

## **Z-2015-14**

**Request:** Rezone from GC & MF to GR

**Location:** 3450 N. 10th St

**Notification:** 3 in favor; 0 opposed

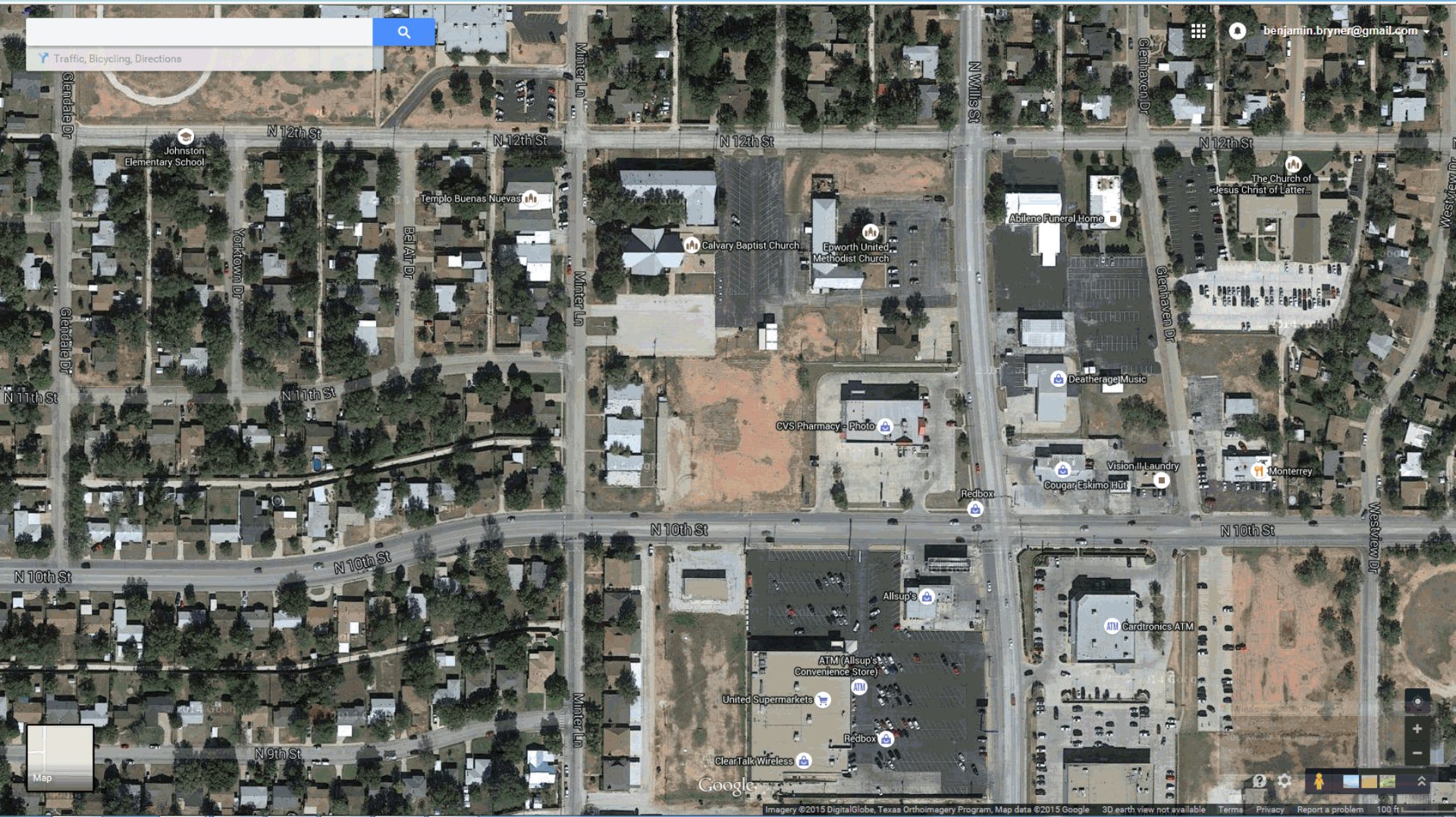
**Staff Recommendation:** Approval

**P&Z Recommendation:** Approval (6-0)





# Z-2015-14





View looking north across N. 10<sup>th</sup> St toward subject property



# View looking north toward subject property



# View looking northeast toward subject property





# View looking east along N. 10<sup>th</sup> St



# View looking west along N. 10<sup>th</sup> St



# View looking south across N. 10<sup>th</sup> St



# Permitted Uses in GR Zoning

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## SERVICE

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

## TRADE – RETAIL USES

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

## RESOURCE PRODUCTION AND EXTRACTION USES:

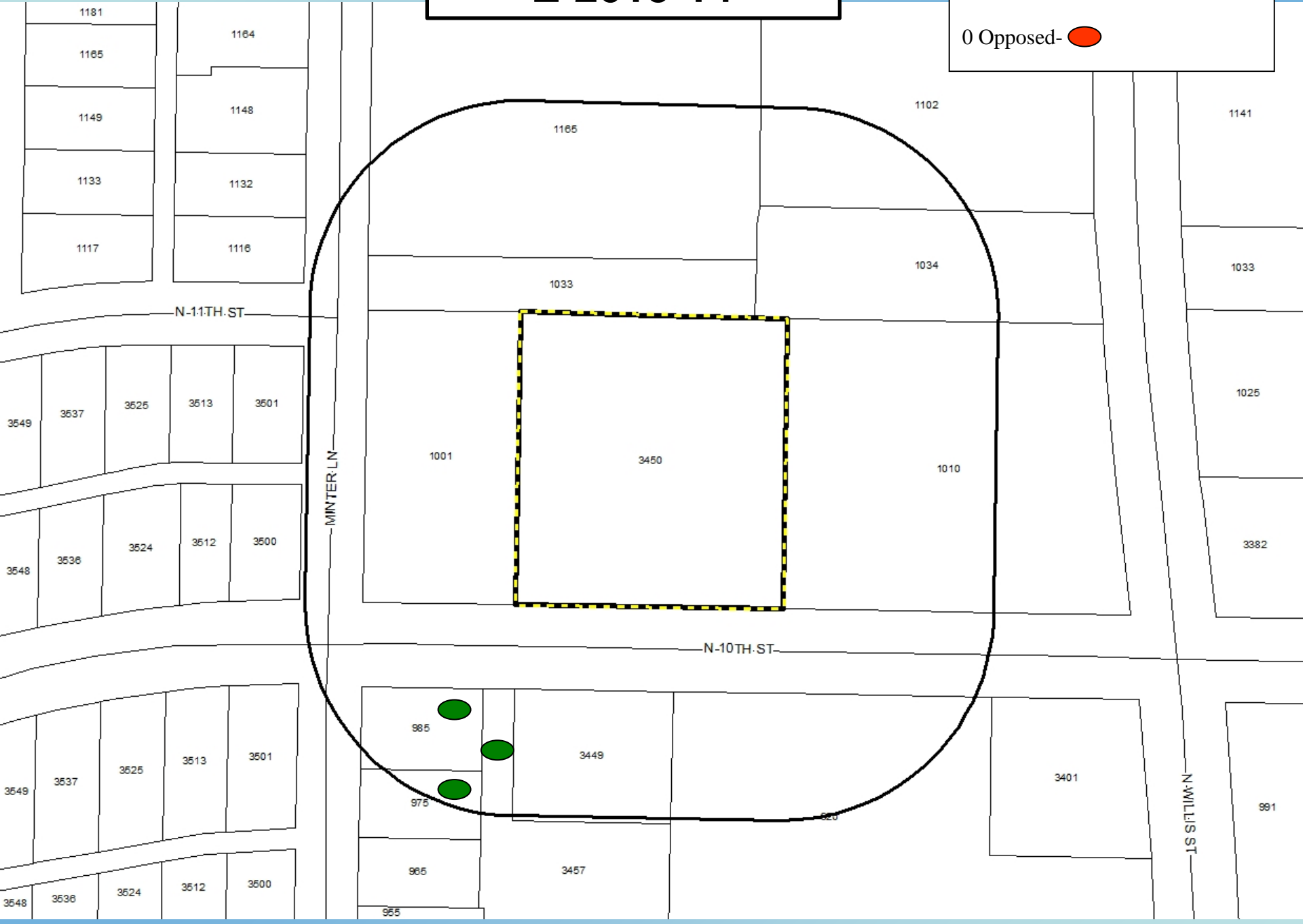
- P Petroleum or Gas Well

## LEGEND

- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Section 2.4.3 of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment

# Z-2015-14

3 in Favor- ●  
0 Opposed- ●



## **Z-2015-15**

**Request:** Rezone from LI to GR

**Location:** 981 E. Hwy 80

**Notification:** 1 in favor; 0 opposed

**Staff Recommendation:** Approval

**P&Z Recommendation:** Approval (6-0)

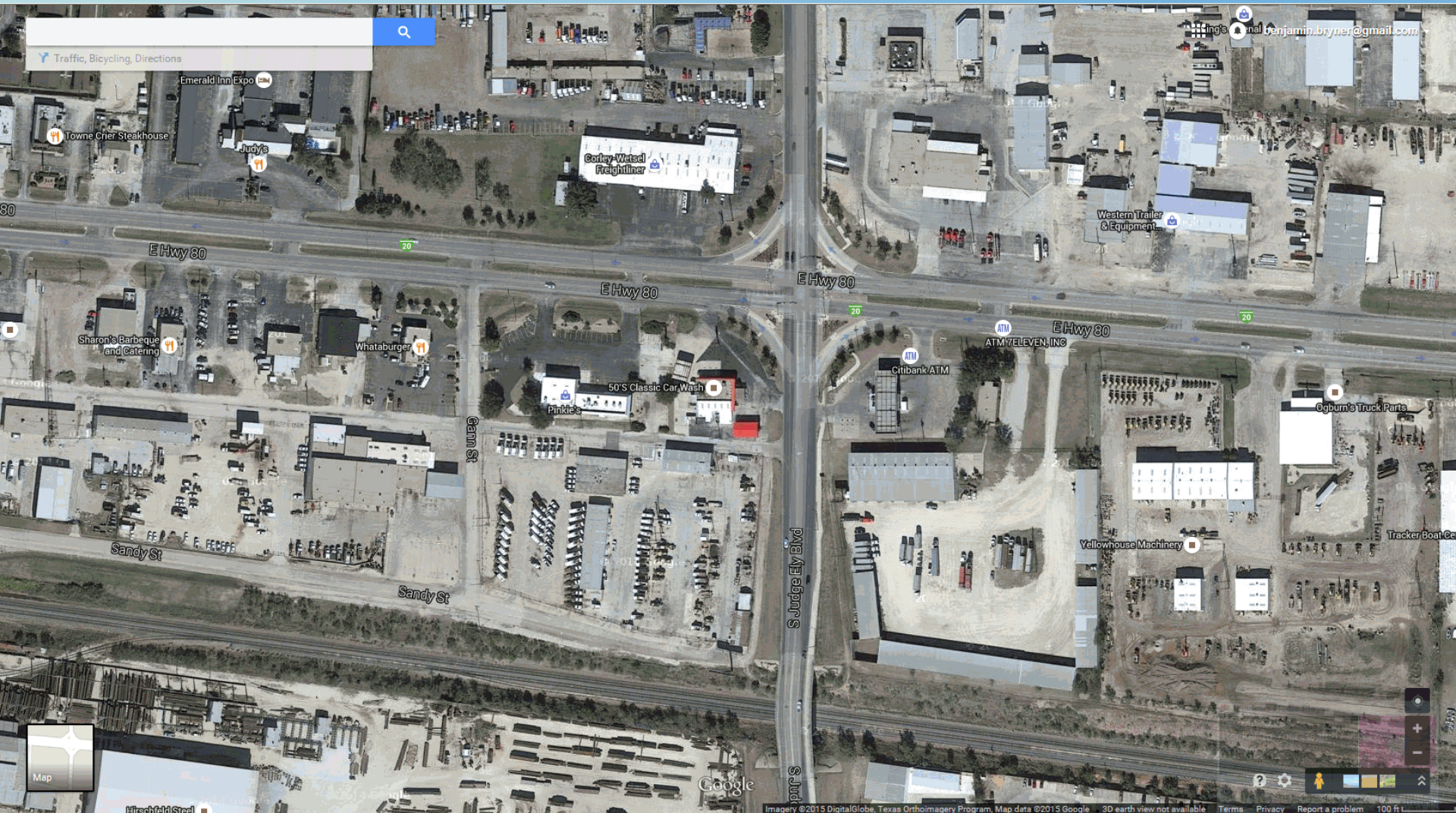


# Z-2015-15

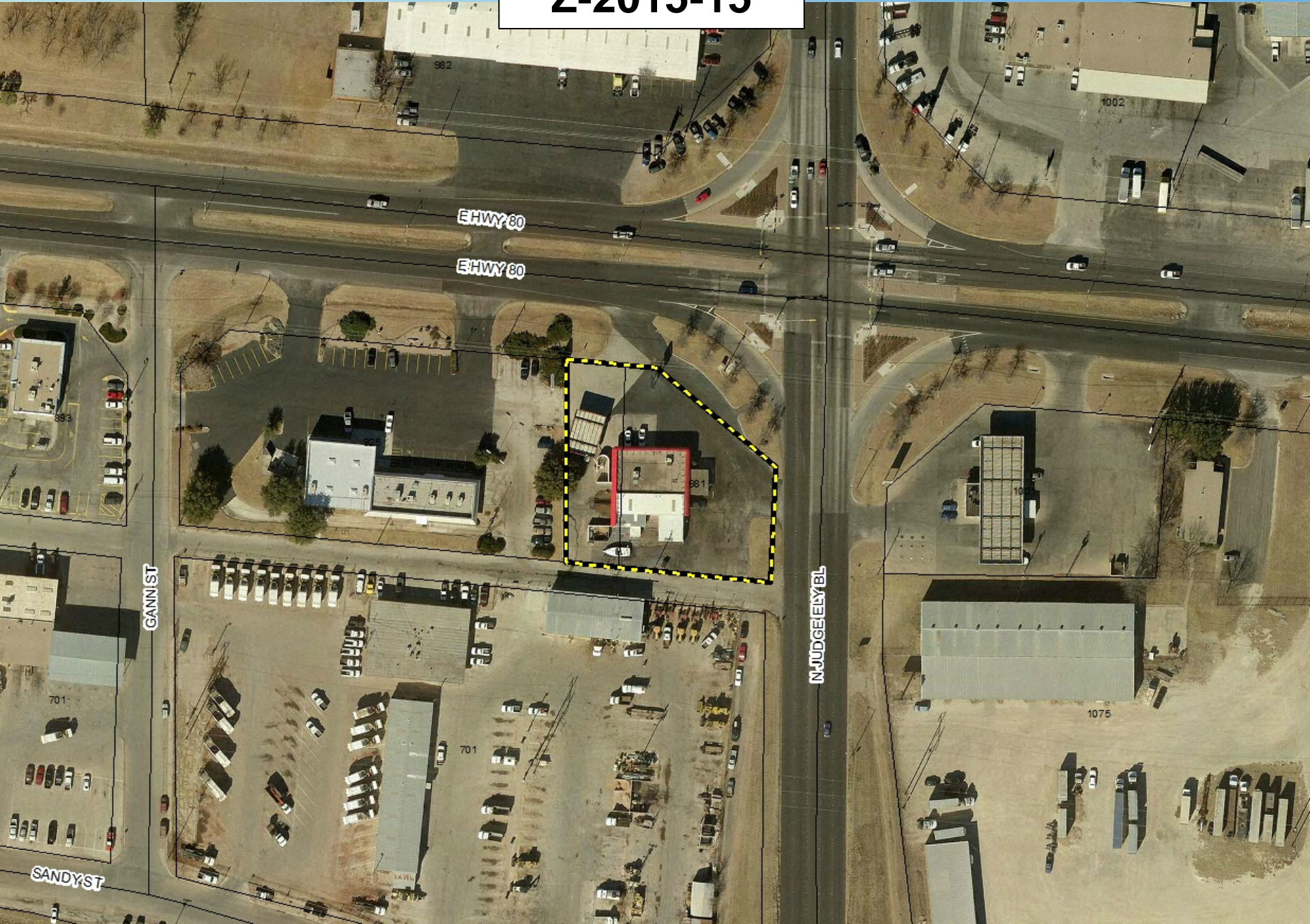




# Z-2015-15



# Z-2015-15



EHWY 80

EHWY 80

CANN ST

JUDGE ELY BL

SANDY ST

982

1002

701

701

881

1075

View looking toward subject property



# View looking toward subject property



# View looking west along E. Stamford St



# View looking northeast towards intersection



# View looking north across E. Hwy 80



# Permitted Uses in GR Zoning

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## SERVICE

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

## TRADE – RETAIL USES

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well

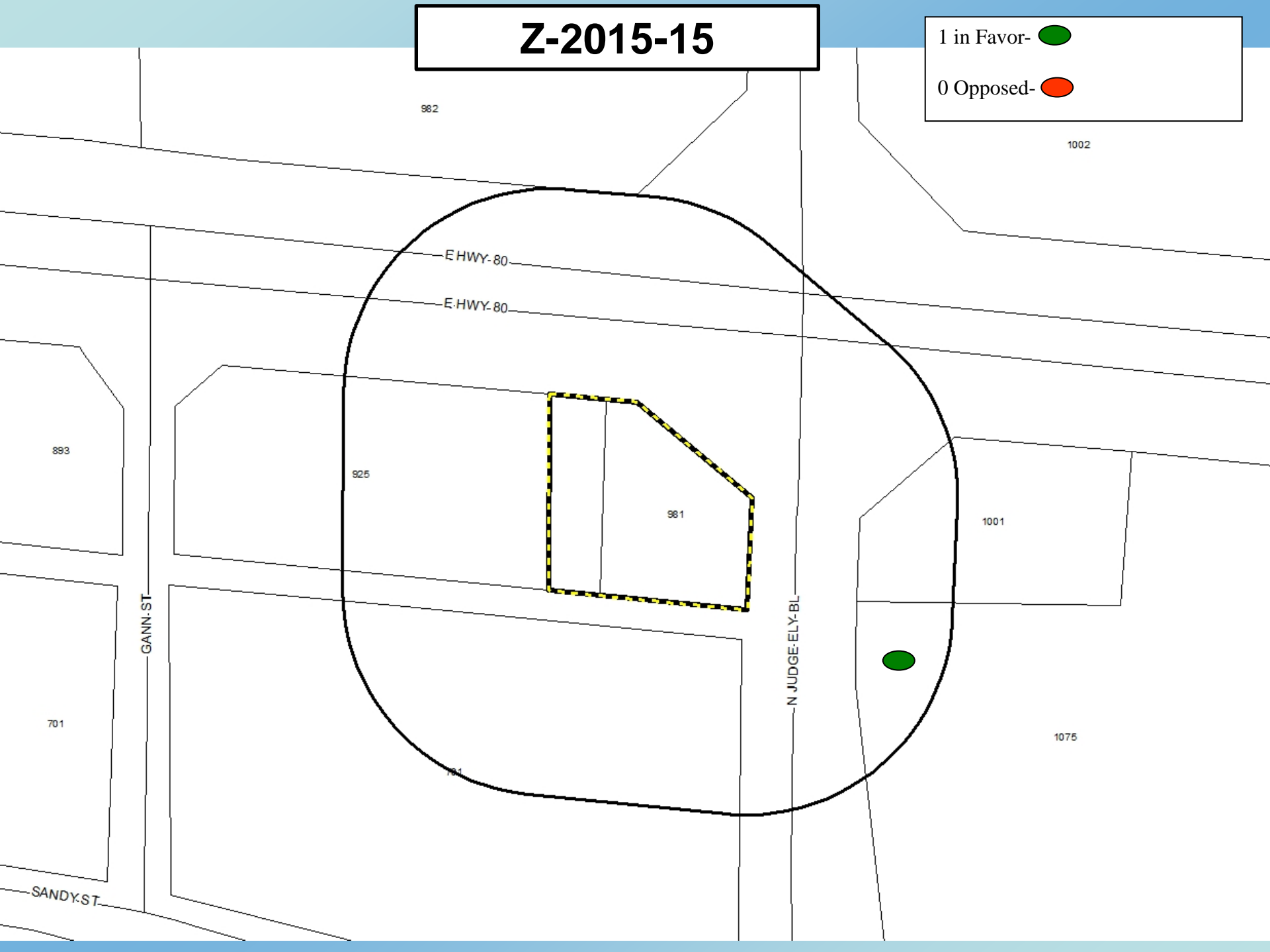
## LEGEND

- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Section 2.4.3 of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment



# Z-2015-15

1 in Favor- ●  
0 Opposed- ●



## **Z-2015-16**

**Request:** Rezone from HI to HC

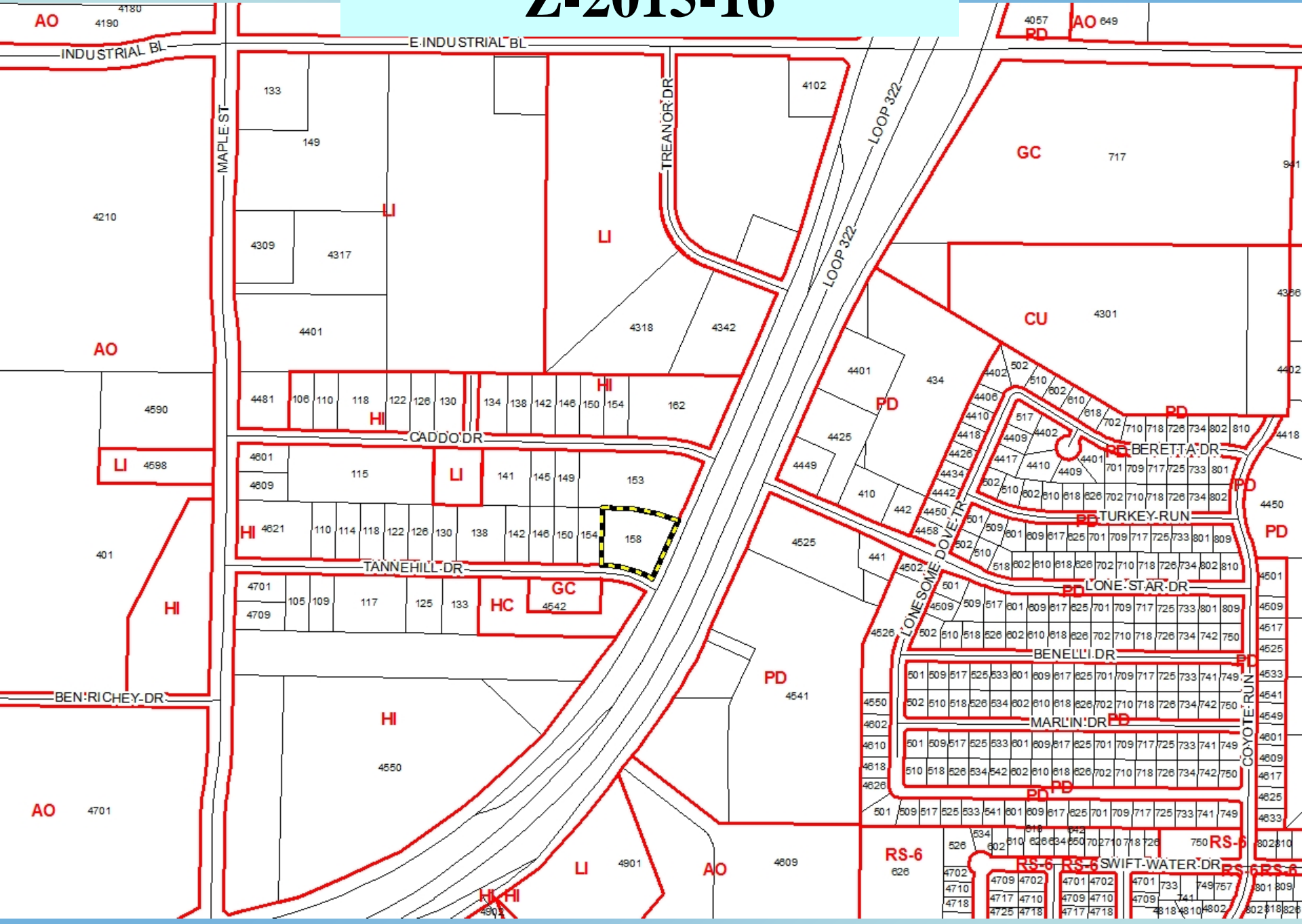
**Location:** 158 Tannehill Dr

**Notification:** 1 in favor; 0 opposed

**Staff Recommendation:** Approval

**P&Z Recommendation:** Approval (6-0)

# Z-2015-16



# Z-2015-16



# Z-2015-16



# Z-2015-16



# View looking toward subject property from Tannehill Dr



# View looking toward subject property





# View looking west along Tannehill Dr



# View looking north along Loop 322



# View looking northeast across Loop 322



# View looking east across Loop 322



# View looking south across Tannehill Dr



# Permitted Uses in HC Zoning

## RESIDENTIAL USES:

P Hotel/Motel

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P Ambulance Service  
 C Correction, Detention, or Penal Facilities  
 P Fire/Police Station  
 P Homeless/Emergency Shelter  
 P Hospital  
 P Medical/Dental Laboratory  
 P Military and Armed Forces Reserve Center  
 P Post Office  
 P Rehabilitation Facility  
 C Sanitary Landfill  
 P Social Service Facility

## EDUCATIONAL AND RELIGIOUS USES:

P Arts School  
 C Cemetery, Crematorium, and Mausoleum  
 P Church or Place of Worship  
 P Educational and Scientific Research  
 P School: Public/Private  
 P Trade/Business School

## SERVICE

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

## TRADE – RETAIL USES

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

## TRADE – WHOLESALE USES

P Liquor, Wholesale/Distribution  
 P Wholesaling and Storage (indoor)  
 C Wholesaling and Storage (outdoors)

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)  
 C Antenna Tower - Commercial  
 P Automobile Parking Lot or Structure - Commercial  
 P Broadcast Studio  
 P Passenger Ground Transportation Terminal  
 P Pressure Control Station  
 P Public Utility Facility  
 C Utility Generation, Production, Treatment

## RESOURCE PRODUCTION AND EXTRACTION USES:

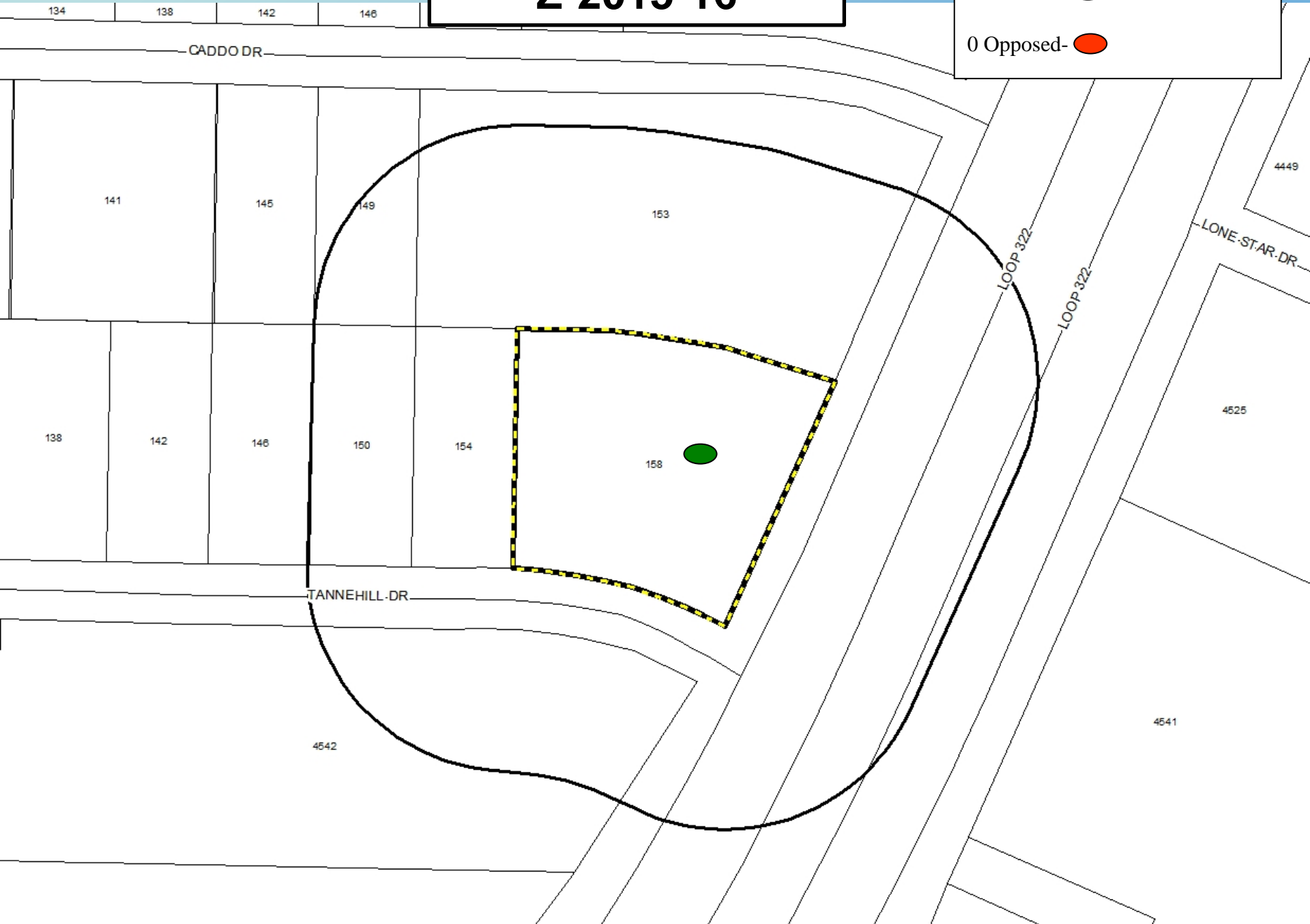
P Petroleum or Gas Well  
 C Manufacturing (light)

## LEGEND

P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Section 2.4.3 of the Land Development Code)  
 C Permitted as a Conditional Use Permit, Requiring Approval by City Council  
 TP Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment

# Z-2015-16

1 in Favor- ●  
0 Opposed- ●



## TC-2015-03

**Request:** Abandon an unimproved alley

**Location:** Along the rear (north side) of the properties located at 2650, 2658, 2666, 2674, 2682 & 2690 Madison Ave and 2650, 2654, & 2660 Garfield Ave

**Notification:** 0 in favor; 0 opposed

**Plat Review Recommendation:** Approval\*

**Staff Recommendation:** Approval w/ condition

**P&Z Recommendation:** Approval per staff (6-0)





# TC-2015-03



# TC-2015-03



# TC-2015-03



2701

2501

410

MADISON AV

GARFIELD AV

ROUNDTREE DR

2620

2658

2666

2674

2682

2690

2654

2660

2668

2642

2635

2625

2667

2628

2610

2642

2633

2617

2641

2625

2619

2649

2622

2661

2615

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2629

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2673

2644

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2681

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2685

2661

2689

2667

2693

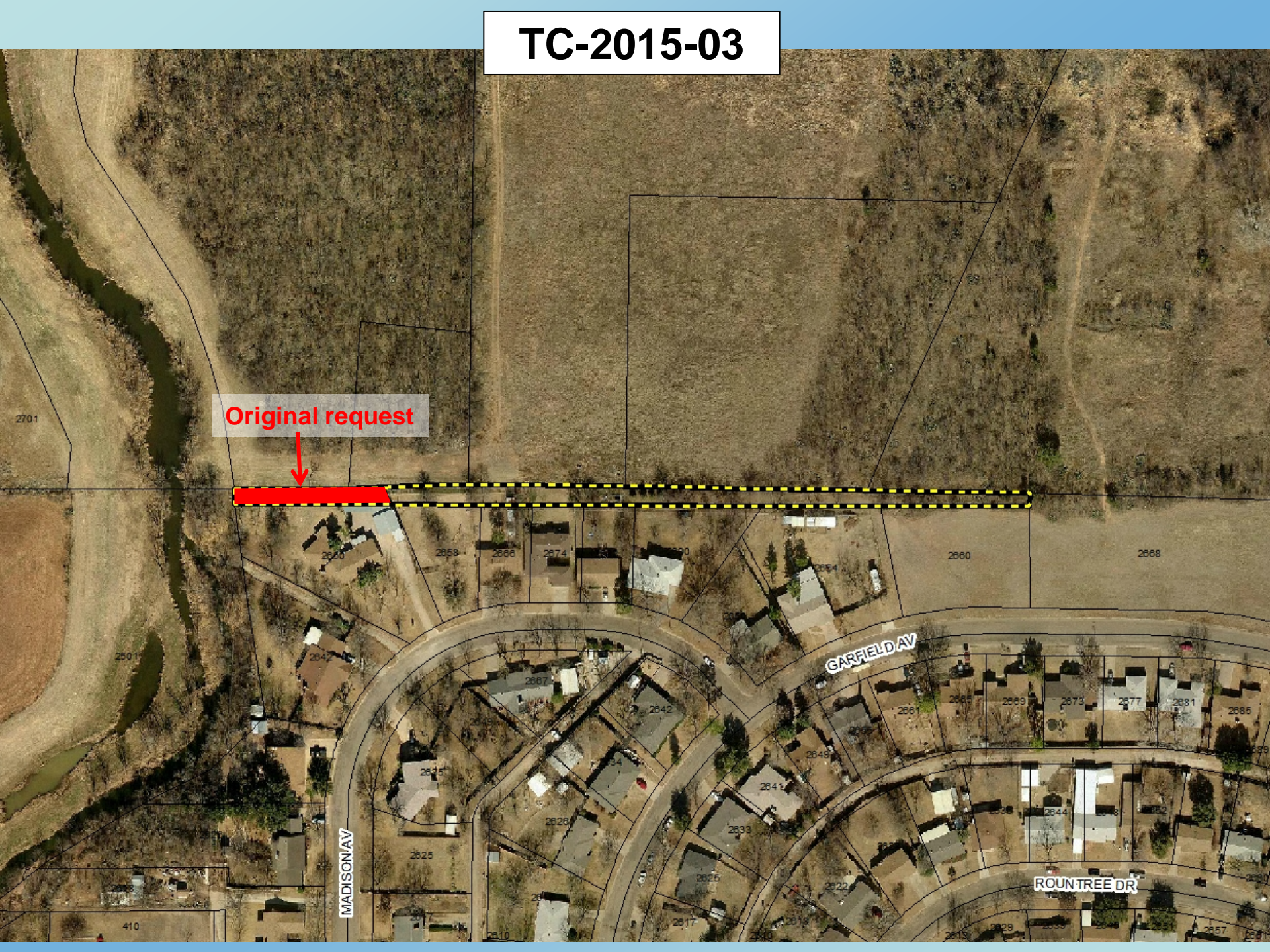
2673

2699

2679

# TC-2015-03

Original request



# TC-2015-03

**Water** City of Abilene, TX

Enter Short Address

**Legend**

- SS\_Flow**
  - SS\_Flow
- Water**
  - fire\_hydrants
  - manholes
  - Water\_Storage
  - water\_valves
- TAGIC\_VECTOR.DBO.ROADS
- sewer\_lines
- water\_lines
- Building Footprints
- TAGIC\_VECTOR.DBO.ABILENE\_PARCELS

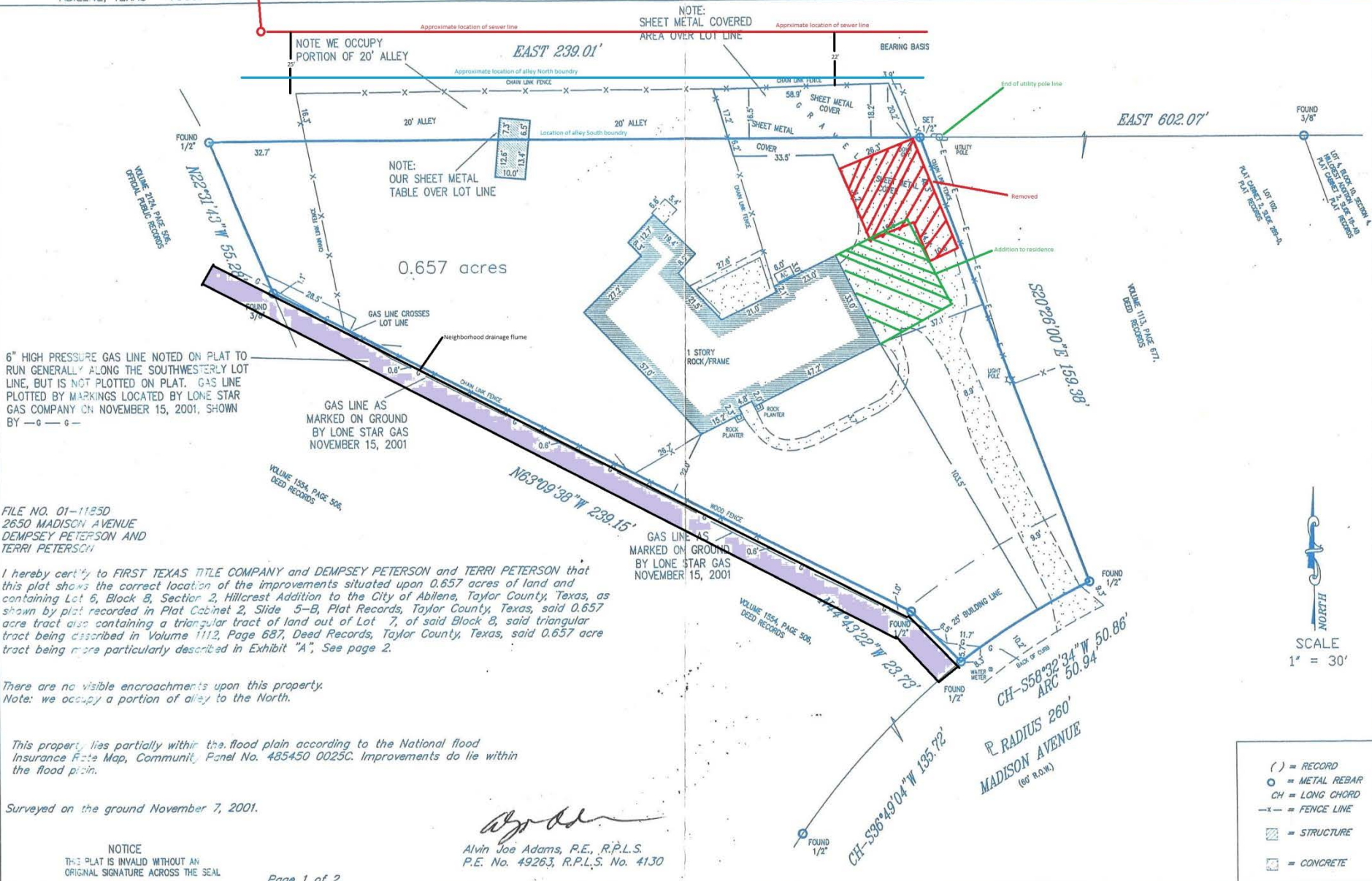
Map showing water and sewer lines, building footprints, and roads (Madison Ave, Garfield Ave) in Abilene, TX. The map includes a legend, search bar, and scale bar.

X: -36417825.110, Y: 12555040.649 (Foot)

Esri, HERE, DeLorme, Intermap, iPC, USGS, USDA, EPA

POWERED BY esri

All Rights Reserved



FILE NO. 01-1125D  
 2650 MADISON AVENUE  
 DEMPSEY PETERSON AND  
 TERRI PETERSON

I hereby certify to FIRST TEXAS TITLE COMPANY and DEMPSEY PETERSON and TERRI PETERSON that this plat shows the correct location of the improvements situated upon 0.657 acres of land and containing Lot 6, Block 8, Section 2, Hillcrest Addition to the City of Abilene, Taylor County, Texas, as shown by plat recorded in Plat Cabinet 2, Slide 5-B, Plat Records, Taylor County, Texas, said 0.657 acre tract also containing a triangular tract of land out of Lot 7, of said Block 8, said triangular tract being described in Volume 1112, Page 687, Deed Records, Taylor County, Texas, said 0.657 acre tract being more particularly described in Exhibit "A", See page 2.

There are no visible encroachments upon this property.  
 Note: we occupy a portion of alley to the North.

This property lies partially within the flood plain according to the National flood Insurance Rate Map, Community Panel No. 485450 0025C. Improvements do lie within the flood plain.

Surveyed on the ground November 7, 2001.

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

**View looking west along north property line of 2650 Madison Ave**





## View looking west – closer view



**View looking south along eastern property line of 2650 Madison Ave**



# **Plat Review Committee Recommendations**

The Plat Review Committee recommends approval of the requested closure with the following conditions:

1. Provide appropriate drainage easements and utility easements.
2. The adjacent properties must be re-platted within 12 months. The replat must not create any non-conforming lots.

## Staff Recommendation

Approval per the Plat Review Committee with the following additions:

- that an individual property owner may plat their section only rather than the entire alley at once
- eliminating the 12 month limitation.

# TC-2015-03

0 in Favor- ●  
0 Opposed- ●

