



City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the City of Abilene Planning & Zoning Commission to be held on Tuesday, April 1, 2025 at 1:30 PM at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **MINUTES:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Meeting Held on March 4, 2025.

ZONING

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

2. **CUP-2025-07:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, to Apply a Conditional Use Permit to Allow Reconstruction of a 120' Monopole within General Retail (GR). Located at 920X Westview Drive. Legal description being Lot All of Block 103, Replat of Lots 1-10, Westlawn Addition, Abilene, Taylor County, Texas. **(Kera Valois)**
3. **CUP-2025-08:** 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 a Tattoo Parlor in Neighborhood Retail (NR). Located at 1720 S Clack Street. Legal description being Lot 7, Block 1, Baker Heights Addition Section 1, Abilene, Taylor County, Texas **(Kera Valois)**
4. **Z-2025-05 (Tabled):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Amend The Terms And Conditions Of Planned Development District 15 (PDD-15) To Allow Freight Containers. Located At 4250 Ridgemont Dr. Legal Description Being Lot 101, Block A, Rhodes Plaza Addition, Abilene, Taylor County, Texas. **(Clarissa Ivey)**
5. **Z-2025-07:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner, to amend the terms and conditions of a Planned Development District (PDD-181). Specifically, to add approximately 31.0 acres of land zoned Agricultural Open (AO) to lot three and approximately 28.58 acres of land zoned AO to lot one, both being subject to respective zoning requirements. Located at 5614 Spinks Road and 773 and 723 FM 2404. Legal description being 31.0 acres out of Survey 55 T&P Railway Company and 28.58 acres out of Survey 54 T&P Railway Company, Block 16, Abilene, Taylor County, Texas. **(Adam Holland)**
6. **Z-2025-08:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a

request from the owner, to change the zoning of approximately 1.31 acres from Heavy Commercial (HC) to a Planned Development District (PDD-193). Specifically, to allow a base zoning of Patio Homes (PH) with alternative setbacks and lot dimensions. Located at 1402 Pine Street. Legal description being Lots 4-8 of the Hale Addition and the North 158.17 feet of the South 466.33 feet of the East 140 feet of Lot 2, Block 202 of Original Town of Abilene, Abilene, Taylor County, Texas. (Adam Holland)

7. Z-2025-09: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owners, to Rezone Approximately 6.49 Acres from Medium Density (MD) to Patio Home (PH). Located Along Nikhil Lane and Nitin Way. Legal description being Lots 15-35, Block C, of the Forrest Meadows Section 2 Addition, Abilene, Taylor County, Texas. (Clarissa Ivey)

EXECUTIVE SESSION

The Planning & Zoning Commission of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting 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 28th day of March, 2025, at 10:15 a.m.

*Kaitlin Richardson, Deputy City
Secretary*