



**City of Abilene
Planning & Zoning Commission
Agenda**

Notice is hereby given of a meeting of the Planning and Zoning Commission to be held on Monday, October 3, 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 September 6, 2016 Planning and Zoning Commission meeting
- 4. Plats:**
 - a. MRP-4416:
Lots 101 and 102, Block A, Jewell Addition, Out of The Southeast 1/4 of Section 48, Blind Asylum Land, City of Abilene, Taylor County, Texa
- 5. Zoning:**
 - a. **Z-2016-40**
Public hearing and possible vote to recommend approval or denial by Council on a request from Abilene RBC Properties LLC to rezone property from an AO (Agricultural Open Space) zone to a MD (Residential Medium Density) district located at 6109 Jennings Dr.
 - b. **Z-2016-41**
Public hearing and possible vote to recommend approval or denial by Council on a request from Windmill Circle Partners LP & Oldham Partners LP to rezone property from an AO (Agricultural Open Space) zone to a GC (General Commercial) district located at 944 E. Industrial Blvd. Northwest Corner of Oldham Ln. and E. Industrial Blvd.
 - c. **Z-2016-42**
Public hearing and possible vote to recommend approval or denial by Council on a request from International Medical Christian Ministries, Inc. to rezone property from an AO (Agricultural OpenSpace) and PD 37 (Planned Development) zoning to GR (General Retail) and NR (Neighborhood Retail) zoning district located at the 7300-7400 Blocks (east side) of Buffalo Gap Rd, south of Mesa Springs Retirement, and north of Mesquite Forest Subdivision.
 - d. **Z-2016-43**
Public hearing and possible vote to recommend approval or denial by council on a request from PAK Harris Enterprises, Ltd. to rezone property from an LI (Light Industrial) zone to a CB (Central Business) district located at 370 Mesquite Street.
- 6. Directors Report:**
 - a. Recent City Council decisions regarding items recommended by the Planning & Zoning Commission
- 7. 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: 10/3/2016

TO: Planning & Zoning Commission

FROM: Dana Schoening, Director, Planning & Development Services

**SUBJECT: Z-2016-40
Public hearing and possible vote to recommend approval or denial by Council on a request from Abilene RBC Properties LLC to rezone property from an AO (Agricultural Open Space) zone to a MD (Residential Medium Density) district located at 6109 Jennings Dr.**

GENERAL INFORMATION

The subject parcel totals approximately 7.66 acres and is currently zoned AO (Agricultural Open Space). The adjacent properties are zoned AO directly to the east, south, and west, a PDD (Planned Development District) to the west, northeast, and northwest, and RS-6 (Single Family Residential) and MD (Medium Density) to the north.

SPECIAL CONSIDERATIONS

Currently, the subject property is zoned AO, and is vacant. The applicants would like to build duplexes on the property. In order to do this, they have applied to change the zoning to MD (Medium Density) which allows for various multiplexes. There are other residential zones, including MD, north of the subject property, making this a viable proposal.

The Future Land Use section of the Comprehensive Plan designates this property as ‘low density residential’. The AO zoning is typically designated as a “holding zoning”, until an applicant desires to rezone to a compatible zoning classification with the adjacent zoning districts. The requested zoning is compatible with the Future Land Use Map and the adjacent properties.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

Description	Type
▣ Z-2016-40 Staff Report	Cover Memo

ZONING CASE Z-2016-40

STAFF REPORT



APPLICANT INFORMATION:

Abilene RBC Properties LLC
Agent: Edgar Benito Cordova

HEARING DATES:

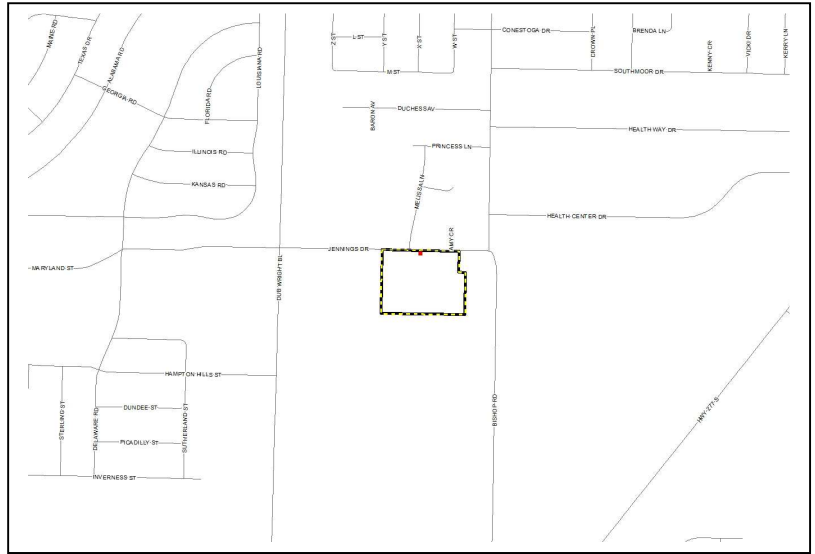
P & Z Commission: October 3, 2016
City Council 1st Reading: October 27, 2016
City Council 2nd Reading: November 3, 2016

LOCATION:

6109 Jennings Dr.

REQUESTED ACTION:

Rezone property from an AO (Agricultural Open Space) zone to a MD (Residential Medium Density) district



SITE CHARACTERISTICS:

The subject parcel totals approximately 7.66 acres and is currently zoned AO (Agricultural Open Space). The adjacent properties are zoned AO directly to the east, south, and west, a PDD (Planned Development District) to the west, northeast, and northwest, and RS-6 (Single Family Residential) and MD (Medium Density) to the north.

ANALYSIS:

- Current Planning Analysis

Currently, the subject property is zoned AO, and is vacant. The applicant is wanting to build duplexes on the property. In order to do this, they have applied to change the zoning to MD (Medium Density) which allows for various multiplexes. There are other residential zones, including MD, north of the subject property, making this a viable proposal.

- Comprehensive Planning Analysis

The Future Land Use section of the Comprehensive Plan designates this property as 'low density residential'. The AO zoning is typically designated as a "holding zoning", until an applicant desires to rezone to a compatible zoning classification with the adjacent zoning districts. The requested zoning is compatible with the Future Land Use Map and the adjacent properties.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

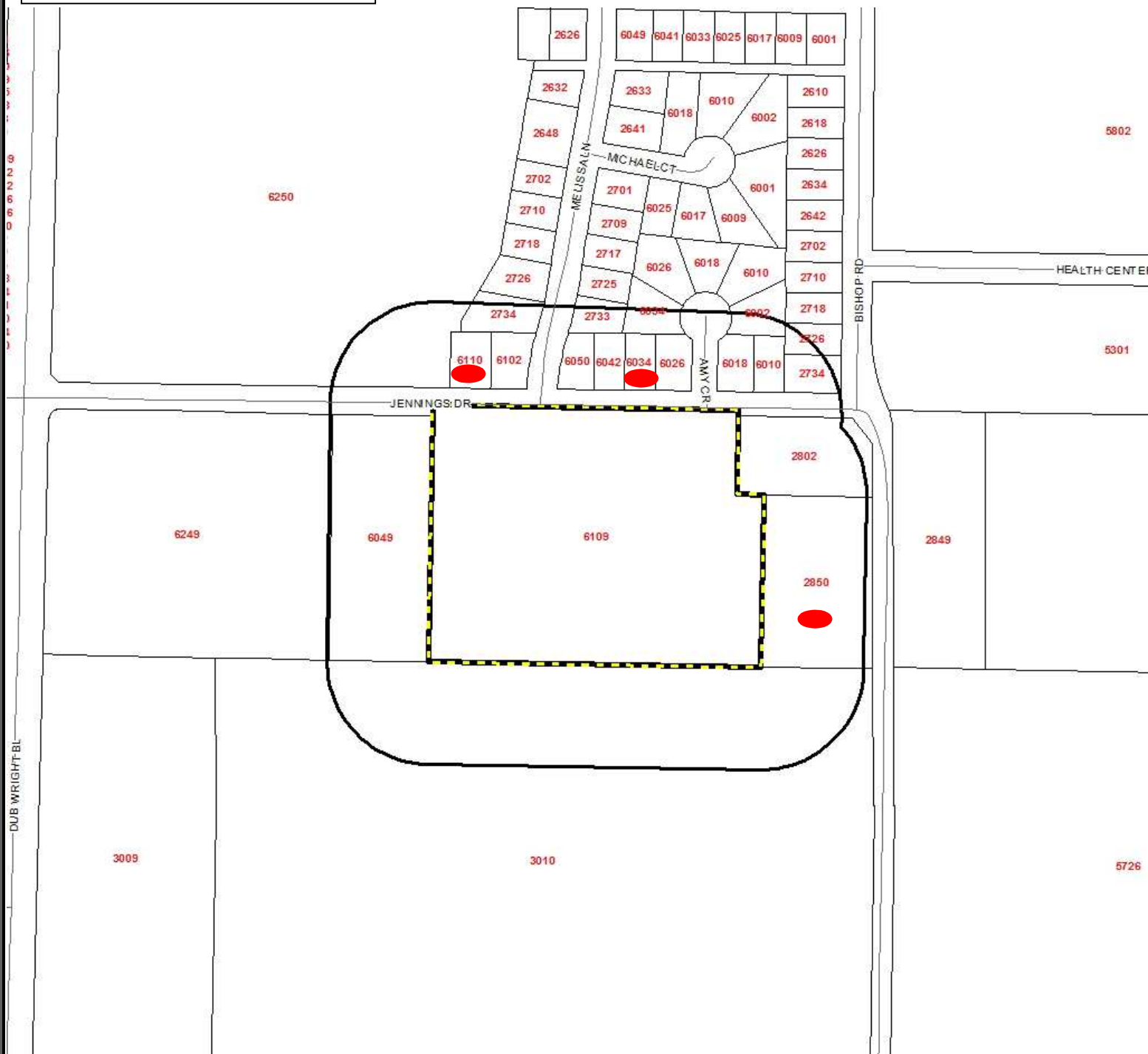
The Planning and Zoning Commission will consider this request at their October 3, 2016 meeting.

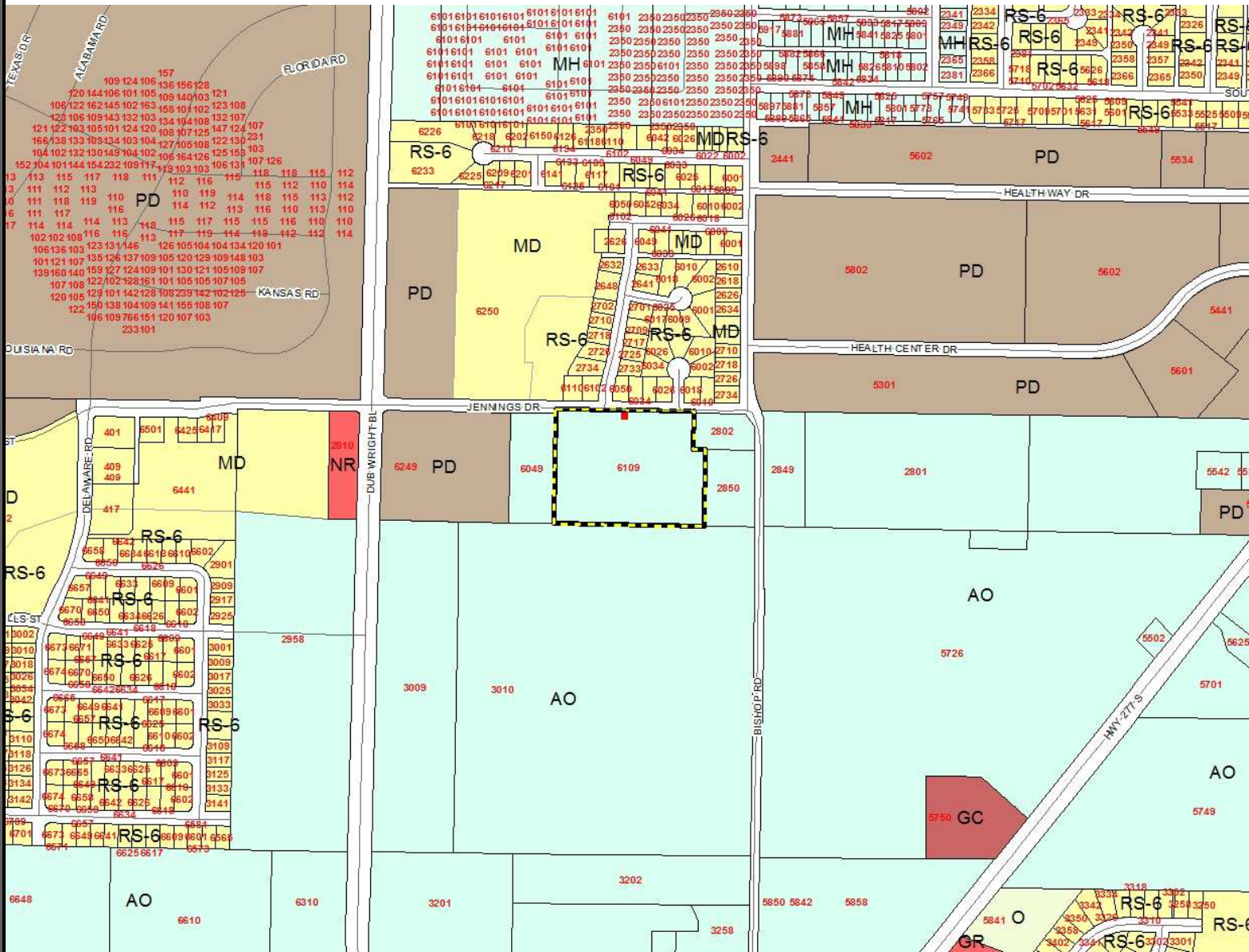
NOTIFICATION:

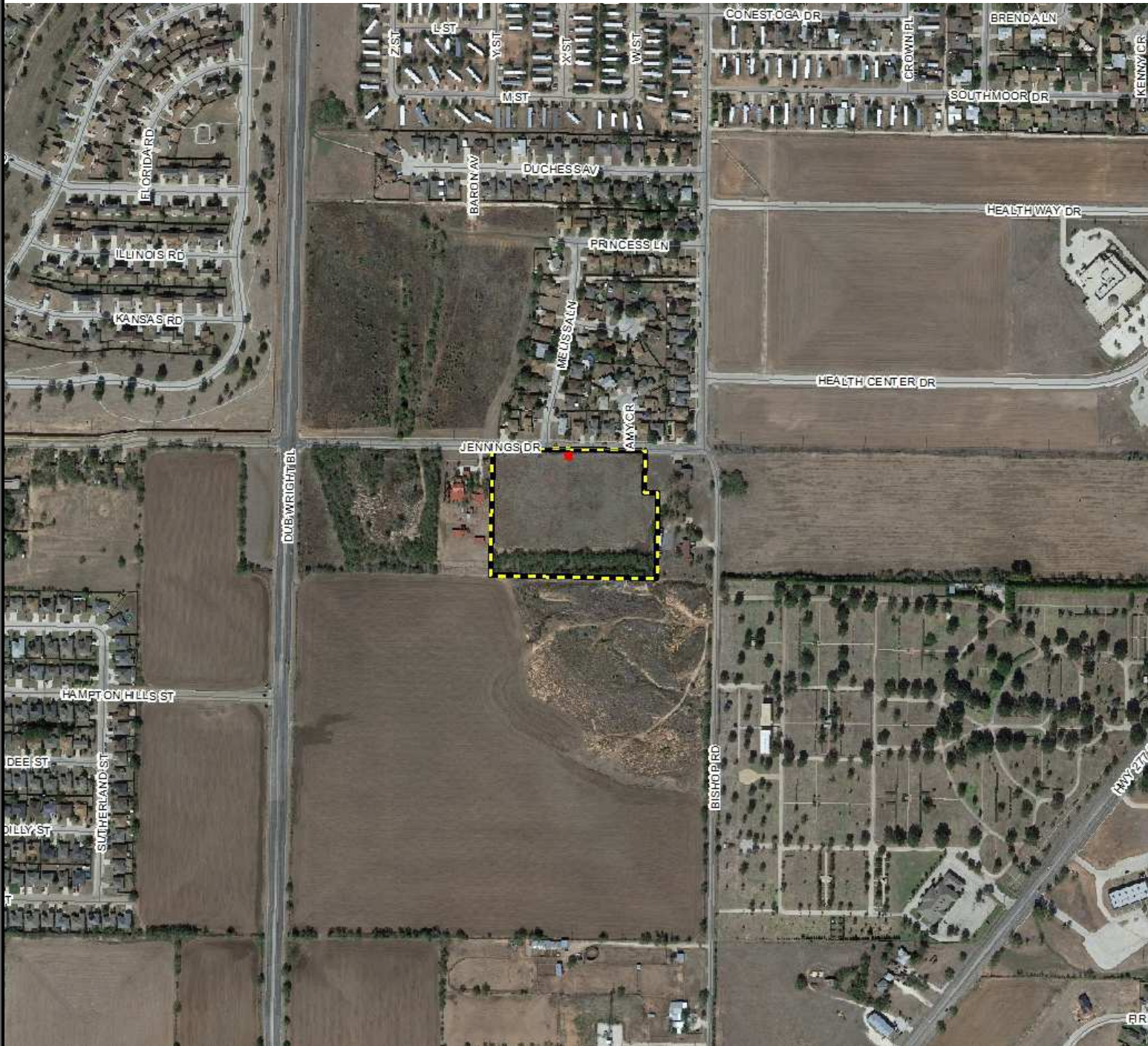
Property owners within a 200-foot radius were notified of the request.

OWNER	ADDRESS	RESPONSE
WELLS KENNETH JR & TINA	2734 BISHOP RD	
ROCHA ROBERT G	2850 BISHOP RD	Opposed
MLADAN TONI LEANN	2726 BISHOP RD	
RUSH EDWIN L & ELIZABETH A	2802 BISHOP RD	
CLARK JAMES RONALD & YONG C	6049 JENNINGS DR	
RAMON ERIC A & VIVIAN E	6109 JENNINGS DR	
MC GOWAN ROBERT J & HUONG T	2734 MELISSA LN	
BRUMLEY JEFFREY D & LISA M	6026 JENNINGS DR	
SHEPHERD ASSETT MGMT LLC	6002 AMY CR	
BURD SKYLA	6102 JENNINGS DR	
MORENO CASSANDRA C	6050 JENNINGS DR	
SCHULDT EVAN	2733 MELISSA LN	
WALKER NORMA JEAN	6034 AMY CR	
SKELTON GORDON S	6018 JENNINGS DR	
PEREZ MODESTO LUE	6034 JENNINGS DR	Opposed
ALCASAS VICTOR & REYNA L	6042 JENNINGS DR	
PENDLEY JAMES D & MARY T	6110 JENNINGS DR	Opposed
KIDD JEFFREY RANDALL	6010 JENNINGS DR	
WEATHERBEE CONSTRUCTION INC	6250 JENNINGS DR	
LEGACY FUNERAL HOLDINGS LLC	3010 BISHOP RD	

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











**Planning and Zoning Commission
Agenda Memo**

Planning and Zoning Commission Meeting Date: 10/3/2016

TO: Planning & Zoning Commission

FROM: Dana Schoening, Director, Planning & Development Services

**SUBJECT: Z-2016-41
Public hearing and possible vote to recommend approval or denial by Council on a request from Windmill Circle Partners LP & Oldham Partners LP to rezone property from an AO (Agricultural Open Space) zone to a GC (General Commercial) district located at 944 E. Industrial Blvd. Northwest Corner of Oldham Ln. and E. Industrial Blvd.**

GENERAL INFORMATION

The subject parcel totals approximately 8.87 acres and is currently zoned AO (Agricultural Open Space). The adjacent properties are a mix of NR, GC, AO, and residential.

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

SPECIAL CONSIDERATIONS

Currently, the subject property is zoned AO, and is vacant. The applicant is wanting to develop the property as a yet unspecified commercial use. In order to do this, they are wanting to change the zoning to GC (General Commercial) which allows for various commercial uses. There are residential zones, including MD to the north of the subject property, and AO to the west and south of the subject property. There are also commercially zoned properties around the subject property. With GC zoning across Oldham Lane to the east and NR zoning across Industrial Boulevard to the south. However, staff feels that GR would be better than GC due to the adjacent residentially zoned properties and the more intensive uses that could potentially locate in a GC zoned property. These uses would include automotive related uses, contractor services and some outdoor storage to name a few. These are generally not considered compatible adjacent to residential zoning districts.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval of rezoning of the property. However, staff is recommending that the property be rezoned to GR (General Retail) rather than GC (General Commercial).

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

Description	Type
□ Z-2016-41 Staff Report	Cover Memo

ZONING CASE Z-2016-41

STAFF REPORT



APPLICANT INFORMATION:

Windmill Circle Partners LP & Oldham Partners LP
Agent: Tal Fillingim of Jacob & Martin Ltd.

HEARING DATES:

P & Z Commission: October 3, 2016
City Council 1st Reading: October 27, 2016
City Council 2nd Reading: November 3, 2016

LOCATION:

944 E. Industrial Blvd.
Northwest Corner of Oldham Ln. and E. Industrial Blvd.



REQUESTED ACTION:

Rezone property from an AO (Agricultural Open Space) zone to a GC (General Commercial) district.

SITE CHARACTERISTICS:

The subject parcel totals approximately 8.87 acres and is currently zoned AO (Agricultural Open Space). The adjacent properties are a mix of NR, GC, AO, and residential.

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, and is currently vacant. The applicant is wanting to develop the property as a yet unspecified commercial use. In order to do this, they are wanting to change the zoning to GC (General Commercial) which allows for various commercial uses. There are residential zones, including MD to the north of the subject property, and AO to the west and south of the subject property. There are also commercially zoned properties around the subject property. With GC zoning across Oldham Lane to the east and NR zoning across Industrial Boulevard to the south. However, staff feels that GR would be better than GC due to the adjacent residentially zoned properties and the more intensive uses that could potentially locate in a GC zoned property. These uses would include automotive related uses, contractor services and some outdoor storage to name a few. These are generally not considered compatible adjacent to residential zoning districts.

• Comprehensive Planning Analysis

The Future Land Use section of the Comprehensive Plan designates this general area as low density residential with open space. Industrial and Oldham are both designated as 'arterial' on the Master Thoroughfare Plan. It is anticipated that this area will develop as a

retail/commercial node. The intersection of the 2 arterial street creates a node that lends itself to future office & retail uses. Staff feels the General Retail zoning would be deemed more compatible with the Future Land Use Map and the adjacent properties.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of rezoning of the property. However, staff is recommending that the property be rezoned to GR (General Retail) rather than GC (General Commercial).

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission will consider this request at their October 3, 2016 meeting.

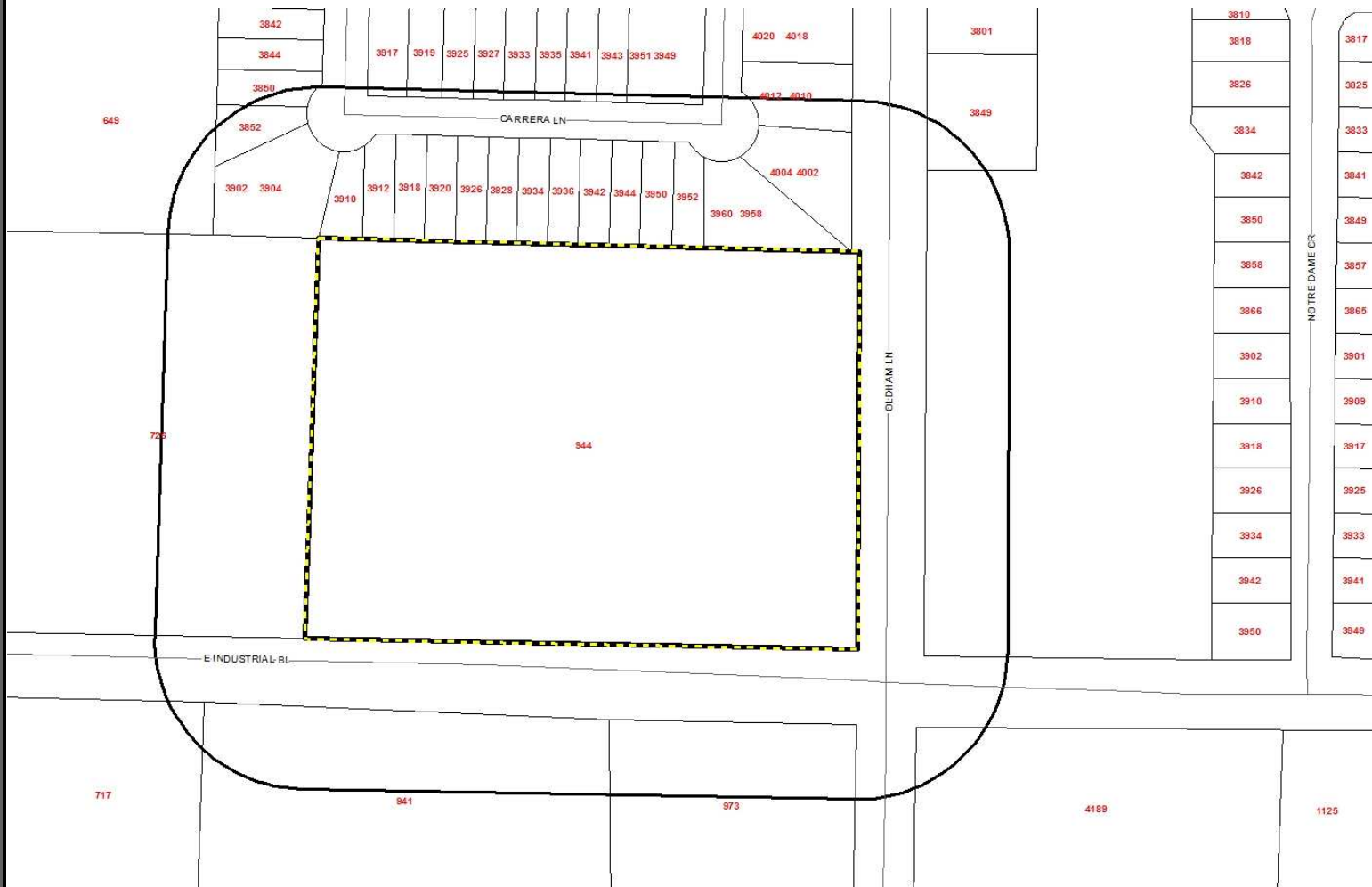
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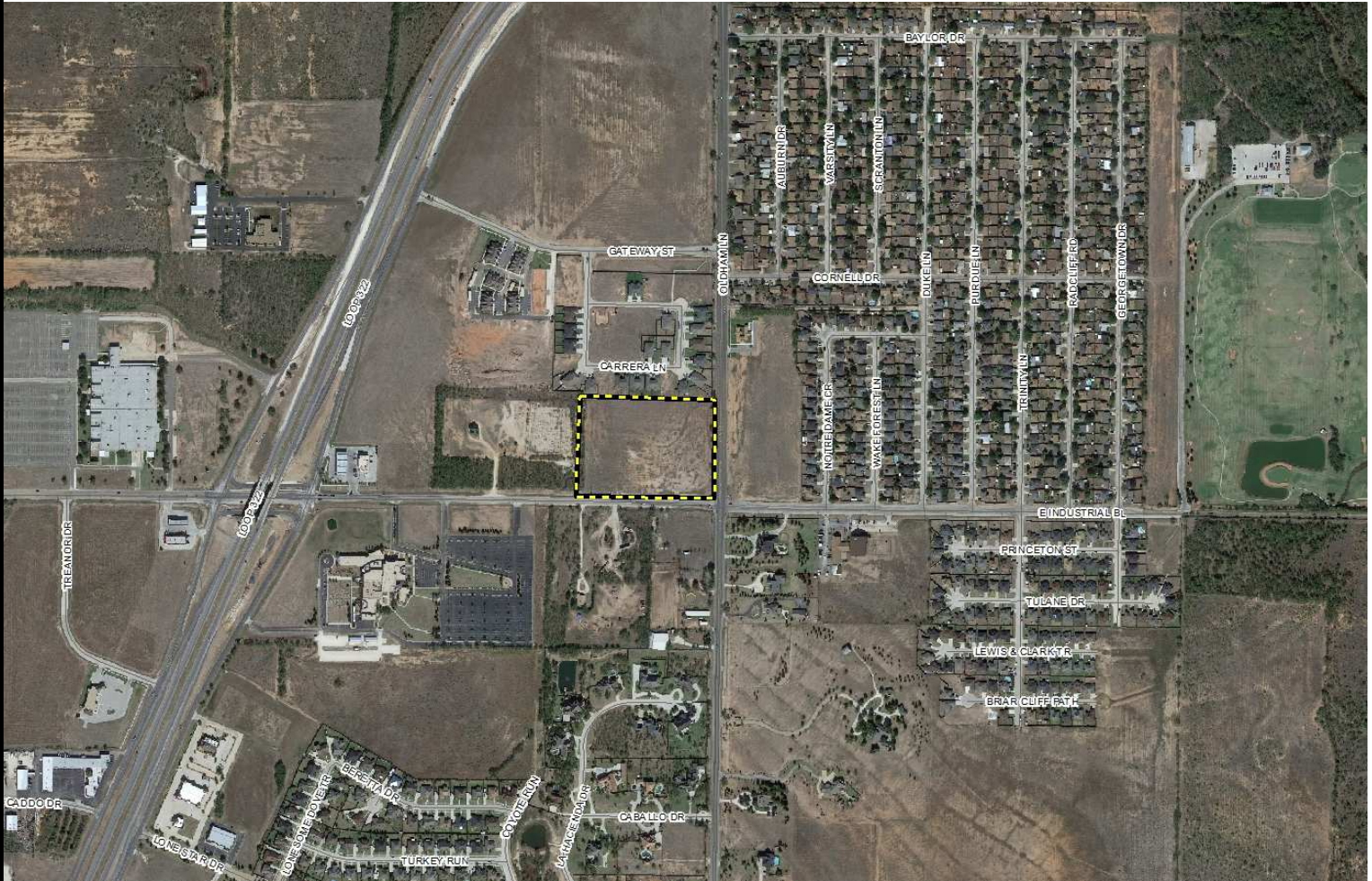
Property owners within a 200-foot radius were notified of the request.

OWNER	ADDRESS	RESPONSE
BLAKELEE BUILDERS INC	3935 CARRERA LN	
CARIECO PROPERTIES LLC	3949 CARRERA LN	
CARIECO PROPERTIES LLC	3951 CARRERA LN	
MC LEAN MITCHELL	3944 CARRERA LN	
RICH RACHEL	3928 CARRERA LN	
BLAKELEE BUILDERS INC	3933 CARRERA LN	
HART ANDY D & ANNETTA R	3904 CARRERA LN	
HART ANDY D & ANNETTA R	3902 CARRERA LN	
MC LEAN MITCHELL	3952 CARRERA LN	
OLDHAM LANE DEVELOPMENT LLC		
MERCER JANICE P	3919 CARRERA LN	
MC LEAN MIKE & MICHELLE	3934 CARRERA LN	
WILSON ANNETTE F	4002 CARRERA LN	
WILSON ANNETTE F	4004 CARRERA LN	
BLAKELEE BUILDERS INC	3852 CARRERA LN	
MERCER JANICE P	3917 CARRERA LN	
WINDMILL CIRCLE PARTNERS LP &	649 GATEWAY ST	
FIRST FIN TR & ASSET MGMT CO	973 E INDUSTRIAL BL	
WICHNER JUSTIN A & TIMEA	3920 CARRERA LN	
BLAKELEE BUILDERS INC	3850 CARRERA LN	
KUMAR KRISHNA K	3941 CARRERA LN	
MC LEAN MITCHELL	3942 CARRERA LN	
HOGAN PATRICIA GAIL	941 E INDUSTRIAL BL	
BAKER DELORES LF EST	3943 CARRERA LN	
MC LEAN MITCHELL	3950 CARRERA LN	
ABILENE STATE SCHOOL	726 E INDUSTRIAL BL	
FOREMAN ANN M	3958 CARRERA LN	
FOREMAN ANN M	3960 CARRERA LN	
MC LEAN MIKE & MICHELLE	3936 CARRERA LN	
CISCO JUNIOR COLLEGE	717 E INDUSTRIAL BL	

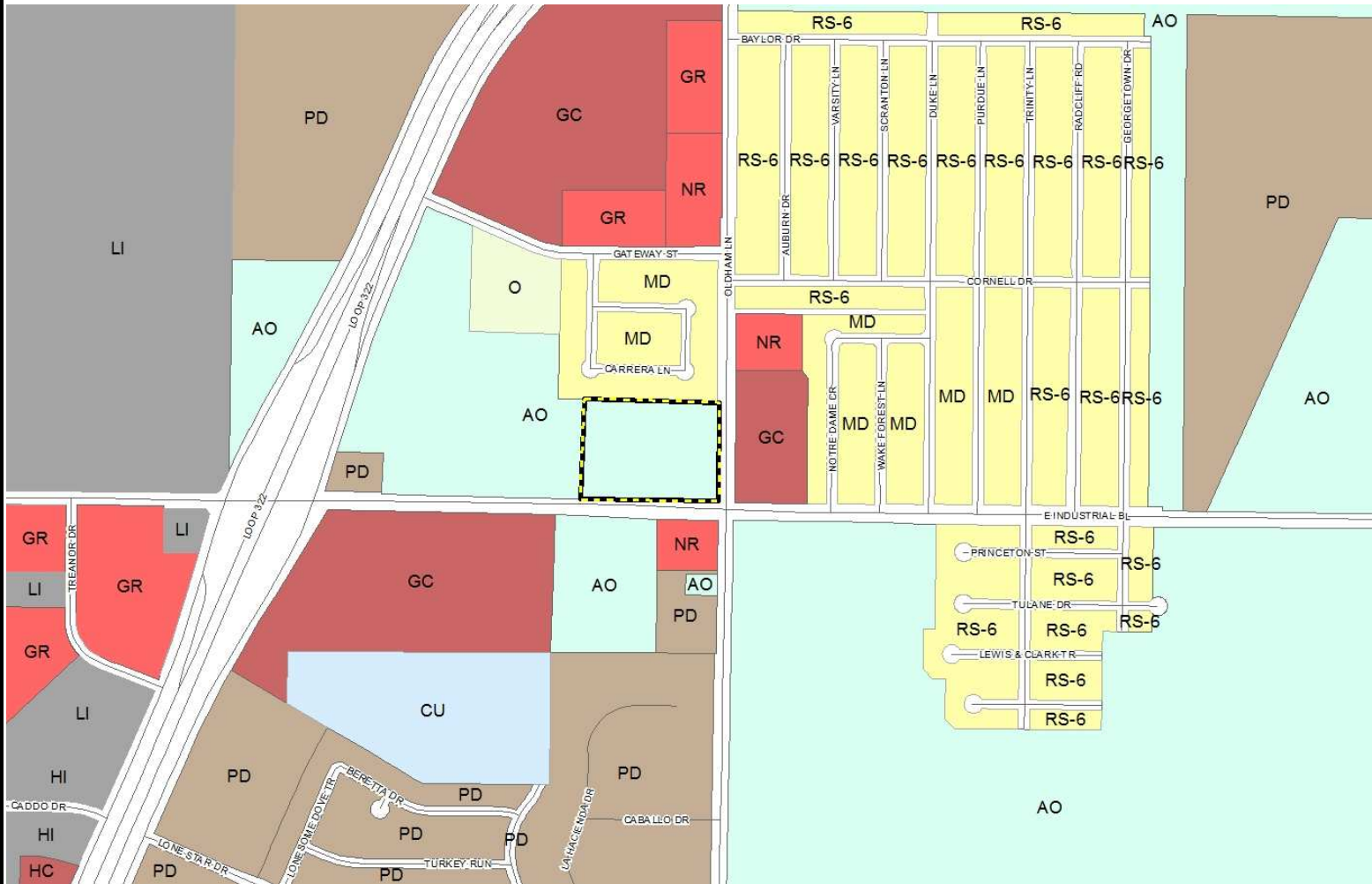
KUMAR KRISHNA P	3912 CARRERA LN
HOTCHKISS PHILIP M &	4012 CARRERA LN
HOTCHKISS PHILIP M &	4010 CARRERA LN
WICHNER JUSTIN A & TIMEA	3918 CARRERA LN
LAMBERT STANDARD D & DEBORAH K	3927 CARRERA LN
MILLER MARK & NINA JAN	3849 OLDHAM LN
LAMBERT STANDARD D & DEBORAH K	3925 CARRERA LN
WEST WILLIAM S & JENNIFER	4189 OLDHAM LN
RICH RACHEL	3926 CARRERA LN
WINDMILL CIRCLE PARTNERS LP &	944 E INDUSTRIAL BL
KUMAR KRISHNA P	3910 CARRERA LN

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











**Planning and Zoning Commission
Agenda Memo**

Planning and Zoning Commission Meeting Date: 10/3/2016

TO: Planning & Zoning Commission

FROM: Dana Schoening, Director, Planning & Development Services

Z-2016-42

SUBJECT: Public hearing and possible vote to recommend approval or denial by Council on a request from International Medical Christian Ministries, Inc. to rezone property from an AO (Agricultural OpenSpace) and PD 37 (Planned Development) zoning to GR (General Retail) and NR (Neighborhood Retail) zoning district located at the 7300-7400 Blocks (east side) of Buffalo Gap Rd, south of Mesa Springs Retirement, and north of Mesquite Forest Subdivision.

GENERAL INFORMATION

The subject parcel totals approximately 7.66 acres and is currently zoned AO (Agricultural Open Space). The adjacent properties are zoned AO directly to the east, south, and west, a PD (Planned Development) to the west, northeast, and northwest, and RS-6 (Single Family Residential) and MD (Medium Density) to the north.

The portion of the property that is zoned AO has had this zoning since the zoning map was initially adopted in 1974. The remaining portions were zoned to PD 37 in 1986 along with the Mesa Springs properties to the north.

SPECIAL CONSIDERATIONS

The Future Land Use section of the Comprehensive Plan designates this property as ‘low density residential’. The AO zoning is typically designated as a “holding zoning”, until an applicant desires to rezone to a compatible zoning classification with the adjacent zoning districts. However, at the time when Wagon Wheel (designated “collector” road) is extended, the properties adjacent to the future intersection with Buffalo Gap Road (designated “arterial” road) will be located a node that would be suited for commercial type development. Staff feels that NR zoning as opposed to the requested GR zoning on the western 7.02 acres would be more compatible with the surrounding RS and MD residential uses. Staff also feels that due to the distance from the node with the Wagon Wheel extension and Buffalo Gap Rd., and its proximity to the existing neighborhood to the south, that MF (Multi-Family Residential) would be more compatible as opposed to the requested NR zoning.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval of NR (Neighborhood Retail) on the western 7.02 acres and MF (Multi-Family Residential) on the eastern-most 4.98 acres.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

Description	Type
□ Z-2016-42	Backup Material

ZONING CASE Z-2016-42

STAFF REPORT



APPLICANT INFORMATION:

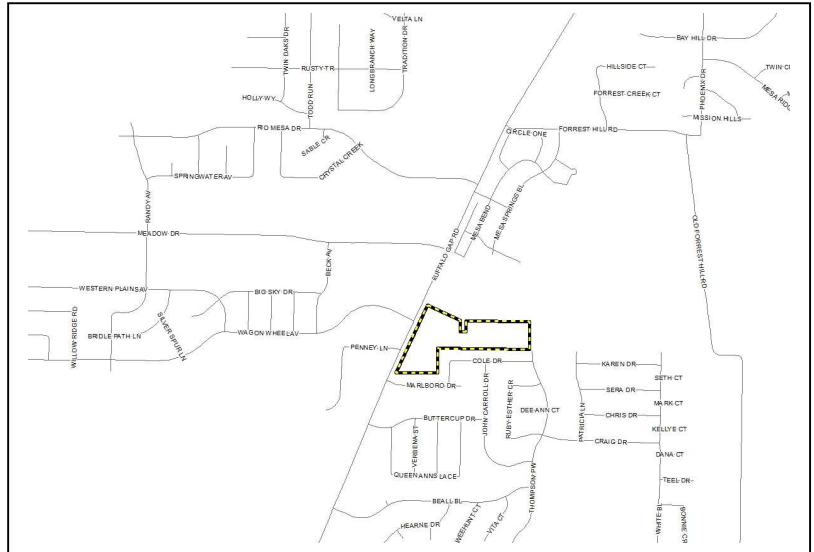
International Medical Christian Ministries INC.
Agent: Richard Humphries, IMCM Board Member

HEARING DATES:

P & Z Commission: October 3, 2016
City Council 1st Reading: October 27, 2016
City Council 2nd Reading: November 3, 2016

LOCATION:

the 7300-7400 Blocks (east side) of Buffalo Gap Rd, south of Mesa Springs Retirement, and north of Mesquite Forest Subdivision.



REQUESTED ACTION:

Rezone property from an AO (Agricultural Open Space) and PD 37 (Planned Development) zoning to GR (General Retail) and NR (Neighborhood Retail) zoning district

SITE CHARACTERISTICS:

The subject parcel totals approximately 12 acres and is currently zoned AO (Agricultural Open Space) and PD 37 (Planned Development). The adjacent properties are zoned AO directly to the east, south, and west, a PD (Planned Development) to the west, northeast, and northwest, and RS-6 (Single Family Residential) and MD (Medium Density) to the north.

ZONING HISTORY:

The portion of the property that is zoned AO has had this zoning since the zoning map was initially adopted in 1974. The remaining portions were zoned to PD 37 in 1986 along with the Mesa Springs properties to the north.

ANALYSIS:

• Current Planning Analysis

Currently, the subject properties total approximately 12 acres, are zoned AO and PD 37, and are currently vacant. The AO zoned property is 2.36 acres and the remaining properties totaling 9.64 acres are zoned PD 37. The approved Preliminary Development Plan and the Master Thoroughfare Map show the extension of Wagon Wheel across Buffalo Gap Road and through these properties. The applicant is requesting to rezone the western 7.02 acres to GR and the remaining 4.98 acres to NR. The PD currently allows for NR (Neighborhood Retail) for a small portion of the south-western most lot in the Preliminary Development Plan and MF (Multi-Family Residential) for the remaining lots. The applicant is wanting to rezone these in order to make the property more marketable to potential buyers.

- **Comprehensive Planning Analysis**

The Future Land Use section of the Comprehensive Plan designates this property as ‘low density residential’. The AO zoning is typically designated as a “holding zoning”, until an applicant desires to rezone to a compatible zoning classification with the adjacent zoning districts. However, at the time when Wagon Wheel (designated “collector” road) is extended, the properties adjacent to the future intersection with Buffalo Gap Road (designated “arterial” road) will be located a node that would be suited for commercial type development. Staff feels that NR zoning as opposed to the requested GR zoning on the western 7.02 acres would be more compatible with the surrounding RS and MD residential uses. Staff also feels that due to the distance from the node with the Wagon Wheel extension and Buffalo Gap Rd., and its proximity to the existing neighborhood to the south, that MF (Multi-Family Residential) would be more compatible as opposed to the requested NR zoning.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of NR (Neighborhood Retail) on the western 7.02 acres and MF (Multi-Family Residential) on the eastern-most 4.98 acres.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission will consider this request at their October 3, 2016 meeting.

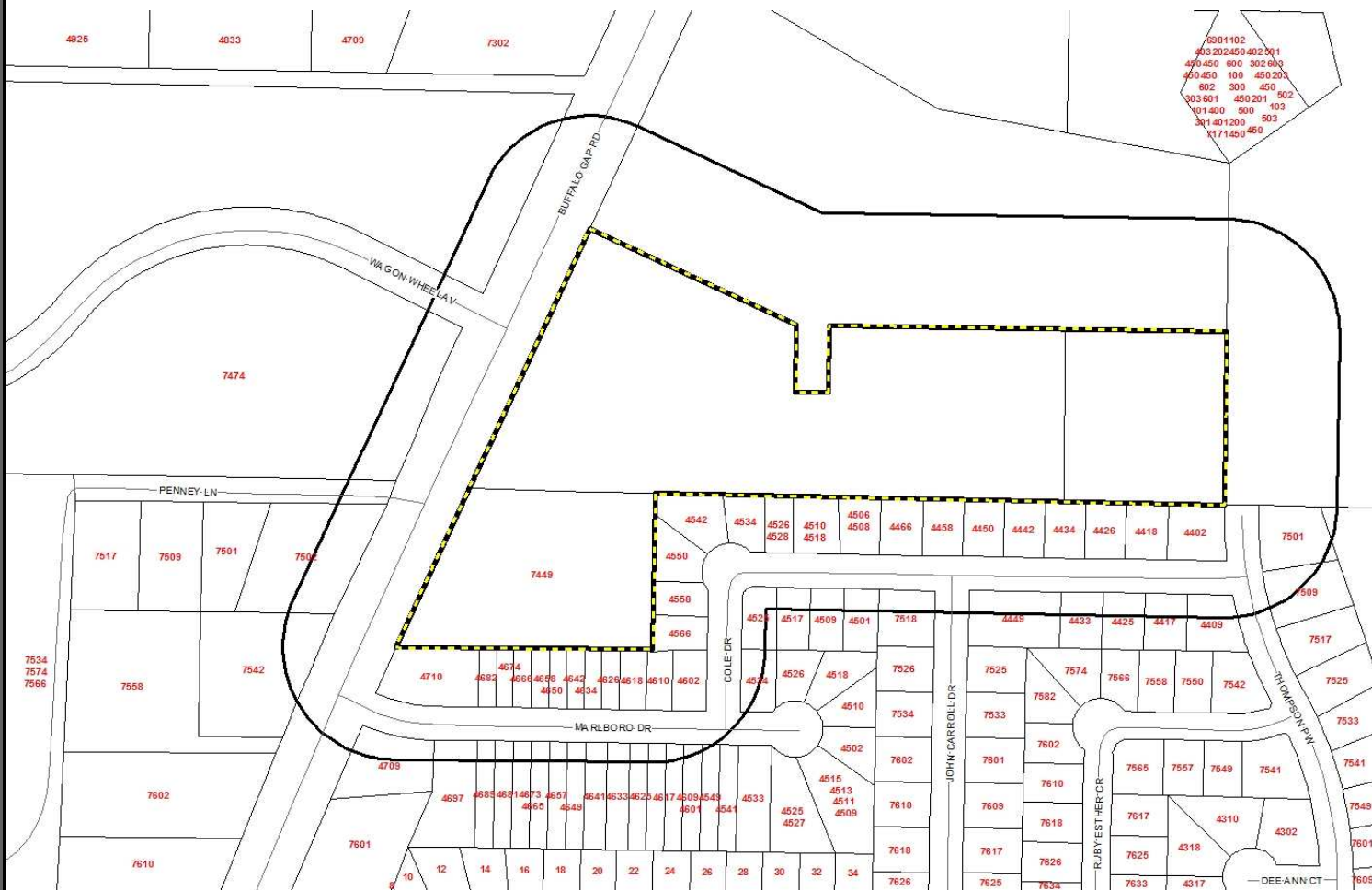
NOTIFICATION:

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

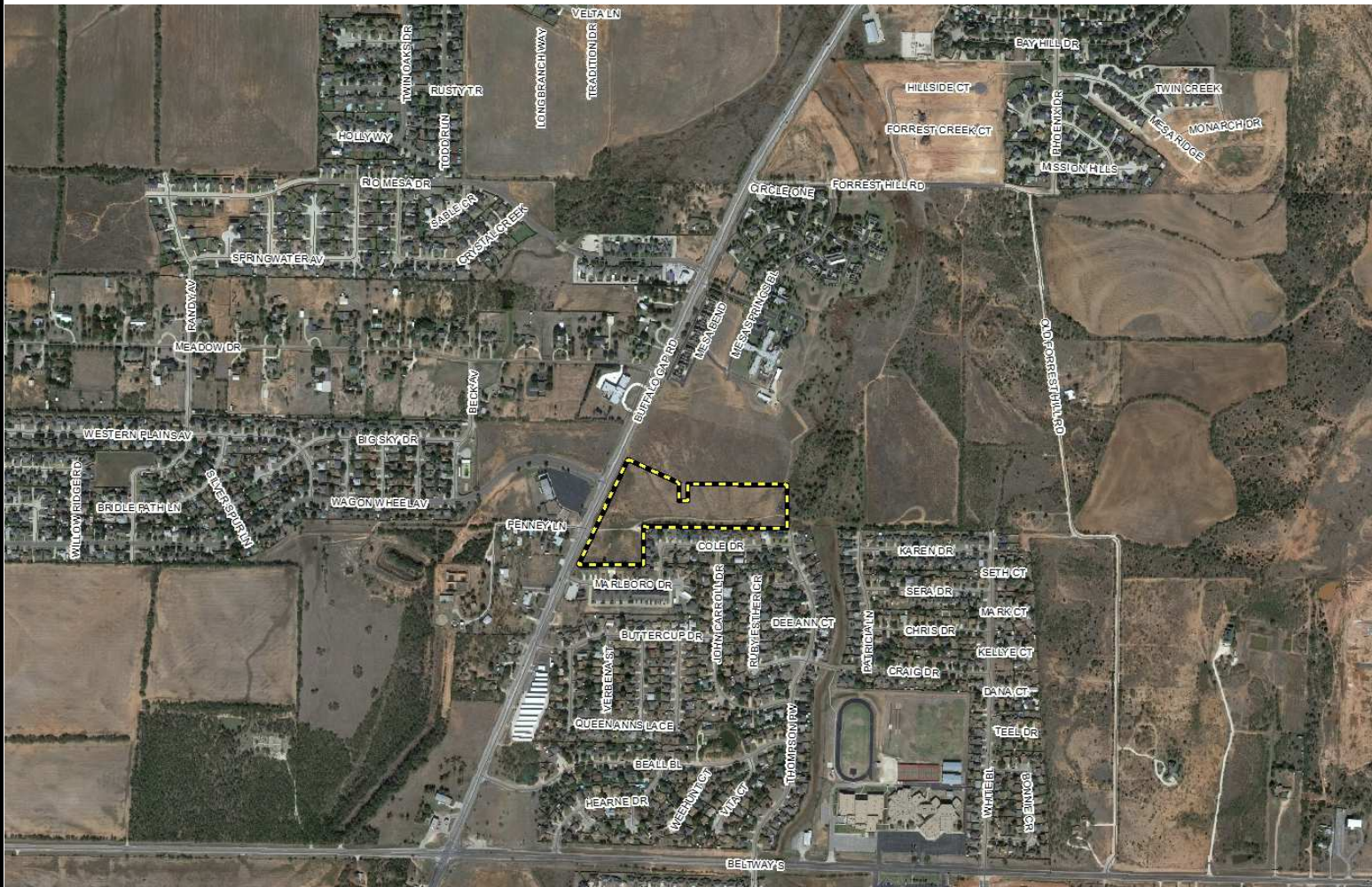
OWNER	ADDRESS	RESPONSE
SMITH ROBERT	4641 MARLBORO DR	
PINEDA REO LLC	7474 BUFFALO GAP RD	
MARTIN CARL RICHARD	4449 COLE DR	
WHEELER CHARLES	4618 MARLBORO DR	
HARRIS JUDY L	4682 MARLBORO DR	
SMITH CAROLYN RENIA	4509 COLE DR	
SMITH ROBERT	4617 MARLBORO DR	
SMITH ROBERT	4633 MARLBORO DR	
PINEDA REO LLC		
TAYLOR HOWARD A III & HOLLIE J	4610 MARLBORO DR	
SMITH ROBERT	4549 MARLBORO DR	
SMITH ROBERT	4657 MARLBORO DR	
RICHARDSON SHANNON	4501 COLE DR	
HARRIS JUDY L	4674 MARLBORO DR	
SCIOTO PROPERTY SP 16 LLC	4466 COLE DR	
JOHNSON JUSTIN	7509 THOMPSON PW	
BERRY KENNY RAY &	7501 THOMPSON PW	
SMITH ROBERT	4625 MARLBORO DR	
ROTH STEVEN M	4642 MARLBORO DR	
GALLAGHER ANNA	4425 COLE DR	
SMITH ROBERT	4681 MARLBORO DR	
HARRIS JUDY L	4506 COLE DR	
HARRIS JUDY L	4508 COLE DR	

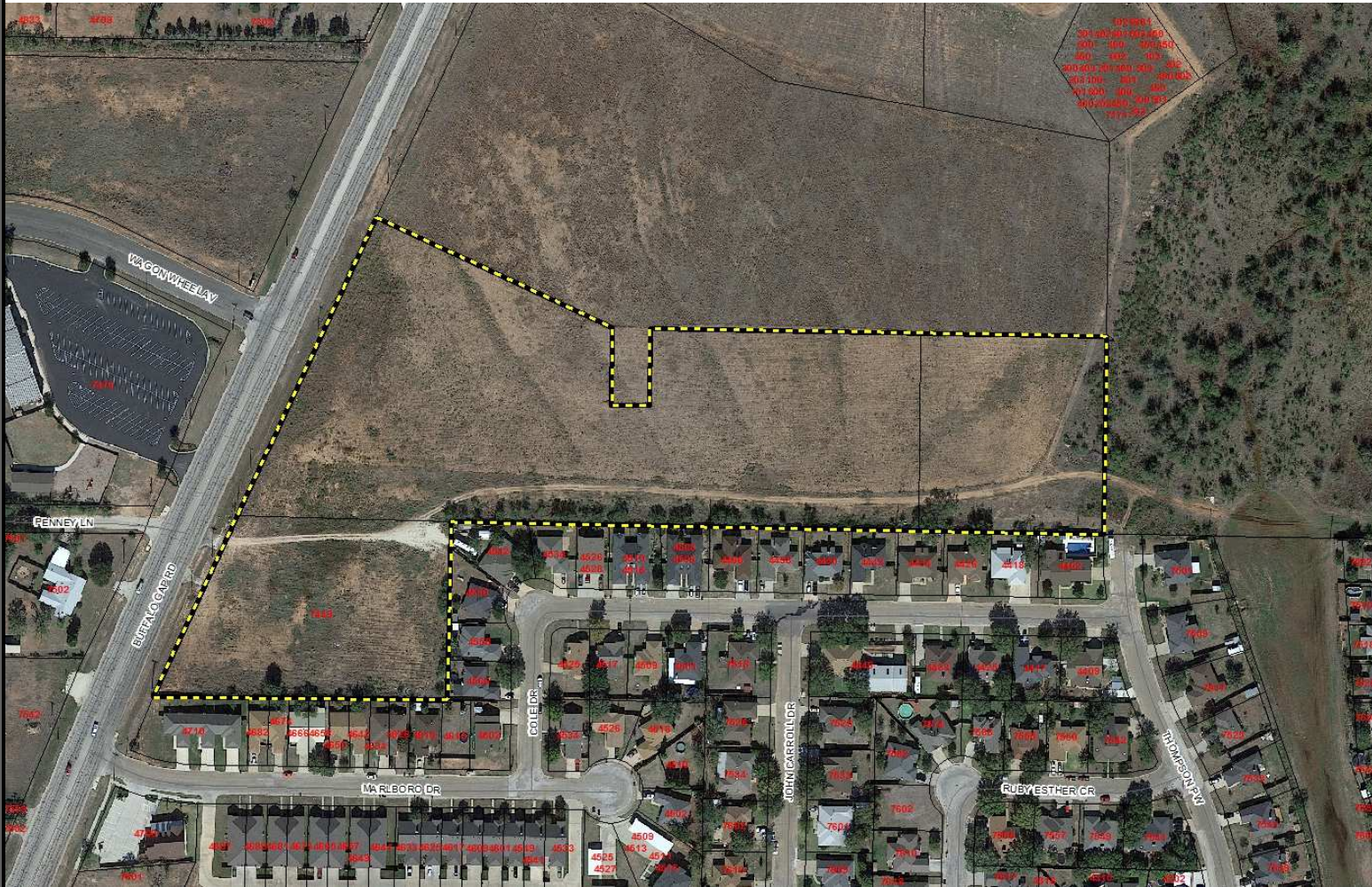
HARRIS JUDY ROAD	4626 MARLBORO DR
SMITH ROBERT	4609 MARLBORO DR
SMITH ROBERT	4697 MARLBORO DR
SCIOTO PROPERTIES SP 16 LLC	4417 COLE DR
CLEARVIEW FAMILY LIMITED PART	4525 COLE DR
SMITH ROBERT	4649 MARLBORO DR
RAY JOSHUA DAVID & RAFAELA	4666 MARLBORO DR
ROTH STEVEN M	4650 MARLBORO DR
GIANNOPOULOS NICKOLAOS & ERZSEBET	4409 COLE DR
TURNER LARRY W & BETTY J	4558 COLE DR
MATHIS TAMMIE MACHELLE	4517 COLE DR
MK POWELL PROPERTIES LLC	4550 COLE DR
MC BRIDE CAROL LOUISE KECK	7502 BUFFALO GAP RD
LONESTAR ACRES LLC	4433 COLE DR
OSBORNE MARJORIE	4534 MARLBORO DR
LAMB STEVEN H & HAZEL D	7518 JOHN CARROLL DR
SMITH ROBERT	4601 MARLBORO DR
SMITH ROBERT	4689 MARLBORO DR
CLAUDE PARKER LLC	4710 MARLBORO DR
SMITH ROBERT	4673 MARLBORO DR
WYLIE UNITED METHODIST CHURCH	
HARRIS JUDY L	4510 COLE DR
HARRIS JUDY L	4518 COLE DR
INTERNATIONAL MEDICAL	
SIITERI JORDAN	4526 COLE DR
SIITERI JORDAN	4528 COLE DR
NIBLETT JOHN ROBERT	4426 COLE DR
TAYLOR HOWARD A III &	4602 MARLBORO DR
INTERNATIONAL MEDICAL	7449 BUFFALO GAP RD
BOWERS JOSHUA M	4542 COLE DR
CALDWELL CHARLES & MARY	4418 COLE DR
BROWN KARLA	4434 COLE DR
TAYLOR WILLIAM F	4442 COLE DR
MK PRICE HOLDINGS LLC	7542 BUFFALO GAP RD
HARRIS JUDY	4634 MARLBORO DR
RAY JOSHUA DAVID & RAFAELA	4658 MARLBORO DR
CANADY JAMES E & ROSE A	4450 COLE DR
CHOLEWINSKI KRISTIE	4534 COLE DR
GRIFFIN JAMES B &	4402 COLE DR
SMITH ROBERT	4665 MARLBORO DR
INTERNATIONAL MEDICAL	
MORRIS & MORRIS LLC	4709 MARLBORO DR
CAPGROW HOLDINGS JV SUB I LLC	4458 COLE DR
MARTINEZ ROBERT & REBECCA	

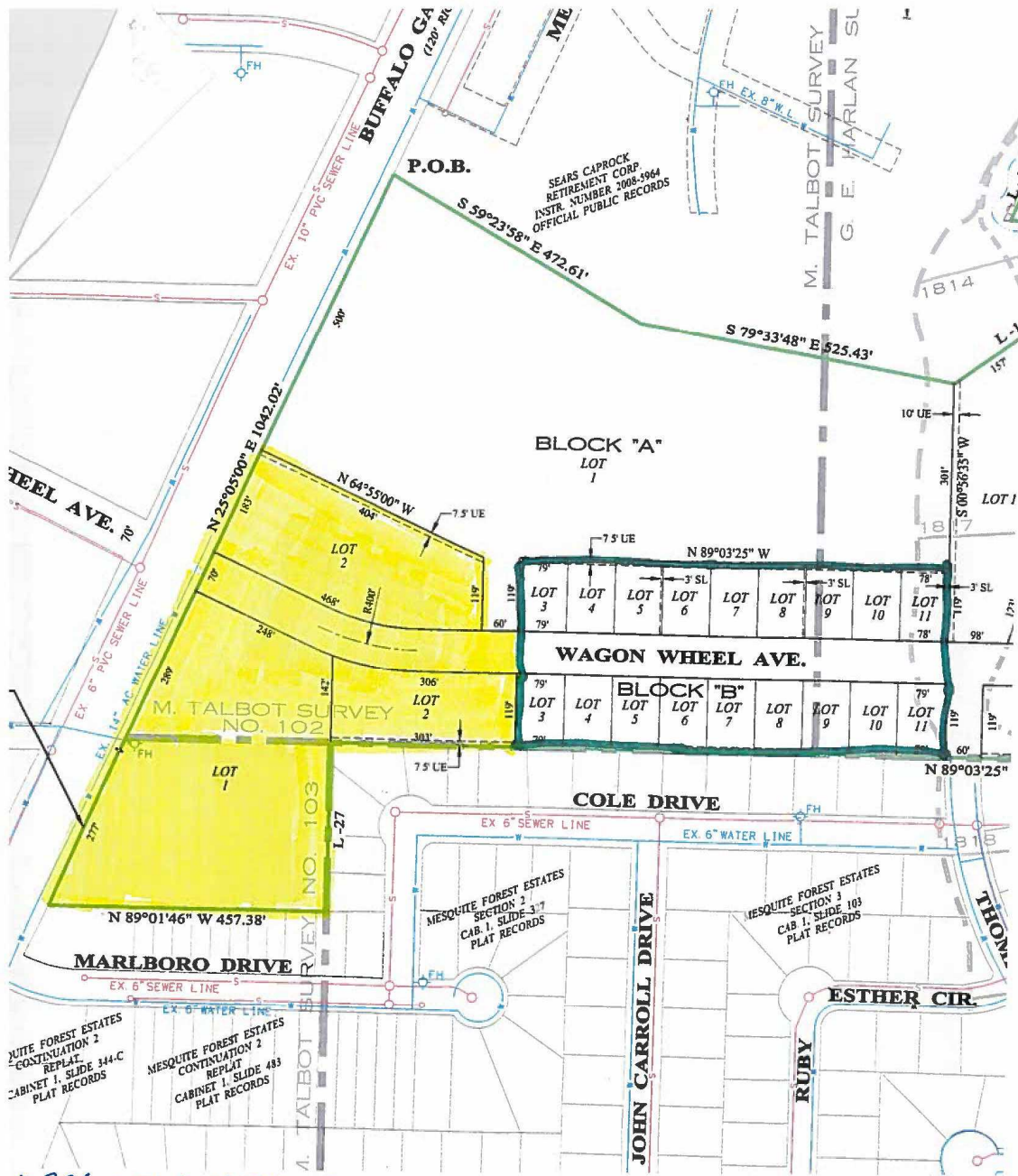
0 in Favor- Y 0 Opposed- N







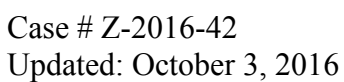




* 2.36 acres in M. Talbot Survey No. 102 ** 4.66 acres in M. Talbot Survey 102

= PROPOSED GR ZONING (2.36*4.66 acres = 7.02 acres)

= PROPOSED NR ZONING (4.98 acres in M. Talbot Survey 102)





**Planning and Zoning Commission
Agenda Memo**

Planning and Zoning Commission Meeting Date: 10/3/2016

TO: Planning & Zoning Commission

FROM: Dana Schoening, Director, Planning & Development Services

Z-2016-43

SUBJECT: Public hearing and possible vote to recommend approval or denial by council on a request from PAK Harris Enterprises, Ltd. to rezone property from an LI (Light Industrial) zone to a CB (Central Business) district located at 370 Mesquite Street.

GENERAL INFORMATION

The subject parcel totals approximately .241 acres and is currently zoned LI (Light Industrial). The adjacent properties are zoned LI to the north, south, and east, and CB (Central Business) to the west, northwest, and southwest.

Currently, the subject property is zoned LI. The property is being used as an office and warehouse building, which does not maximize the potential of this space. The zoning change to CB (Central Business) would allow for the property to be reused more appropriately given its downtown location. CB allows for uses including residences and restaurants that LI does not, making CB a more appealing zone for the downtown area. The majority of Downtown Abilene is currently zoned CB, including the properties directly to the west of the subject property.

SPECIAL CONSIDERATIONS

The Future Land Use section of the Comprehensive Plan designates this property as the 'Central Business District'. Thus, the requested zoning is compatible with the Future Land Use Map and the adjacent properties. It is believed that the rezoning from LI to CB will support the revitalization and adaptive reuse goals for the downtown area.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

Description	Type
▣ Z-2016-43 Staff Report	Backup Material

ZONING CASE Z-2016-43

STAFF REPORT



APPLICANT INFORMATION:

PAK Harris Enterprises, Ltd.

Agent: Kevin Phillips

HEARING DATES:

P & Z Commission: October 3, 2016

City Council 1st Reading: October 27, 2016

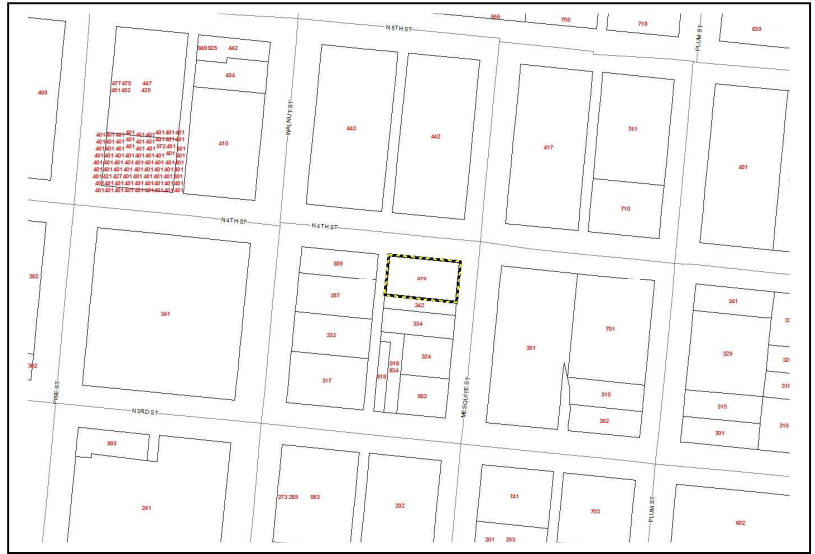
City Council 2nd Reading: November 3, 2016

LOCATION:

370 Mesquite Street

REQUESTED ACTION:

Rezone property from an LI (Light Industrial) zone to a CB (Central Business) district



SITE CHARACTERISTICS:

The subject parcel totals approximately .241 acres and is currently zoned LI (Light Industrial). The adjacent properties are zoned LI to the north, south, and east, and CB (Central Business) to the west, northwest, and southwest.

ANALYSIS:

- Current Planning Analysis

Currently, the subject property is zoned LI. The property is being used as an office and warehouse building, which does not maximize the potential of this space. The zoning change to CB (Central Business) would allow for the property to be reused more appropriately given its downtown location. CB allows for uses including residences and restaurants that LI does not, making CB a more appealing zone for the downtown area. The majority of Downtown Abilene is currently zoned CB, including the properties directly to the west of the subject property.

- Comprehensive Planning Analysis

The Future Land Use section of the Comprehensive Plan designates this property as the 'Central Business District'. Thus, the requested zoning is compatible with the Future Land Use Map and the adjacent properties. It is believed that the rezoning from LI to CB will support the revitalization and adaptive reuse goals for the downtown area.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission will consider this request at their October 3, 2016 meeting.

NOTIFICATION:

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

OWNER	ADDRESS	RESPONSE
NIBLO EVELYN THOMAS	342 MESQUITE ST	
BRIGHT BOBBY L	317 WALNUT ST	
WEST TEXAS UTILITIES CO	301 MESQUITE ST	
HBWJ PARTNERSHIP LTD	417 MESQUITE ST	
CHAPMAN STANLEY B	802 N 3RD ST	
UNITED STATES POSTAL SERV	442 MESQUITE ST	
BRIGHT BOBBY L	333 WALNUT ST	
CHAPMAN STANLEY B	834 N 3RD ST	
CHAPMAN STANLEY B	818 N 3RD ST	
FIRST FINANCIAL BANK NA	443 WALNUT ST	
ABILENE ARRANGEMENT LLC	389 WALNUT ST	
ABILENE ARRANGEMENT LLC	357 WALNUT ST	
PAK HARRIS ENTERPRISES LTD	370 MESQUITE ST	In Favor
BAILEY BOB	334 MESQUITE ST	In Favor
CHAPMAN STAN	324 MESQUITE ST	
BIBLE HARDWARE INC	818 N 3RD ST	

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

