



## City of Abilene

### Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the Planning & Zoning Commission of the City of Abilene to be held on Tuesday, November 7, 2023 at 1:30 PM 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 Minutes from the Regular Meeting Held on October 3, 2023

#### PLATS

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

2. **7123-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Summit View Estates
3. **7223-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on the Sanford Addition
4. **7323-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Highland Farms Section 4
5. **7823-PP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a revised Preliminary Plat for Waterside at Cedar Creek Section 3
6. **8123-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Caliber Abilene Lot 1, Block A
7. **1522-FP:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Hampton Hills Section 9

#### ZONING

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

8. **HOZ-2023-02:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Robert Hoemke To Apply Historic Overlay Zoning To Approximately 0.44 Acres Zoned Central Business (CB). Located At 1201 South 1<sup>st</sup> Street. Legal Description Being Lots 1-6, Block 49, Original Town Abilene, Abilene, Taylor County, Texas. (**Mason Teegardin**)
9. **HOZ-2023-03:** Receive a Report, Hold a Discussion and Public Hearing, and Take

Action on A Request From Matthew Meador To Apply Historic Overlay Zoning To Approximately 0.69 Acres Zoned Medium Density (MD). Located At 1941 North 3<sup>rd</sup> Street. Legal Description Being Lots 9-11, Blocks 1-3, Original Town Abilene, Abilene, Taylor County, Texas. (*Mason Teegardin*)

10. **OAM-2023-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The City Of Abilene To Amend The Land Development Code (LDC) To Create The Rebuild ABI Infill Overlay (RAI) District To Promote Infill Development And Redevelopment In Targeted Neighborhoods. (*Adam Holland*)
11. **SNC-2023-05:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Atria Mason, To Change The Name Of Stevenson Drive To Atria L. Mason Drive. Located At Stevenson Drive From East North 10th Street To East North 7th Street. (*Adam Holland*)
12. **Z-2023-31:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Abilene Christian University, Represented By TJC Development And McMahan Surovik Suttle, To Amend The Terms And Conditions And Concept Plan Of Planned Development District 157 To Allow Single Family Residential Uses West Of Judge Ely Boulevard, To Reduce The Setback Requirement For Single Family Residential Uses, And To Provide A New Concept Plan. Located On The West Side 2500 Block Of Judge Ely Blvd. Legal Description Being Block A, ACU Drive Addition, Abilene, Taylor County, Texas. (*Adam Holland*)
13. **Z-2023-35:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Hoemke Property LLC Represented By Seth Merritt, To Change The Zoning Of Approximately 0.33 Acres From Heavy Industrial To Light Industrial. Located At 409 S Treadaway Blvd. Legal Description Being Lots 1, 2, 3, Block 94, Original Town Abilene, Abilene, Taylor County, Texas. (*Clarissa Ivey*)
14. **Z-2023-36:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From 3W Brands LLC, Represented By Jacob Martin, To Change The Zoning Of Approximately 7.07 Acres From PD 96A To General Retail. Located on the East Side of the 5300 Block Buffalo Gap Road. Legal Description Being Lots 202, 203, And 206, Mindy Morris Subdivision, Abilene, Taylor County, Texas. (*Adam Holland*)
15. **Z-2023-37:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Cospert Properties LLC, Represented By Jacob Martin, To Change The Zoning Of Approximately 2.2 Acres From Agricultural Open To General Retail. Located 3509 Beltway, Abilene, TX 79606. Legal Description Being Survey 104 WM E Vaughn, Tract 3 West, Abilene, Taylor County, Texas. (*Kiley Hannah*)
16. **Z-2023-38:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From Nathan Hathorn, Represented By Jacob & Martin, To Change The Zoning Of Approximately 12.97 Acres From Agricultural Open And General Commercial To General Commercial. Located At 1209 Spur 707. Legal Description Being 12.97 Acres Out Of The North Half Of The Southwest Quarter Of Lunatic Asylum Lands, Abilene, Taylor County, Texas. (*Clarissa Ivey*)

**EXECUTIVE SESSION**

The Planning & Zoning Commission of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:

- 551.071 Consultation with Attorney

**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 November, 2023, at 2:00 p.m.*



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Kaitlin Richardson, Deputy City  
Secretary, TRMC, CMC