



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 2, 2021, 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 5, 2021.

PLATS

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

2. FRP-7121: "Arthur Sears Park Addition, Block 11, Lots 101 - 108"
3. PP-7321 "Hardison Estates"
4. PP-7421: "Faculty Row Addition"
5. FP-5021 "Cross Development Addition, Block A, Lot 1"
6. FP-3019 "Carriage Hills, Section 3"

ZONING

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

7. Z-2021-30: Public Hearing and Possible Vote to Recommend Approval or Denial to City Council on a Request from Hit Ventures LLC to Change Zoning from Agricultural Open Space (AO) to a Neighborhood Retail (NR) District on Approximately 4.51 acres at 3250 Beltway South and out of W.J. Reddell Survey in Abilene, Taylor County, Texas. **(Brad Stone)**
8. Z-2021-31: Public Hearing and Possible Vote to Recommend Approval or Denial to City Council on a Request from Jeffrey C. Snead to Change Zoning from Agricultural Open Space (AO) to a General Commercial (GC) District on Approximately 36 Acres of Land at 3658 East Highway 80 in East Abilene. Legal Description Being 35.89 Acres Out of Blind Asylum Lands Section 45 in Abilene, Taylor County, Texas. **(Brad Stone)**

9. Z-2021-32: Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From Weatherbee Construction Inc. (Represented By Enprotec/Hibbs & Todd, Engineering Consultants) To Change Zoning From Agricultural Open Space (AO) To A Residential Medium-Density (MD) District On Approximately 14 Acres Of Land at 665 East South 27th Street In Southeast Abilene. Legal Description Being A Certain 14.34 Acres Out Of The Northeast Quarter Of Blind Asylum Lands Section 62 In Abilene, Taylor County, Texas. **(Cheryl Sawyers)**
10. Z-2021-33: Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From Sitzes Brothers LLC (Represented By Enprotec/Hibbs & Todd, Engineering Consultants) To Change Zoning From Residential Multi-Family (MF) To A Planned Development (PD) District Allowing Uses Commensurate With Residential Multi-Family (MF) Zoning As Well As Self-Service Storage, On Approximately 1¼ Acre Of Now-Vacant Land At 3750 Rolling Green Drive, In South Abilene. Legal Description Being A Certain 1.219-Acre Tract Out Of J. E. Sheppard Survey No. 96 In Abilene, Taylor County, Texas. **(Brad Stone)**
11. Z-2021-34: Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From Christopher Blake Howard (Represented By Jacob & Martin Llc) To Change Zoning From Residential Single-Family (Rs-6) To A Residential Single-Family Patio Home (Ph) District On Approximately 2.78 Acres Of Now-Vacant Land At 1633 Griffith Road. Legal Description Being All Of Lot 1 In Hbms Roppe Estates, Abilene, Taylor County, Texas. **(Jared Smith)**
12. Z-2021-35: Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From Broadview Baptist Church (Represented By Les Campbell) To Change Zoning From Residential Single-Family (RS-6) To A Neighborhood Retail (NR) District On 0.3271 Acre Of Land At 2414 South 27th Street In South Central Abilene. Legal Description Being The South 104 Feet Of The West 137 Feet Of Lot 4 In Block 1 Of The Over Place Addition To Abilene, Taylor County, Texas. **(Nick Watts)**
13. Z-2021-36: Public Hearing And Possible Vote To Recommend Approval Or Denial To City Council On A Request From Abilene Majestic Llc (Represented By Jacob & Martin Llc) To Amend Terms And Conditions Of Planned Development District Number 77 (PD 77) Specifically As They Affect 1.98 Acre Of Now-Vacant Land At 3850 Catclaw Drive In South Abilene, Expanding The Range Of Allowed Uses There To Include (Minor) Repair And Maintenance Of Automobiles And Small Trucks. Legal Description Of Said 1.98 Acre Being All Of Lot 201 In Block A Of The Pak Addition To Abilene, Taylor County, Texas. **(Nick Watts)**

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 29th day of October, 2021, at 4:00 p.m.



Shawna Atkinson, TRMC, CMC
City Secretary