

**CITY OF ABILENE  
PLANNING & ZONING COMMISSION  
FINAL AGENDA**

A meeting of the Planning & Zoning Commission will be held on Monday, January 6, 2014, commencing at 1:30 pm in the Council Chambers, City Hall, 555 Walnut Street, to consider the following agenda:

Signed: \_\_\_\_\_

Jon C. James, Director, Planning and Development Services

**Place:** Council Chambers, City Hall  
555 Walnut Street

**Date:** January 6, 2014  
**Time:** 1:30 pm

1. Call the meeting to order by Chairman
2. Invocation
3. Approval of Minutes from the December 2, 2013 Planning and Zoning Commission meeting.
4. Plats:

FRP-2713

A public hearing to consider a plat of Holiday Inn Addition, Abilene, Taylor County, Texas, A Replat of Lot 115, Block A, Replat of Section 1, Hilltop Addition.

FP-8813

A public hearing to consider a plat of Southlake Estates, Continuation 1, Section 1, to the City of Abilene, Taylor County, Texas.

MRP-9213

A public hearing to consider a plat of 101, Block A, Universal Units, Abilene, Taylor County, Texas.

PP-9413

A public hearing to consider a Preliminary Plat for Andrews Addition, Abilene, Taylor County, Texas.

FP-9613

A public hearing to consider a Plat of Section 2, Tuscan Trails Subdivision, Abilene, Taylor County, Texas.

5. Zoning:

a. Z-2013-38

**TABLED FROM THE 12/2/2013 MEETING**

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Don Bledsoe, Agent Chris Barnett, to rezone property from AO (Agricultural Open Space), AO/COR (Agricultural Open Space/Corridor Overlay), and RS-8/COR (Single-Family Residential/Corridor Overlay) to MF (Multi-Family Residential) & GR/COR (General Retail/Corridor Overlay) zoning, being 41.118 acres located on the west side of the 6600-7000 block of Buffalo Gap Rd.

**WITHDRAWN BY APPLICANT**

b. Z-2014-01

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Sitzes Treadaway, LLC, agent Enprotec/Hibbs & Todd, Inc., and the City of Abilene to rezone property from HI (Heavy Industrial) to LI (Light Industrial) zoning, located at 2433, 2449, & 2479 S. Treadaway Blvd.

c. Z-2014-02

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Dub Wright Blvd, LLC, agent Enprotec/Hibbs & Todd, Inc., to rezone property from AO (Agricultural Open Space) to GC (General Commercial) zoning, located at 3533 Dub Wright Blvd.

d. CUP-2014-01

Public hearing and possible vote to recommend approval or denial to the City Council on a request from Amber Massey for a Conditional Use Permit to allow for Day Care Operation - Home-Based on property zoned RS-6 (Single-Family Residential), located at 3274 White Wing Way.

e. Z-2014-03

Public hearing and possible vote to recommend approval or denial to the City Council on a request from the City of Abilene to rezone property from RS-6 (Single-Family Residential) to NO (Neighborhood Office) zoning, being approximately 1 acre located on a portion of 2726 N. 18th St.

6. Ordinance Amendment:

a. Public hearing and possible vote to recommend approval or denial to the City Council on an ordinance amending the Land Development Code related to Sidewalks.

b. Public hearing and possible vote to recommend approval or denial to the City Council on an ordinance amending the Land Development Code to create and adopt standards for a Lake Fort Phantom Hill Overlay zone.

7. Discussion Item:

Discussion regarding amending the Land Development Code related to Section 3.2.5.2, Wastewater, The City System.

8. Director's Report:

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

9. Adjourn

### **CERTIFICATION**

I hereby certify that the above notice of the meeting was posted on the bulletin board at the City Hall of Abilene, Texas, on the \_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_.

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City Secretary

**NOTICE**

Persons with disabilities who would like special assistance or need accommodations to participate in this meeting should contact the Planning Department at (325) 676-6237 at least 48 hours in advance. Telecommunication device for the deaf is (325) 676-6360.