



City of Abilene Planning & Zoning Commission Agenda

Notice is hereby given of a meeting of the Planning and Zoning Commission to be held on Tuesday, September 6, 2016 at 1:30 PM at City Council Chambers - 555 Walnut Street, 2nd Floor, Abilene, TX, for the purpose of considering the following agenda items.

- 1. Call to Order**
- 2. Invocation**
- 3. Minutes**
 - a. Approval of the Minutes from August 1, 2016 Planning and Zoning Commission Meeting.
- 4. Plats:**
- 5. Zoning:**
 - a. **Z-2016-39**
Public Hearing and possible vote to recommend approval or denial to the City Council on a Request to Rezone property from an AO (Agricultural Open Space) zone to a PD (Planned Development) district located at the southeast corner of Ben Richey Dr. and Boys Ranch Rd.
 - b. **Thoroughfare Closure:**
TC-2016-02
Public hearing and possible vote to recommend approval or denial to the City Council on a request to Abandon all of the portions of Wilson Street between Cedar and Hickory Streets, and the alley between Cedar and Hickory Street, both between N. 16th and N. 17th Streets.
- 6. Discussion Item:**
- 7. Directors Report:**
 - a. Recent City Council decisions regarding items recommended by the Planning & Zoning Commission.
- 8. Adjourn**

NOTICE

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for

reasonable accommodations for persons attending Board of Adjustment meetings. To better serve you requests should be received forty-eight (48) hours prior to the meetings. Please contact Planning at 676-6237. Telecommunication device for the deaf is 676-6360.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the _____ day of September, 2016, at

_____.

Danette Dunlap, City Secretary



**Planning and Zoning Commission
Agenda Memo**

Planning and Zoning Commission Meeting Date: 9/6/2016

TO: Dana L. Schoening, Director of Planning and Development Services

FROM: Zack Rainbow, Planner II

Z-2016-39

SUBJECT: Public Hearing and possible vote to recommend approval or denial to the City Council on a Request to Rezone property from an AO (Agricultural Open Space) zone to a PD (Planned Development) district located at the southeast corner of Ben Richey Dr. and Boys Ranch Rd.

GENERAL INFORMATION

Currently, the subject property is zoned AO. The majority of the subject property is being used as the Ben Richey's Boys Ranch which, "...is a private, non-profit basic child care facility. Ben Richey Boys Ranch provides clean, comfortable and safe homes for each boy at the Ranch...Boys on the Abilene campus attend Jackson Elementary, Madison Middle School, and Cooper High School...Boys raise livestock and vegetable gardens are planted each year and cared for by the boys. The boys are also active participants in the newly formed horse program at Ben Richey Boys Ranch" (Boys, 2016). In addition to the Boys Ranch Program, the property owners are also starting a program for single mothers to be able to reside on the property as well. "The Family Program exists to restore single mothers and their children with hope, comfort, and shelter while they locate resources they need to move toward successful independent living... While the mother works toward setting goals with the guidance of dedicated and supportive staff, she lives in a comfortable residential setting with her children... Mothers and their children live in shared homes with private bedrooms and bathrooms that are assigned to their families..." until they are able to support themselves and their children without the support of someone else (Family, 2016). In order to accommodate these families, the Ranch is looking to construct more institutional housing located on the western portion of the subject property. This would require their property line to be extended west all the way to Boys Ranch Rd. The majority of the properties nearby are AO (Agricultural Open Space), with HI (Heavy Industrial) to the east and northeast. After extending the property line west, the PD would allow for institutional housing and a waiver of the sidewalk and street improvement requirements on Ben Richey Dr. and Boys Ranch Rd. that are associated with the new development. The proponents desire for the base zoning of the PD to remain AO so that the Ranch can continue to provide the farming, gardening, and horse programs that are in place. They desire to add institutional housing within the proposed PD because that is how they are currently housing the boys and will eventually house the single mothers at the Ranch.

The Future Land Use section of the Comprehensive Plan designates this property as 'business/industrial'. The PD will have a base of AO zoning, which is what the property is currently zoned as. The requested overlay zoning is compatible with the Future Land Use Map and the adjacent properties.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

Description	Type
☐ Staff Report With Maps	Exhibit

ZONING CASE Z-2016-39

STAFF REPORT



APPLICANT INFORMATION:

City of Abilene

HEARING DATES:

P & Z Commission: September 6, 2016

City Council 1st Reading: September 22, 2016

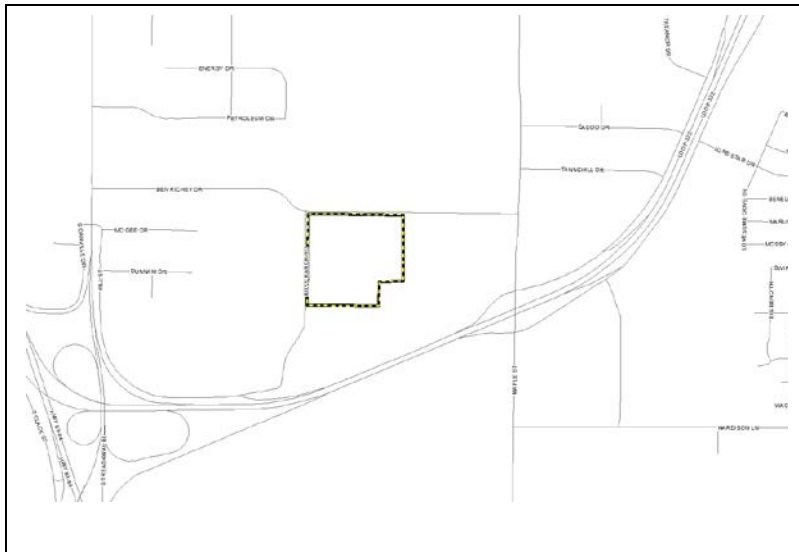
City Council 2nd Reading: October 13, 2016

LOCATION:

Southeast corner of Ben Richey Dr. and Boys Ranch Rd.

REQUESTED ACTION:

Rezone property from an AO (Agricultural Open Space) zone to a PD (Planned Development) district



SITE CHARACTERISTICS:

The subject parcel totals approximately 28.24 acres and is currently zoned AO. The adjacent properties are zoned AO to the north, south, and west, and HI (Heavy Industrial) to the east and northeast.

ZONING HISTORY:

The property has been AO zoning since the zoning map was initially adopted in 1974.

ANALYSIS:

- Current Planning Analysis

Currently, the subject property is zoned AO. The majority of the subject property is being used as the Ben Richey's Boys Ranch which, "...is a private, non-profit basic child care facility. Ben Richey Boys Ranch provides clean, comfortable and safe homes for each boy at the Ranch...Boys on the Abilene campus attend Jackson Elementary, Madison Middle School, and Cooper High School...Boys raise livestock and vegetable gardens are planted each year and cared for by the boys. The boys are also active participants in the newly formed horse program at Ben Richey Boys Ranch" (Boys, 2016). In addition to the Boys Ranch Program, the property owners are also starting a program for single mothers to be able to reside on the property as well. "The Family Program exists to restore single mothers and their children with hope, comfort, and shelter while they locate resources they need to move toward successful independent living... While the mother works toward setting goals with the guidance of dedicated and supportive staff, she lives in a comfortable residential setting with her children... Mothers and their children live in shared homes with private bedrooms and bathrooms that are assigned to their families..." until they are able to support themselves and their children without the support of someone else (Family, 2016). In order to accommodate these families, the Ranch is looking to construct more institutional housing

located on the western portion of the subject property. This would require their property line to be extended west all the way to Boys Ranch Rd.

The majority of the properties nearby are AO (Agricultural Open Space), with HI (Heavy Industrial) to the east and northeast. After extending the property line west, the PD would allow for institutional housing and a waiver of the sidewalk and street improvement requirements on Ben Richey Dr. and Boys Ranch Rd. that are associated with the new development. The proponents desire for the base zoning of the PD to remain AO so that the Ranch can continue to provide the farming, gardening, and horse programs that are in place. They desire to add institutional housing within the proposed PD because that is how they are currently housing the boys and will eventually house the single mothers at the Ranch.

Kirgan, Lee. "Boys Ranch - Ben Richey Boys Ranch and Family Program." *Ben Richey*. N.p., n.d. Web. 12 Aug. 2016. <<http://benrichey.org/boys-ranch-2/>>.

Kirgan, Lee. "Family Program - Ben Richey Boys Ranch and Family Program." *Ben Richey Boys Ranch and Family Program*. N.p., n.d. Web. 12 Aug. 2016. <<http://benrichey.org/programs/>>.

- **Comprehensive Planning Analysis**

The Future Land Use section of the Comprehensive Plan designates this property as 'business/industrial'. The PD will have a base of AO zoning, which is what the property is currently zoned as. The requested overlay zoning is compatible with the Future Land Use Map and the adjacent properties.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission will consider this request at their September 6, 2016 meeting.


NOTIFICATION:

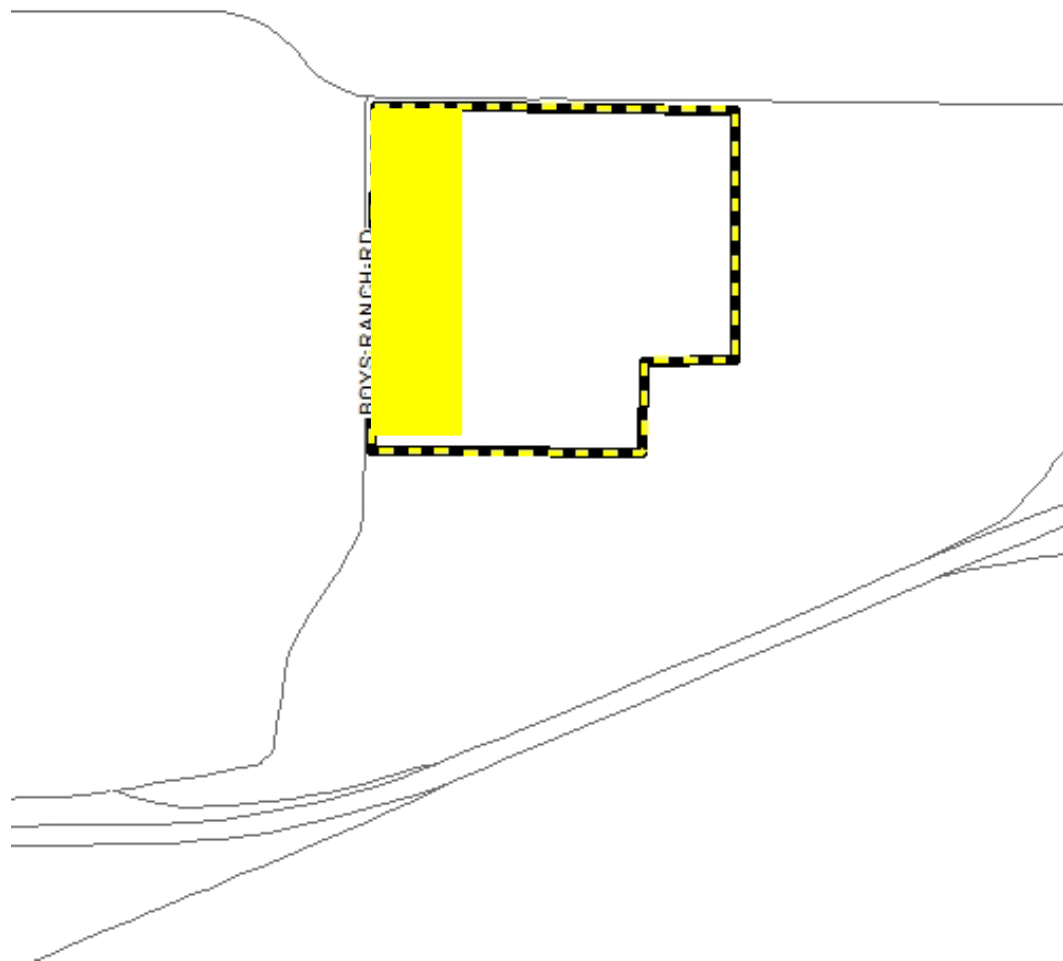
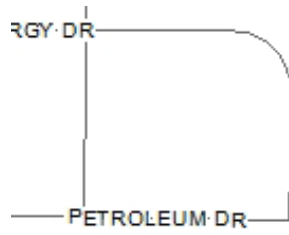
Property owners within a 200-foot radius were notified of the request.

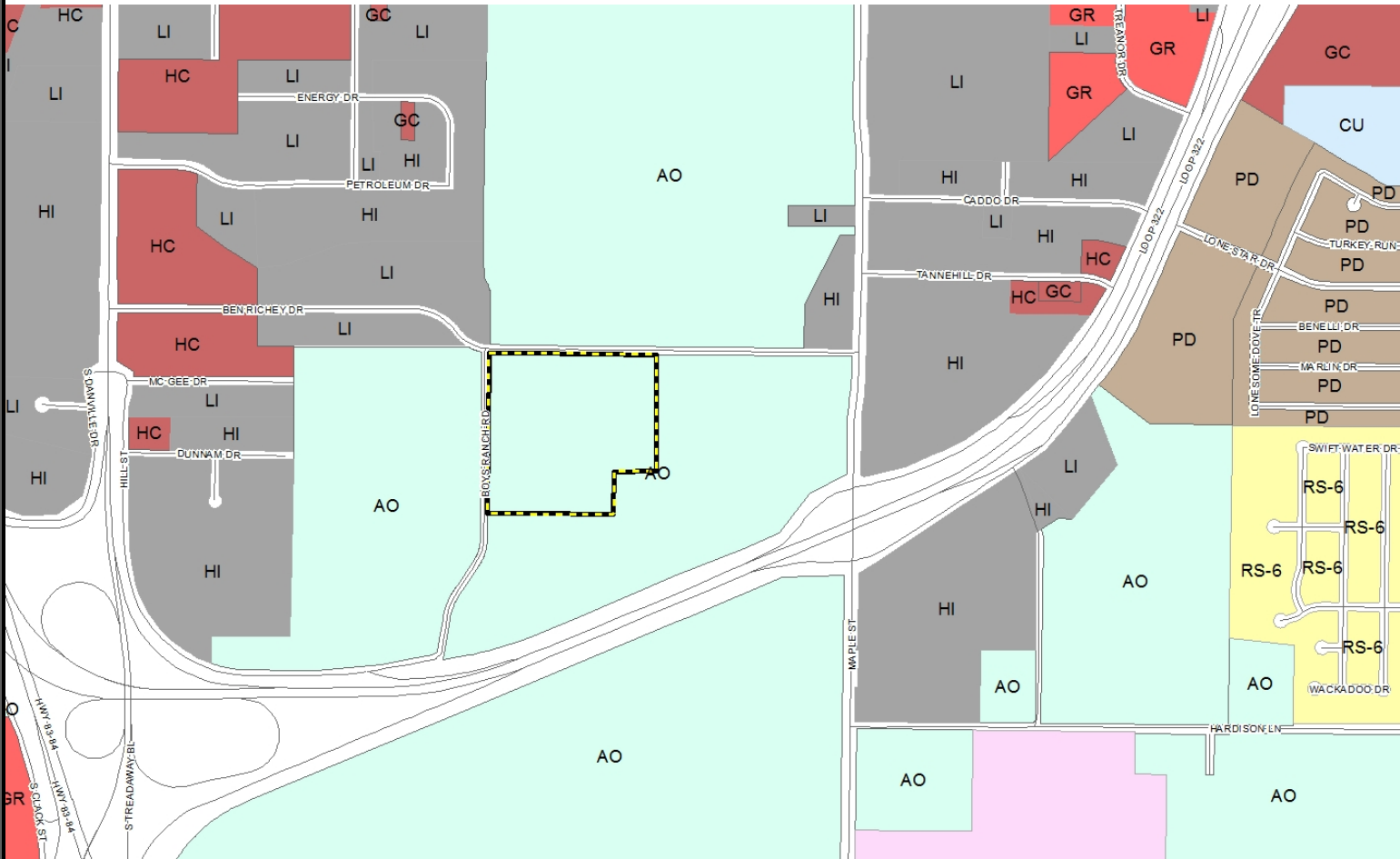
OWNER	ADDRESS	RESPONSE
City of Abilene	501 Ben Richey Dr.	
Mrs. Bonita June Hanson	401 Ben Richey Dr.	
Herb Pittman	888 Ben Richey Dr.	
Pak Harris Enterprises LTD	1001 Ben Richey Dr.	In Favor
Pak Harris Enterprises LTD	902 Ben Richey Dr.	In Favor
MB Rentals LTD	4750 Boys Ranch Rd.	
City of Abilene	5602 Maple St.	

2 in Favor- **Y**
0 Opposed- **N**



 - Portion of boundary to be extended











**Planning and Zoning Commission
Agenda Memo**

Planning and Zoning Commission Meeting Date: 9/6/2016

TO: Dana L. Schoening, Director of Planning and Development Services

FROM: Zack Rainbow, Planner

Thoroughfare Closure:

TC-2016-02

Public hearing and possible vote to recommend approval or denial to the City Council on a request to Abandon all of the portions of Wilson Street between Cedar and Hickory

SUBJECT: Streets, and the alley between Cedar and Hickory Street, both between N. 16th and N. 17th Streets.

GENERAL INFORMATION

Site characteristics include an east-to-west street right-of-way (ROW) and an east-to-west alley located west of Cedar Street and between N. 16th St & N. 17th St. Improvements have been made for these segments of the ROW. The applicant intends to close the subject right-of-ways for future expansion and parking lots for their existing developments to the east. They are currently in the process of building parking lots on the existing platted lots. The interconnectivity and access of the area does not appear to be impacted in a negative way by the requests and the closure of Wilson Street does not create any violations to the maximum block length in this area.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval of the requested abandonment, with conditions as outlined by the Plat Review Committee.

BOARD OR COMMISSION RECOMMENDATION

Approval of the requested closures as requested with the following conditions: where existing utilities are located, the applicant is responsible for relocating the utilities or providing adequate easements for the

maintenance of all utilities. The applicant must also replat to ensure that there are no lots without street frontage. The applicant must replat within 12 months, at which time all issues regarding access to utilities and relocation of utilities can be resolved.

ATTACHMENTS:

Description	Type
☐ Staff Report With Maps	Exhibit

THOROUGHFARE CLOSURE CASE TC-2016-02

STAFF REPORT



APPLICANT INFORMATION:

Hendrick Medical Center, Agent Duane Martin

HEARING DATES:

Planning & Zoning Commission:

September 06, 2016

City Council 1st Reading: September 22, 2016

City Council 2nd Reading: October 13, 2016

REQUESTED ACTION:

Abandon all of the portions of Wilson Street between Cedar and Hickory Streets, and the alley between Cedar and Hickory Street, both between N. 16th and N. 17th Streets.



SITE CHARACTERISTICS:

An east-to-west street right-of-way (ROW) and an east-to-west alley located west of Cedar Street and between N. 16th St & N. 17th St. Improvements have been made for these segments of the ROW.

REQUEST ANALYSIS:

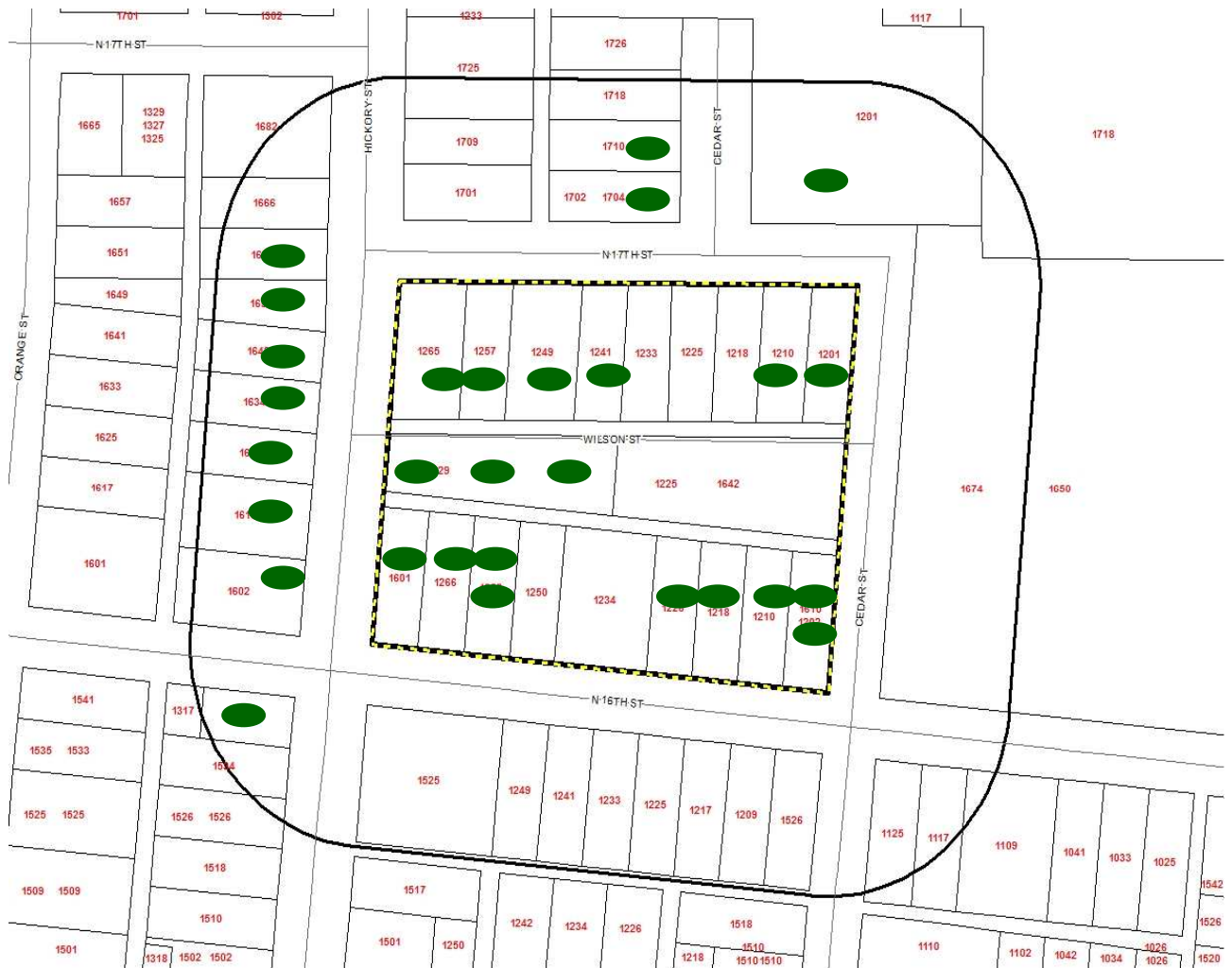
The applicant intends to close the subject right-of-ways for future expansion and parking lots for their existing developments to the east. They are currently in the process of building parking lots on the existing platted lots. The interconnectivity and access of the area does not appear to be impacted in a negative way by the requests and the closure of Wilson Street does not create any violations to the maximum block length in this area

RECOMMENDATIONS:

Plat Review Committee: Approval of the requested closures as requested with the following conditions: where existing utilities are located, the applicant is responsible for relocating the utilities or providing adequate easements for the maintenance of all utilities. The applicant must also replat to ensure that there are no lots without street frontage. The applicant must replat within 12 months, at which time all issues regarding access to utilities and relocation of utilities can be resolved.

Staff Recommendation: Approval of the requested abandonment, with conditions as outlined by the Plat Review Committee.

Property owners within the 200' of the subject rights-of-way were notified.

0 Opposed- **N**

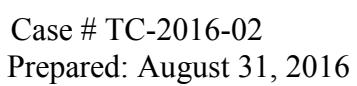
OWNER	SITUS	RESPONSE
BLIZZARD JACOB	1526 HICKORY ST APT B	
BLIZZARD JACOB	1526 HICKORY ST APT A	
HENDRICK MEDICAL CENTER	1241 N 16TH ST	
D & J RENTALS PARTNERSHIP	1542 HICKORY ST	In Favor
RODRIGUEZ ROMELIA	1249 N 16TH ST	
HENDRICK MEDICAL CENTER	1201 N 17TH ST	In Favor

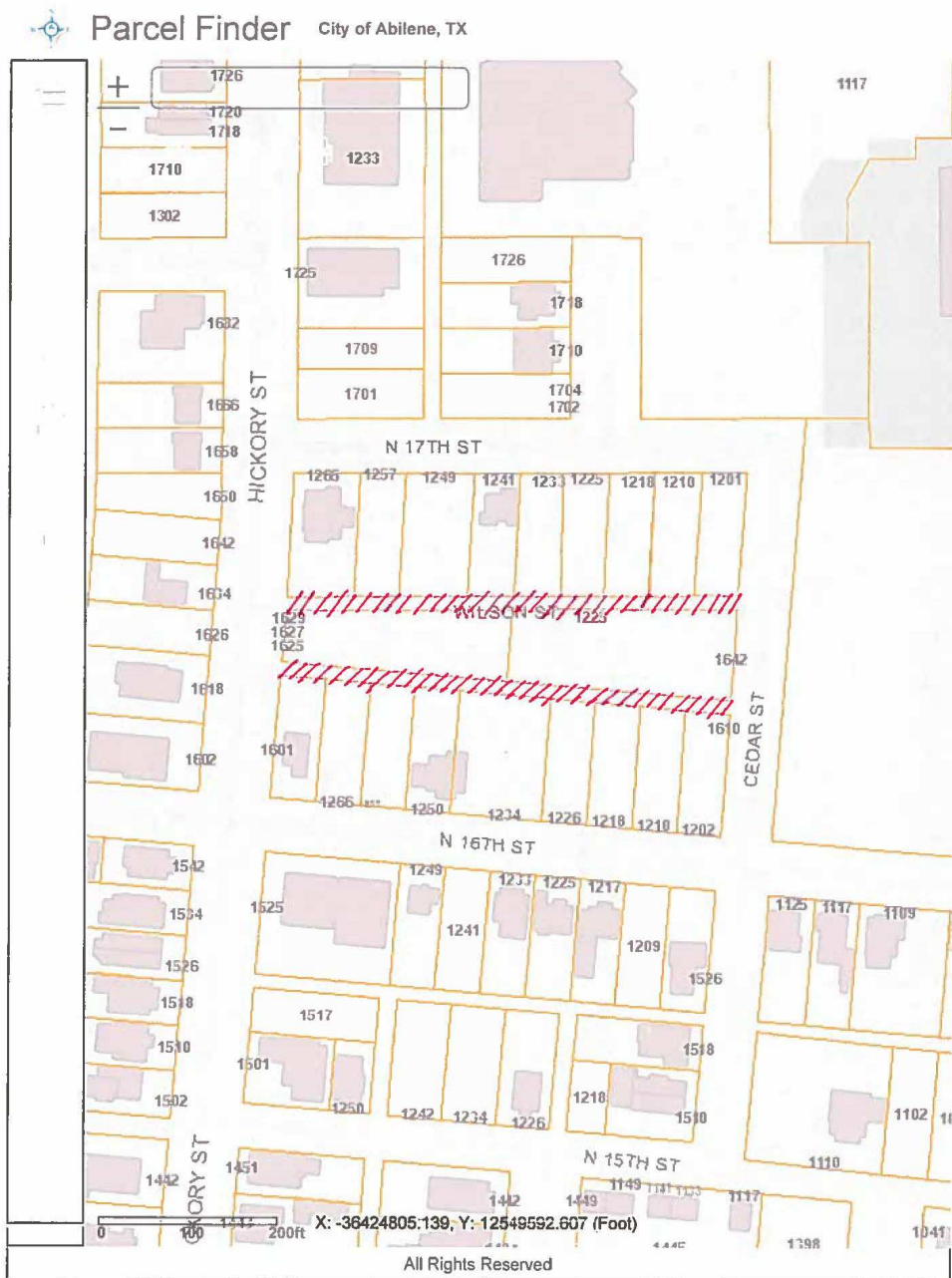
RANGEL JUAN F	1534 HICKORY ST	
CALK ROBERT AS TR	1225 N 16TH ST	
HENDRICK MEDICAL CENTER	1625 HICKORY ST	In Favor
HENDRICK MEDICAL CENTER	1627 HICKORY ST	In Favor
HENDRICK MEDICAL CENTER	1629 HICKORY ST	In Favor
ENT PROPERTIES OF ABILENE LP	1701 HICKORY ST	
HENDRICK MEDICAL CENTER	1650 HICKORY ST	In Favor
HENDRICK MEDICAL CENTER	1718 CEDAR ST	In Favor
HENDRICK MEDICAL CENTER	1610 CEDAR ST	In Favor
HENDRICK MEDICAL CENTER	1202 N 16TH ST	In Favor
HENDRICK MEDICAL CENTER	1249 N 17TH ST	In Favor
HENDRICK MEDICAL CENTER	1258 N 16TH ST	In Favor
HENDRICK MEDICAL CENTER	1258 N 16TH ST	In Favor
HENDRICK MEDICAL CENTER	1602 HICKORY ST	In Favor
HENDRICK MEDICAL CENTER	1704 CEDAR ST	
HENDRICK MEDICAL CENTER	1702 CEDAR ST	
HENDRICK MED CENTER FNDN	1682 HICKORY ST	
HENDRICK MEDICAL CENTER	1618 HICKORY ST	In Favor
HENDRICK MEDICAL CENTER	1218 N 16TH ST	In Favor
HENDRICK MEDICAL CENTER	1626 HICKORY ST	In Favor
PREMIER DERMATOLOGY PLLC	1525 HICKORY ST	
VALENZUELA ROSARIO CARMONA	1125 N 16TH ST	
PADILLA KIMBERLY	1109 N 16TH ST	
ENT PROPERTIES OF ABILENE LP	1709 HICKORY ST	
SMITH KIMBERLEY L	1233 N 16TH ST	
HENDRICK MEDICAL CENTER	1601 HICKORY ST	In Favor
HENDRICK MEDICAL CENTER	1266 N 16TH ST	In Favor
CALK ROBERT AS TR	1217 N 16TH ST	
FLORES JOSUE & PAULA E	1710 CEDAR ST	In Favor
HENDRICK MEDICAL CENTER	1226 N 16TH ST	In Favor
HENDRICK MEDICAL CENTER	1241 N 17TH ST	In Favor
HENDRICK MEDICAL CENTER	1265 N 17TH ST	In Favor
HENDRICK MEDICAL CENTER	1210 N 16TH ST	In Favor
HOSPICE OF ABILENE INC	1666 HICKORY ST	
HENDRICK MEDICAL CENTER	1634 HICKORY ST	In Favor
CALK ROBERT AS TR	1209 N 16TH ST	
HENDRICK MEDICAL CENTER	1210 WILSON ST	In Favor
HENDRICK MEDICAL CENTER	1658 HICKORY ST	In Favor
HENDRICK MEDICAL CENTER	1642 HICKORY ST	In Favor
CALK ROBERT AS TR	1117 N 16TH ST	
ENT PROPERTIES OF ABILENE LP	1725 HICKORY ST	
HENDRICK MEDICAL CENTER	1257 N 17TH ST	In Favor
HENDRICK MEDICAL CENTER	1225 N 17TH ST	
HENDRICK MEDICAL CENTER	1218 WILSON ST	

HENDRICK MEDICAL CENTER	1233 N 17TH ST
HENDRICK MEDICAL	1201 N 18TH ST
GONZALEZ WILLIE	1526 CEDAR ST
HENDRICK MEDICAL CENTER	1234 N 16TH ST
HENDRICK MEDICAL CENTER	1642 CEDAR ST
HENDRICK MEDICAL CENTER	1225 WILSON ST
HENDRICK MEDICAL CENTER	1250 N 16TH ST
RESENDEZ REYNALDO & DORA	1317 N 16TH ST
HENDRICK MEDICAL CENTER	1650 PINE ST
HENDRICK MEDICAL CENTER	1674 PINE ST

In Favor







<https://gis.abilenetx.com/portal/apps/webappviewer/index.html?id=60957c99681b43589637...> 8/4/2016

Thoroughfare Plan

