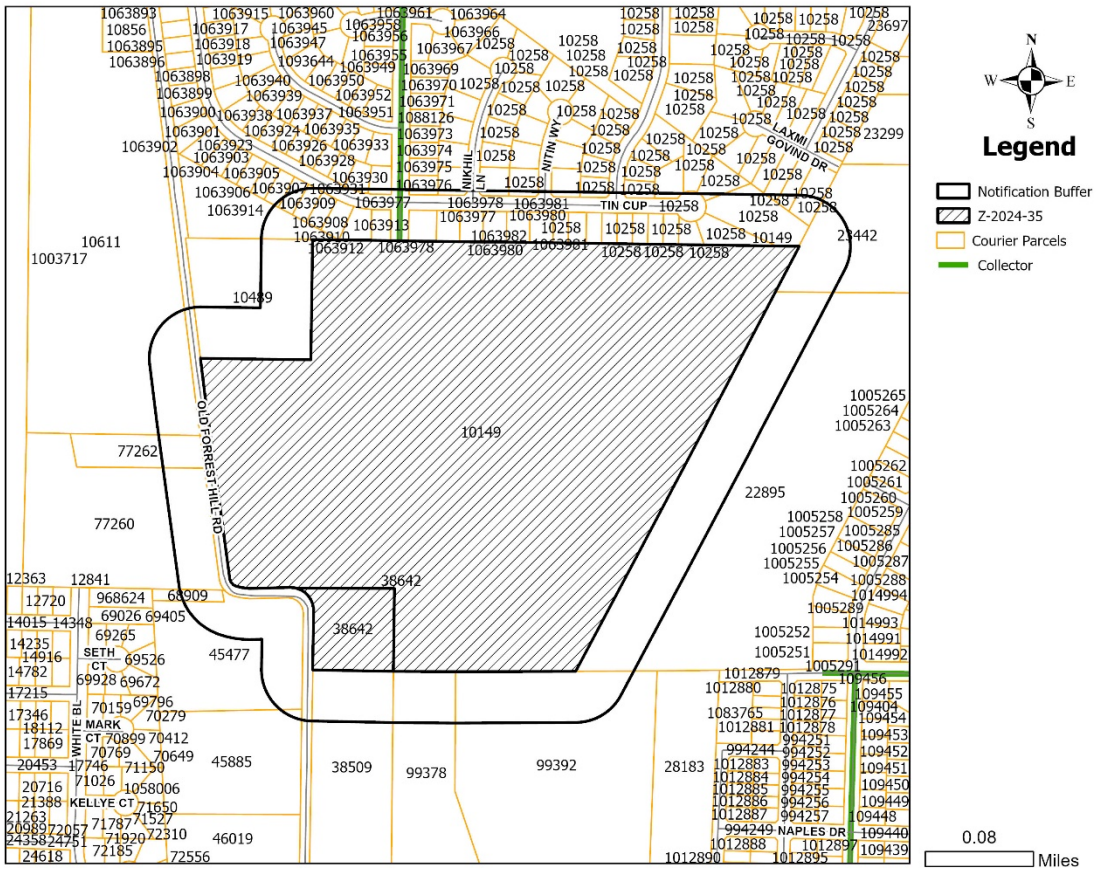
- Lot size minimum 5,000 sq feet and a minimum of 50 feet in width
- Side yard setback shall be 5 feet minimum – corner lot shall be 15 feet minimum
- And all other regulations as set forth in RS-6 district

NOTIFICATIONS

Legend:
O- Opposed
F- In Favor

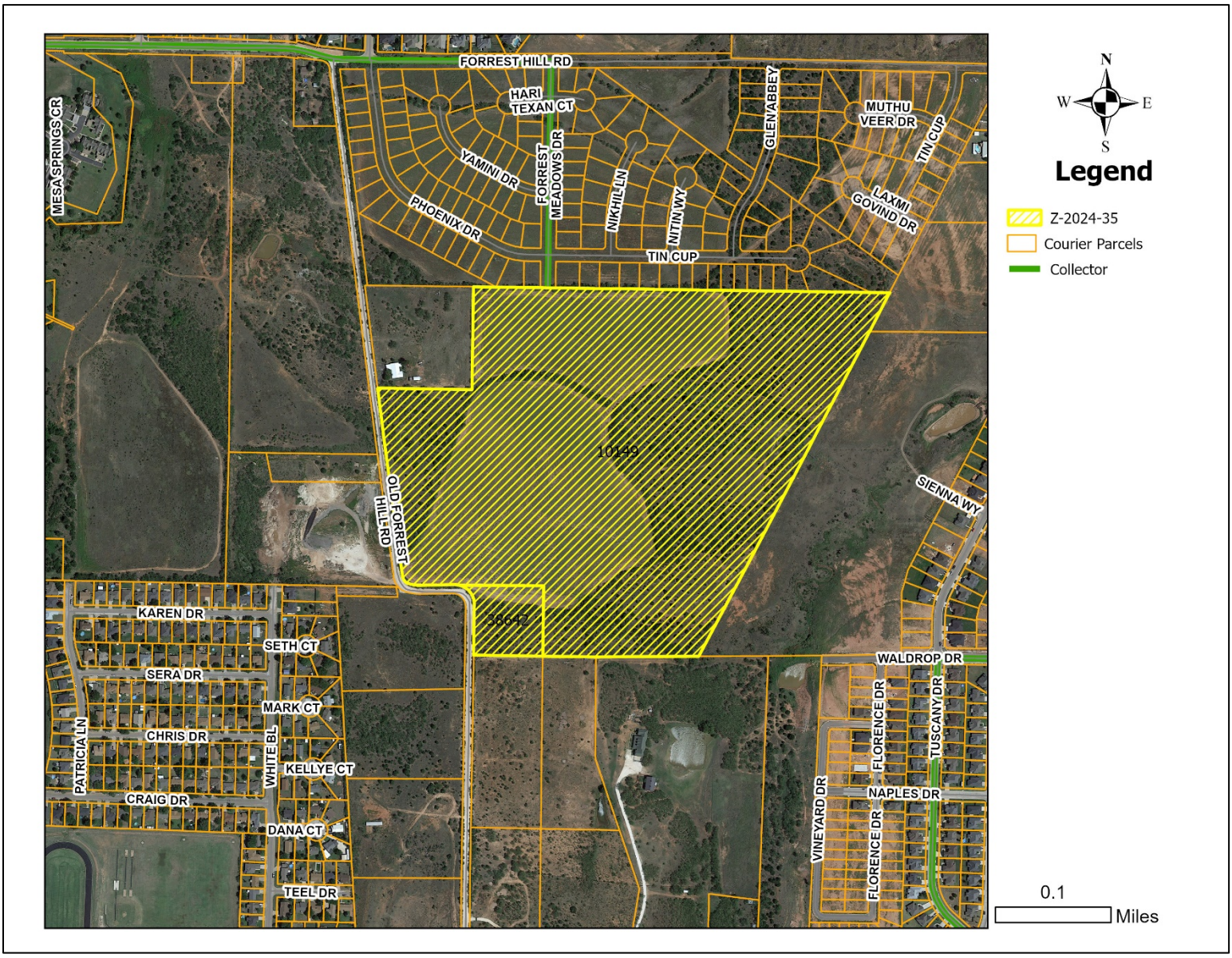
OWNER

Owner	Property ID	Situs	Response
ABILENE FORREST HILL LLC	1063913	7150 PHOENIX DR	
ARZOLA JOSE & JOSEFINA	77260		
COZBY FRANKLIN JACKSON JR	10489	7341 OLD FORREST HILL RD	
HAWKS WESLEY D & SHERRY K	22895		
HUMMINGBIRD HILL DEVELOPMENT LLC	38642	7501 OLD FORREST HILL RD	
LOUDERMILK ENTERPRISES LLC	45477	7502 OLD FORREST HILL RD	
LOUDERMILK JONATHAN	68909	7503 WHITE BL	
LOWRY STEPHEN R & TONJA J	38509	7601 OLD FORREST HILL RD	
THOMPSON JACK W JR &	10611		
WELCH BUSTER	45885	7602 OLD FORREST HILL RD	
WILSON RICKY & RACHEL	23442	7212 HARDWICK RD	



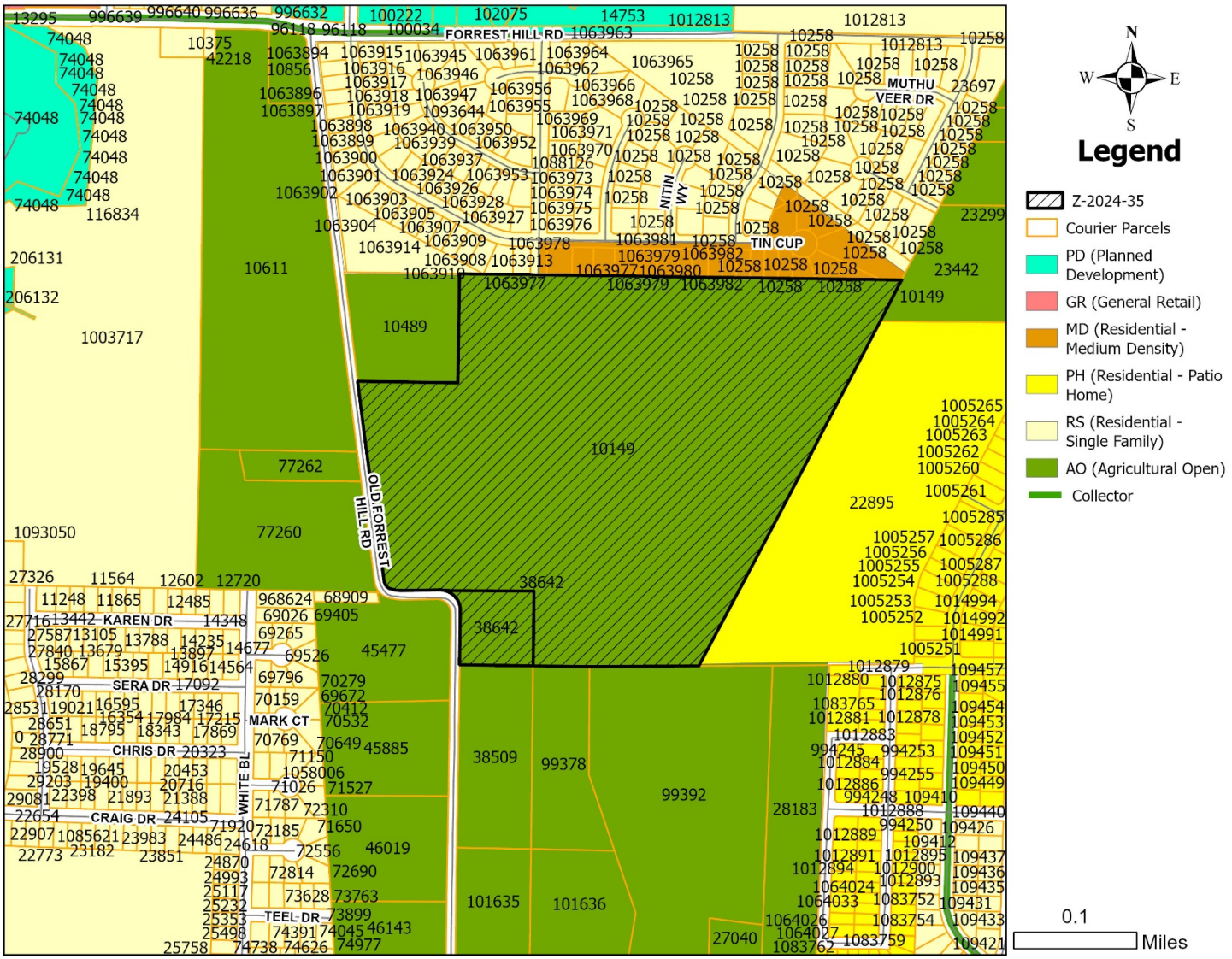
CONCEPT PLAN

LOCATION MAP



Case # Z-2024-35
November 18, 2024

ZONING MAP



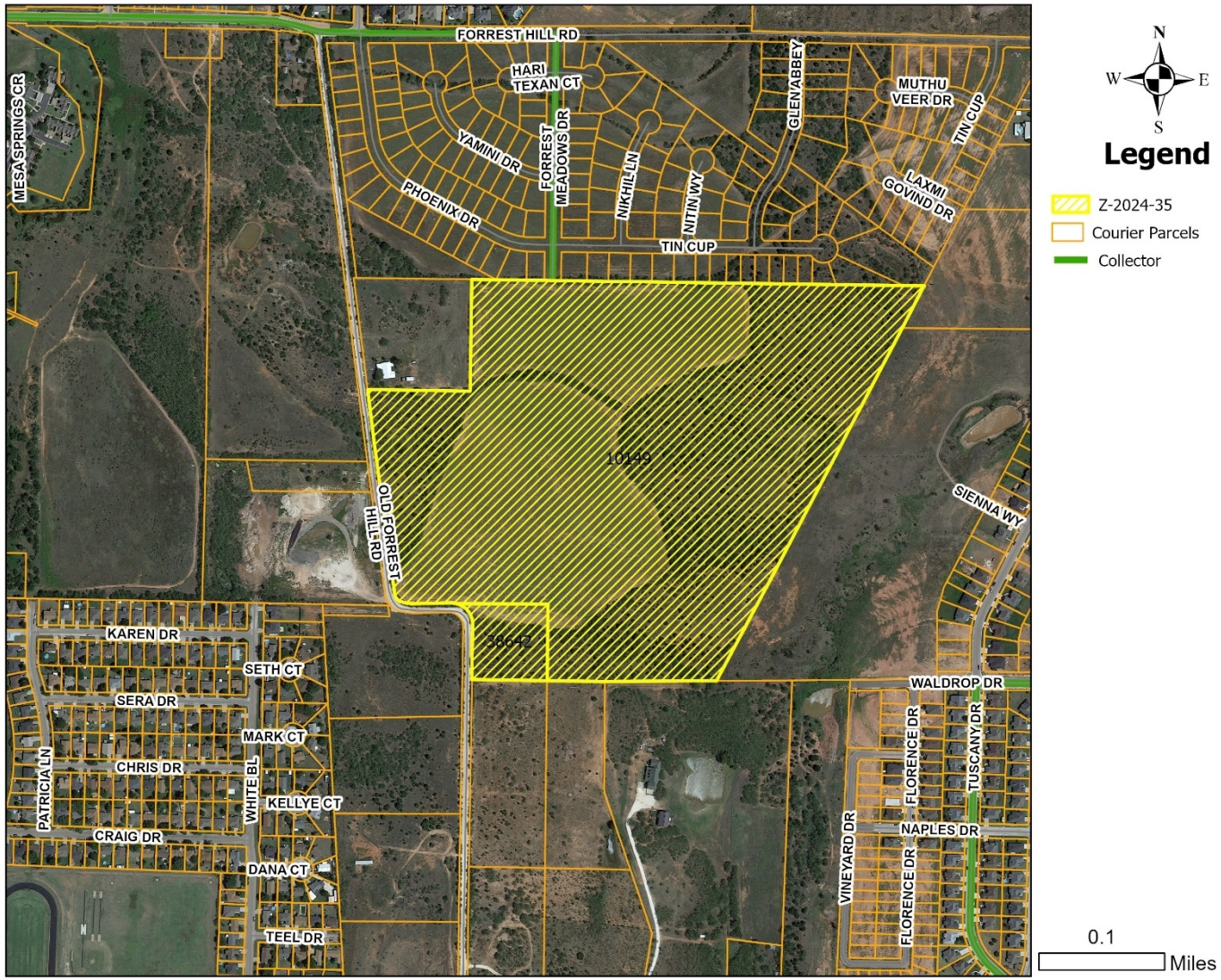
Case # Z-2024-35
November 18, 2024

REZONE REQUEST

Case:	Z-2024-35
Applicant:	Hummingbird Hill LLC
Agent:	Jacob | Martin
Request:	Change the zoning of approximately 64.24 acres from AO to PDD-191
Location:	7501 Old Forrest Hill Road
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	December 3, 2024
Council Hearing:	December 19, 2024
	January 9, 2025

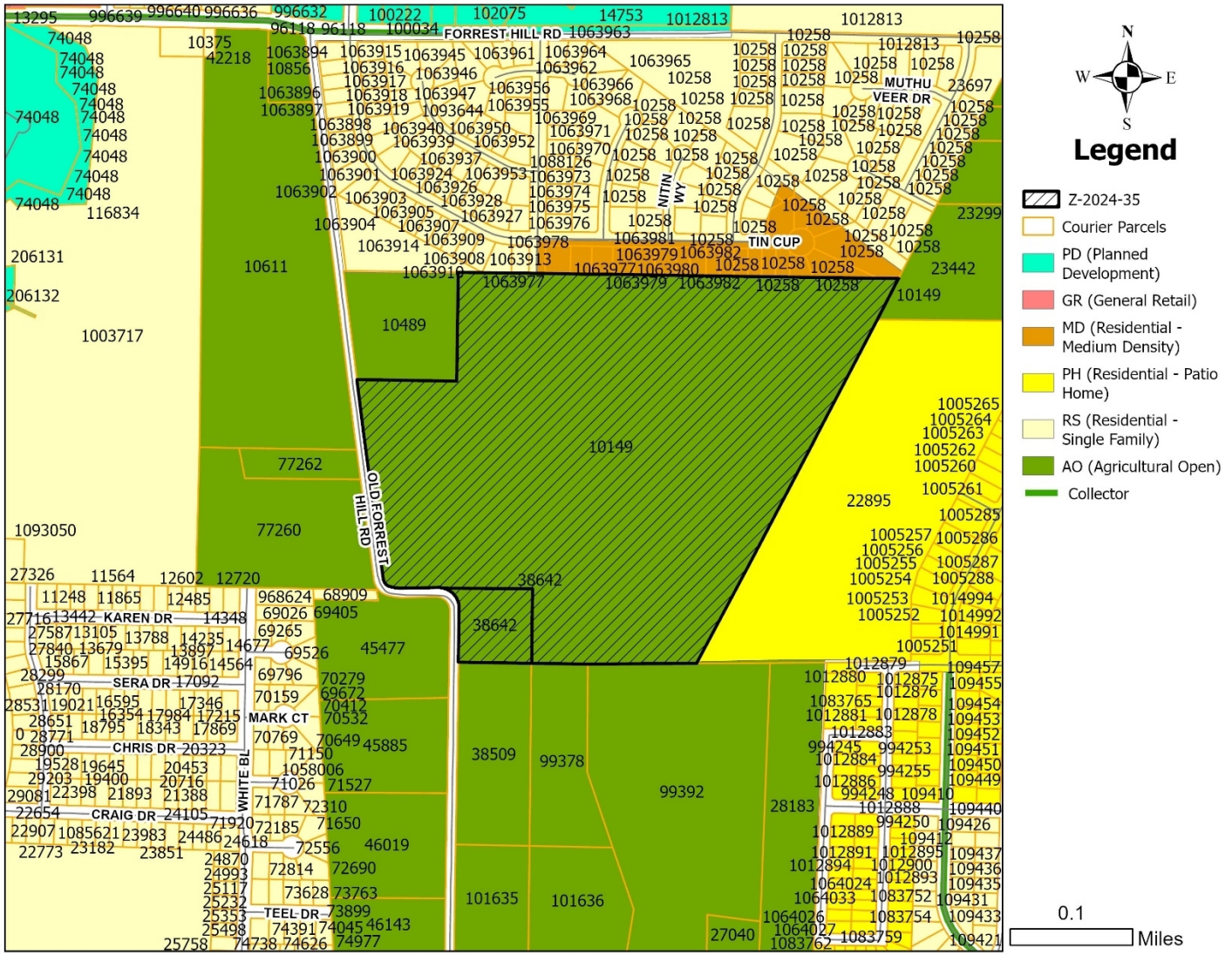
CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



CITY OF ABILENE TEXAS

ZONING MAP



CITY OF ABILENE TEXAS

VIEWS OF SUBJECT PROPERTY

Subject Property

West Neighboring Property

Neighboring Property

Subject Property

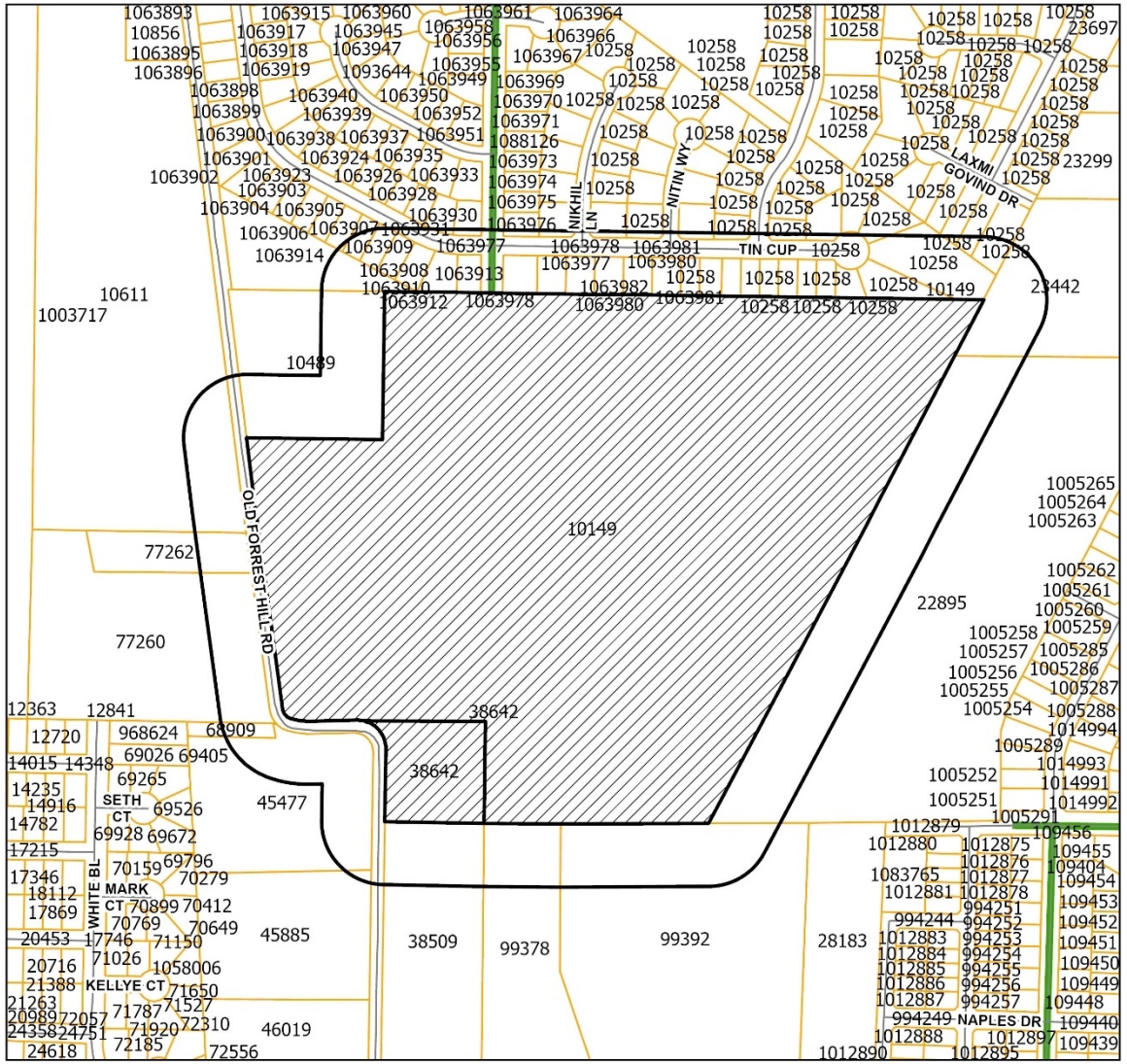
Neighboring Property

CITY OF ABILENE TEXAS

PROPOSED CONCEPT PLAN

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



N
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Legend

- Notification Buffer
- Z-2024-35
- Courier Parcels
- Collector

0- In Favor-

0- Opposed-

0 % OPPOSITION

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATION

The proposed request for PD zoning is *consistent* with:

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

Staff Recommendation:

Approval subject to the Concept Plan and proposed Ordinance:
RS-6 base with 5,000 sq.ft. lots allowed
Min. 50’ in lot width with 5’ side yard setback – corner lot
Side yard setback is 15 feet.

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

NORTH

SCALE
1" = 200'

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING.
CHECK SCALE & ADJUST ACCORDINGLY.

PROJECT OVERVIEW

Project Type: Zoning Application | **Project Title:** Z-2024-35 AO to PDD-191 (7501 Old Forrest Hill Rd.)
ID # 24-000226 | **Started** 10/04/2024 at 11:21 AM

Address

7501 Old Forrest Hill Rd, Abilene, TX USA 79606

Legal

A1878 D A Doughit Blk Acres 2.35
A1878 D A Doughit, Acres 2.354

Description

Rezone property described in the legal description from AO to PD. PD to have a base zoning of RS-6

PROPERTY DETAILS

Property ID	38642
GEO ID	54156
Enforcement Area	Far Southside

PROPERTY ADDITIONAL INFORMATION

Account Number	A1878000200
Property ID	54156
Land Use	Vacant
High School	Wylie
Middle School	Wylie
Elementary School	Wylie
Super Neighborhood	Far Southside
Courier - Building Square Feet	0

INFORMATION FIELDS

Owner Name
Hummingbird Hill Development LLC

Agent Name
Jacob & Martin

Block
-

Lot
-

Acreage
-

Legal Description of property
Being 64.249 acres and being out of and a part of a 52.291 acre tract (Tract 1) out of Lots 2, 3, 4, 6 and 7 and a 4.2 acre tract (Tract 3) out of Lot 8 of a subdivision of the T.C. Garner Survey, Taylor County , Texas, of record in Cabinet 4, Slide 11, Plat Records of Taylor County, Texas, and a 2.354 acre tract (Tract 2) out of the North part of the D.A. Douthit Survey No. 25, Taylor County, Texas, said tract being described in deed to Roy Earl Underwood, dated October 6, 2006, of record in Volume 3286, Page 869, Official Public Records, Taylor County, Texas, and said 64.249 acres

Subdivision Name
-

Current Zoning
AO

Proposed Zoning
PD

Agree to Terms
Clayton Farrow

Owner Information and Representative Designation

OWNER INFORMATION		
Name: HUMMINGBIRD HILL LLC		
Address: 1013 ENERGY DRIVE		
City: ABILENE	State: TEXAS	Zip: 79602
Number:	Email: cmcustomandremodel@gmail.com	

AGENT INFORMATION (if applicable)		
Name: JACOB | MARTIN		
Address: 3465 CURRY LANE		
City: ABILENE	State: TEXAS	Zip: 79606
Number: 325-695-1070	Email: CFARROW@JACOBMARTIN.COM	

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate JACOB | MARTIN (*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: _____

STATE OF: Texas

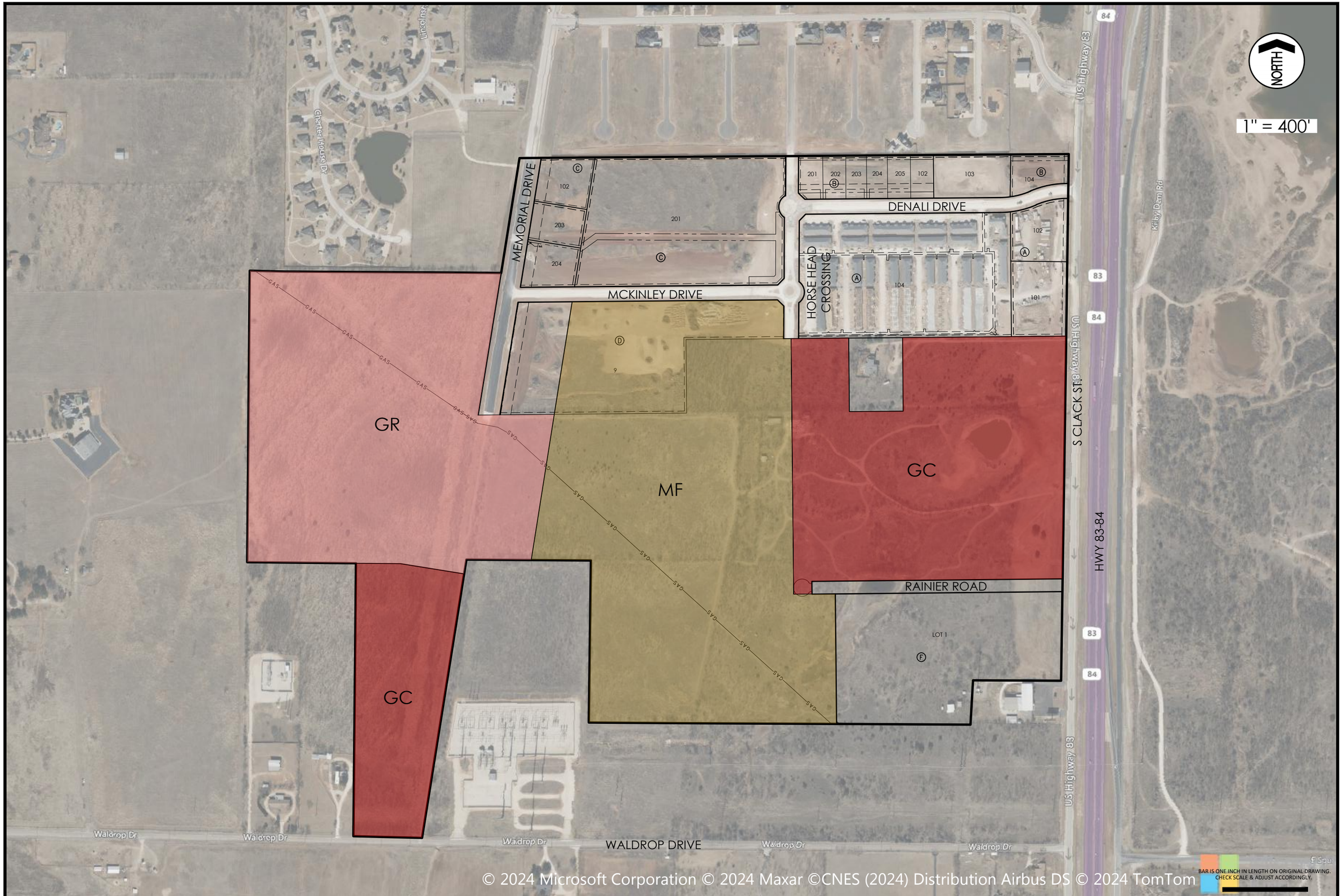
COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Chad Masseyll (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 9th day of October, 2024

BECKY THOMAS
Notary ID #131770840
My Commission Expires
October 24, 2026

_____
NOTARY PUBLIC in and for the State of Texas



Plot Date: 10/30/2024 9:11 AM
Plotted by: damon butterfros
Save Time:
Saved By: dbutterfros
X:\CM_Kyle Paul\21440-Stricklin 125 Acre Residential Development - Kyle Paul\Drafting_Preliminary\Denali Master Planning - Zoning Exhibit.dwg
10/29/2024 3:17 PM

ZONING CASE Z-2024-36 STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

Scheduled Hearings
Planning & Zoning Commission: December 3, 2024
City Council 1st Read: December 19, 2024
City Council 2nd Read: January 9, 2025

Applicant
Owner: PB 6950 LLC
Agent: Jacob & Martin

Case Manager
Mason Teegardin – Planner

Request
Rezone approximately 134.86 acres from Agricultural Open (AO) to General Retail (GR), General Commercial (GC), and Multi-Family (MF).

Location
The subject property is located at 7450 HWY 83-84. Legal description being 134.86 acres out of Survey 12, Lunatic Asylum Lands, Abilene, Taylor County, Texas.

Background
The subject property was annexed into the City of Abilene in 1980 and has remained vacant since. This property has been zoned Agricultural Open (AO) since annexation. The proposed zoning changes are in continuation with the current development of the area. A Zoning Concept Plan is included with this report.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	MD, GR, MF, GC	Retirement Community, Offices, Apartments
East	GC, AO	New Uhaul, Abilene Clay Sports
South	AO, GC	Utility Facility, New Uhaul
West	RS-8	Residences, Vacant 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 Future Land Use Map recommends Medium Density Residential, Institutional, and Retail uses in this area. The Comprehensive Plan allows the proposed zonings included in the request as 'compatible zoning districts' to this 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 zoning is consistent with the uses 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 subject will need to be platted before development can proceed. During platting and development, the subject area will be adequately served by utilities and public infrastructure.

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

Staff Recommendation

Staff recommends **approval.**

Attachments

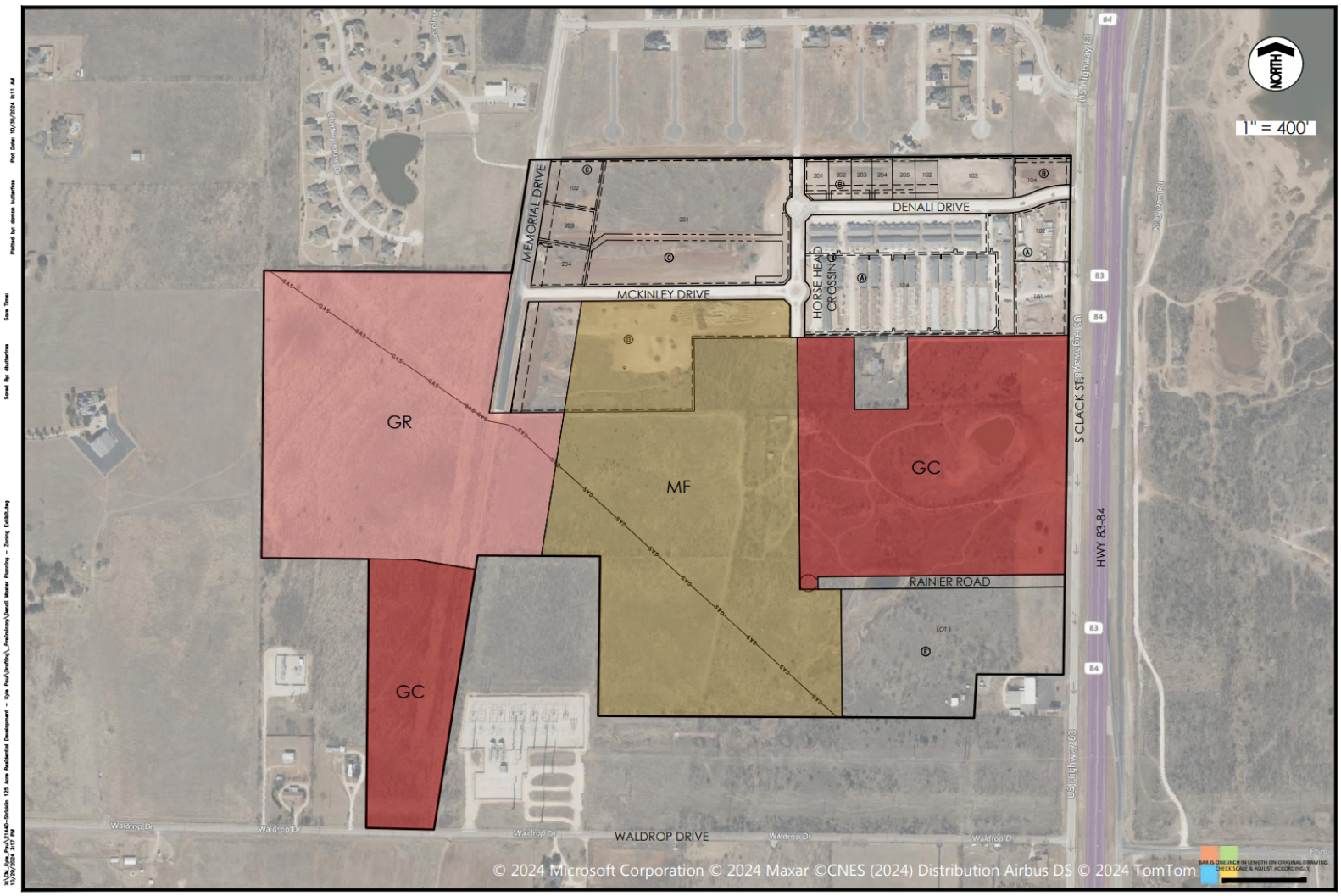
- PowerPoint Presentation
- Zoning concept plan

Notification
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on November 15, 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:

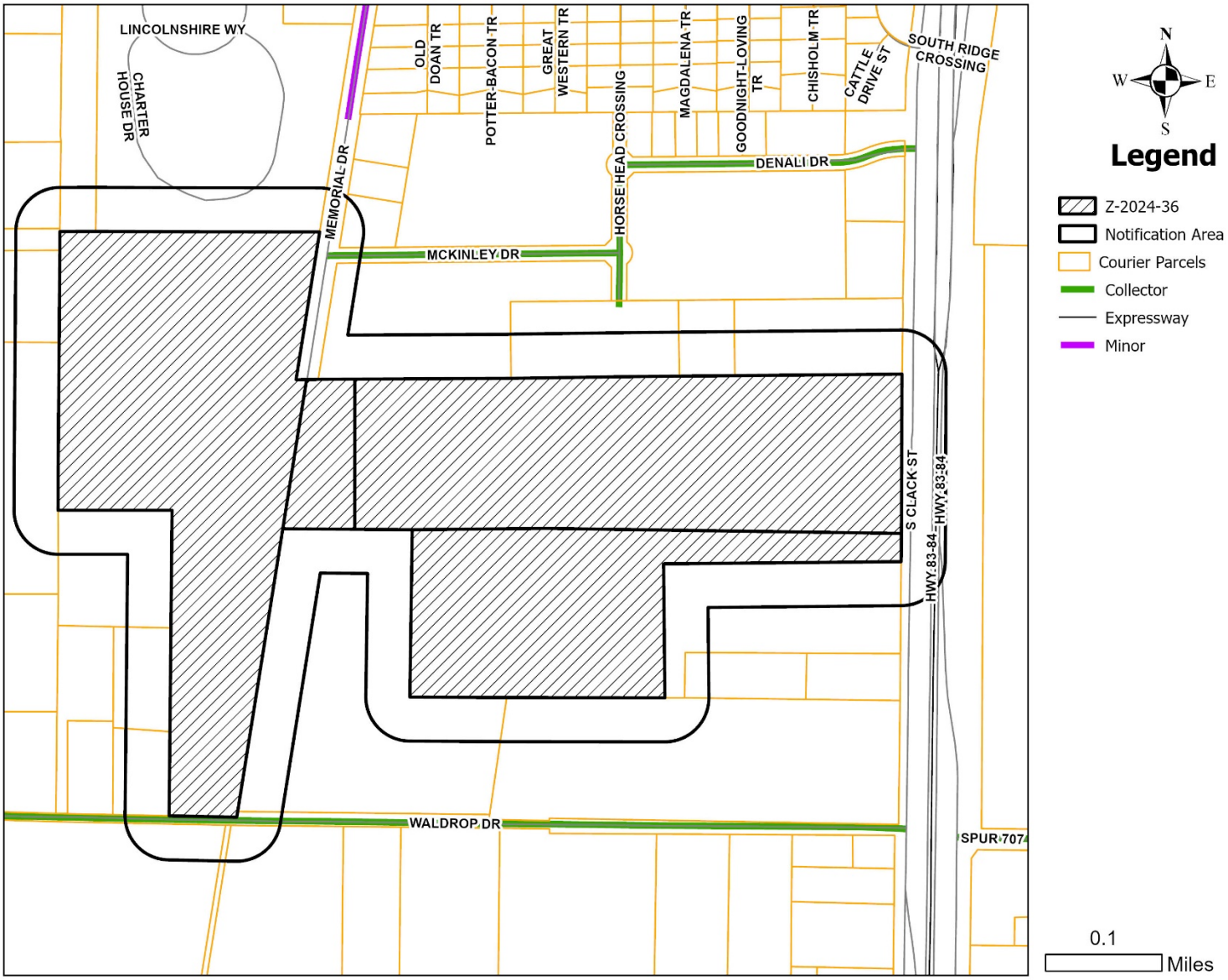
PROPERTY OWNER Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
AMERCO REAL ESTATE CO	100784		
BYRD MIKE	38729		
BYRD MIKE	38985		
BYRD MIKE	103298		
BYRD MIKE	103300		
BYRD MIKE	1006102		
GRAHAM SARA L TR	74023	2317 WALDROP DR	
GRAHAM SARA L TR	74023	2429 WALDROP DR	
GRAHAM SARA L TR	101777		
PARKER CYNTHIA	13583	7050 HWY 83-84	
PB 6950 LLC	13695	7450 HWY 83-84	
PB 6950 LLC	14029	7458 S CLACK ST	
PB 6950 LLC	14249		
PB 6950 LLC	37863		
PB 6950 LLC	37975		
PB 6950 LLC	1083716		
PB 6950 LLC	1092401		
STRICKLIN JACK JR	37976		
TAYLOR ELECTRIC COOP INC	111183	2550 WALDROP DR	
TAYLOR ELECTRIC COOPERATIVE INC	114139		
WESLEY COURT LLC	968668	2606 BRISTOL CT	
WESLEY COURT LLC	968668	6525 LINCOLNSHIRE WY	
WEST TEXAS UTILITIES CO	13803		
WEST TEXAS UTILITIES CO	115111	2418 WALDROP DR	

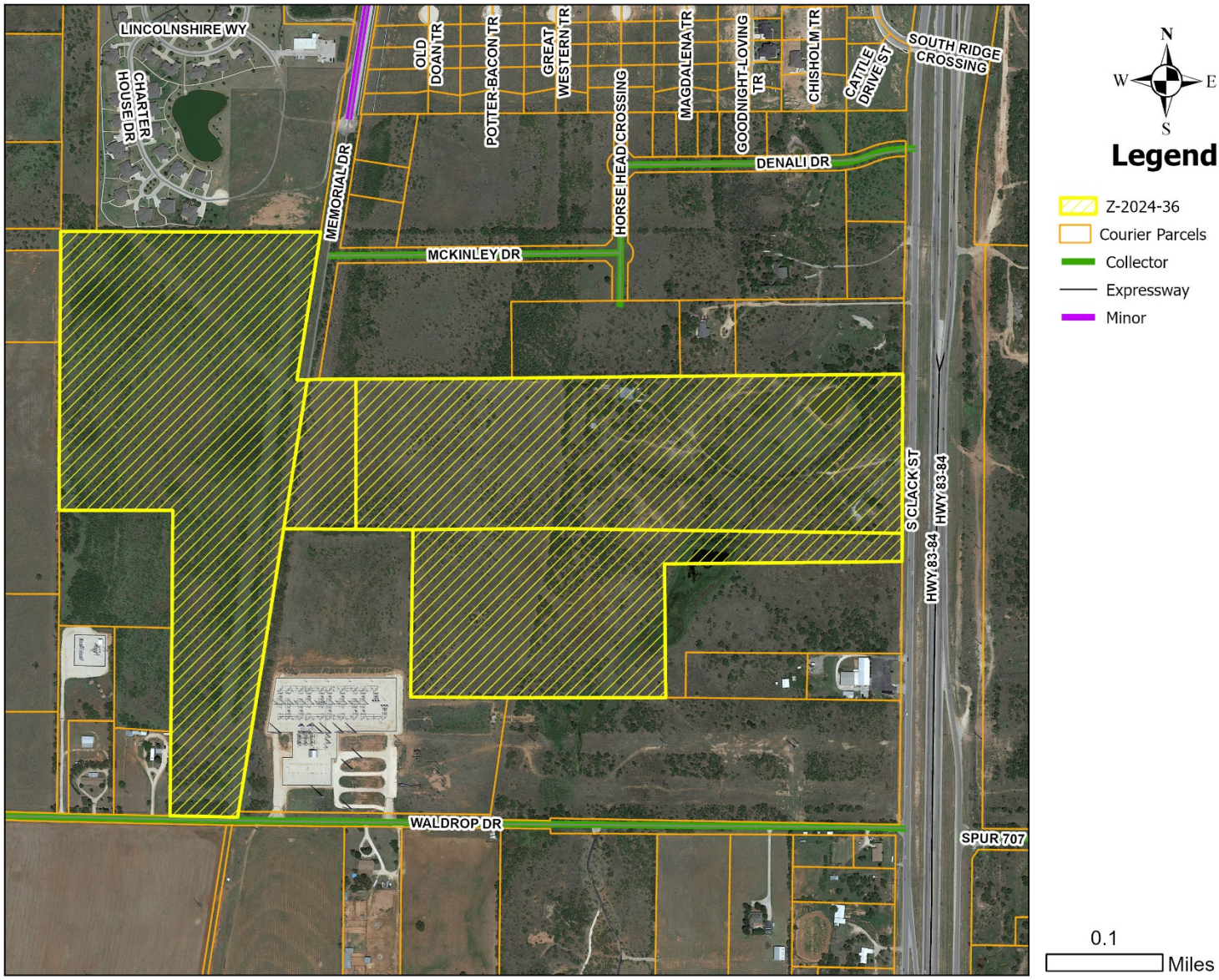
ZONING CONCEPT PLAN



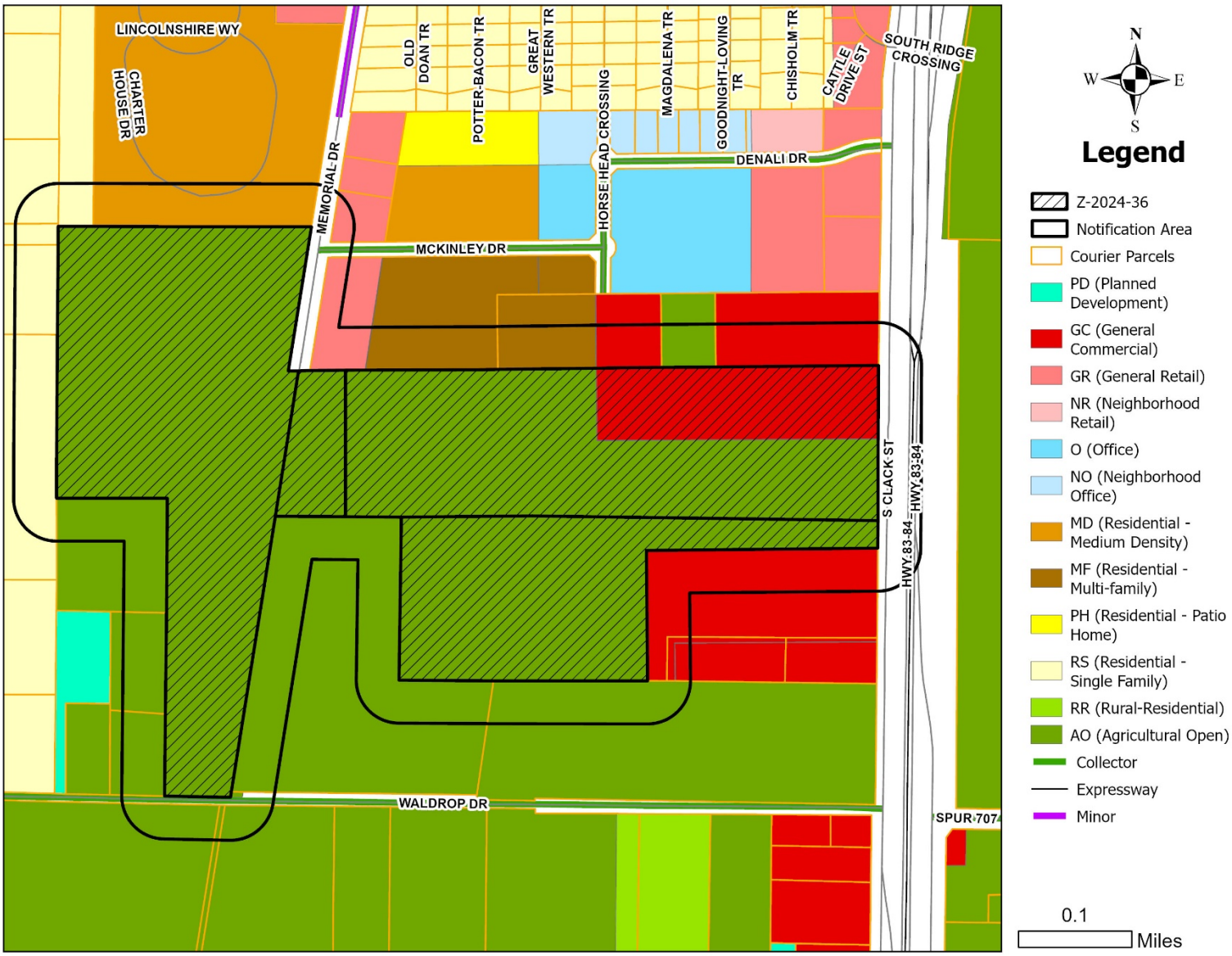
NOTIFICATION MAP



LOCATION MAP



ZONING MAP


LINCOLNSHIRE WY
CHARTER HOUSE DR
OLD DOAN TR
POTTER-BACON TR
GREAT WESTERN TR
MAGDALENA TR
GOODNIGHT-LOVING TR
CHISHOLM TR
CATTLE DRIVE ST
SOUTH RIDGE CROSSING
MEMORIAL DR
HORSE HEAD CROSSING
DENALI DR
MCKINLEY DR
S CLACK ST
HWY 83-84
WALDROP DR
SPUR 707
N
W
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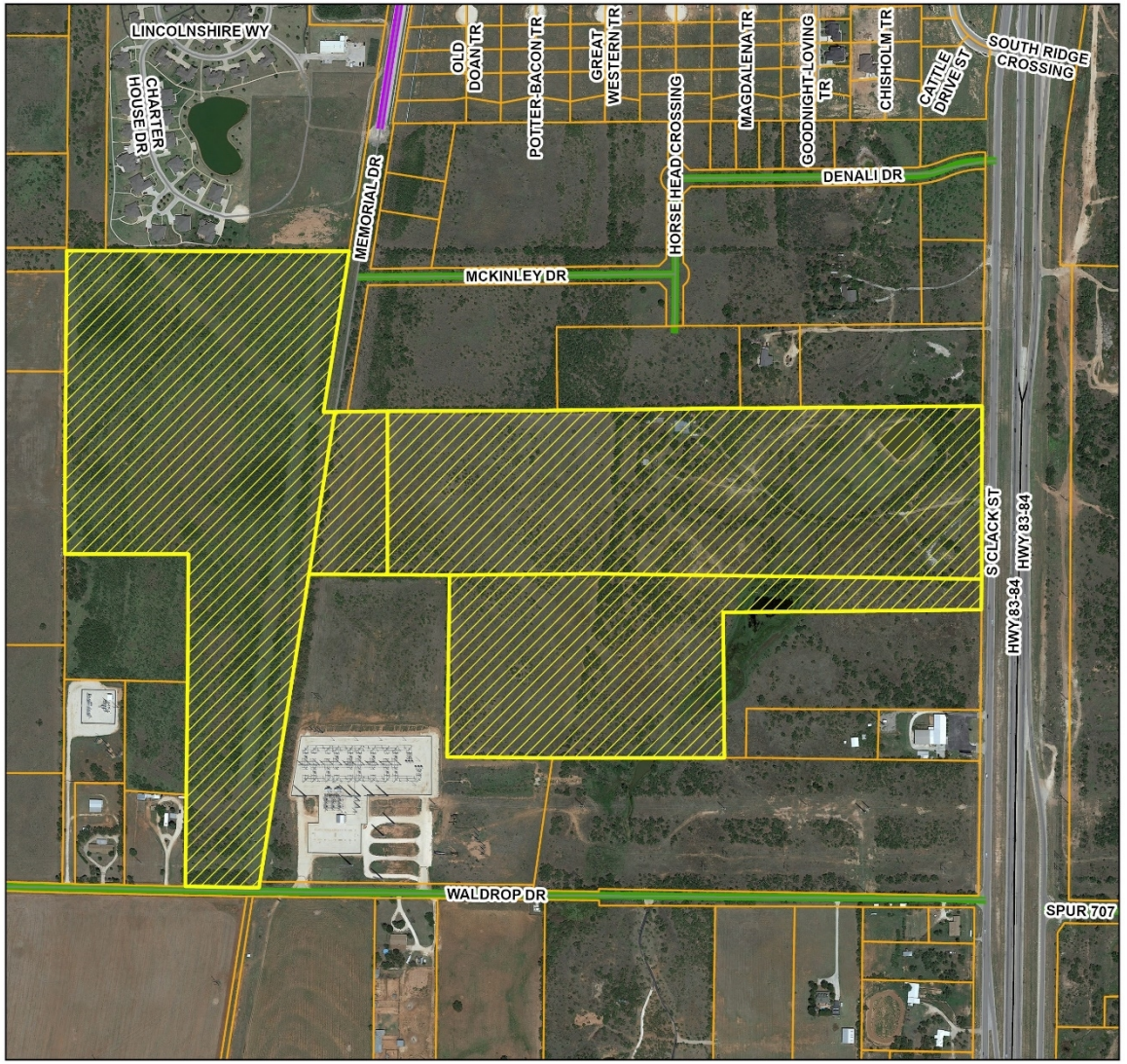
S
Legend
Z-2024-36
Notification Area
Courier Parcels
PD (Planned Development)
GC (General Commercial)
GR (General Retail)
NR (Neighborhood Retail)
O (Office)
NO (Neighborhood Office)
MD (Residential - Medium Density)
MF (Residential - Multi-family)
PH (Residential - Patio Home)
RS (Residential - Single Family)
RR (Rural-Residential)
AO (Agricultural Open)
Collector
Expressway
Minor
0.1
Miles

REZONE REQUEST

Case:	Z-2024-36
Agent:	Jacob & Martin
Request:	Rezone approximately 134.86 acres from Agricultural Open (AO) to General Retail (GR), General Commercial (GC), and Multi-Family (MF).
Location:	7450 HWY 83-84
Notification:	0 in Favor, 0 in Opposition
Planning & Zoning:	December 3, 2024
Council Hearing:	December 19, 2024
	January 9, 2025

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



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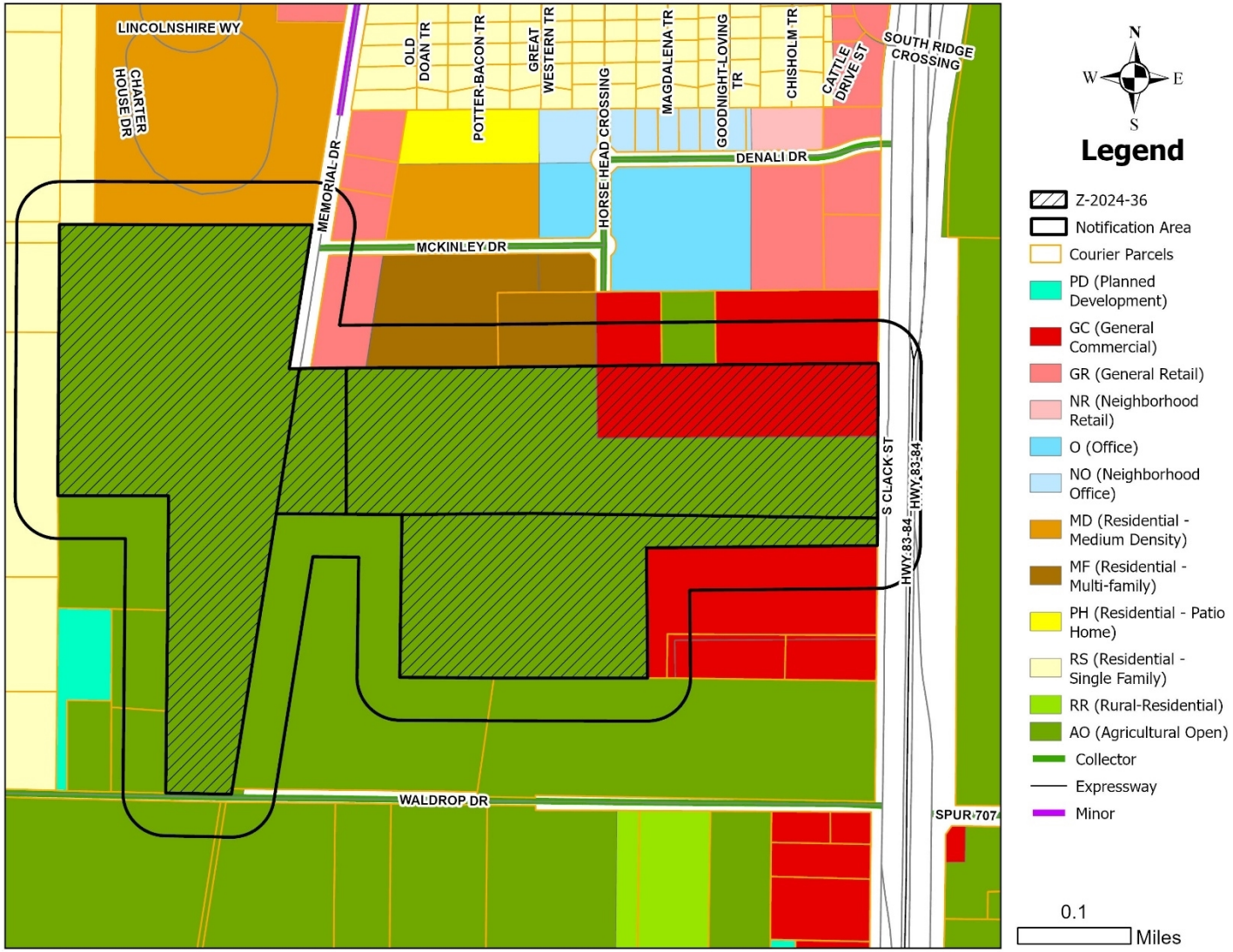
Legend

- Z-2024-36
- Courier Parcels
- Collector
- Expressway
- Minor

0.1 Miles

CITY OF ABILENE TEXAS

ZONING MAP

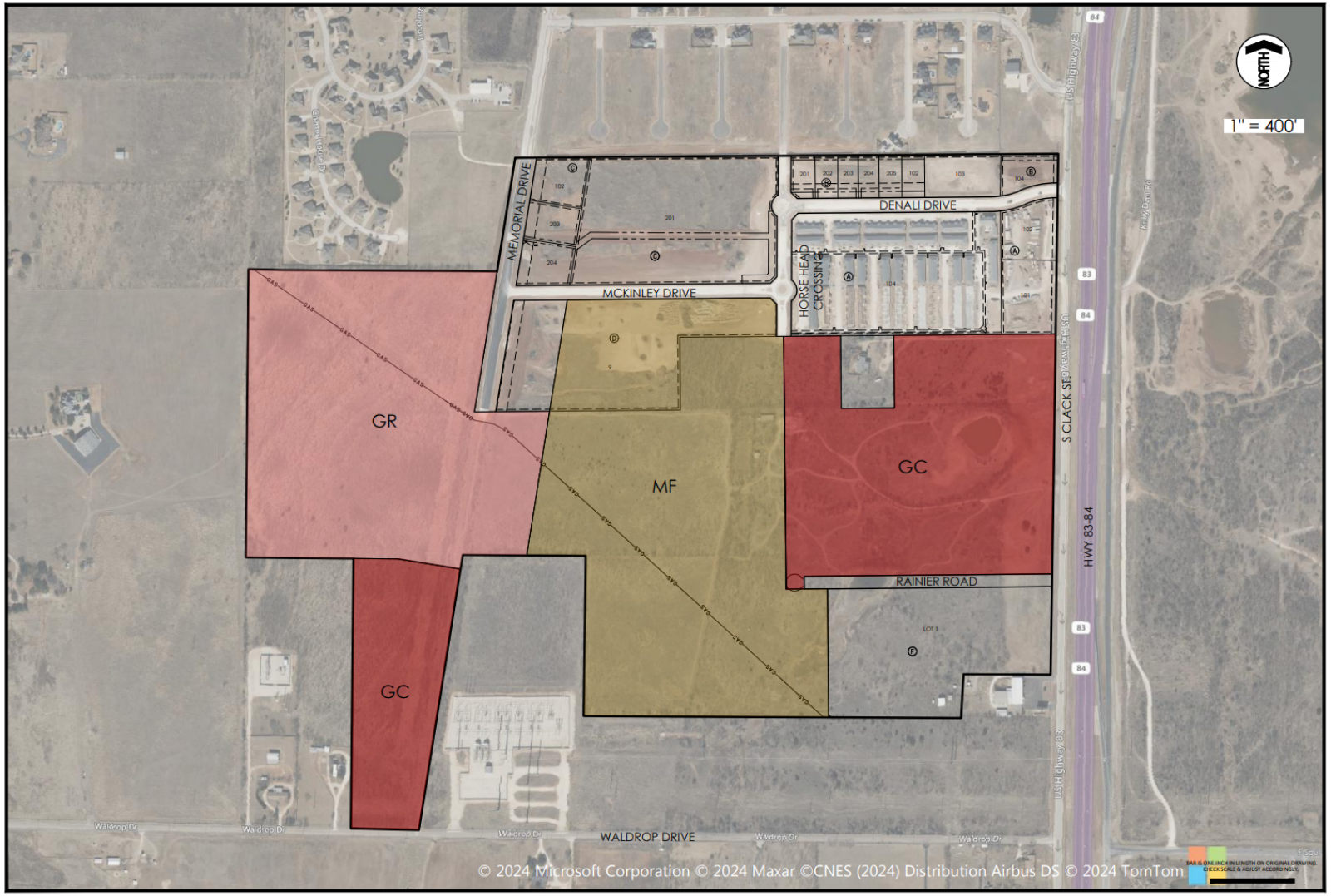


CITY OF ABILENE TEXAS

PROPERTY VIEWS

CITY OF
ABILENE
TEXAS

ZONING CONCEPT PLAN



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 GENERAL RETAIL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

LEGEND

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

CITY OF ABILENE TEXAS

USES IN GENERAL COMMERCIAL ZONING

RESIDENTIAL USES:

P	Hotel/Motel
C	Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

TRADE – WHOLESALE USES:

C	Wholesaling and Storage (indoor)

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

LEGEND

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

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)**
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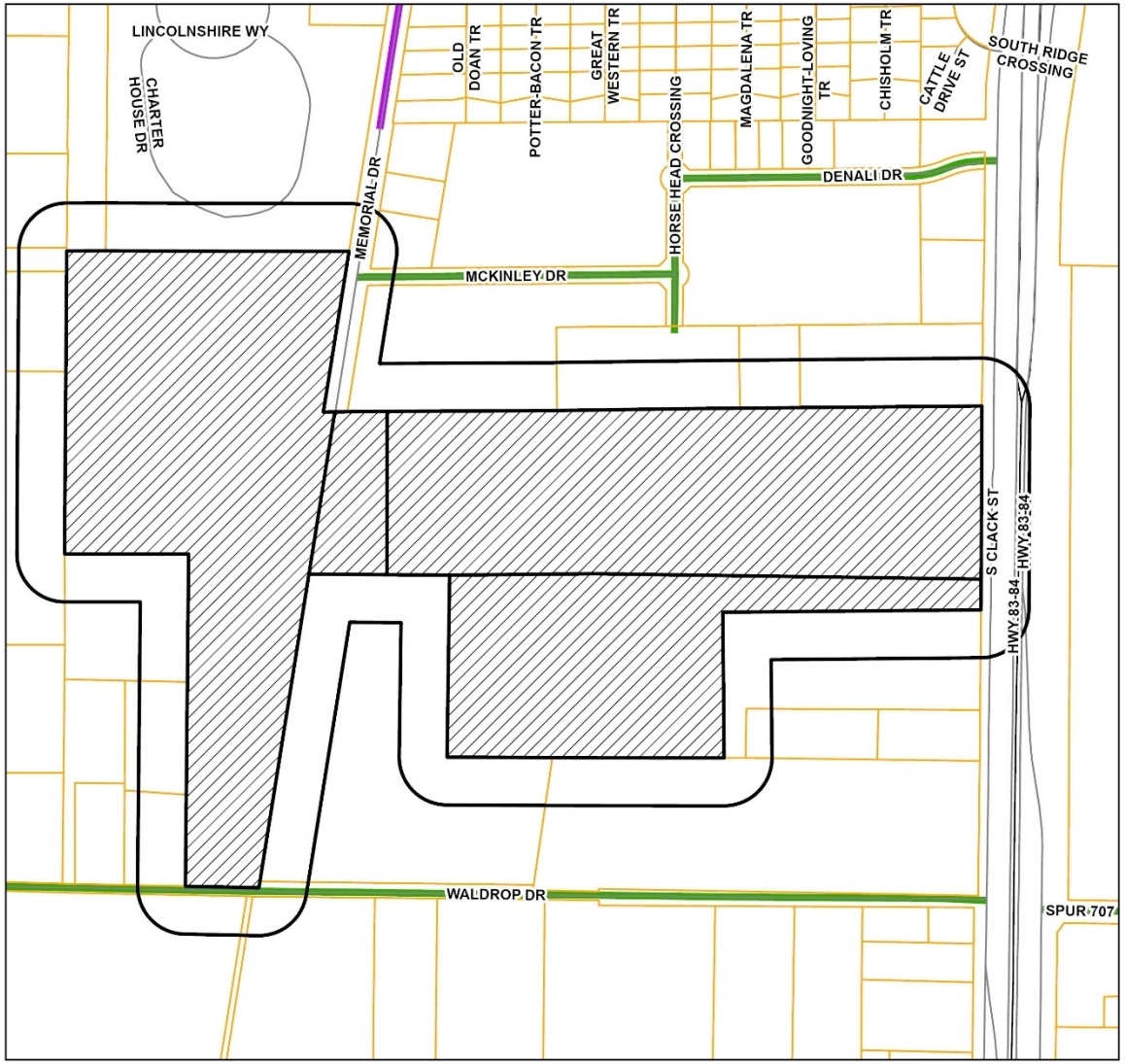
CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



N
W E
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Legend

- Z-2024-36
- Notification Area
- Courier Parcels
- Collector
- Expressway
- Minor

0.1 Miles

0 - in Favor -

0 - in Opposition -

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

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

Staff Recommendation: **Approval**

CITY OF ABILENE TEXAS

Questions?

CITY OF
ABILENE
TEXAS