



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 April 7, 2020 at 1:30 PM at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items. The public will be allowed to comment on any item on the agenda.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Minutes from the Regular Meeting Held on March 3, 2020

PLATS

2. FP-4017: Cordova Place, Section 2. Being 6 Acres out of the William Bishop Survey NO. 43, City of Abilene, Taylor County, Texas.
3. FRP-1520: A Replat of Lots 205 & 206, Block A, Greater Abilene Industrial District, Abilene, Taylor County, Texas
4. FP-1620: Southern Meadows, Section 5, Being 10.160 acres out of the M. Talbot Survey No. 102, Abstract No. 318, City of Abilene, Taylor County, Texas.
5. FP-1720: Highland Farms, Section 2, Being 17.455 acres out of the George N. Robinson Survey No. 58, Abstract No. 227, Taylor County, Texas.
6. PP-1820: Loop 322 Development, City of Abilene, Taylor County, Texas.

ZONING

7. **Z-2020-01:** Public hearing and possible vote to recommend approval or denial to City Council on a request from Prairie Song LLC, agent Nick Coates, to amend the terms of Planned Development (PD) District Number 144 by expanding its original 14.166 acres to include 0.5 acre of additional now-vacant land at 2660 Garfield Avenue, by changing allowed uses to include all those permissible within Residential Medium-Density (MD) zoning districts and by requiring all access to future development of this property to be from Garfield Avenue; Legal description being 12.004 acres out of T&P Railway Co. Section 84 (and located at least 140 feet north of Garfield Avenue) as well as Lots 4-5 in Block 10 and all of Block 11 in the Hillcrest Addition (on north side of 2600 block of Garfield Avenue)

8. **Z-2020-06:** Public hearing and possible vote to recommend approval or denial to City Council on a request from Eric Salazar to rezone property from an Agricultural Open Space (AO) to a Rural Residential (RR-1) District; Legal description being 5.0 acres in the center of W.C. Jobe Addition and located in the 7100-7200 blocks (east side) of West Lake Road, approximately 1.5 miles north of F.M. 3034 in the Lake Fort Phantom Hill area of Abilene, Texas
9. **Z-2020-07:** Public hearing and possible vote to recommend approval or denial to City Council on a request from Vader Enterprises LLC, agent Sheldon Greene, to rezone property from a Heavy Industrial (HI) to a Heavy Commercial (HC) District; Legal description being the east 403 feet of the west 698 feet of Lot 1 in the Weldon Wilson Addition to Abilene, Taylor County, Texas, being the rear (eastern) approximately 2.2 acres of a building site at 4721 Hill Street in southern Abilene

DIRECTORS REPORT

10. Recent City Council decisions regarding items recommended by the Planning and Zoning Commission

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 3rd day of April, 2020, at 2:40 p.m.

*Kaitlin Richardson, Deputy City
Secretary*

NOTICE REGARDING PUBLIC PARTICIPATION

Governor Greg Abbott has granted a temporary suspension of certain rules to allow for telephone or video conference public meetings in an effort to reduce in-person meetings that assemble large groups of people, due to the COVID-19 (coronavirus) public health emergency.

In an effort to reduce the spread of the virus, for the April 7, 2020 Planning & Zoning

Meeting meeting will be closed to in person attendance by the public, individuals will be able to address the P&Z Members via telephone conference call.

There are two phone numbers to call for this meeting:

1) To call in to a Listen Only version of the meeting, call 888-475-4499. The meeting ID is 513-873-0228.

2) To call in to Speak on a public hearing on an agenda item please call 877-853-5257. The meeting ID is 938-329-155. Please note, this line needs to be used only when the agenda item you wish to speak on is being presented.

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened.

The agenda packet can be viewed online here: <https://www.abilenetx.gov/714/Agendas-Minutes>



Planning and Zoning Commission MINUTES

March 3, 2020 | 1:30 p.m. | Abilene, Texas City Hall – Council Chambers

Commissioners Present:

Mr. Fred Famble, Chairman
Mr. Mitch Barnett
Mr. Bill Noonan, Secretary

Mr. Clint Rosenbaum, Pro Tem
Ms. Alex Russell, Sergeant-at-Arms

Commissioners Absent:

Rev. Iziair Lankford

Mr. Brad Benham

Staff Present:

Mr. Michael Rice, Assistant City Manager
Mr. Mike Warrix, Director of Planning and Development Services
Ms. Cheryl Sawyers, Planning Services Manager
Mr. Brad Stone, Planner III
Mr. Jared Smith, Planner II
Mr. Nick Watts, Planner I
Ms. Melissa Farr, Executive Assistant
Mr. Stanley Smith, City Attorney

Others Present:

Mr. Jeff Prince

CALL TO ORDER

The Planning and Zoning Commission convened in a regular meeting. Melissa Farr took the roll call noting the following commissioners present:

Present: 5 – **Barnett, Russell, Rosenbaum, Noonan, Famble**

INVOCATION

Mr. Famble delivered the invocation.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Ms. Russell moved to approve the minutes for the Planning and Zoning Commission regular meeting of February 4, 2020. Mr. Noonan seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Russell, Rosenbaum, Noonan, Famble

NAYS: None

PLATS

PP-0820: Southern Meadows Addition, Section 5, City of Abilene, Taylor County, Texas

PP-0920: Highland Farms, Section 2, City of Abilene, Taylor County, Texas

Mr. Rainbow presented the plats.

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

Mr. Rosenbaum moved to approve the plats, and Ms. Russell seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Russell, Rosenbaum, Noonan, Famble

NAYS: None

ZONING

TC-2020-04: Public hearing and possible vote to recommend approval or denial to City Council on a request from the City of Abilene to abandon public right of way within an 80' wide segment of Cedar Street extending 300' between the north line of right of way for North 5th Street and the south line of right of way for North 6th Street; and a request to abandon public right of way within a 20' wide alley extending 300' between the north line of right of way for North 5th Street and the south line of right of way for North 6th Street, midway and parallel between Cypress and Cedar Streets

Mr. Nick Watts presented this item. The request is to abandon a 300-foot section of Cedar Street right of way and a 300-foot section of a platted alleyway between North 5th and North 6th streets.

Mr. Famble opened the public hearing. Mr. Michael Rice spoke in favor of this request and was available for questions. Seeing no one else present and desiring to be heard, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. Eight (8) responses were received in favor, with zero (0) received in opposition.

PLANNING STAFF RECOMMENDATION: City Staff recommends approval subject to approval and subsequent recording of a re-plat showing how the right-of-way (authorized to be abandoned) will be integrated with one or more adjacent new lot(s).

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

AYES: Barnett, Russell, Rosenbaum, Noonan, Famble

NAYS: None

TC-2020-05: Public hearing and possible vote to recommend approval or denial to City Council on a request from Jeff Prince Operating, L.P., to abandon public right of way within an unimproved 60' wide segment of South 23rd Street extending approximately 500 feet between the east line of right of way for South Treadaway Boulevard and the west line of right of way for the Abilene & Southern Railway

Mr. Jared Smith presented this item.

Mr. Famble opened the public hearing. Mr. Jeff Prince spoke in favor of this request. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

PLANNING STAFF RECOMMENDATION: City staff recommends approval subject to approval and subsequent recording of a re-plat showing how the right-of-way (authorized to be abandoned) will be integrated with one or more adjacent new lot(s). Abandoning this right-of-way will help promote re-subdivision and redevelopment of adjoining properties.

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

AYES: Barnett, Russell, Rosenbaum, Noonan, Famble

NAYS: None

DIRECTOR'S REPORT

Mr. Warrix announced recent decisions made by City Council on items recommended from the Commission.

ADJOURNMENT

There being no further discussion, Mr. Famble adjourned the meeting at 1:50 p.m.

APPROVED

Mr. Fred Famble, Chairman

Table with 5 columns: CURVE #, DELTA, RADIUS, LENGTH, CHORD. It lists 25 curve data points for the CORDOVA PLACE SECTION 2.

CORDOVA PLACE SECTION 2
BEING 6.00 ACRES OUT OF THE WILLIAM BISHOP SURVEY
NO. 43, CITY OF ARBLEN, TAYLOR COUNTY, TEXAS.

BEARING BASIS
CITY MONUMENTS 260 AND 280
S76°29'32"E 3767.67'

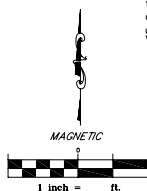
THIS PROPERTY IS NOT IN THE
EXTRA TERRITORIAL JURISDICTION

- LEGEND
- SET 1/2" METAL REBAR IN CONCRETE (STANDARD CITY MONUMENT)
- FOUND METAL REBAR AS NOTED
- SET 1/2" METAL REBAR (UNLESS OTHERWISE NOTED)
- SET PK NAIL IN CENTERLINE R.O.W.
- 7.0 SW/40 ACRES ± 1.0 DECK/MASS ACCESS AND UTILITY EASEMENT

THIS TRACT DOES NOT LIE WITHIN THE FLOOD
PLAIN ACCORDING TO NATIONAL FLOOD
INSURANCE RATE MAP 48441C0216F
EFFECTIVE DATE: 1-6-2012

OWNERS
B R FORBES ENTERPRISES, LLC
3632 ENCANTO DR
PORT WORTH TEXAS 76109

ADAMS ENGINEERING AND SURVEYING INC.
4333 SAYLES BOULEVARD
ARBLIN, TEXAS 79605
OFF: (325) 695-2385
FAX: (325) 695-4183
FIRM NO. F-598



PLANNING COMMISSION

PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ARBLEN, TEXAS

DATE FILE NUMBER

PLANNING DIRECTOR

FEES

COUNTY CLERK

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

DATE FILE NUMBER

COUNTY CLERK COUNTY TEXAS

DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, ALLEYS AND PUBLIC AREAS UNDER THE NAME OF CORDOVA PLACE SECTION 2 BEING 6.00 ACRES OUT OF THE WILLIAM BISHOP SURVEY NO. 43, CITY OF ARBLEN, TAYLOR COUNTY, TEXAS.

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

Being 6.00 acres of land containing a 2.000 acre tract and being a part of a 4.798 acre tract (recorded in Instrument No. 2010-0007873 Official Public Records of Taylor County Texas) out of a 7.182 acre tract of land recorded in Volume 3336, Page 835, Official Public Records, Taylor County Texas out of the remainder of an 11.16 acre tract recorded in Volume 1705, Page 705, Official Public Records, Taylor County Texas out of the William Bishop Survey No. 43, City of Arblin, Taylor County, Texas. Said 6.00 acre tract being more particularly described as follows:

BEING a 6.00 acre tract in the center of Jennings Drive at the Northeast corner of said 7.182 acre tract, hence the Northeast corner of said William Bishop Survey is record to bear West 1373.3' (per Plat of Lot 1, Block A, Neeb Addition recorded in Plat Cabinet 1, Slide 75, Plat Records, Taylor County, Texas).

THENCE S00°29'10"W 23.7' to found 3" metal rebar on the South line of said Jennings Drive at the Northeast corner of said Lot 1, Block A, Neeb Addition at the Northeast corner of said 2.000 acre tract and said 3" metal rebar being the Point of Beginning for this 6.00 acre tract;

THENCE S89°07'43"E with the South line of said Jennings Drive 338.38' to the Northeast corner of Cordova Place Section 1, to the City of Arblin, Taylor County, Texas;

THENCE S00°29'10"W of 6.41' pass a found 3" metal rebar at the Northeast corner of Lot 3 Cordova Place Addition and continue on a 1.870 acre tract recorded in Volume 3199, Page 314, Official Public Records, Taylor County, Texas for the South most Northeast corner of this tract;

THENCE S89°07'43"E 254.81' along the South line of said Cordova Place Addition to a found 3" metal rebar at the Southeast corner of this tract, where a found 3" metal rebar on the West line of Bishop Street at the Southeast corner of said 1.870 acre tract being S89°07'43"E 215.45';

THENCE S89°07'43"E 254.81' along the South line of said Jennings Drive 338.38' to the Northeast corner of Cordova Place Section 1, to the City of Arblin, Taylor County, Texas;

THENCE S89°07'43"E with the South line of said one acre tract 51.80' to a found 3" metal rebar at the Northeast corner of said 1.870 acre tract and the Southeast corner of said 1.870 acre tract;

THENCE S00°29'10"W 470.30' to the point of beginning on a containing 6.00 acres of land.

Beating (over) City Monument No. 280 and City Monument No. 280 converted from NAD 27 to NAD 83 per City Monument Conversion Chart. - S76°29'32"E

EXECUTED THIS DAY OF 2020

STEPHEN T. MOODY (PARTNER)

THE STATE OF TEXAS, COUNTY OF TAYLOR, KNOWS TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID B R FORBES ENTERPRISES, LLC A CORPORATION, AND THAT HE DECEITED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10th DAY OF MARCH 2020

TAYLOR COUNTY TEXAS

GENERAL NOTES

ACREAGE 6.00 AC

SCALE 1"=100'

SMALLEST LOT 0.340 SQ. FT. LARGEST LOT 12.254 SQ. FT.

LOT WIDTH MIN. 80' MAX. 94' LOT DEPTH MIN. 100' MAX. 178.5'

CONCRETE MONUMENTS (SEE LEGEND) POLES (SYMBOL) DOWN CUTS (SYMBOL)

CERTIFICATION: SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HEREWITH REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER HIS SUPERVISION. THE GROUND ON THAT FORMERLY MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE SUBDIVISION REGULATORY OF THE CITY OF ARBLEN.

PLAT DESCRIPTION: CORDOVA PLACE SECTION 2 BEING 6.00 ACRES OUT OF THE WILLIAM BISHOP SURVEY NO. 43, CITY OF ARBLEN, TAYLOR COUNTY, TEXAS.

MARCH 30, 2020

DATE

SIGNATURE

ALVIN JOE ADAMS

OWNED

REGISTERED PROFESSIONAL LAND SURVEYOR

P.E. NO. 49263

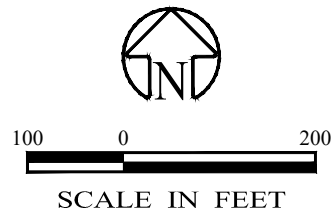
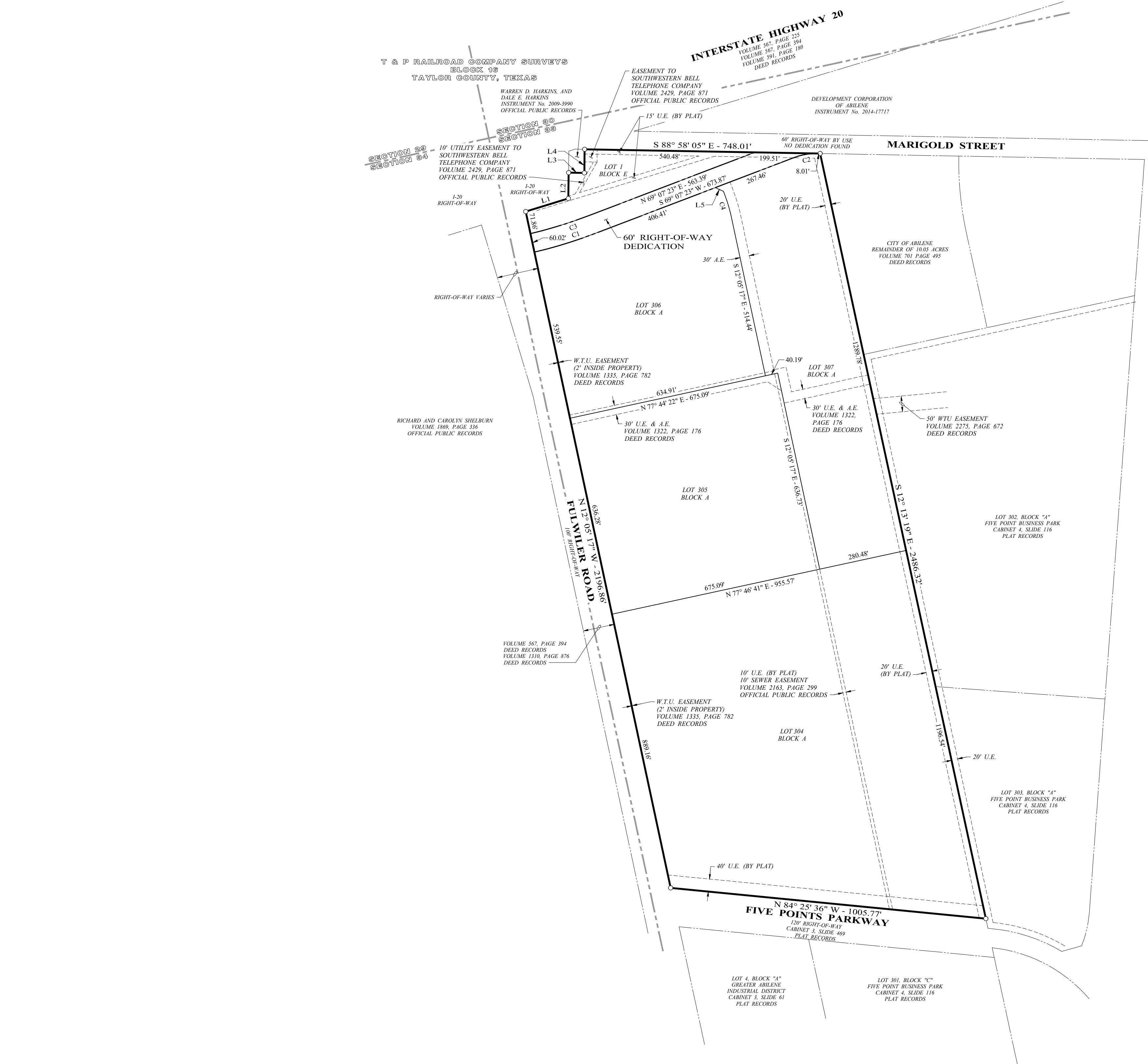
R.P.L.S. NO. 4130

SURVEY REGISTRATION # 1000030 - ENGINEERING REGISTRATION # F-598

OWNER:
DEVELOPMENT CORP OF ABILENE, INC.
174 CYPRESS STREET
SUITE 301
ABILENE, TEXAS 79601-5807
(325) 676-6390

A REPLAT OF
LOTS 205 & 206, BLOCK A
GREATER ABILENE INDUSTRIAL DISTRICT
ABILENE, TAYLOR COUNTY, TEXAS

ENGINEER:
ENPROTEC/HIBBS & TODD, INC.
402 CEDAR STREET
ABILENE, TEXAS 79601
(325)698-5560
RPLS FIRM REGISTRATION No: 10011900



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	141.43'	N72° 59' 33"E
L2	82.15'	N0° 34' 52"E
L3	50.00'	S88° 58' 15"E
L4	75.00'	N0° 34' 53"E
L5	28.28'	S65° 52' 37"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	203.77'	1560.00'	7°29'03"	S72° 51' 55"W - 203.63'
C2	76.48'	200.00'	21°54'32"	S80° 04' 39"W - 76.01'
C3	194.57'	1500.00'	7°25'55"	N72° 50' 21"E - 194.43'
C4	86.93'	503.31'	9°53'47"	S17° 06' 59"E - 86.83'

NOTES

- AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485450 0209 F, MAP NUMBER 4841C0209F, MAP REVISED JANUARY 6, 2012: THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD AREA.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SUBDIVISION STREETS, ALLEYS, AND BURIED UTILITIES, THE FINAL SUBDIVISION MONUMENTATION WILL BE SET. THE MONUMENTATION, WHICH WILL BE SET IS AS FOLLOWS: 1/2" IRON RODS WITH PLASTIC CAPS, STAMPED "H&T", WILL BE SET AT ALL OF THE LOT CORNERS.
- THIS ADDITION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.

LEGEND

- O MONUMENT AS DESCRIBED IN FIELD NOTES
A.E. ACCESS EASEMENT
U.E. UTILITY EASEMENT

PLANNING COMMISSION THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B, PENAL CODE OF TEXAS, AS AMENDED.	PLANNING DIRECTOR FILED WITH PLANNING DIRECTOR. CITY OF ABILENE, TEXAS
DATE CHAIRMAN	DATE FILE NUMBER
ATTEST SECRETARY	PLANNING DIRECTOR
DATE PLANNING DIRECTOR	FEES
DIRECTOR OF PUBLIC WORKS	COUNTY CLERK
I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON	
DATE	FILE NUMBER
DATE DIRECTOR OF PUBLIC WORKS	COUNTY CLERK COUNTY, TEXAS
DEPUTY	

OWNER'S CERTIFICATE AND DEDICATION

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

**A REPLAT OF
LOTS 205 & 206, BLOCK A
GREATER ABILENE INDUSTRIAL DISTRICT
ABILENE, TAYLOR COUNTY, TEXAS**

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

"FIELD NOTES ATTACHED"

OWNER'S CERTIFICATE AND DEDICATION

EXECUTED THIS _____ DAY OF _____ 20____

OWNER OWNER

OWNER OWNER

ACKNOWLEDGMENT

THE STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY

PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME ACT OF THE SAID

A CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____

DAY OF _____ A D 20____

NOTARY PUBLIC COUNTY TEXAS

GENERAL NOTES

SHEET 1 OF 1 SHEETS _____ ACREAGE 52.862

SCALE 1" = 200' SMALLEST LOT 75,900 SQ FT LARGEST LOT 997,760 SQ FT

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION:

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

PLAT DESCRIPTION:

**A REPLAT OF
LOTS 205 & 206, BLOCK A
GREATER ABILENE INDUSTRIAL DISTRICT
ABILENE, TAYLOR COUNTY, TEXAS**

SIGNATURE

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE _____

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	37.04'	S89°00'59"E
L2	120.03'	S1°01'09"W
L3	7.76'	S88°56'36"E
L4	24.30'	S88°52'03"E
L5	15.19'	N88°51'46"W
L6	14.14'	S43°52'03"E

CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	Δ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	53.18'	60.00'	50°46'42"	28.48'	N27°47'35"W	51.45'
C2	56.74'	60.00'	54°11'02"	30.69'	N24°41'17"E	54.65'
C3	59.81'	60.00'	57°06'42"	32.65'	N80°20'10"E	57.36'
C4	38.28'	60.00'	36°33'19"	19.82'	S52°49'50"E	37.63'

BLOCK H				
LOT AREA TABLE				
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER	
7	9,427	0.216	395.89'	
8	9,594	0.220	419.35'	
9	11,557	0.265	458.03'	
10	13,454	0.309	507.31'	
11	14,607	0.335	524.92'	
12	24,766	0.569	628.01'	
13	10,370	0.238	443.52'	
14	8,587	0.197	375.71'	
15	8,400	0.193	380.00'	
16	8,400	0.193	380.00'	
17	8,400	0.193	380.00'	
18	8,400	0.193	380.00'	
19	8,400	0.193	380.00'	

BLOCK I				
LOT AREA TABLE				
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER	
2	32,381	0.743	780.15'	
3	8,387	0.193	379.62'	
4	8,387	0.193	379.63'	
5	8,387	0.193	379.63'	
6	8,387	0.193	379.63'	

BLOCK J				
LOT AREA TABLE				
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER	
1	9,422	0.216	395.70'	
2	8,260	0.190	376.01'	
3	8,260	0.190	376.00'	
4	9,327	0.214	394.09'	
5	9,440	0.217	396.00'	
6	9,440	0.217	396.00'	
7	8,598	0.197	381.73'	
8	8,616	0.198	382.04'	
9	8,634	0.198	382.35'	
10	9,422	0.216	395.70'	

BLOCK K				
LOT AREA TABLE				
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER	
1	9,422	0.216	395.70'	
2	8,617	0.198	382.05'	
3	8,617	0.198	382.04'	
4	8,617	0.198	382.04'	
5	9,440	0.217	396.00'	

BASIS OF BEARINGS:
BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 AND GPS OBSERVATIONS. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF THE TRACT WHICH IS 1.000142485.

FINISHED FLOOR ELEVATION:
ALL FINISHED FLOOR ELEVATIONS SHALL BE 18" MINIMUM ABOVE THE HIGHEST ADJACENT STREET CURB AND 12" MINIMUM ABOVE THE HIGHEST ADJACENT GROUND ELEVATION.

PLAT NOTES:
1. AREA OF SUBDIVISION = 10.160 ACRES.
2. AREA OF ALL PUBLIC R.O.W. DEDICATIONS = 2.253 ACRES.
3. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
4. MONUMENTATION: A 1/2" REBAR ROD WITH CAP MARKED "J&M BOUNDARY" IS SET AT EACH SUBDIVISION CORNER, LOT CORNER, AND AT EACH P.C., P.T. AND P.I. IN THE PROPOSED STREET RIGHT-OF-WAY LINES SHOWN.
5. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NOS. 48441-C-0331-F EFFECTIVE JANUARY 6, 2012.
6. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OPEN SPACE OR FLOODWAY.
7. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF ABILENE, TEXAS.

SOUTHERN MEADOWS, SECTION 5 BEING 10.160 ACRES OUT OF THE M. TALBOT SURVEY NO. 102, ABSTRACT NO. 318, CITY OF ABILENE, TAYLOR COUNTY, TEXAS

GRAPHIC SCALE 1"=100'

100 0 100 200

LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- PROPOSED LOT LINES
- PROP. UTILITY EASEMENTS
- EXIST. UTILITY EASEMENTS
- PROP. STREET R.O.W.
- EXIST. STREET R.O.W.

• SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
 ✕ SET MAGNAIL WITH METAL WASHER
 • FOUND 1/2 INCH REBAR ROD WITH PLASTIC CAP (UNLESS OTHERWISE NOTED)

U.E. = UTILITY EASEMENTS
 S.E. = SEWER EASEMENTS
 S.L.E. = STREET LIGHT EASEMENTS
 P.R. = PLAT RECORDS, TAYLOR CO., TX.
 D.R. = DEED RECORDS, TAYLOR CO., TX.
 O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS
 P.C.P. = PRIMARY CONTROL POINT

METES & BOUNDS DESCRIPTION:

BEING a 10.160 acre tract of land out of the M. Talbot Survey No. 102, Abstract No. 318, City of Abilene, Taylor County, Texas, said 10.160 acres being out of the remaining 29.243 acres (henceforth call the remainder tract) of a 55.764 acre tract of land, with said 55.764 acre tract being conveyed to Permian Real Estate, Inc. in 2 separate tracts as follows: 1) 11.153 acres (calculated from calls) described in a General Warranty Deed recorded in Volume 3023, Page 848, Official Public Records, Taylor County, Texas; 2) 44.611 acres (calculated from calls) described in a General Warranty Deed recorded in Volume 3156, Page 976, Official Public Records, Taylor County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at a found 1/2 inch rebar rod with a plastic cap marked "AES 4130", henceforth referred to as a FOUND REBAR, (N= 6,818,375.65, E= 1,568,970.82) for the northeast corner of both this described tract and of said remainder tract, and being the northwest corner of the Southern Meadows Addition, Section 4, recorded in Cabinet 2, Slide 332C, Plat Records, Taylor County, Texas, and being in the south line of a 217.08 acre tract to Red Dirt Holdings, LLC recorded in Instrument No. 2015-8414, Official Public Records, Taylor County, Texas, and from said point of beginning a found 1/2 inch rebar rod for the northwest corner of said 55.764 acre tract bears N88°51'47"W 1689.21 feet, and the northwest corner of said M. Talbot Survey No. 102 is calculated from calls to bear N88°51'47"W 2791.91 feet;

THENCE along the east line of this described tract, same being the east line of said remainder tract, and the west line of said Southern Meadows Addition, Section 4, the following calls and distances:

- S 01°11'10" W a distance of 179.82 feet to a set 1/2 inch rebar rod with cap marked "J&M BOUNDARY" (henceforth being known as a SET REBAR);
- S 89°00'59" E a distance of 37.04 feet to a FOUND REBAR;
- S 01°01'09" W a distance of 120.03 feet to a FOUND REBAR;
- S 88°56'36" E a distance of 7.76 feet to a FOUND REBAR;
- S 16°36'46" E a distance of 224.86 feet to a FOUND REBAR;
- S 01°07'17" W a distance of 214.80 feet to a FOUND REBAR for the southeast corner of this described tract and of said remainder tract, said corner being the southwest corner of said Southern Meadows Addition, Section 4, and being in the north right-of-way line of a 10-foot wide alley as shown on the plat of the Mystic Meadows Addition recorded in Cabinet 2, Slide 92A, Plat Records, Taylor County, Texas;

THENCE N88°52'03"W along the south line of this described tract and of said 55.764 acre tract and the north right-of-way line of said 10' alley, a distance of 672.87 feet to a SET REBAR for the southwest corner of this described tract and from which a found 3/8 inch rebar rod for the southwest corner of said 55.764 acre tract bears N88°52'03"W 1121.66 feet.

THENCE along the west line of this described tract, over and across said remainder tract the following calls and distances:

- N 01°07'57"E a distance of 170.00 feet to a SET REBAR;
- S88°52'03"E a distance of 24.30 feet to a SET REBAR;
- N 01°07'57"E a distance of 378.92 feet to a SET REBAR;
- N88°51'46" a distance of 15.19 feet to a SET REBAR;
- N 01°08'14"E a distance of 179.82 feet to a SET REBAR for the northwest corner of this described tract, being in the north line of said 55.764 acre tract, and being in the south line of said Red Dirt tract;

THENCE S88°51'47"E along the north line of this described tract and said 55.764 acre tract, and the south line of said Red Dirt tract, a distance of 550.30 feet to the **POINT OF BEGINNING** and containing 10.160 acres of land.

DEVELOPER/SUBDIVIDER:
PERMIAN REAL ESTATE, INC
P.O. BOX 7018
ABILENE, TEXAS 79608
325-668-4892

PLANNING COMMISSION		PLANNING DIRECTOR	
THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 874A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B PENAL CODE OF TEXAS, AS AMENDED.		FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.	
DATE _____	CHAIRMAN _____	DATE _____	FILE NUMBER _____
ATTEST _____	SECRETARY _____	_____	PLANNING DIRECTOR _____
DATE _____	PLANNING DIRECTOR _____	_____	FEES _____
COUNTY CLERK		DIRECTOR OF PUBLIC WORKS	
I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON _____		THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.	
DATE _____	FILE NUMBER _____	DATE _____	DIRECTOR OF PUBLIC WORKS _____
COUNTY CLERK _____	COUNTY TEXAS _____	DATE _____	DIRECTOR OF PUBLIC WORKS _____
DEPUTY _____			

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED MANAGER OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF
SOUTHERN MEADOWS, SECTION 5
BEING 10.160 ACRES OUT OF THE
M. TALBOT SURVEY NO. 102
ABSTRACT NO. 318,
CITY OF ABILENE
TAYLOR COUNTY, TEXAS

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

SEE ATTACHED METES & BOUNDS DESCRIPTION

EXECUTED THIS _____ DAY OF _____ A.D. 2020

TAMMY WORLEY
PERMIAN REAL ESTATE, INC

ACKNOWLEDGEMENT

THE STATE OF TEXAS:
COUNTY OF TAYLOR:

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

TAMMY WORLEY

KNOWN TO ME TO BE THE PERSON AND MANAGER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

PERMIAN REAL ESTATE, INC

A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____

DAY OF _____ A.D. 2020

TAYLOR
COUNTY TEXAS

GENERAL NOTES

ACREAGE: 10.160 ACRES

SCALE: 1"=100' SMALLEST LOT: 0.190 ACRES LARGEST LOT: 0.743 ACRES

LOT WIDTH: MIN 70.00' MAX 270.21' LOT DEPTH: MIN 118.00' MAX 187.05'

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

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

PLAT DESCRIPTION: SOUTHERN MEADOWS, SECTION 5
BEING 10.160 ACRES OUT OF THE
M. TALBOT SURVEY NO. 102
ABSTRACT NO. 318,
CITY OF ABILENE
TAYLOR COUNTY, TEXAS

SIGNATURE

(PRINT)

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

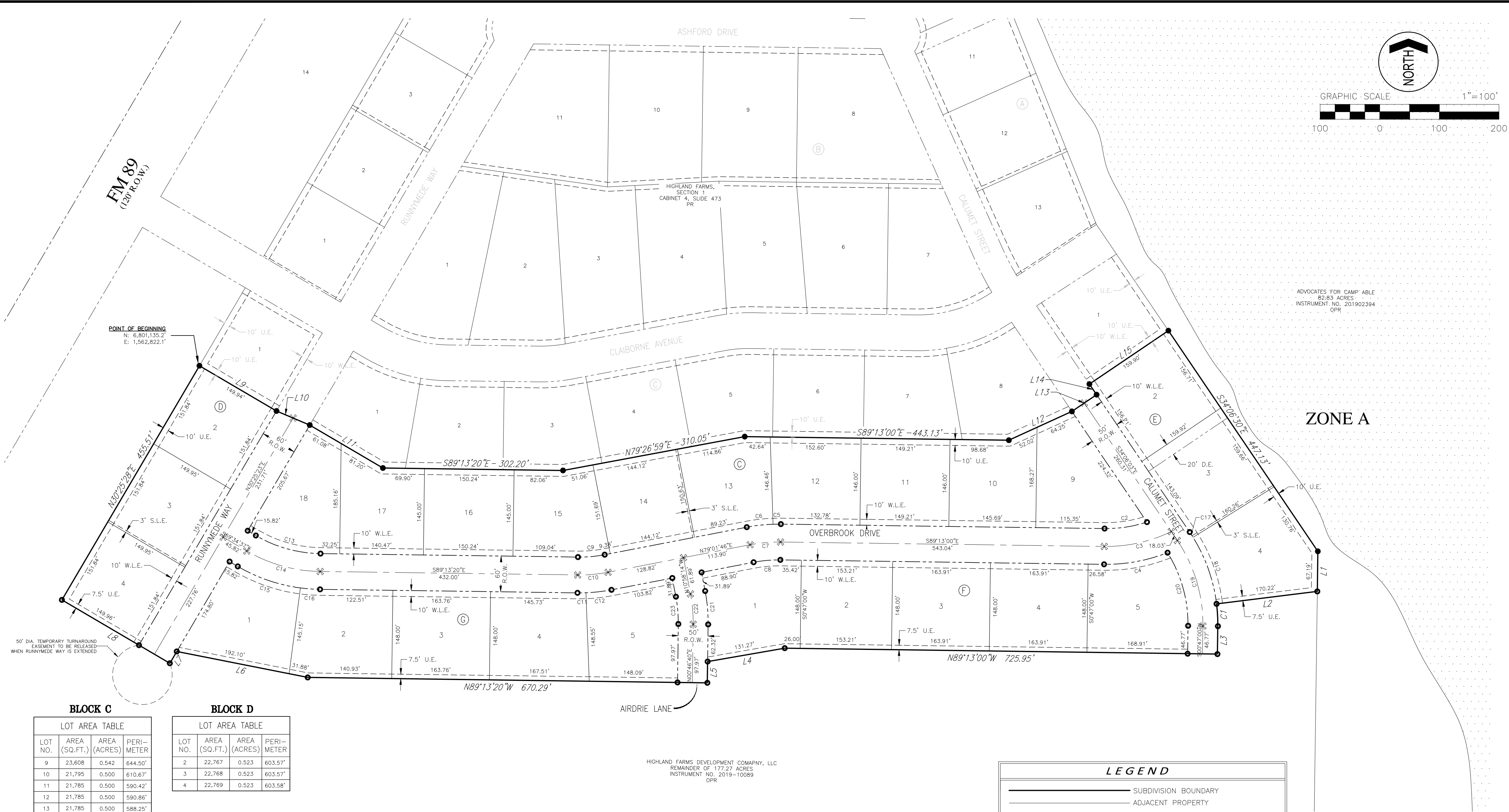
PRELIMINARY
This document shall not be
recorded for any purpose.

JACOB MARTIN

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

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

TBPLS FIRM# 10194493



BLOCK C				
LOT AREA TABLE				
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER	
9	23,608	0.542	644.50'	
10	21,795	0.500	610.67'	
11	21,785	0.500	590.42'	
12	21,785	0.500	590.86'	
13	21,785	0.500	588.25'	
14	21,785	0.500	590.56'	
15	21,785	0.500	593.34'	
16	21,785	0.500	590.48'	
17	21,785	0.500	621.72'	
18	21,983	0.505	613.80'	

BLOCK D				
LOT AREA TABLE				
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER	
2	22,767	0.523	603.57'	
3	22,768	0.523	603.57'	
4	22,769	0.523	603.58'	

BLOCK F				
LOT AREA TABLE				
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER	
1	23,915	0.549	625.32'	
2	22,675	0.521	602.42'	
3	24,259	0.557	623.83'	
4	24,259	0.557	623.83'	
5	25,067	0.575	628.42'	

BLOCK E				
LOT AREA TABLE				
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER	
2	25,060	0.575	633.25'	
3	25,048	0.575	633.40'	
4	26,844	0.616	647.77'	

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	67.19'	S0°47'08"W
L2	170.22'	S82°56'44"W
L3	46.77'	S0°47'00"W
L4	131.27'	S80°08'04"W
L5	35.65'	S0°46'40"W
L6	223.98'	N78°47'24"W
L7	22.96'	S30°25'23"W
L8	209.96'	N59°34'32"W
L9	149.94'	S59°34'32"E
L10	60.52'	S67°05'22"E
L11	142.28'	S59°34'48"E
L12	116.28'	N65°26'05"E
L13	50.00'	N55°53'57"E
L14	21.46'	N34°06'03"W
L15	159.90'	N55°53'57"E

CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	37.62'	275.00'	75°01'6"	18.84'	S3°08'08"E	37.59'
C2	72.30'	220.00'	18°49'45"	36.48'	S81°22'07"W	71.97'
C3	116.24'	250.00'	26°38'28"	59.19'	N77°27'46"E	115.20'
C4	109.00'	280.00'	22°18'19"	55.20'	N79°37'50"E	108.32'
C5	13.02'	280.00'	2°39'50"	6.51'	S89°27'05"W	13.02'
C6	44.42'	280.00'	9°05'24"	22.26'	S83°34'28"W	44.38'
C7	51.29'	250.00'	11°45'14"	25.73'	N84°54'23"E	51.20'
C8	45.13'	220.00'	11°45'14"	22.65'	N84°54'23"E	45.05'
C9	45.11'	220.00'	11°44'54"	22.63'	S84°54'13"W	45.03'
C10	51.26'	250.00'	11°44'54"	25.72'	N84°54'13"E	51.17'
C11	14.24'	280.00'	2°54'47"	7.12'	S89°19'17"W	14.23'
C12	43.18'	280.00'	8°50'07"	21.63'	S83°26'50"W	43.13'
C13	113.83'	220.00'	29°38'43"	58.22'	N74°23'59"W	112.56'
C14	129.35'	250.00'	29°38'43"	66.16'	S74°23'59"E	127.91'
C15	112.02'	280.00'	22°55'19"	56.77'	N71°02'17"W	111.27'
C16	32.86'	280.00'	6°43'24"	16.45'	N85°51'38"W	32.84'
C17	10.47'	275.00'	2°10'54"	5.24'	N33°00'56"W	10.47'
C18	119.34'	275.00'	24°51'53"	60.63'	N19°29'13"W	118.41'
C19	152.21'	250.00'	34°53'03"	78.55'	S16°39'31"E	149.89'
C20	129.16'	225.00'	32°53'21"	66.41'	S15°39'41"E	127.39'
C21	56.39'	275.00'	11°44'54"	28.39'	N5°05'47"W	56.29'
C22	51.26'	250.00'	11°44'54"	25.72'	N5°05'47"W	51.17'
C23	46.14'	225.00'	11°44'54"	23.15'	N5°05'47"W	46.05'

HIGHLAND FARMS DEVELOPMENT COMPANY, LLC
REMAINDER OF 177.27 ACRES
INSTRUMENT NO. 2019-10089
O.P.R.

PLAT NOTES:

1. AREA OF SUBDIVISION = 17.455 ACRES, AREA OF ALL PUBLIC R.O.W. DEDICATIONS IS 3.532 ACRES.
2. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NOS. 48441-C-0330-F & 48441-C-0335-F EFFECTIVE JANUARY 6, 2012.
3. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
4. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE 5-MILE EXTRA-TERRITORIAL JURISDICTION (E.T.J.) OF THE CITY OF ABILENE, TEXAS.
5. UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2 INCH REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY".
6. IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.

BASIS OF BEARINGS:

BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 AND GPS OBSERVATIONS. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF THE TRACT WHICH IS 1.000142485.

FINISHED FLOOR ELEVATION:

ALL FINISHED FLOOR ELEVATIONS SHALL BE 18" MINIMUM ABOVE THE HIGHEST ADJACENT STREET CURB AND 12" MINIMUM ABOVE THE HIGHEST ADJACENT GROUND ELEVATION.

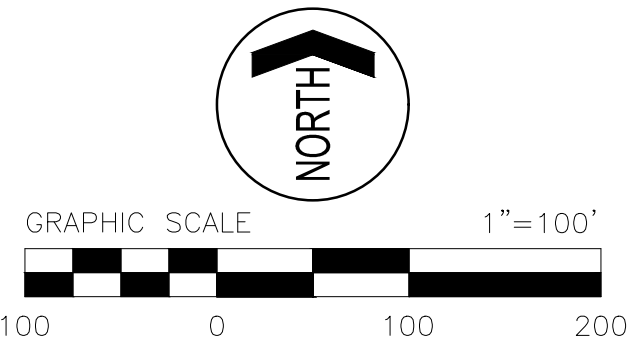
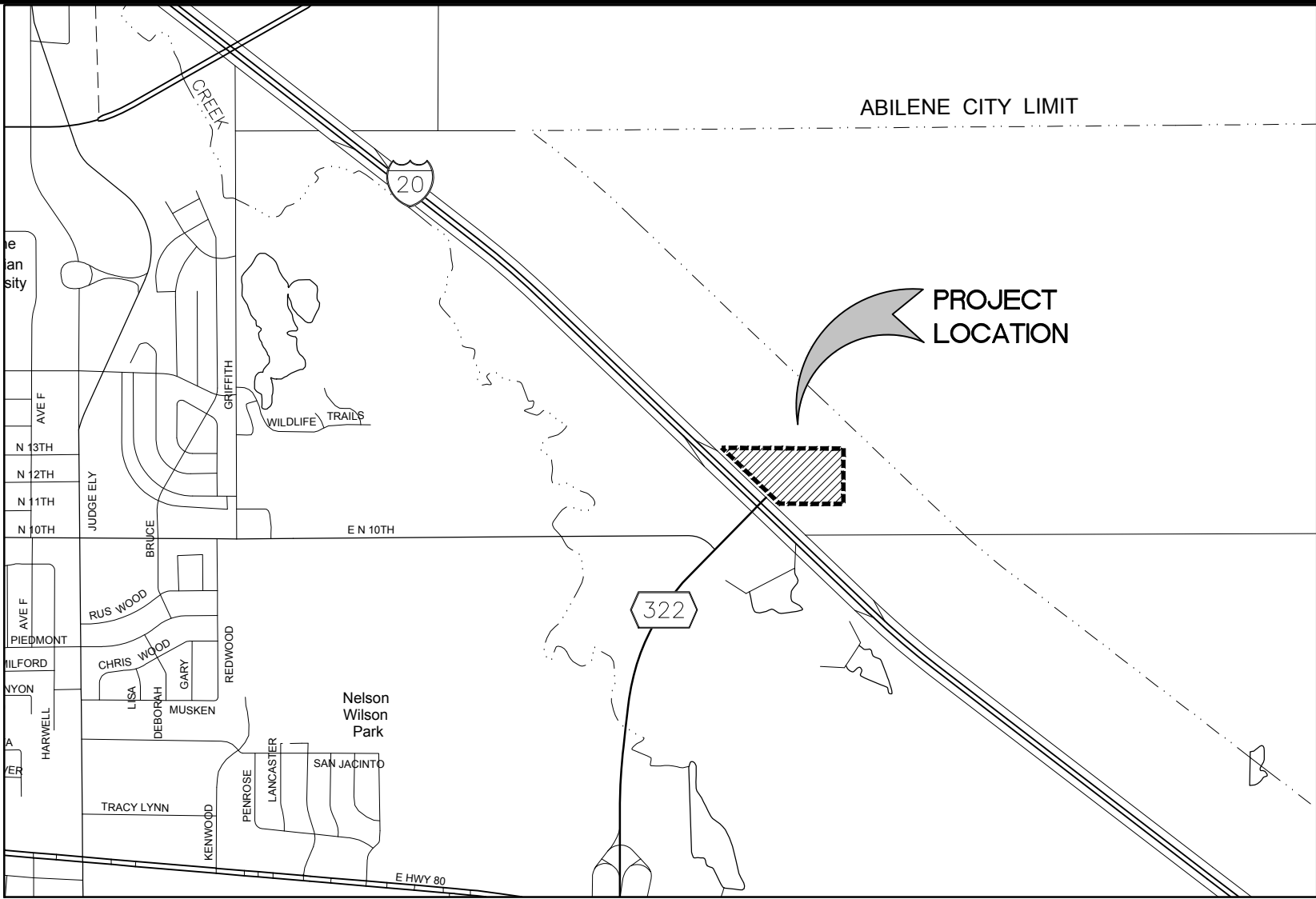
LEGEND	
	SUBDIVISION BOUNDARY
	ADJACENT PROPERTY
	PROPOSED LOT LINES
	PROP. UTILITY EASEMENTS
	EXIST. UTILITY EASEMENTS
	PROP. STREET R.O.W.
	EXIST. STREET R.O.W.
	SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
	SET MAGNAIL WITH METAL WASHER
	FOUND 1/2 INCH REBAR ROD WITH PLASTIC CAP (UNLESS OTHERWISE NOTED)
	FOUND CONCRETE MONUMENT
	U.E. = UTILITY EASEMENTS
	S.L.E. = STREET LIGHT EASEMENTS
	W.L.E. = WATER LIGHT EASEMENTS
	P.R. = PLAT RECORDS, TAYLOR CO., TX.
	D.R. = DEED RECORDS, TAYLOR CO., TX.
	O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS

DEVELOPER/SUBDIVIDER:
HIGHLAND FARMS
DEVELOPMENT COMPANY, LLC
3409 S. 14TH ST., STE. 204
ABILENE, TEXAS 79605

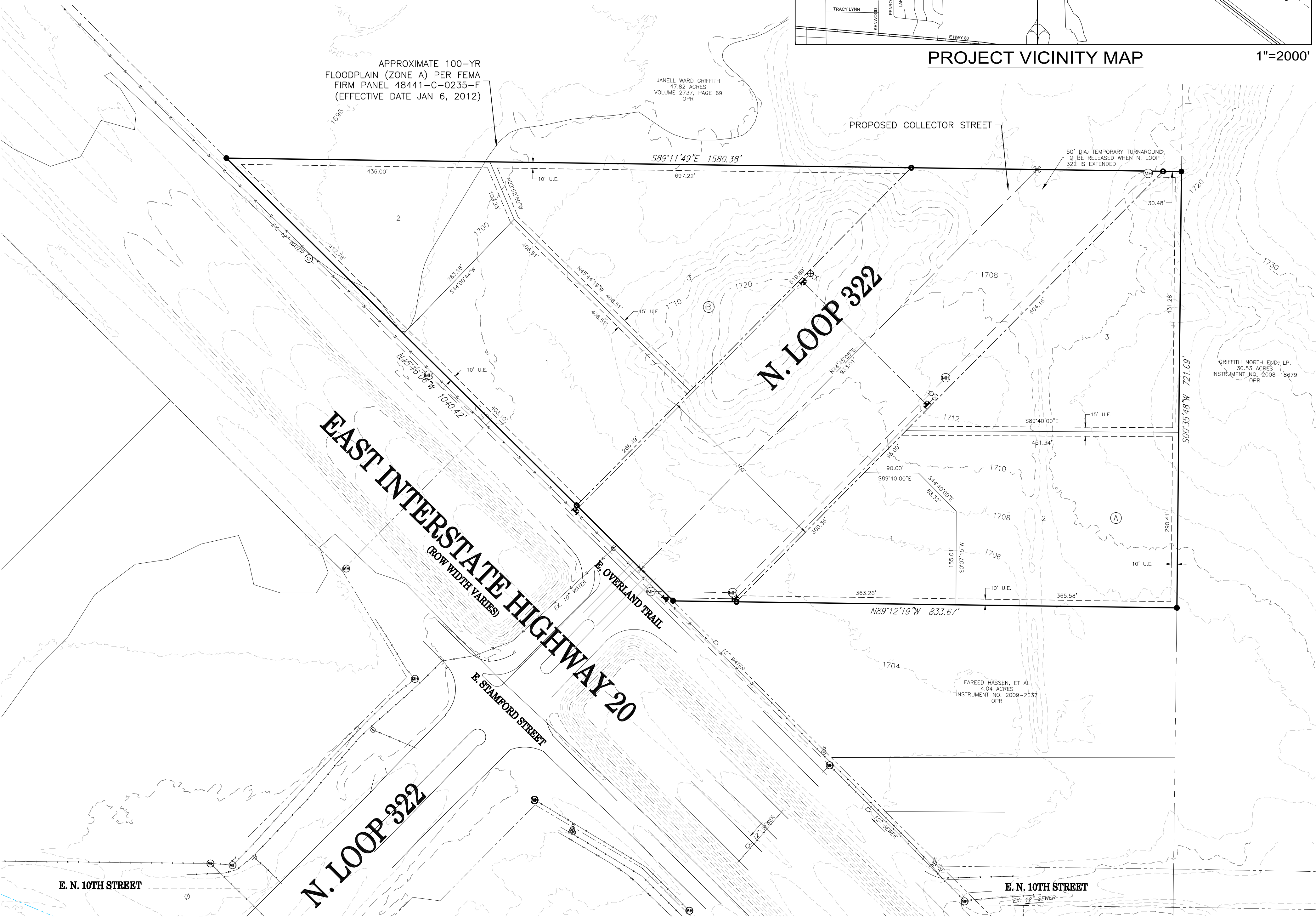
HIGHLAND FARMS, SECTION 2
BEING 17.455 ACRES OUT OF THE
GEORGE N. ROBINSON SURVEY NO. 58,
ABSTRACT NO. 227,
TAYLOR COUNTY, TEXAS

PLANNING COMMISSION THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 574A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B PENAL CODE OF TEXAS, AS AMENDED.	PLANNING DIRECTOR FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.
DATE _____ CHAIRMAN _____	DATE _____ FILE NUMBER _____
ATTEST _____ SECRETARY _____	PLANNING DIRECTOR _____
DATE _____ PLANNING DIRECTOR _____	FEES _____
COUNTY CLERK I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON _____	DIRECTOR OF PUBLIC WORKS THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.
DATE _____ FILE NUMBER _____	DATE _____
COUNTY CLERK _____ COUNTY TEXAS _____	DIRECTOR OF PUBLIC WORKS _____
DEPUTY _____	
OWNER'S CERTIFICATE AND DEDICATION	
THE UNDERSIGNED MANAGER OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF _____	
HIGHLAND FARMS, SECTION 2 BEING 17.455 ACRES OUT OF THE GEORGE N. ROBINSON SURVEY NO. 58 ABSTRACT NO. 227, TAYLOR COUNTY, TEXAS	
AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:	
SEE ATTACHED METES & BOUNDS DESCRIPTION	
EXECUTED THIS _____ DAY OF _____ A.D. 2020	
KYLE PAUL HIGHLAND FARMS DEVELOPMENT COMPANY, LLC	
ACKNOWLEDGEMENT	
THE STATE OF TEXAS: COUNTY OF TAYLOR:	
BEFORE ME, _____ THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____	
KYLE PAUL	
KNOWN TO ME TO BE THE PERSON AND MANAGER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID _____	
HIGHLAND FARMS DEVELOPMENT COMPANY, LLC	
A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.	
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D. 2020	
TAYLOR COUNTY TEXAS	
GENERAL NOTES	
ACREAGE: 17.455 ACRES	
SCALE: 1"=100' SMALLEST LOT: 0.500 ACRES LARGEST LOT: 0.616 ACRES	
LOT WIDTH: MIN. 140.47' MAX. 163.91' LOT DEPTH: MIN. 145.00' MAX. 224.32'	
SURVEYOR CERTIFICATE AND PLAT DESCRIPTION	
CERTIFICATION I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE.	
PLAT DESCRIPTION: HIGHLAND FARMS, SECTION 2 BEING 17.455 ACRES OUT OF THE GEORGE N. ROBINSON SURVEY NO. 58 ABSTRACT NO. 227, TAYLOR COUNTY, TEXAS	
PRELIMINARY This document shall not be recorded for any purpose.	
SIGNATURE _____ (PRINT) REGISTERED PROFESSIONAL LAND SURVEYOR	
DATE _____	
3465 CURRY LANE ABILENE, TX 79606 325-695-1070 1508 SANTA FE DR, STE 204 WEATHERFORD, TX 76086 817-594-9880 [TBPLS FIRM# 10194493]	

BLOCK A				BLOCK B			
LOT AREA TABLE				LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER	LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI-METER
1	53,881	1.237	996.96'	1	107,202	2.461	1339.27'
2	116,161	2.667	1538.66'	2	74,926	1.720	1215.21'
3	103,954	2.386	1517.29'	3	138,588	3.182	1726.67'



LEGEND	
	SUBDIVISION BOUNDARY
	ADJACENT PROPERTY
	PROPOSED LOT LINES
	PROP. UTILITY EASEMENTS
	EXIST. UTILITY EASEMENTS
	PROP. STREET R.O.W.
	EXIST. STREET R.O.W.
	PROP. WATER LINE
	PROP. SEWER LINE
	APPROX. SECTION LINE
	SET 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
	SET MAGNAIL WITH METAL WASHER
	FOUND 1/2 INCH REBAR ROD WITH PLASTIC CAP (UNLESS OTHERWISE NOTED)
	FOUND ALUMINUM DISK MONUMENT STAMPED "J&M 4247"
U.E. = UTILITY EASEMENTS	
P.R. = PLAT RECORDS, TAYLOR CO., TX.	
D.R. = DEED RECORDS, TAYLOR CO., TX.	
O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS	



BASIS OF BEARINGS:
BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 AND GPS OBSERVATIONS. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF THE TRACT WHICH IS 1.000142485.

FINISHED FLOOR ELEVATION:
ALL FINISHED FLOOR ELEVATIONS SHALL BE 18" MINIMUM ABOVE THE HIGHEST ADJACENT STREET CURB AND 12" MINIMUM ABOVE THE HIGHEST ADJACENT GROUND ELEVATION.

PLAT NOTES:
1. AREA OF SUBDIVISION = 20.000 ACRES.
2. AREA OF ALL PUBLIC R.O.W. DEDICATIONS = 6.437 ACRES.
3. BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
4. MONUMENTATION: A 1/2" REBAR ROD WITH CAP MARKED "J&M BOUNDARY" IS SET AT EACH SUBDIVISION CORNER, LOT CORNER, AND AT EACH P.C., P.T. AND P.I. IN THE PROPOSED STREET RIGHT-OF-WAY LINES SHOWN.
5. A VERY SMALL PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NOS. 48441-C-0235-F EFFECTIVE JANUARY 6, 2012.
6. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OPEN SPACE OR FLOODWAY.
7. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF ABILENE, TEXAS.

DEVELOPER/SUBDIVIDER:
N2 DEVELOPMENT, LLC
2709 S. 38TH ST.
ABILENE, TEXAS 79605

PRELIMINARY
This document shall not be
recorded for any purpose.

3465 CURRY LANE
ABILENE, TX 79606
325-695-1070
1508 SANTA FE DR. STE 204
WEATHERFORD, TX 78066
817-594-9880
TBPLS FIRM# 10194493

JACOB
MARTIN

CITY, STATE
LOOP 322 DEVELOPMENT

CONSTRUCTION DRAWINGS
PRELIMINARY PLAT

NO.	REVISION	DATE	SCALE	1" = 100'	PROJECT #	19181	DESIGNED	C.F.	DRAWN	L.A.	CHECKED	C.F.

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

SHEET 1
SEQ. 1 OF 1

Page 12 of 61

ZONING CASE Z-2020-01

STAFF REPORT



REQUEST: Amend existing Planned Development District Number 144 (PD 144).

APPLICANT:

Owner: Prairie Song, LLC

Agent: Nick Coates

HEARING DATES:

P & Z Commission: April 7, 2020

City Council 1st Reading: April 23, 2020

City Council 2nd Reading: May 14, 2020

LOCATION:

14+ acres of vacant land bordering 2600 block (north side) of Garfield Avenue, approximately 1/2 mile north from Ambler Avenue

Legal description: Lots 4-5 in Block 10 and all of Block 11 in the Hillcrest Addition, Section 4, as well as an additional 12.04 acres out of Section 84 in Block 14 of T&P Railway Company Lands (and located at least 140 feet north from Garfield Avenue).

BACKGROUND:

According to Abilene's Land Development Code, a Planned Development (PD) District is a custom-made zoning classification tailored to meet the unique demands of a particular proposed development set within its specific environment.

Planned Development District 114 (PD 144) was approved in 2014. The terms and conditions of this Planned Development District may be summarized as follows:

- Use of the northern 5 acres of this property is presently limited to "an independent living facility with no more than 140 rooms and 12 staff members;"
- Use of the southern 9+ acres of this property (closest to Garfield Avenue) is presently limited to conventional single-family residences; and
- Any street connection between the northern 5 acres and the southern 9+ acres is presently prohibited, except for a single emergency vehicle access.

No such development has materialized since 2014, and all 14+ acres of PD 144 remain vacant.

During 2019, this property's owner proposed eliminating PD 144 altogether, replacing it with Residential Multi-Family (MF) zoning on the northern 12+ acres and RS-6 zoning on the southernmost 2+ acres. On July 2, 2019, Abilene's Planning & Zoning Commission recommended denying this requested rezoning. The proponent appealed that decision to City Council, but soon withdrew his appeal. That proposed rezoning was never introduced to City Council, during 2019.

PROPOSAL AND REQUESTED ACTION:

The owner of this property now seeks to amend PD 144, in the following ways:

- Include approximately 0.5 acre of additional land at the southwest corner of the original 14.166 acres embraced within PD 144, specifically Lots 4-5 in Block 10 of the Hillcrest Addition;
- Remove all existing land use limitations of PD 144, replacing them with a provision allowing the Residential Medium-Density (MD) zoning classification to generally govern the use and development of all 14.478 acres embraced within an expanded PD 144; and
- Require all access for such future development to be from Garfield Avenue.

From the standpoint of residential density, the MD zoning classification occupies a “middle range” between Residential Single-Family (RS) and Residential Multi-Family (MF) zoning districts. In RS6 zoning districts, overall residential density* is limited to approximately 7 dwelling units per acre. In MF zoning districts, overall residential density is limited to 24 units per acre, on any one building site. In MD zoning districts, meanwhile, overall residential density is limited to 12 units per acre, on any one building site. Housing development in MD Districts often takes the form of 2-, 3- and 4-family residential buildings.

APPLICATION REVIEW:

According to Section 1.4.1.4 (Criteria for Approval) in the City of Abilene’s Land Development Code, the Planning & Zoning Commission and City Council may consider the following factors in making a determination regarding requested zone changes:

(1) Whether the proposed zoning 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 and Development component of Abilene’s Comprehensive Plan suggests low-density residential use of this subject property. As long as the proposed development does not exceed the limit of 12 dwelling units/acre required of MD zoning, then proposed use of this subject property may justifiably be considered “low-density” and not “high-density” residential.

(2) Whether the proposed zoning amendment will be appropriate in the immediate area of this subject property.

The subject property is situated in a “transitional” area separating intensive commercial and high-density residential development on Interstate Highway 20, from single-family residences characteristic of Hillcrest neighborhood. Applying medium densities of residential development (on this subject property) can provide an effective transition in the overall intensity of use, between these two dramatically different environments. And by limiting traffic access to Garfield Avenue only, the opportunity exists to prevent the existing street network (in Hillcrest neighborhood) from being used as a shortcut between Interstate 20 and Ambler Avenue.

	Zoning	Existing Land Use
North	GC	vacant land
South	RS-6	single-family residences
East	MF	multi-family residential (apartment) bldgs.
West	PD 148	recreational vehicle park

* exclusive of streets and alleys

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

This subject property is bordered on the east by an 8-inch-wide water main and, on the west, by a 36-inch-wide sewer main. Extensions of both these mains may be made into this subject property, at private expense, to serve new residences built there.

The vacant subject property has broad exposure (650 feet) to Garfield Avenue, a fully improved subcollector street with a 36-foot width of pavement already bordered by curb-and-gutter. Traffic access to future development (of this subject property) is proposed to be from Garfield Avenue only. As a result, additional traffic flow may be expected on Garfield Avenue as well as on Campus Court, another nearby subcollector street. Such additional traffic, though, is expected to split more-or-less evenly between these two streets. Neither one of them is expected to bear an extraordinary burden of additional traffic flow.

STAFF COMMENTS:

Proposed residential use of the subject property, at medium densities of development, is expected to provide a useful transition in the overall intensity of use, between dramatically different environments located north and south of this property. An existing infrastructure of streets, water and sewer utilities is already in place, sufficient to accommodate medium densities of new residential development.

STAFF RECOMMENDATION:

City staff recommends approving requested amendments to PD 144, subject to the following additional conditions:

1. **No more than two (2) dwelling units should be permitted on any one lot or tract of land.** Residential Medium-Density (MD) zoning ordinarily allows as many as four (4) dwellings on any one lot.[†] With this subject property extending all the way south to Garfield Avenue, City staff's recommended limit of two (2) units per lot will help make future development visually and functionally more consistent with existing residences in the Hillcrest neighborhood.
2. **Future (re)subdivision of this subject property should generally comply with the accompanying graphic concept plan.** This plan shows how traffic access for proposed new residences will be to and from a U-shaped street opening solely onto Garfield Avenue.
3. **Future subdivision or resubdivision of all or any part of this subject property should be preceded by City Council's approval of an ordinance authorizing abandonment of all right-of-way dedicated for Campus Court north from Garfield Avenue, with such abandonment to be made materially complete by approval and recording of a subdivision plat or replat integrating such right-of-way (authorized to be abandoned) into property located adjacent directly east and/or west of such abandoned right-of-way.** Compliance with this condition will ensure that no inadvertent extension of Campus Court occurs. That would be contrary to City Council's express intent in their 2013 action amending Abilene's Thoroughfare Plan, specifically to remove "collector street" status from Campus Court and any future extension north to Interstate Highway 20.[‡]

These recommended conditions are expressed in an accompanying draft ordinance enacting terms and conditions of proposed amendments to PD 144.

[†] so long as the overall density of development does not exceed 12 units/acre on any one lot

[‡] See Ordinance Number 45-2013 approved on September 12 of 2013.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission will consider this requested amendment, during a meeting scheduled for Tuesday, April 7, 2020.

NOTIFICATION:

The Planning Services Division sent, with certificate of mailing, public notices to the applicant and to all owners of property within a 200-foot radius of the subject property.

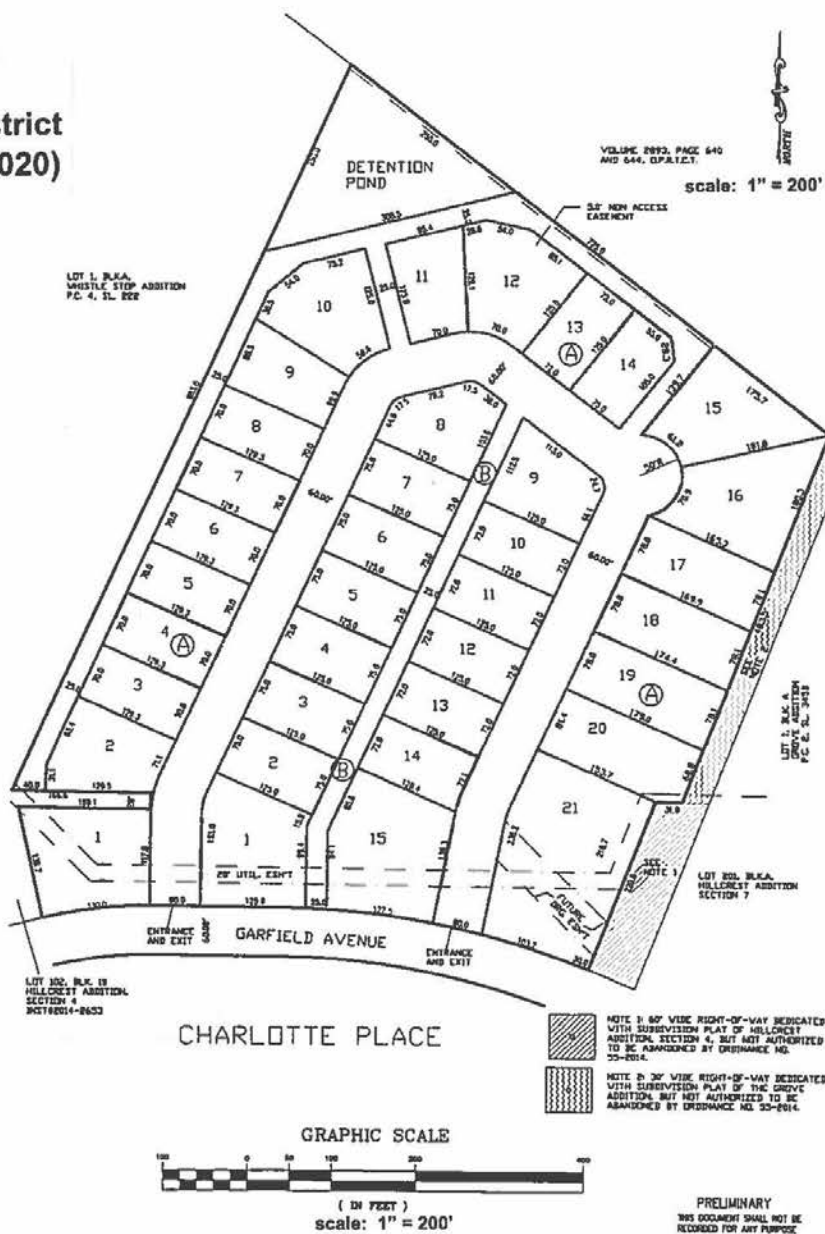
Owner	Situs	Response
ABILENE CHRISTIAN SCHOOLS	2550 N JUDGE ELY BL	
ABILENE CHRISTIAN UNIV		
ALLISON REBECCA ANN	2632 ROUNTREE DR	
BD INVESTMENTS LLC SERIES 2	2689 GARFIELD AV	
BD INVESTMENTS LLC SERIES 1	2693 GARFIELD AV	
BROOKS KEVIN C & SAMANTHA R	2649 GARFIELD AV	
CAMPUS CREST AT ABILENE LP (384 Properties)	2702 N JUDGE ELY BL	
CARTER TIMOTHY	2652 ROUNTREE DR	
CARTER TIMOTHY G	2660 ROUNTREE DR	
CLARK DONALD W	2644 ROUNTREE DR	
COCO MALCOLM P & JUDY	2655 GARFIELD AV	
JACKSON DELTON J & JOYCE	2648 ROUNTREE DR	
JOY HUT LLC	2636 ROUNTREE DR	
JOY HUT LLC	2681 GARFIELD AV	
KISER DAVID F	2661 GARFIELD AV	
LITTLE BETTY ANN	2690 MADISON AV	
NGOTT LLC	2650 GARFIELD AV	
PLOCHECK RUSSELL E & SHIRLENE J	2654 GARFIELD AV	
PRAIRIE SONG LLC	2668 GARFIELD AV	
PRAIRIE SONG LLC	2660 GARFIELD AV	
PRAIRIE SONG LLC		
RICHARDSON NANCY	2656 ROUNTREE DR	
SOUTHWEST HOUSING PROVIDERS LLC	721 X E STAMFORD ST	
TAYLORS REAL ESTATE	2685 GARFIELD AV	
THOMAS TOMMY FAY	2654 ROUNTREE DR	
VILLAFRANCA RODOLFO M &	2673 GARFIELD AV	
WALKER EDWARD & TAMMY	2665 GARFIELD AV	
WEBB DAVID	2677 GARFIELD AV	
WHISTLE STOP RV RESORT LLC	597 E STAMFORD ST	
YOUNG AARON & ELIZABETH	2669 GARFIELD AV	

ATTACHMENTS:

- location map
- graphic concept plan
- draft ordinance
- application
- PowerPoint

VOLUME 2873, PAGE 640
AND 644, OPAJET.

scale: 1" = 200'



PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
THIS PLAT IS INVALID WITHOUT AN
ORIGINAL SIGNATURE ACROSS THE SEAL



Development Application

Planning

- ☐ Conditional Use
 ☐ Easement Release
 ☐ Rezoning
 ☐ Other
☐ PDD
 ☐ Street Name Change
 ☐ Thoroughfare Abandonment
 ☒ PDD Amendment
 Other: _____

Project Name: 14.478 ACRES AT GARFIELD AND CAMPUS COURT
 Address: GARFIELD AND CAMPUS COURT No. of lots: _____ Acreage: 14.478
 Legal Description: HILLCREST ADDITION SEC 4, BLOCK 11 A0580 SUR 84 T&P RY CO. BLOCK 14
 Subdivision Name: N/A Block: _____ Lot: _____
 Current Zoning: PD Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: NICK COATES / PRAIRIE SONG, LLC
 Address: P.O. BOX 3098
 City, State, Zip: ABILENE, TEXAS 79604 Fax: _____
 Phone: 669-7131 Email: TXNCOATES@GMAIL.COM

I am the property owner, and I certify that the information included in this application is true to the best of my knowledge. (Name) _____ will act as my agent before the Planning and Zoning Commission.

Agent Name: _____
 Address: _____
 City, State, Zip: _____ Fax: _____
 Phone: _____ Email: _____

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature Owner: *Nick Coates* Date: 11/18/2019

FOR OFFICE USE ONLY

Received: 11/18/2019 Fee: \$ 1000 Receipt No.: 0002089024
 Case No.: _____ Reviewed By: _____



Development Application

Please answer the following question in order to assist Staff with the processing of your Zoning request.

1. Please (if necessary) provide background information for the zoning request and explain why you feel it is appropriate.

RE: ORDINANCE NO. 62-2014 PDD - 144

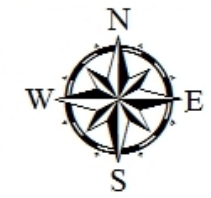
- 1) REMOVE INDEPENDENT LIVING FACILITY ON NORTH 5 ACRES, AS A PERMITTED USE.
- 2) REMOVE DEVELOPMENT REGULATIONS a and b) and c)
- 3) ALL ACCESS AND EGRESS TO THE PROPERTY WILL BE FROM GARFIELD.
- 4) ENTIRE 14.478 ACRE TRACT TO BE ZONED RS-6 WITH A CONDITIONAL USE FOR DUPLEXES (MD).

Case:	Z-2020-01
Owner:	Nick Coates
Request:	Amend existing Planned Development District 144 (PD144)
Legal Description:	Lots 4-5 in Block 10 and all of Block 11 in the Hillcrest Addition, Section 4, as well as an additional 12.04 acres out of Section 84 in Block 14 of T&P Railway Company Lands (and located at least 140 feet north from Garfield Avenue).
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	April 7, 2020
City Council Hearing:	April 23, 2020 May 14, 2020

Z-2020-01 AERIAL LOCATION MAP



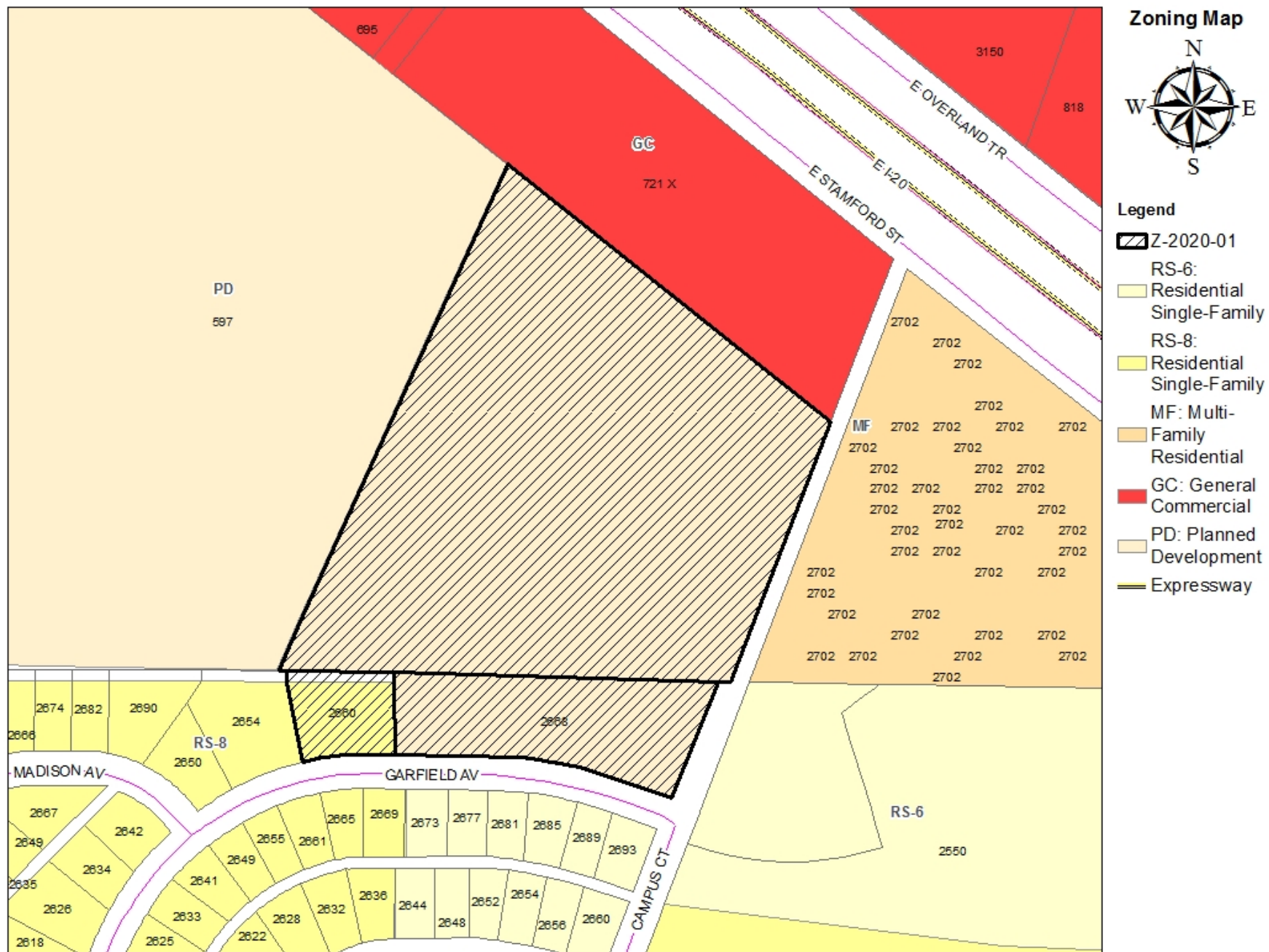
Location Map



Legend

 Z-2020-01

Z-2020-01 ZONING MAP



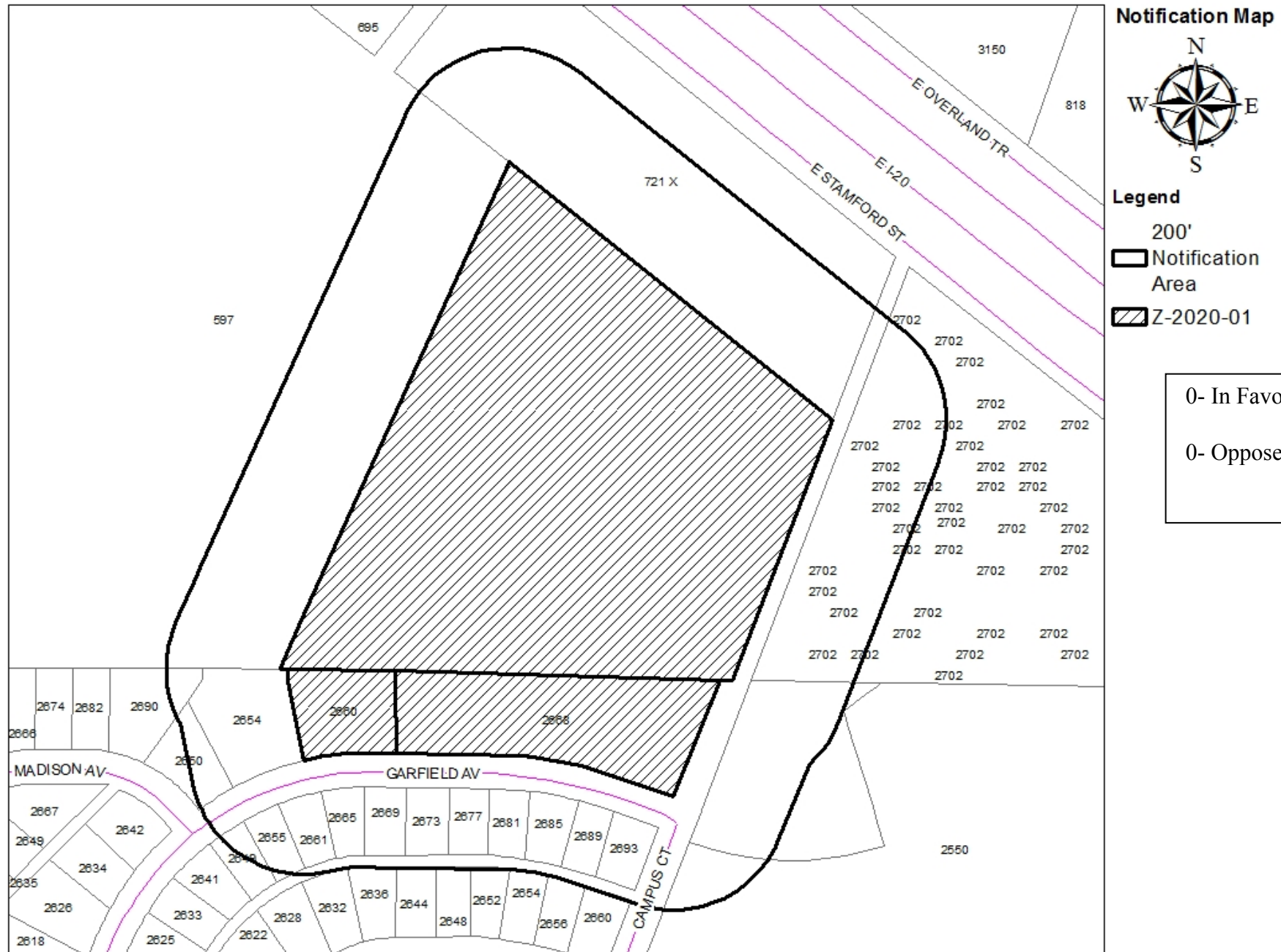
Subject property west view



Subject property east view



Z-2020-01 NOTIFICATION AREA MAP



- Consistent with *Comprehensive Plan* and *Future Land Use and Development Plan Map*
- Reviewed Pursuant to Section 1.4.1.4 of Land Development Code (Criteria for Approval)
- City staff recommends **approving** requested amendments to PD 144, subject to the following additional conditions:
 1. No more than two (2) dwelling units should be permitted on any one lot or tract of land.
 2. Future (re)subdivision of the subject property should comply with accompanying graphic concept plan.
 3. Future subdivision or re-subdivision of all or any part of the subject property should be preceded by City Council's approval of an ordinance authorizing abandonment of all right-of-way dedicated for Campus Court north from Garfield Ave., with abandonment made materially complete by approval and recording of a subdivision plat or replat integrating the right-of-way into property located adjacent directly east and/or west of the abandoned right-of-way.

Questions?

ZONING CASE Z-2020-06

STAFF REPORT



REQUEST: Rezoning to RR-1 District from existing AO District.

APPLICANT:

Owner: Eric Salazar

HEARING DATES:

P & Z Commission: April 7, 2020

City Council 1st Reading: April 23, 2020

City Council 2nd Reading: May 14, 2020

LOCATION:

Legal description(s): Five (5) acres out of seven (7) acre tract from the W.C. Jobe Addition

PROPOSAL AND REQUESTED ACTION:

The applicant is requesting to rezone from Agricultural Open Space (AO) District to Rural Residential (RR-1) District in order to subdivide this tract of land in to three parcels for single family homes.

APPLICATION REVIEW:

Pursuant to Section 1.4.1.4, Criteria for Approval, of the City of Abilene Land Development Code, 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 and Development Plan Map of the Comprehensive Plan designates this general area as restricted open space. Restricted open space is designed to encourage large tracts of land with minimal urban development. Abilene's Land Development Code defines Rural Residential (RR-1) as a district that preserves open space and limits overcrowding.

- (2) Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.**

Rural Residential (RR-1) would be appropriate in the immediate area as the surrounding lots are similar in character, size, and density.

	Zoning	Existing Land Use
North	AO	Family Residence
South	AO	Family Residence
East	AO	Land
West	AO	Land

(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 not impact any proposed or existing plans for the above named services or utilities.

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

It is the opinion of the staff that there are no other factors which will substantially affect the public health, safety, morals, or general welfare of the City of Abilene.

STAFF COMMENTS:

The subject property is a five (5) acre tract that was re-platted from a seven (7) acre tract in 1988. There are five other single-family homes within the general vicinity. It is the opinion of staff that rezoning this tract of land to RR-1 and the proposed re-plat into three parcels would not overcrowd the area and continue to preserve the characteristics of restrictive open space.

STAFF RECOMMENDATION:

Staff recommends approval of the request. The rezoning request was reviewed pursuant Section 1.4.1.4 (Criteria for Approval) of the Land Development Code, the Comprehensive Plan, and the Future Land Use Plan Map.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission will hear this case on April 7, 2020.

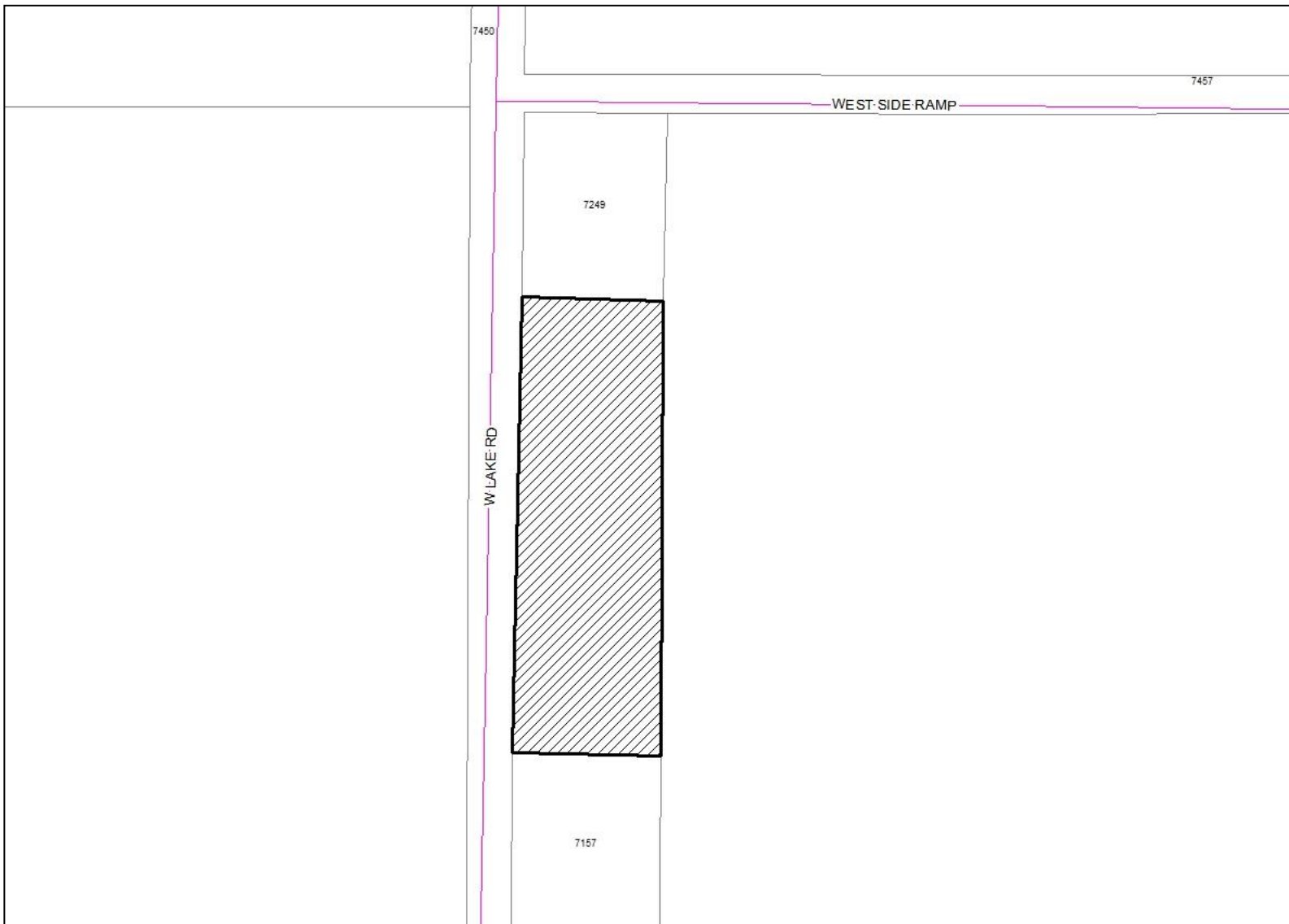
NOTIFICATION:

The Planning Services Division sent, with a certificate of mailing, public notices to the applicant and property owners within a 200-foot radius.

Owner	Situs	Response
CITY OF ABILENE		In Favor
HALE CAROLYN	7157 W LAKE RD	
HAMILTON PAUL W & STEPHANIE R		
KOEN TERRY & KAREN	7249 W LAKE RD	
LEECH JAMES D		

ATTACHMENTS:

- Application
- PowerPoint





Development Application

Planning

☐ Conditional Use

☐ Easement Release

☒ Rezoning

☐ Other

☐ PDD

☐ Street Name Change

☐ Thoroughfare Abandonment

☐ PDD Amendment

Other: _____

Project Name: Salazar Acres

Address: 7229 West Lake Rd ? No. of lots: 1 Acreage: 5

Legal Description: J0252 SUR 17 Landon, Tract AKA Jobe Addn, Acres S.D, Taylor County

Subdivision Name: _____ Block: _____ Lot: _____

Current Zoning: AO Proposed Zoning (if applicable): Rural Residential 1

OWNER AND AUTHORIZATION

Owner Name: Eric Salazar

Address: 1902 Collin Ave

City, State, Zip: Abilene Tx 79603 Fax: _____

Phone: 325-660-2349 Email: Cammett@yahoo.com

I am the property owner, and I certify that the information included in this application is true to the best of my knowledge. (Name) Eric Salazar will act as my agent before the Planning and Zoning Commission.

Agent Name: Same as above

Address: _____

City, State, Zip: _____ Fax: _____

Phone: _____ Email: _____

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature Owner: [Signature] Date: 3-5-2020

FOR OFFICE USE ONLY

Received: 3/6/20 Fee: \$ 1500 Receipt No.: _____

Case No.: Z-2020-06 Reviewed By: [Signature]



Development Application

Please answer the following question in order to assist Staff with the processing of your Zoning request.

1. Please (if necessary) provide background information for the zoning request and explain why you feel it is appropriate.

As of now, my property is Zoned AO which allows me to build one home. I am currently having this property surveyed and replatted to divide these 5 acres into 3 equal sized lots which will measure ~~200~~ close to 266 ft wide on the frontage side and close to 270' Deep. That will give me plenty of room to position these 3 houses over 100 ft from my property line near FM 600. I have left most of the mesquite trees in order to obscure the view between the houses and FM 600. I plan to build quality homes of 1600-2000 sqft with enclosed garages and Paved Driveways. The value of these homes may exceed \$200,000 which will help raise value of surrounding homes. This property which I recently purchased is unfenced, unkempt, and not taken care of. It is an eye sore but with your help It will be one of the nicer parts of FM 600.



Development Application

RECOMMENDATIONS

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

PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED: _____

DATE: _____

3-11-2020

F.M. HWY. 600



NORTH BOUNDARY LINE
L. LANDARY SURVEY NO. 17



James D. Leach
a single man

I hereby certify this plat to show a survey of 5.0 Acres out of a 7.0 Acre tract out of the W. C. Jobe Addition to the city of Abilene, Taylor County, Texas, as shown by Plat Recorded in Volume 97, Page 157, Plat Records of Jones County, Texas, said 5.0 Acres being more particularly described as follows;

Beginning at a found iron pin the Southwest Corner of a 2.18 Acre tract the Northwest Corner of this tract from whence the Northwest Corner of the W. C. Jobe Addition bears N 0° 40' 47" E 356.92 feet.

Thence East 269.69 feet to a found iron pin on the East line of said Jobe Addition;

Thence South 793.32 feet to a found iron pin the Northeast corner of a 2.0 acre tract and the Southeast corner of this tract;

Thence West 279.1 feet to a found iron pin on the East R. O. W. of P.M. Highway No. 600;

Thence N 0° 40' 47" E along said East R.O.W. 793.38 feet to the place of beginning and containing 5.0 acres of land more or less.

There are no encroachments upon this property. This property does not lie within the Flood plain according to Hamby Quadrangle prepared by U.S. Dept. of the Interior For H. U. D.

Surveyed on the ground
July 12, 1988

C & C
ENGINEERING & SURVEYING
141 Mulberry
Abilene, Texas 79601
Ph. (915)676-0048
or (915)672-6401

William L. Cogdill
William L. Cogdill
R. P. S. No. 1996



ArcGIS Web Map



March 5, 2020

Streets



Annex_ETJ

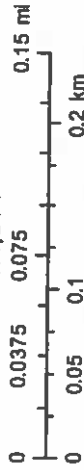
LocalGovernment.DBO.SiteAddressPoint

Parcel Labels



ZONING

1:4,514



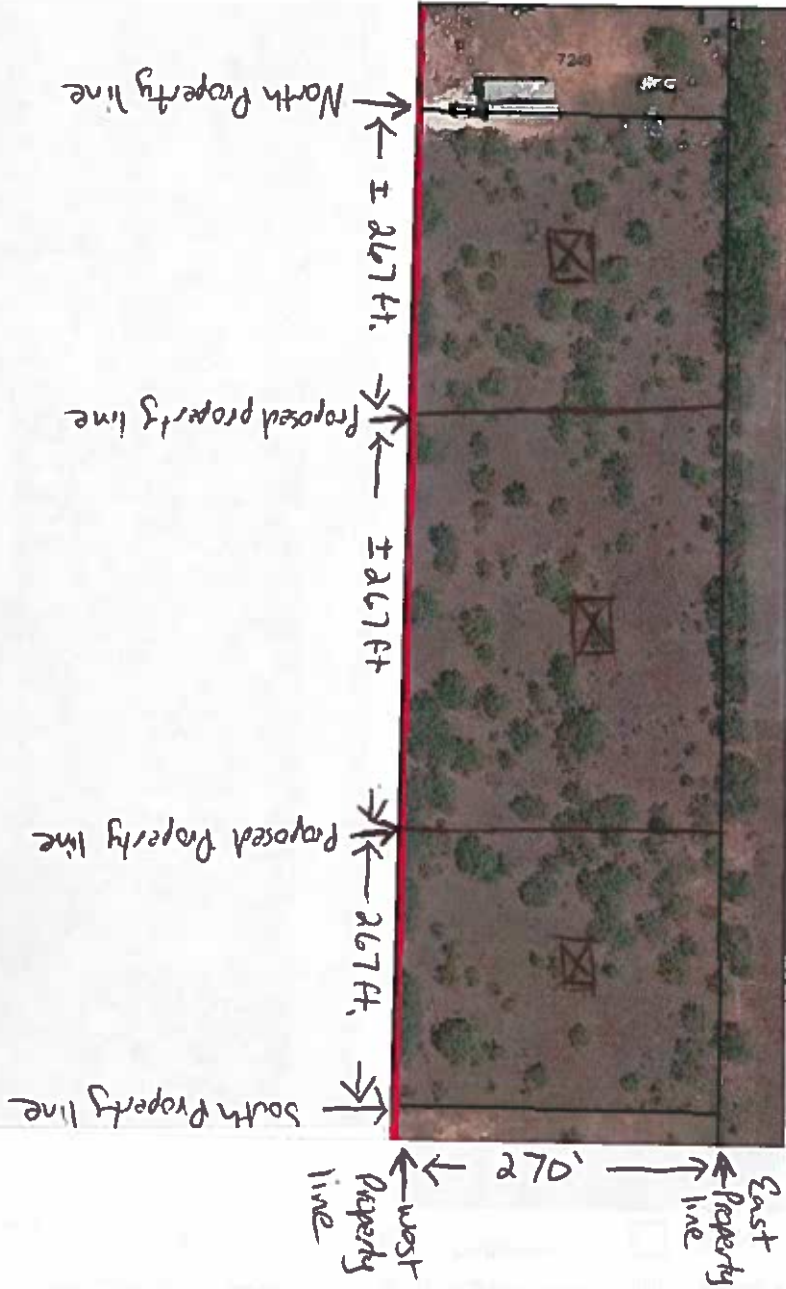
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri

Web AppBuilder for ArcGIS

Type of Homes that will be built



GIS Web Map



☒ = Proposed home locations.

City of Abilene
Accounting Dept

555 Walnut Street
Abilene, TX 79604

(325) 676-6262

Reprint

03/11/2020 01:31 PM Cashier 0034
T/Ref 0001051311 Reg 0001 Tran No 1285
Cash Report: 200311-01 for 03/11/2020

01 - City of Abilene
ZONING FEES, SITE PLANS,VARIANCE REQUEST
NAME ERIC SALAZAR

DESCRIPTION

Validation Number: 062280 \$1,500.00

=====

Total	\$1,500.00
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Check	(\$1,500.00)
-------	--------------

Check No. 2854

Thank You for Your Payment.



CITY OF ABILENE
PO BOX 60
ABILENE, TX 79604-0060

NOTICE OF PUBLIC HEARING

RE: Rezone Application Number Z-2020-05

04/07/2020

The Planning and Zoning Commission will hold a public hearing on **Tuesday, April 7, 2020 at 1:30 PM**, in **City Council Chambers, 2nd Floor**, City Hall, N. 5th and Walnut Streets, to recommend approval or denial to City Council on a request from Eric Salazar, and to rezone 5 acres out of 7 acre tract from the W.C. Jobe Addition **from Agricultural Open (AO) space to Rural Residential (RR-1)**.

In an effort to reduce the spread of *the COVID-19 virus*, this Planning and Zoning Commission meeting will be closed to in person attendance by the public, individuals will be able to address the Board via telephone conference call. To participate in a telephone conference call, +1 (833) 733-2663 and use access code: 5918781 to speak on this agenda item. This will also allow you to listen to the meeting. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the board for items listed as public hearings will be recognized when the public hearing is opened. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

The attached map shows the area of the request. Only that area which is bounded by the cross-hatched line on the map is being considered for rezoning. The solid boundary line around the subject area is only a notification area. If approved by the Planning and Zoning Commission or if denied and appealed to Abilene's City Council within the specified ten-day period, this case will be heard by City Council for 2nd and Final Reading with a public hearing on **May 14, 2020, at 8:30 AM** in Council Chambers on the second floor of City Hall, 555 Walnut Street.

If you have any questions, please contact Nick Watts, Planner I at (325)-437-4585 or nick.watts@abilenetx.gov

For the PLANNING & ZONING COMMISSION

Please call (325) 676-6237 if you have any questions about this notice.

CASE #: Z- 2020-06

You may indicate your position on the above 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 include your name and address.

Name: CITY OF ABILENE

Address:

Mailing To: Planning and Development Services
P.O. Box 60, Abilene TX 79604-0060

Email: planning@abilenetx.gov

I am in favor ☒
Additional Comments:

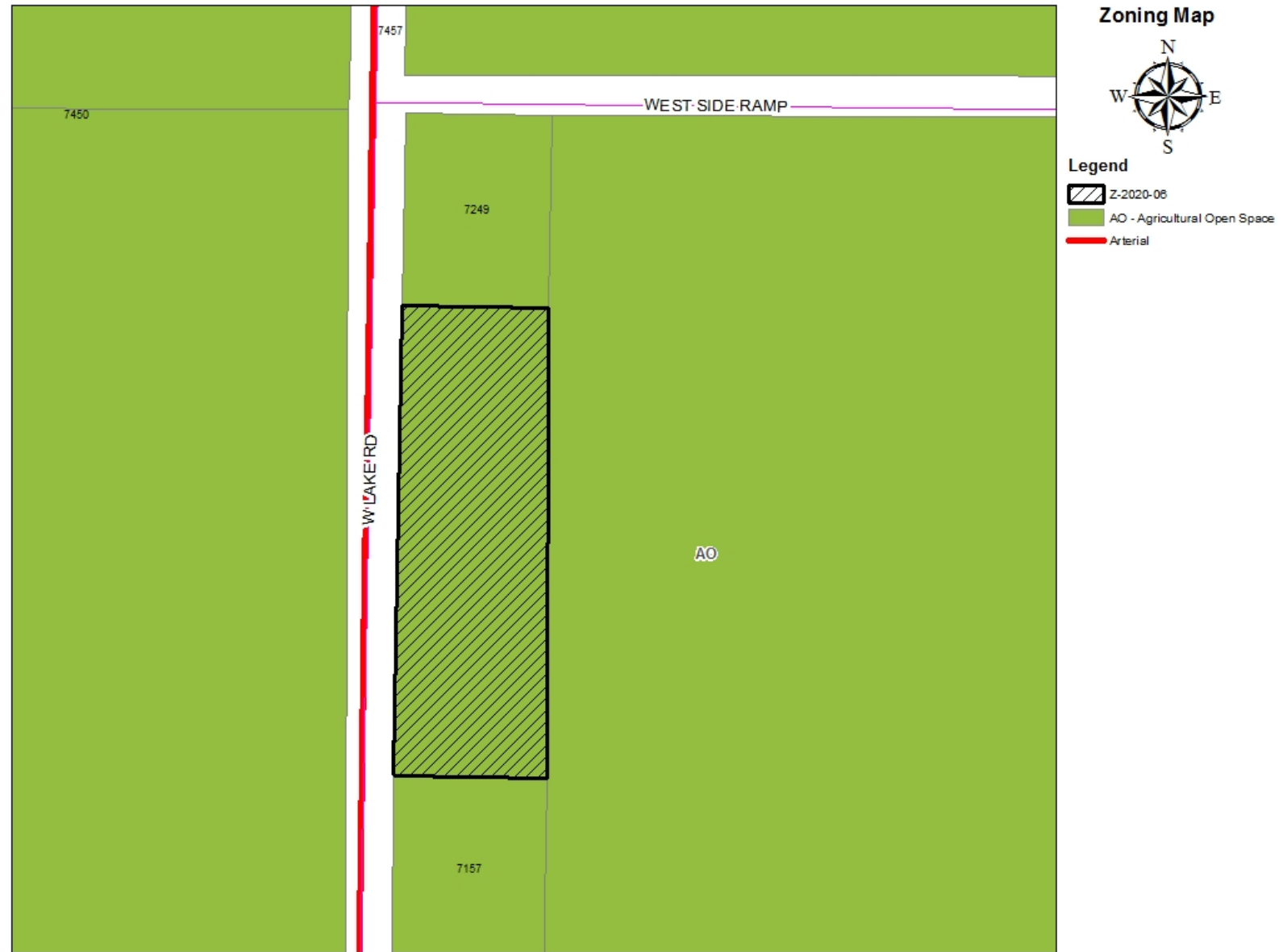
I am opposed ☐

Signature: _____

A handwritten signature in blue ink, appearing to be "RAC", written over a horizontal line.

Case:	Z-2020-06
Owner:	Eric Salazar
Request:	Rezone from AO to RR-1
Legal Description:	5 acres out of 7 acre tract from the W.C. Jobe Addition
Notification:	1 in Favor, 0 Opposed
Planning & Zoning:	April 7, 2020
City Council Hearing:	April 23, 2020 May 14, 2020





North Neighboring Property



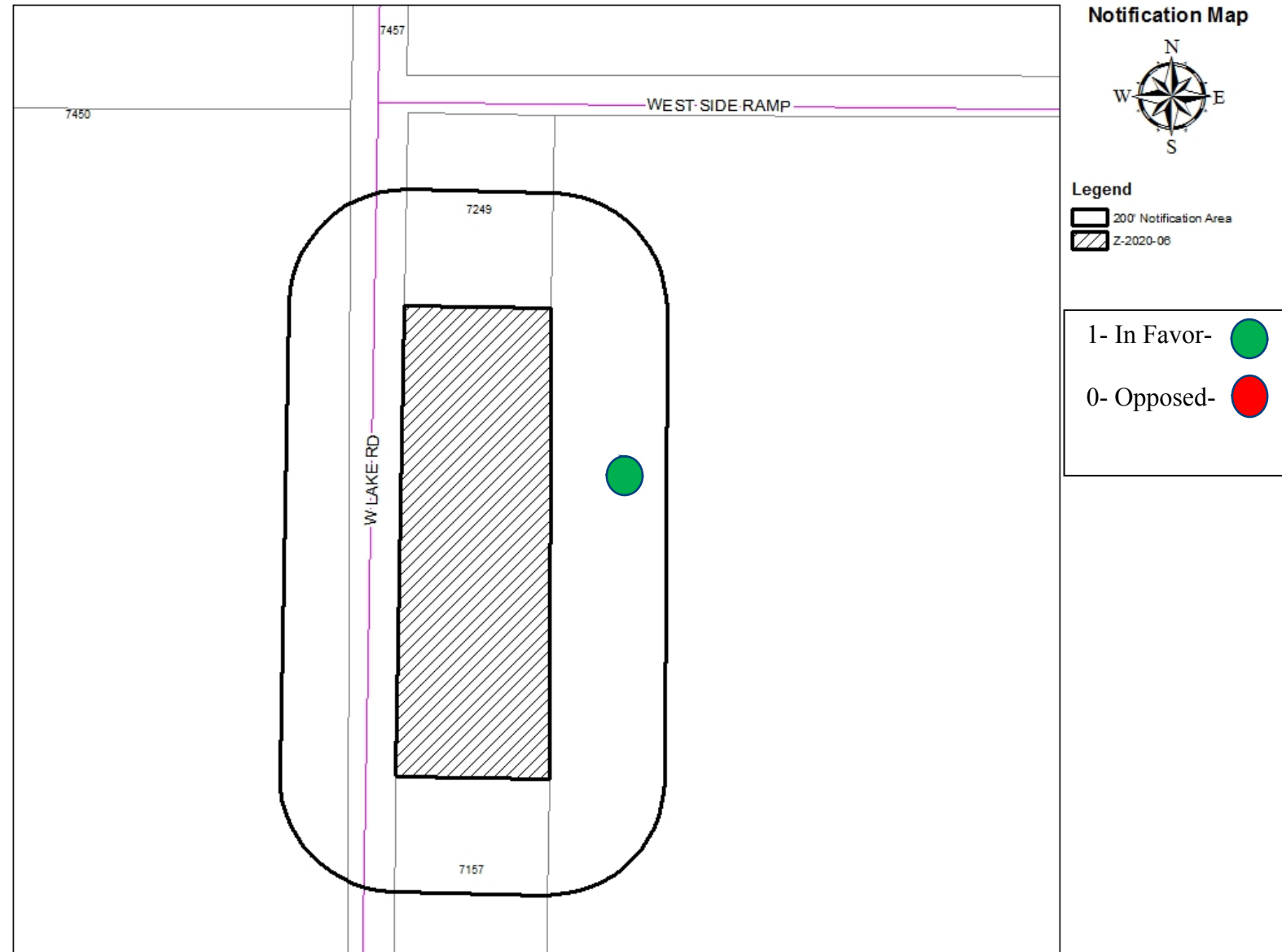
East View of Subject Property



W. Lake Rd South Street View



Z-2020-06 NOTIFICATION AREA MAP



- Consistent with *Comprehensive Plan* and *Future Land Use and Development Plan Map*
- Consistent with General Land Use and Zoning Character of Immediate Area (Section 2.3.2.6)
- Reviewed Pursuant to Section 1.4.1.4 of Land Development Code (Criteria for Approval)
- Staff Recommendation: Approval

Questions?

ZONING CASE Z-2020-07

STAFF REPORT



REQUEST: Rezoning from Heavy Industrial (HI) to Heavy Commercial (HC)

APPLICANT:

Owner: Vader Enterprises, LLC

Agent: Sheldon Greene

HEARING DATES:

P & Z Commission: April 7, 2020

City Council 1st Reading: April 23, 2020

City Council 2nd Reading: May 14, 2020

LOCATION:

- 4721 Hill Street

Legal description(s):

- Lot 1 of Weldon Willson Addition

PROPOSAL AND REQUESTED ACTION:

The applicant is requesting to rezone from Heavy Industrial (HI) to Heavy Commercial (HC) in order to utilize the entire tract of land for fuel sales. The owner of the property is undergoing the certificate of occupancy process to utilize the building located on the western approximate 1.5 acres of the subject property, to operate as a fuel sales center. They will specialize in selling a wide variety of fuel types to include, but not limited to, propane, butane, diesel, standard gasoline and associated accessory items. Fuel sales are permitted within the portion of the lot currently zoned Heavy Commercial (HC). However, it is not permitted within the remaining portion of the lot which is zoned Heavy Industrial (HI).

APPLICATION REVIEW:

Pursuant to Section 1.4.1.4, Criteria for Approval, of the City of Abilene Land Development Code, 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 and Development Plan Map of the Comprehensive Plan designates this general area as a mixture of commercial and industrial uses near the HWY 83-84 and S. Treadaway interchange. The proposed zone change will allow a wider range of potential commercial uses on the subject property, promoting the Comprehensive Plan's objective of infill and development within older established areas of Abilene.

- (2) Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.**

The commercial uses permitted by the proposed zone change would be appropriate in the immediate area. The potential uses permitted with this zone change will not appear out of character as the subject property is located in close proximity to existing Heavy Commercial (HC), Heavy Industrial (HI) and Light Industrial (LI) zoning districts.

The lot which encompasses the proposed zone change is 3.84 acres, currently divided into two zoning districts. The western most 1.5 acres of this lot falls within Heavy Commercial (HC) Zoning, this portion of the lot is occupied by a building which is undergoing the certificate of occupancy process to operate as a fuel sales center, a use which is permitted in Heavy Commercial (HC) zoning. The lots north of the subject property are currently zoned Light Industrial (LI). While east and south of the subject property, the lots are zoned Heavy Industrial (HI).

Zoning		Existing Land Use
North	LI	Manufacturing (Light)
South	HI	Contractor Services/Retail Sales (outdoor)
East	HI	Wholesaling & Storage (indoor)
West	HC	Fuel Sales

(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 currently has access to existing utilities and public amenities. No additional development of said infrastructure will be required for the development of this subject property.

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

It is the opinion of the staff that there are no other factors which substantially affect the public health, safety, morals, or general welfare of the City of Abilene.

STAFF COMMENTS:

The subject property is a 3.84 acres tract which is presently divided into two zoning districts, the westernmost 1.5 acres is zoned Heavy Commercial (HC) while the remaining portion of the tract is zoned Heavy Industrial (HI). The Heavy Commercial (HC) portion of this lot has been zoned as such since at least 1974. The remaining portion of the lot was zoned to Heavy Industrial (HI) sometime between 1974 and 1996. This portion of the lot has remained vacant since being zoned Heavy Industrial (HI). According to the Future Land Use and Development Plan Map of the Comprehensive Plan, this location is designated to provide a mixture of commercial and industrial uses. Rezoning to Heavy Commercial (HC) zoning will facilitate the Comprehensive Plan's objective of infill and development by permitting a wider range of commercial uses on this entire tract of land.

STAFF RECOMMENDATION:

Staff recommends approval of the request. The rezoning request was reviewed pursuant Section 1.4.1.4 (Criteria for Approval) of the Land Development Code.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission will hear this case on April 7, 2020.

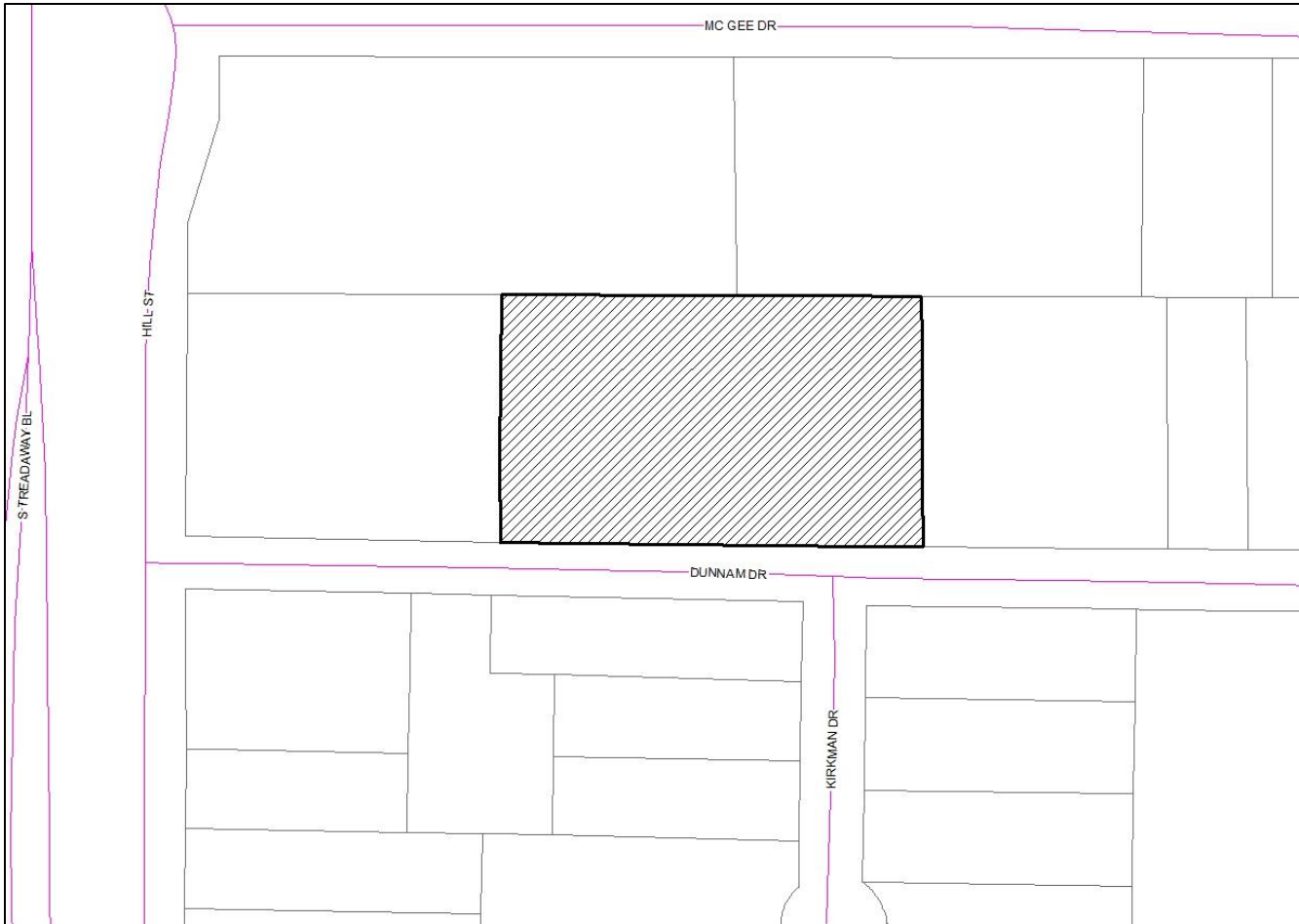
NOTIFICATION:

The Planning Services Division sent, with a certificate of mailing, public notices to the applicant and property owners within a 200-foot radius.

Owner	Situs	Response
ARRL HOLDINGS LLC	4701 HILL ST	
CAPADOR SPRINGS LP	1565 DUNNAM DR	
EWING IRRIGATION PRODUCTS INC	1575 DUNNAM DR	
GRAY STEPHEN	4801 KIRKMAN DR	
HARRIS MARK &	1480 DUNNAM DR	
KELRAY PROPERTIES LLC	4721 HILL ST	
KIRKMAN SAMUEL E TRUST B	4810 KIRKMAN DR	
KIRKMAN SAMUEL E TRUST B	1545 DUNNAM DR	
KIRKMAN SAMUEL E TRUST B	1535 DUNNAM DR	
KIRKMAN SAMUEL E TRUST B	4802 KIRKMAN DR	
KIRKMAN SAMUEL E TRUST B	1525 DUNNAM DR	
KIRKMAN SAMUEL E TRUST B	1555 DUNNAM DR	
MORRISON CONSULTANTS LLC &	4809 KIRKMAN DR	
WAPM INVESTMENTS LLC	1501 MC GEE DR	

ATTACHMENTS:

- Application
- PowerPoint





Development Application

Planning

☐ Conditional Use ☐ Easement Release ☒ Rezoning ☐ Other
☐ PDD ☐ Street Name Change ☐ Thoroughfare Abandonment ☐ PDD Amendment
 Other: _____

Project Name: C4 Fuels, LLC
 Address: 4721 Hill St., Abilene, TX 79602 No. of lots: 1 Acreage: 3.84
 Legal Description: Weldon Willson Addn Lot 1 & 7.5' Alley
 Subdivision Name: Weldon Willson Addn Block: _____ Lot: 1 *
 Current Zoning: West 1/2 is HC, East 1/2 is HI Proposed Zoning (if applicable): HC

OWNER AND AUTHORIZATION

Owner Name: Vader Enterprises, LLC Cody Cooley and James Cooley
 Address: 4721 Hill St.
 City, State, Zip: Abilene, TX 79602 Fax: 325-999-7923
 Phone: 325-999-4060 Email: _____

I am the property owner, and I certify that the information included in this application is true to the best of my knowledge. (Name) Sheldon Greene will act as my agent before the Planning and Zoning Commission.

Agent Name: Sheldon Greene
 Address: 104 Pine St., Suite 714
 City, State, Zip: Abilene, TX 79601 Fax: _____
 Phone: 325-665-1844 Email: greenesheldon@att.net

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 Owner: [Signature] Date: 3/3/20

FOR OFFICE USE ONLY

Received: 3/5/20 Fee: \$1,500.00 Receipt No.: 0002090321
 Case No.: 2-2020-07 Reviewed By: [Signature]

* SPECIFICALLY, THE EAST 403 FEET OF THE WEST 698 FEET OF LOT 1 IN WELDON WILLSON ADDITION



Development Application

Please answer the following question in order to assist Staff with the processing of your Zoning request.

1. Please (if necessary) provide background information for the zoning request and explain why you feel it is appropriate.

C4 Fuels is owned by the same parties. C4 occupies the warehouse and yard. C4 desires to place above ground fuel storage tanks in the yard of the property. HI zoning does not allow above ground fuel storage tanks but HC does. Please note that other businesses in the area already have above ground fuel storage tanks.



Development Application

RECOMMENDATIONS

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

PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED: _____

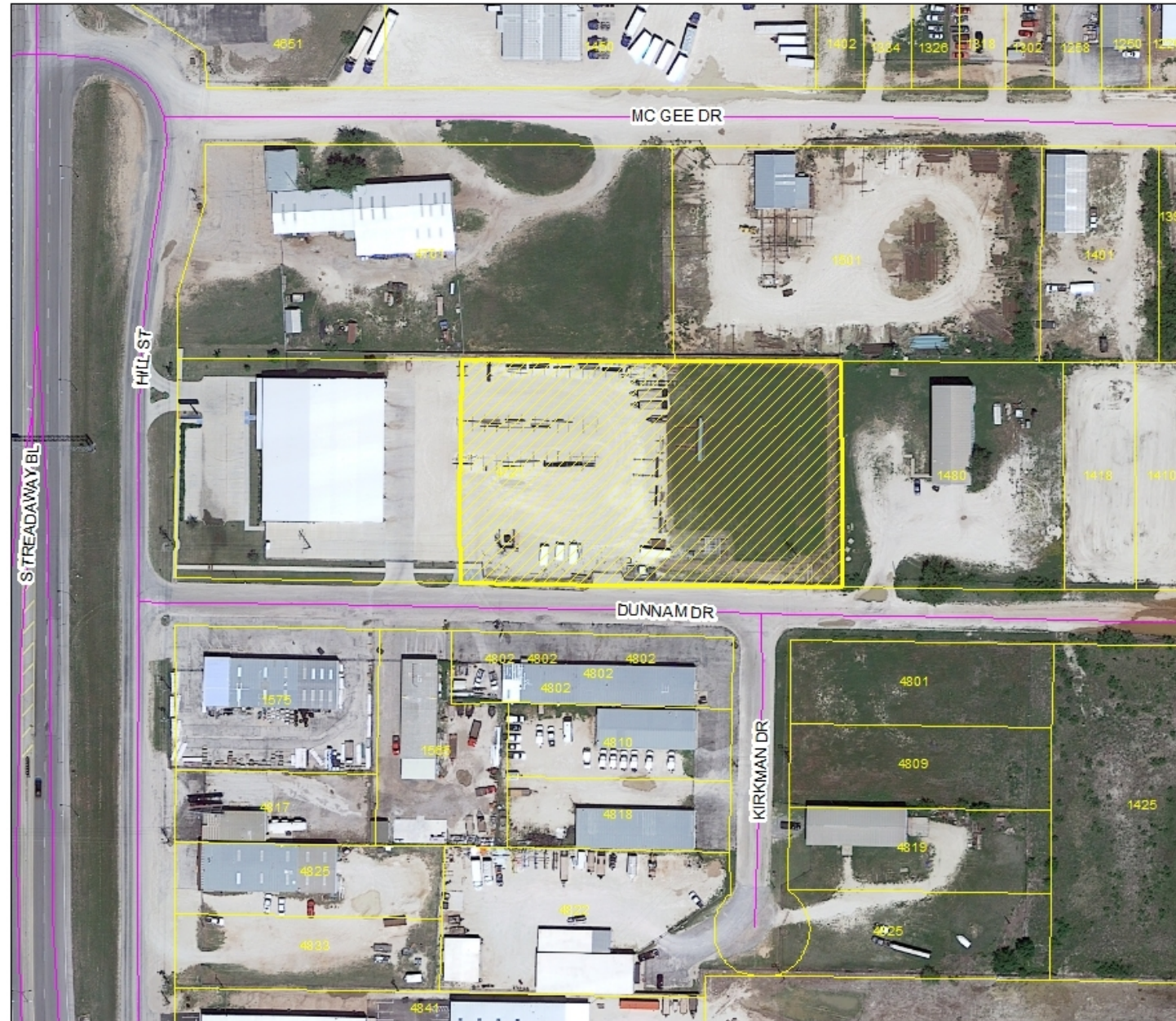
A handwritten signature in blue ink, appearing to be "Loy L".

DATE: _____

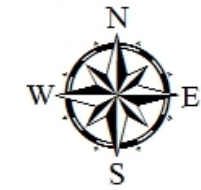
3/3/20

Case:	Z-2020-07
Owner:	Vader Enterprises, LLC
Request:	Rezone from HI to HC
Legal Description:	Lot 1 of Weldon Wilson Addition
Notification:	0 in Favor, 0 Opposed
Planning & Zoning:	April 7, 2020
City Council Hearing:	April 23, 2020 May 14, 2020

Z-2020-07 AERIAL LOCATION MAP



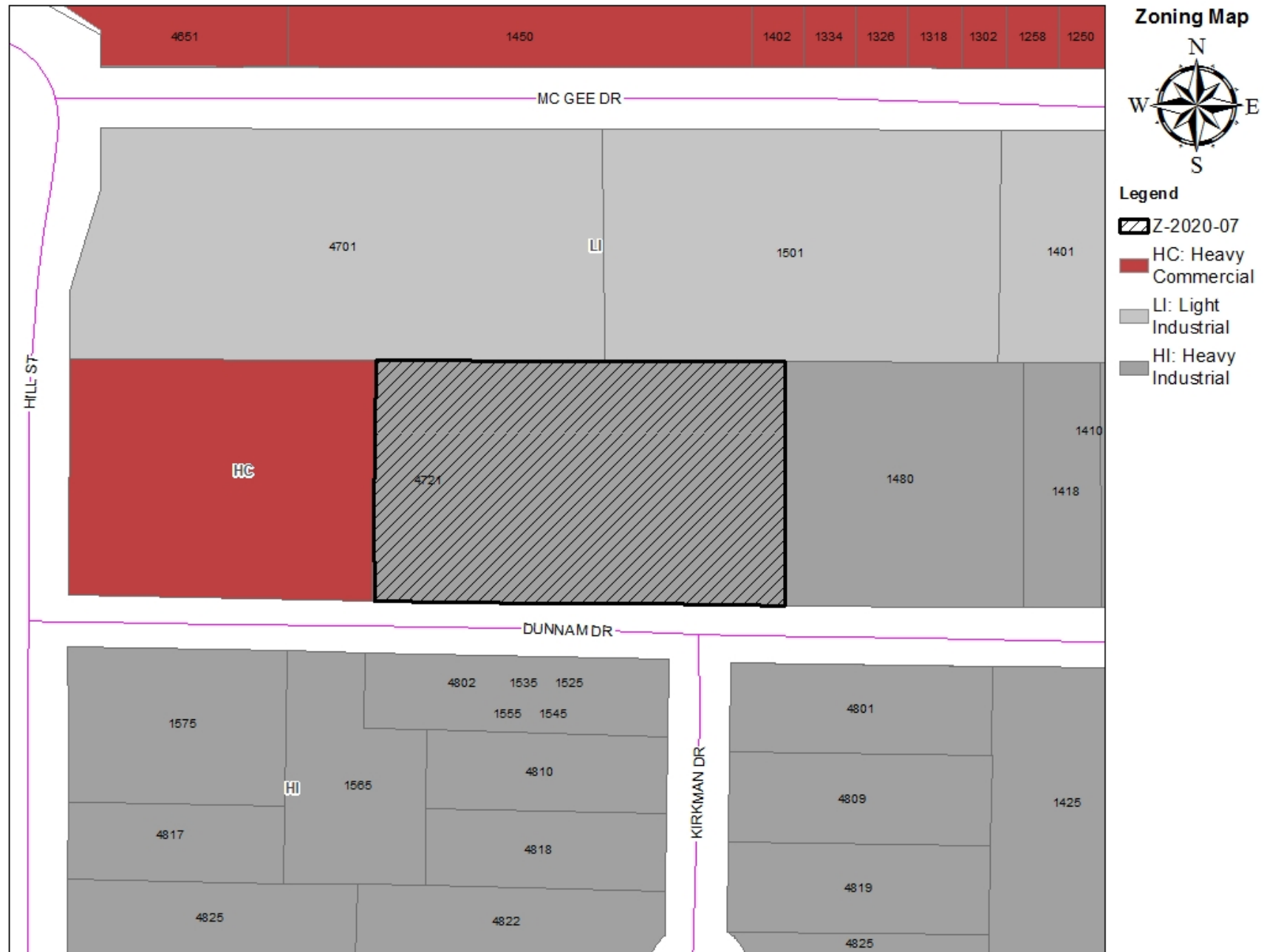
Location Map



Legend

 Z-2020-07

Z-2020-07 ZONING MAP



Z-2020-07 VIEWS OF SUBJECT PROPERTY

Existing Building on subject property



Neighboring Property (West)



Neighboring Property (North)



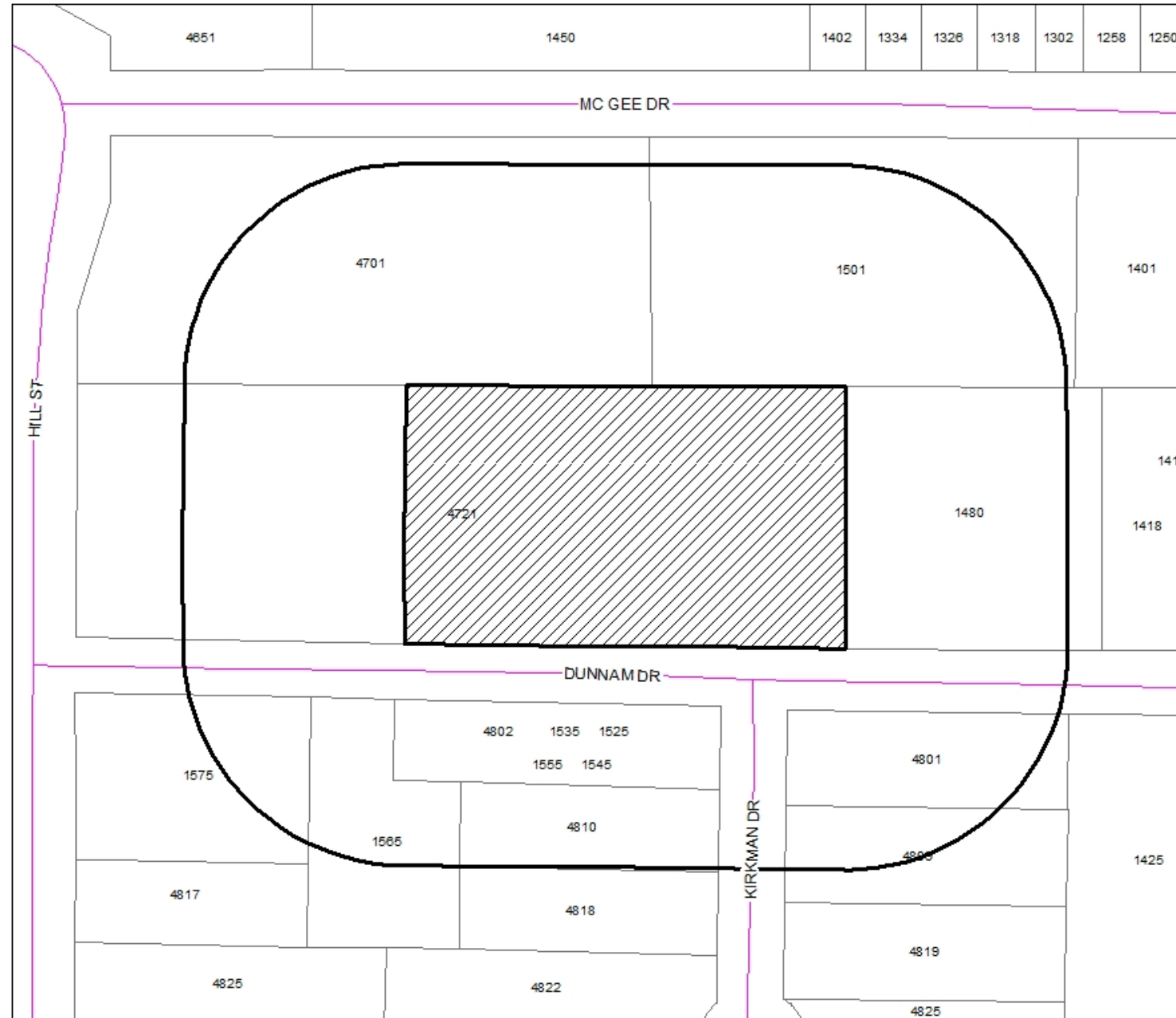
Remaining portion of subject property



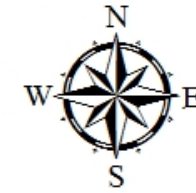
Neighboring Property (South)



Z-2020-07 NOTIFICATION AREA MAP



Notification Map



Legend

Notification Area

Z-2020-07

0- In Favor-



0- Opposed-



- Consistent with *Comprehensive Plan* and *Future Land Use and Development Plan Map*
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Questions?



MEMORANDUM

April 7, 2020

TO: Planning and Zoning Commission

FROM: Mr. Mike Warrix, Director/Planning & Development Services

SUBJECT: Recent Council Actions

Below are recent decisions made by City Council on items recommended from the Commission:

CITY COUNCIL MEETING March 12, 2020 at 8:30 AM

Item	Motion	Vote
Z-2020-04: A Request from Bryan Pope to Rezone Property from Heavy Commercial (HC) to Heavy Industrial (HI) District Located at 1401 Cherry Street on Southeast Corner of Dimmitt and Cherry Streets ASSIGNED ORDINANCE NO. 09-2020	Approved	7-0
Z-2020-05: A Request from KPLB LLC, Agent Jacob & Martin Engineering, to Rezone Property from Residential Medium-Density (MD) to Residential Single-Family Patio Home (PH) District Located at 1826 Colony Hill Road Approximately 500 to 800 Feet East from its Intersection with Maple Street ASSIGNED ORDINANCE NO. 09-2020	Approved	7-0
TC-2020-02: A request from Homer Hillis, agent Riley Griffith of Enprotec/Hibbs & Todd, to abandon an unimproved west margin (0.0469 acre) of right-of-way available for Lytle Acres Drive and adjacent to vacant building site at 1208 Lytle Acres Drive occupying Block D of Lytle Lake Gardens ASSIGNED ORDINANCE NO. 11-2020	Approved	7-0
OAM-2019-03: Proposed amendments to Land Development Code for the City of Abilene, removing the entire text of existing Section 2.4.4.2 in Chapter 2 (Zoning Regulations) and which specifically concerns carports and patio covers, replacing the existing text with a new Section 2.4.4.2 regulating the size, height, placement and architectural character of certain carports and patio covers; adopting new definitions of both “carport” and “patio cover” as those terms appear in Section 5.1.1.4 (34), Chapter 5 (Definitions); and deleting Paragraph 12 of Section 1.4.4.1(d), Chapter I (General Provisions) regarding allowing Special Exceptions for carports ASSIGNED ORDINANCE NO. 12-2020	Approved	7-0