



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 November 3, 2020, at 1:30 p.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Minutes from the Regular Meeting Held on October 6, 2020 and the Special Called Meeting held on October 13, 2020.

PLATS

2. **FP-5520:** Public hearing and possible vote to approve or deny Quality Implement Addition, a Subdivision of 14.283 acres out of the Southeast 1/4 of Section 62, Blind Asylum Lands, Taylor County, Texas

ZONING

3. **Z-2020-15:** Public hearing and possible vote to recommend approval or denial to City Council on a request from Carriage Hills Development Corporation, agent Jacob & Martin LLC, to rezone property from Agricultural Open Space (AO) to a Residential Single-Family (RS-6) District on 52.88 acres of now-vacant land in the 7700-7800 blocks (east side) of Maple Street in far south Abilene. Legal description being 52.88 acres out of southwest quarter of Lunatic Asylum Lands Section 14 in Taylor County, Texas
4. **Z-2020-16:** Public hearing and possible vote to recommend approval or denial to City Council on a request from Carriage Hills Development Corporation, agent Jacob & Martin LLC, to rezone property from Agricultural Open Space (AO) to a Planned Development (PD) District allowing residential townhome development having clusters of as few as two dwelling units, on 22.13 acres of now-vacant land located east from the 7700-7800 blocks of Maple Street and west from Kristie Path and Alex Way in the Sawgrass Addition. Legal description being 22.13 acres out of southwest quarter of Lunatic Asylum Lands Section 14 in Taylor County, Texas

5. **Z-2020-17:** Public hearing and possible vote to recommend approval or denial to City Council on a request from QT South LLC, agent Lauren Montgomery, to change the terms of Planned Development (PD) District Number PD 116 located on southeast corner of Old Anson Road and Interstate Highway 20 in northwest Abilene, specifically regarding the height and area of signs allowed there. Legal description being Lot 1 in Block 1 of the subdivision known as QT South LLC
6. **Z-2020-19:** Public hearing and possible vote to recommend approval or denial to City Council on a request from Oldham Partners LP and Windmill Circle Partners LP, agent Tony Conder, to rezone approximately 3.8 acres in a General Retail (GR) District extending 300 feet north from the 900 block of Gateway Street, and approximately 4.3 acres in an adjacent Neighborhood Retail (NR) District extending 300 feet west from the 3600-3700 blocks of Oldham Lane, to a General Commercial (GC) District. Legal description being approximately 8.1 acres out of southeast quarter of Blind Asylum Lands Section 62 in Abilene, Taylor County, Texas
7. **Z-2020-20:** Public hearing and possible vote to recommend approval or denial to City Council on a request from Albert Houle, agents Chris Barnett and Dale Scoggins, to rezone approximately 8.14 acres at 7602 thru 7734 Hwy. 83-84 and situated at or near the southwest corner of Waldrop Drive and U.S. Hwys. 83-84, from an Agricultural Open Space (AO) District to a General Commercial (GC) District. Legal description being approximately 8.14 acres out of northeast quarter of Lunatic Asylum Lands Section 23 in Taylor County, Texas
8. **Z-2020-21:** Public hearing and possible vote to recommend approval or denial to City Council on a request from Vinson Higginbotham, agent Jack Zanger of Triangle Engineering, to rezone approximately 4.04 acres on the 4900-5000 blocks (southwest side) of South Clack Street, from an Agricultural Open Space (AO) to a General Commercial (GC) District. Legal description being approximately 4.04 acres out of Lot 6 in the Alfred and Mary Fasshauer Subdivision of Blind Asylum Lands Section 65 in Abilene, Taylor County, Texas
9. **CUP-2020-08:** Public hearing and possible vote to recommend approval or denial to City Council on a request from Oldham Partner LP and Windmill Circle Partners LP, agent Tony Conder, for approval of a Conditional Use Permit allowing retail sales and rental of trucks and other large vehicles and equipment on 24.371 acres in a General Commercial (GC) District at 750 Gateway Street and the 3600-3700 blocks (east side) of Loop 322. Legal description being 24.371 acres out of southeast quarter of Blind Asylum Lands Section 62 in Abilene, Taylor County, Texas
10. **OAM-2020-02:** Public hearing and possible vote to recommend approval or denial to City Council on proposed ordinance repealing Ordinance No. 35-2017 and replacing the provisions of that ordinance with alternative amendments to the Land Development Code of the Abilene City Code, specifically addressing multiple-family dwellings in certain nonresidential zoning districts as well as clarifying terms and conditions for multiple-family residential development allowed in nonresidential zoning districts

DIRECTORS REPORT

11. 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 30th day of October, 2020, at 4:45 p.m.

Shawna Atkinson, TRMC
City Secretary