



## **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, January 3, 2017 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 December 5, 2016
- 4. Plats:**
  - a. **PP-7616:** Preliminary Plat of Cordova Place, Being 6.786 acres out of the William Bishop Survey NO. 43, City of Abilene, Taylor County, Texas.
  - b. **FP-7716:** Cordova Place, Section 1, being 0.788 acres out of the William Bishop Survey NO.43, City of Abilene, Taylor County, Texas.
- 5. Zoning:**
  - a. **Z-2017-01:**  
Public hearing and possible vote to recommend approval or denial to the City Council on a request from Nora Carpenter, to rezone property from AO/COR (Agricultural Open Space/Corridor Overlay) to GR/COR (General Retail/Corridor Overlay), being 1.005 acres, located at 7542 Buffalo Gap Rd. Legal Description being A0319 SUR 103 MATHEW TALBOT, ACRES 1.005.
  - b. **Z-2017-02:**  
Public hearing and possible vote to recommend approval or denial to the City Council on a request from Tuscany Ridge, LLC., agent Enprotec/Hibbs and Todd, to rezone property from RS6 (Residential Single Family) to PH (Patio Home) being 17.292 acres located in the 7550 Block (west side) of Hardwick Rd, north of Waldrop Dr. Legal description being A1118 SUR 11 L A L, ACRES 17.292.
- 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 the meeting was posted on the bulletin board at the City Hall of Abilene, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, 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.



**Planning and Zoning Commission  
Agenda Memo**

**Planning and Zoning Commission Meeting Date: 1/3/2017**

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

**FROM: Mr. Zack Rainbow, Planning Services Manager**

**Z-2017-01:**

**SUBJECT: Public hearing and possible vote to recommend approval or denial to the City Council on a request from Nora Carpenter, to rezone property from AO/COR (Agricultural Open Space/Corridor Overlay) to GR/COR (General Retail/Corridor Overlay), being 1.005 acres, located at 7542 Buffalo Gap Rd. Legal Description being A0319 SUR 103 MATHEW TALBOT, ACRES 1.005.**

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**GENERAL INFORMATION**

**SITE CHARACTERISTICS:**

The subject parcel is 1.005 acres in size and is undeveloped. The parcel is adjacent to the intersection of Buffalo Gap Road and Marlboro Drive and has a delineated driveway cut 75 feet north of the intersection. The surrounding properties to the north, west, and south are zoned AO/COR and developed with single family homes (one parcel is undeveloped). The zoning and use of properties across Buffalo Gap Road (120-foot width right-of-way) are:

- To the southeast, O/COR (Office / Corridor Overlay) with a dental office building and undeveloped land;
- To the east, MF/COR (Residential Multiple-Family / Corridor Overlay) with a residential triplex;
- To the northeast, AO/COR (Agricultural Open Space / Corridor Overlay) with undeveloped land. (The City Council will consider this particular rezoning request at their January 12th meeting.)

**ZONING HISTORY:**

The property was annexed in 1980 when the city limit boundary moved southwards from Antilley Road to Beltway South (FM 707). The property was zoned AO at that time. Along with other properties along Buffalo Gap Road, the Corridor (COR) Overlay zoning district was placed on the property in 1995.

**ANALYSIS:**

**Current Planning Analysis**

The Agricultural Open Space (AO) district is typically used as a "holding zone" for land annexed to the City of Abilene, until an applicant requests and the City considers a more intensive zoning district of the land. The applicant is requesting rezoning to the General Retail (GR) zoning district to allow as-yet-undetermined commercial uses. The rezoning request is only to the base zoning district, and the Corridor Overlay zoning will remain on the property. In addition to the development standards of the GR district, the Corridor development standards will also apply to future development on the site. Generally, the Corridor standards impose additional

requirements for landscaping, screening and signage along Buffalo Gap Road and adjacent to residential properties.

Although the property has a maximum allowed development potential of approximately 43,700 s.f. of commercial floor space or 24 multi-family dwellings, the actual amount of development that can be built on the property will be substantially less because of development requirements (e.g., parking and landscaping) of the GR/COR zoning. These requirements will also address design and aesthetic concerns along Buffalo Gap Road and land use compatibility with adjacent residential properties. Unless the surrounding properties are rezoned to a non-residential district, any development on the subject parcel will have to be designed to ensure:

- All buildings are located at least 30 feet from all property lines;
- A 20-foot landscaped buffer area is located along the north, west, and south property lines between the commercial development and surrounding residential properties;
- A six- to seven-foot solid wall or fence is installed at the buffer area between the commercial development and surrounding residential properties.

For these reasons, staff believes that future development on the subject parcel will be compatible with and not substantially affect the surrounding properties and that the requested GR zoning is appropriate.

### Comprehensive Planning Analysis

The Future Land Use section of the Comprehensive Plan designates this parcel as Low Density Residential and most of the surrounding area as Low Density Residential and Single Family Residential. However, the Buffalo Gap Corridor Study adopted by the Council in 1994 recognized that there would be commercial uses along Buffalo Gap Road emanating from commercial nodes at Buffalo Gap Road / Beltway South and Buffalo Gap Road / Antilley Road. These three streets are considered major arterials in Abilene's network of thoroughfares, around which intensive commercial zoning is appropriate, allowing both the exposure and multidirectional street capacity necessary for intensive commercial use.

It is staff's opinion the requested General Retail (GR) zoning is consistent with the Comprehensive Plan for the following reasons:

- Properties with General Commercial (GC) zoning are found on both sides of Buffalo Gap Road only 400 feet south of the subject parcel.
- At the P & Z Meeting held December 5th, 2016, the Commission considered and recommended approval of GR zoning on a 2.52-acre parcel on the east side of Buffalo Gap Road northeast of the subject parcel. (This rezoning item will be considered by City Council January 12, 2017).
- For the Buffalo Gap Road / Antilley Road commercial node, the City Council has approved General Commercial (GC) zoning along Buffalo Gap Road from Antilley Road to one-half mile south of the intersection.
- The subject parcel is less than one-half mile from the Buffalo Gap Road / Beltway South intersection and commercial node.
- The subject parcel may be viewed as the northern limit to the significant node of intensive commercial activity clustered around the intersection of Buffalo Gap Road and Beltway South.

### SPECIAL CONSIDERATIONS

### FUNDING/FISCAL IMPACT

**STAFF RECOMMENDATION**

Staff recommends approval of the requested rezoning.

**BOARD OR COMMISSION RECOMMENDATION**

The Planning and Zoning Commission will consider this request at their January 3, 2017 meeting.

**ATTACHMENTS:**

Description	Type
▣ Z-2017-01 Staff Report	Backup Material

# ZONING CASE Z-2017-01

## STAFF REPORT



### APPLICANT INFORMATION:

Nora Carpenter

### HEARING DATES:

P & Z Commission: January 3, 2017

City Council 1<sup>st</sup> Reading: January 26, 2017

City Council 2<sup>nd</sup> Reading: February 9, 2017

### LOCATION:

7542 Buffalo Gap Rd, on the west side of Buffalo Gap Road approx. 0.4 miles north of Beltway South (FM 707).

### REQUESTED ACTION:

Rezone property from AO/COR (Agricultural Open Space / Corridor Overlay) to GR/COR (General Retail / Corridor Overlay) zoning



### SITE CHARACTERISTICS:

The subject parcel is 1.005 acres in size and is undeveloped. The parcel is adjacent to the intersection of Buffalo Gap Road and Marlboro Drive and has a delineated driveway cut 75 feet north of the intersection. The surrounding properties to the north, west, and south are zoned AO/COR and developed with single family homes (one parcel is undeveloped). The zoning and use of properties across Buffalo Gap Road (120-foot width right-of-way) are:

- To the southeast, O/COR (Office / Corridor Overlay) with a dental office building and undeveloped land;
- To the east, MF/COR (Residential Multiple-Family / Corridor Overlay) with a residential triplex;
- To the northeast, AO/COR (Agricultural Open Space / Corridor Overlay) with undeveloped land. The Council at their January 12th meeting will consider a rezoning of this property to GR/COR (General Retail / Corridor Overlay).

### ZONING HISTORY:

The property was annexed in 1980 when the city limit boundary moved southwards from Antilley Road to Beltway South (FM 707). The property was zoned AO at that time. Along with other properties along Buffalo Gap Road, the Corridor (COR) Overlay zoning district was placed on the property in 1995.

## ANALYSIS:

### Current Planning Analysis

The Agricultural Open Space (AO) district is typically used as a "holding zone" for land annexed to the City of Abilene, until an applicant requests and the City considers a more intensive zoning district of the land. The applicant is requesting rezoning to the General Retail (GR) zoning district to allow as-yet-undetermined commercial uses. The rezoning request is only to the base zoning district, and the Corridor Overlay zoning will remain on the property. In addition to the development standards of the GR district, the Corridor development standards will also apply to future development on the site. Generally, the Corridor standards will impose additional requirements for landscaping and screening along Buffalo Gap Road and adjacent to residential properties.

Although the property has a maximum allowed development potential of approximately 43,700 sq. ft. of commercial floor space or 24 multi-family dwellings, the actual amount of development that can be built on the property will be substantially less because of development requirements (e.g., parking and landscaping) of the GR/COR zoning. These requirements will also address design and aesthetic concerns along Buffalo Gap Road and land use compatibility with adjacent residential properties. Unless the surrounding properties are rezoned to a non-residential district, any development on the subject parcel will have to be designed to ensure:

- All buildings are located at least 30 feet from all property lines;
- A 20-foot landscaped buffer area is located along the north, west, and south property lines between the commercial development and surrounding residential properties;
- A six- to seven-foot solid wall or fence is installed at the buffer area between the commercial development and surrounding residential properties.

For these reasons, staff believes that future development on the subject parcel will be compatible with and not substantially affect the surrounding properties and that the requested GR zoning is appropriate.

### Comprehensive Planning Analysis

The Future Land Use section of the Comprehensive Plan designates this parcel as Low Density Residential and most of the surrounding area as Low Density Residential and Single Family Residential. However, the Buffalo Gap Corridor Study adopted by the Council in 1994 recognized that there would be commercial uses along Buffalo Gap Road emanating from commercial nodes at Buffalo Gap Road / Beltway South and Buffalo Gap Road / Antilley Road. These three streets are considered major arterials in Abilene's network of thoroughfares, around which intensive commercial zoning is appropriate, allowing both the exposure and multidirectional street capacity necessary for intensive commercial use.

It is staff's opinion the requested General Retail (GR) zoning is consistent with the Comprehensive Plan for the following reasons:

- Properties with General Commercial (GC) zoning are found on both sides of Buffalo Gap Road only 400 feet south of the subject parcel.
- At your December 5th meeting the Commission considered and recommended approval of GR zoning on a 2.52-acre parcel on the east side of Buffalo Gap Road northeast of the subject parcel. (The City Council will consider this rezoning request at their January 12th meeting.)

- For the Buffalo Gap Road / Antilley Road commercial node, the City Council has approved General Commercial (GC) zoning along Buffalo Gap Road from Antilley Road to one-half mile south of the intersection.
- The subject parcel is less than one-half mile from the Buffalo Gap Road / Beltway South intersection and commercial node.
- The subject parcel may be viewed as the northern limit to the significant node of intensive commercial activity clustered around the intersection of Buffalo Gap Road and Beltway South.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of the requested rezoning.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

The Planning and Zoning Commission will consider this request at their January 3, 2017 meeting.

**NOTIFICATION:**

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

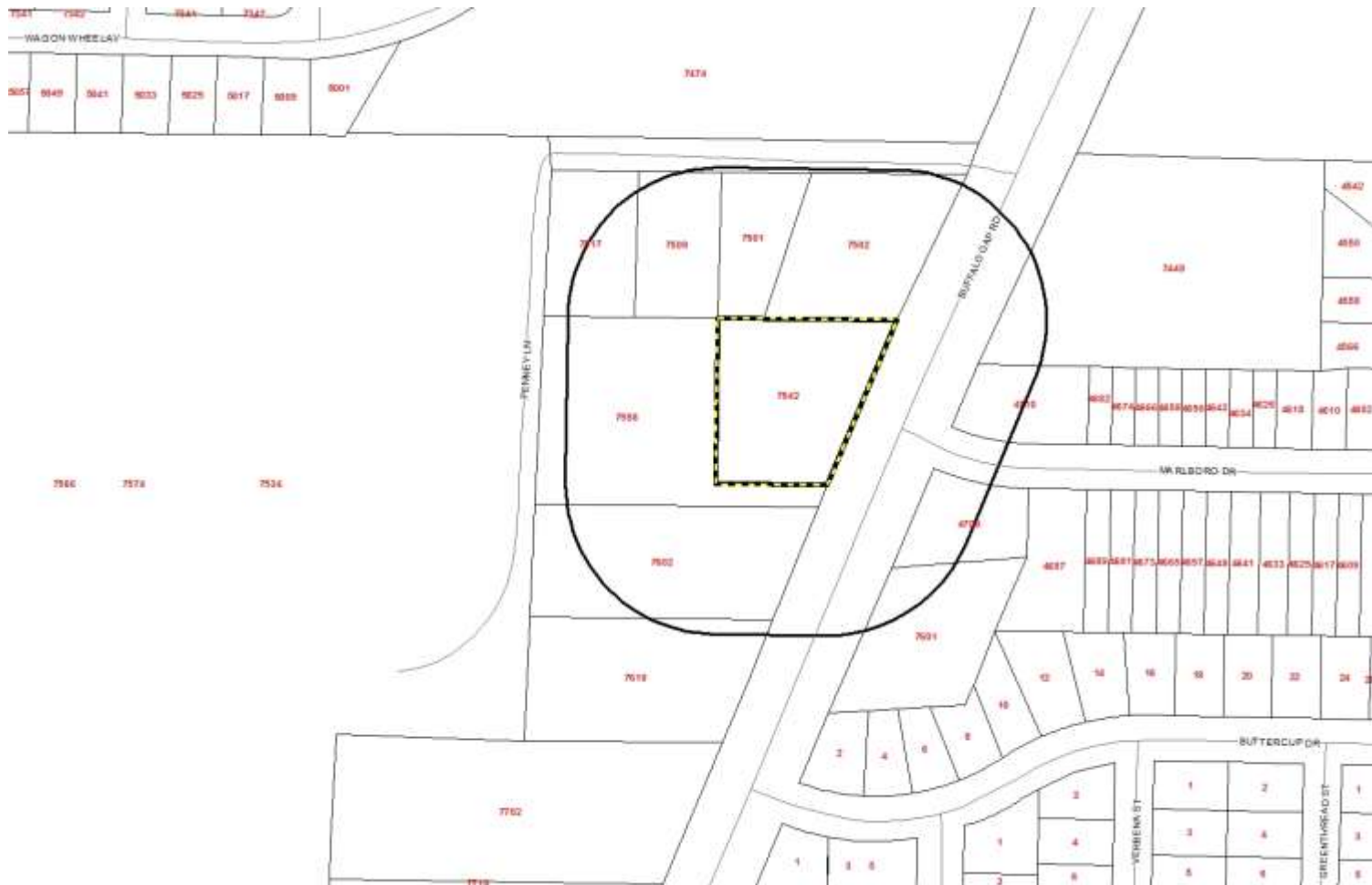
OWNER	SITUS	RESPONSE
CLAUDE PARKER LLC	4710 MARLBORO DR	
COLLETT JOHN R	7602 BUFFALO GAP RD	
INTERNATIONAL MEDICAL	7449 BUFFALO GAP RD	
LYNN TAMMIE ET ALL	7610 BUFFALO GAP RD	
MARTIN ELDON W	7517 PENNEY LN	
MC BRIDE CAROL LOUISE KECK	7502 BUFFALO GAP RD	
MK PRICE HOLDINGS LLC	7542 BUFFALO GAP RD	
MORRIS & MORRIS LLC	7601 BUFFALO GAP RD	
MORRIS & MORRIS LLC	4709 MARLBORO DR	
NEATHERLIN TOM	7501 PENNEY LN	
ROAD		
SMITH JERRY D &	7558 BUFFALO GAP RD	
TUCKER JERRY L	7509 PENNEY LN	



## PROPERTY OWNER NOTIFICATION MAP

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

*As of December 28, 2016*



# ZONING MAP



## AERIAL IMAGERY OF SUBJECT PARCEL

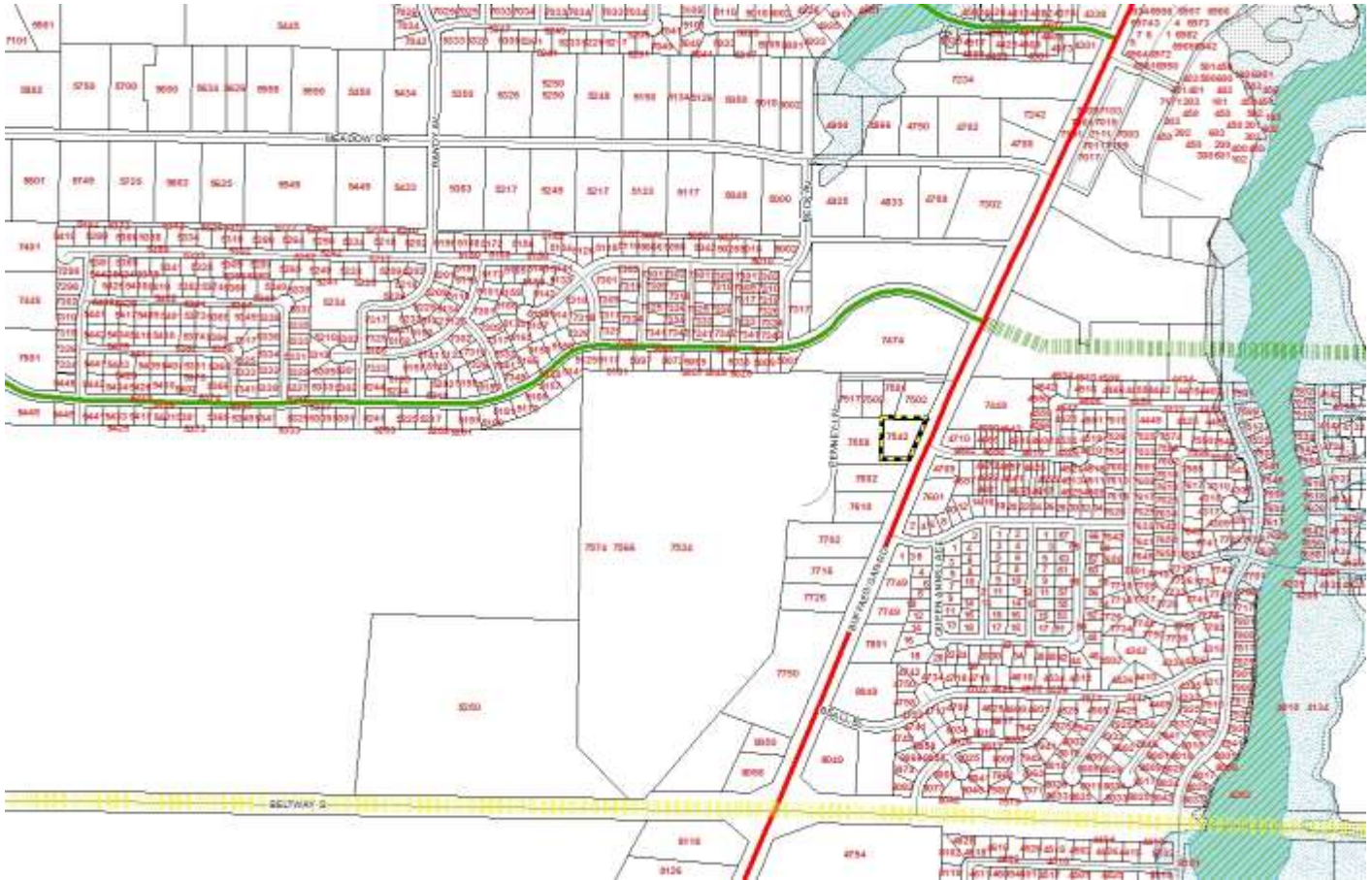




## AERIAL IMAGERY OF SURROUNDING AREA



## FLOODPLAIN AND THOROUGHFARE MAP



### Floodplain

Subject parcel is not located in a floodplain.

### Thoroughfare

Green is COLLECTOR

Red is ARTERIAL

Yellow is EXPRESSWAY

Solid line is CURRENT

Hatched line is PROPOSED



**SUBJECT PARCEL**  
**View to west across Buffalo Gap Road**



*South part of subject parcel*



*North part of subject parcel*



**Planning and Zoning Commission  
Agenda Memo**

**Planning and Zoning Commission Meeting Date: 1/3/2017**

**TO: Mr. Dana L. Schoening, Director, Planning & Development Services**

**FROM: Mr. Zack Rainbow, Planning Services Manager**

**Z-2017-02:**

**Public hearing and possible vote to recommend approval or denial to the City Council on a request from Tuscany Ridge, LLC., agent Enprotec/Hibbs and Todd, to rezone**

**SUBJECT: property from RS6 (Residential Single Family) to PH (Patio Home) being 17.292 acres located in the 7550 Block (west side) of Hardwick Rd, north of Waldrop Dr. Legal description being A1118 SUR 11 L A L, ACRES 17.292.**

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**GENERAL INFORMATION**

**LOCATION:**

7550 Block (west side) of Hardwick Rd. and north of Waldrop Dr.

**REQUESTED ACTION:**

Rezone property from RS-6 to PH.

**SITE CHARACTERISTICS:**

The subject parcel is approximately 17.292 acres and is currently zoned RS-6 (Residential Single-Family). The property is undeveloped. The adjacent properties have RS-6 zoning to the south and west and AO (Agricultural Open Space) zoning to the north and east.

**ZONING HISTORY:**

The property was rezoned from AO to RS-6 in 2015.

**ANALYSIS:**

Current Planning Analysis

Currently the property is zoned RS-6 and is undeveloped. The applicant has future plans to subdivide the property for single family (patio home) residential uses. Most of the surrounding properties are developed with single family residential dwelling units. The property to the south is developed with a school.

· Comprehensive Planning Analysis

The Future Land Use section of the Comprehensive Plan designates this general area as low-density residential. The applicant is requesting the zone change in order to develop a single family (patio home) residential subdivision. The requested zoning would be compatible with the surrounding land uses. The subject property is adjacent to single family developments to the south and west. The property to the east allows for AO (Agricultural Open Space) zoning uses and one of the properties to the south is developed as a school site.

## **SPECIAL CONSIDERATIONS**

## **FUNDING/FISCAL IMPACT**

## **STAFF RECOMMENDATION**

Staff recommends approval as requested.

## **BOARD OR COMMISSION RECOMMENDATION**

The Planning & Zoning Commission will hear this request on January 3, 2017.

## **ATTACHMENTS:**

Description	Type
☐ Staff Report With Maps	Exhibit



# ZONING CASE Z-2017-02

## STAFF REPORT



### APPLICANT INFORMATION:

Tuscany Ridge, LLC

Agent: Enprotec/ Hibbs & Todd

### HEARING DATES:

Planning & Zoning Commission: January 03, 2017

City Council 1<sup>st</sup> Reading: January 26, 2017

City Council 2<sup>nd</sup> Reading: February 09, 2017

### LOCATION:

7550 Block (west side) of Hardwick Rd. and north  
Of Waldrop Dr.

### REQUESTED ACTION:

Rezone property from RS-6 to PH.



### SITE CHARACTERISTICS:

The subject parcel is approximately 17.292 acres and is currently zoned RS-6 (Residential Single-Family). The property is undeveloped. The adjacent properties have RS-6 zoning to the south and west, AO (Agricultural Open Space) zoning to the north and east.

### ZONING HISTORY:

The property was rezoned from AO to RS-6 in 2015.

### ANALYSIS:

- Current Planning Analysis

Currently the property is zoned RS-6 and is undeveloped. The applicant has future plans to subdivide the property for single family (patio home) residential uses. Most of the surrounding properties are developed with single family residential dwelling units. The property to the south is developed with a school.

- Comprehensive Planning Analysis

The Future Land Use section of the Comprehensive Plan designates this general area as low-density residential. The applicant is requesting the zone change in order to develop a single family (patio home) residential subdivision. The requested zoning would be compatible with the surrounding land uses. The subject property is adjacent to single family developments to the south and west. The property to the east allows for AO (Agricultural Open Space) zoning uses and one of the properties to the south is developed as a school site.

### PLANNING STAFF RECOMMENDATION:

Staff recommends approval as requested.

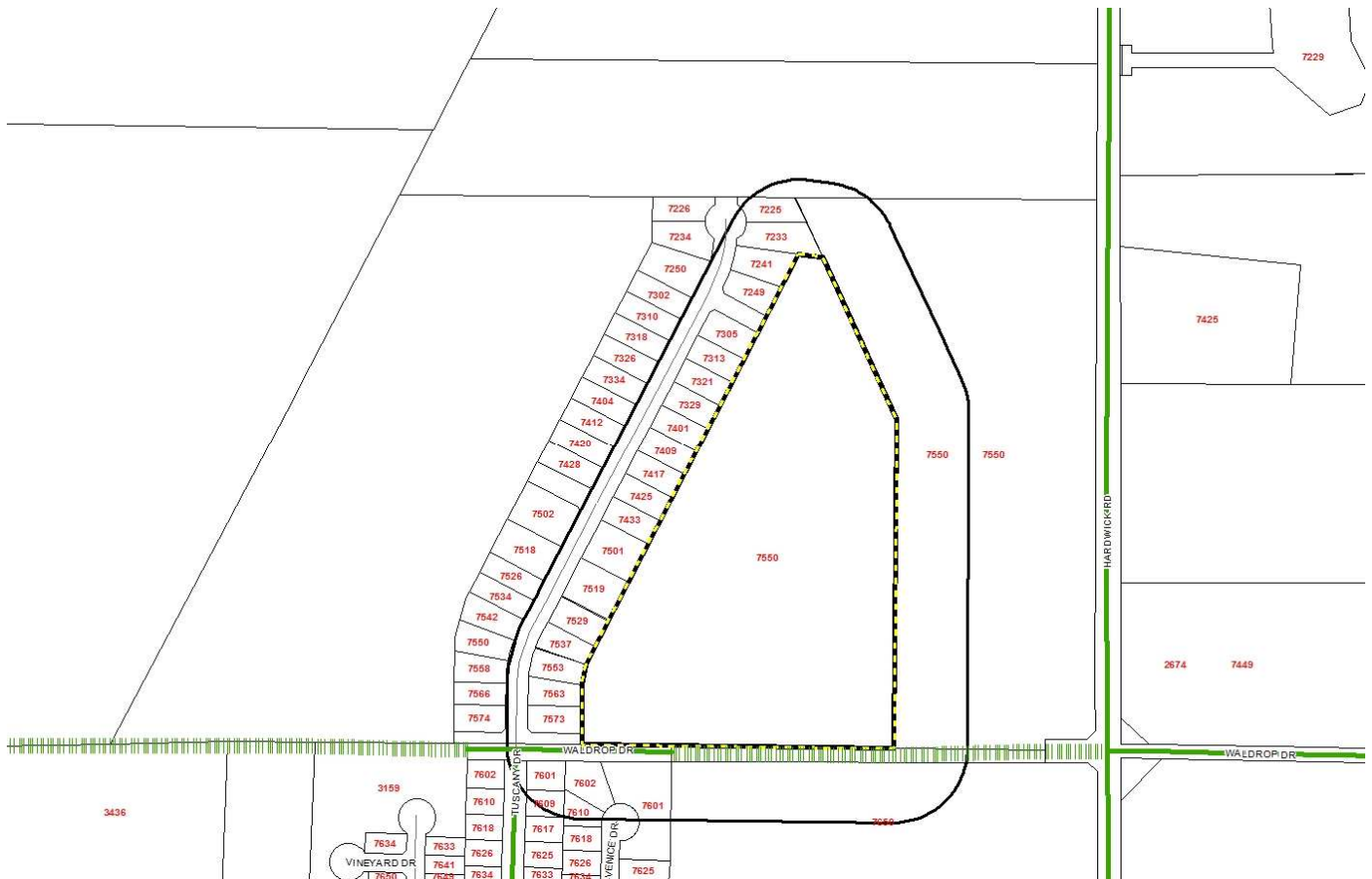
**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

**NOTIFICATION:**

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

OWNER	SITUS	RESPONSE
ANDERSON RICHARD	7617 TUSCANY DR	
BIG COUNTRY TRENDSETTERS LLP	7601 VENICE DR	
BYRD MIKE	7550 HARDWICK RD	
BYRD MIKE	7550 B HARDWICK RD	
CHILDERS MATTHEW	7321 TUSCANY DR	
GREENE AARON A & KRISTIN	7602 VENICE DR	
GUNCKEL LANE A	7601 TUSCANY DR	
HENDERSON STEVE	7305 TUSCANY DR	
LAWSON CHARLES L	7425 TUSCANY DR	
M R MASON CONSTRUCTION INC	7529 TUSCANY DR	
MAYFIELD DAVID R & ASHLEY R	7609 TUSCANY DR	
MELA DEVELOPMENT INC	7401 TUSCANY DR	
MELA DEVELOPMENT INC	7313 TUSCANY DR	
OLSON BRENT & CHRISTINE	7329 TUSCANY DR	
POAGE MATTHEW	7610 VENICE DR	
PREMIER CUSTOM HOMES LLC	7318 TUSCANY DR	
PREMIER CUSTOM HOMES LLC	7326 TUSCANY DR	
SCOTT JONATHAN & REBECCA	7433 TUSCANY DR	
TUSCANY RIDGE LLC	7553 TUSCANY DR	
TUSCANY RIDGE LLC	7550 TUSCANY DR	
TUSCANY RIDGE LLC	7573 TUSCANY DR	
TUSCANY RIDGE LLC	7563 TUSCANY DR	
TUSCANY RIDGE LLC	7518 TUSCANY DR	
TUSCANY RIDGE LLC	7534 TUSCANY DR	
TUSCANY RIDGE LLC	7428 TUSCANY DR	
TUSCANY RIDGE LLC	7542 TUSCANY DR	
TUSCANY RIDGE LLC	7501 TUSCANY DR	
TUSCANY RIDGE LLC	7502 TUSCANY DR	
TUSCANY RIDGE LLC	7566 TUSCANY DR	
TUSCANY RIDGE LLC	7334 TUSCANY DR	
TUSCANY RIDGE LLC	7412 TUSCANY DR	
TUSCANY RIDGE LLC	7404 TUSCANY DR	
TUSCANY RIDGE LLC	7526 TUSCANY DR	
TUSCANY RIDGE LLC	7574 TUSCANY DR	
TUSCANY RIDGE LLC	7420 TUSCANY DR	
TUSCANY RIDGE LLC	7310 TUSCANY DR	
TUSCANY RIDGE LLC	7558 TUSCANY DR	
TUSCANY RIDGE LLC	7519 TUSCANY DR	
TUSCANY RIDGE LLC	7241 TUSCANY DR	
TUSCANY RIDGE LLC	7250 TUSCANY DR	
TUSCANY RIDGE LLC	7249 TUSCANY DR	
TUSCANY RIDGE LLC	7233 TUSCANY DR	
TUSCANY RIDGE LLC	7302 TUSCANY DR	
TUSCANY RIDGE LLC	7234 TUSCANY DR	
TUSCANY RIDGE LLC	7537 TUSCANY DR	
TUSCANY RIDGE LLC	7550 HARDWICK	
WILSON BUILT HOMES LLC	7409 TUSCANY DR	
WILSON BUILT HOMES LLC	7417 TUSCANY DR	
WYLIE IND SCHOOL DIST	7650 HARDWICK RD	

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



## AERIAL IMAGERY OF SUBJECT PARCEL

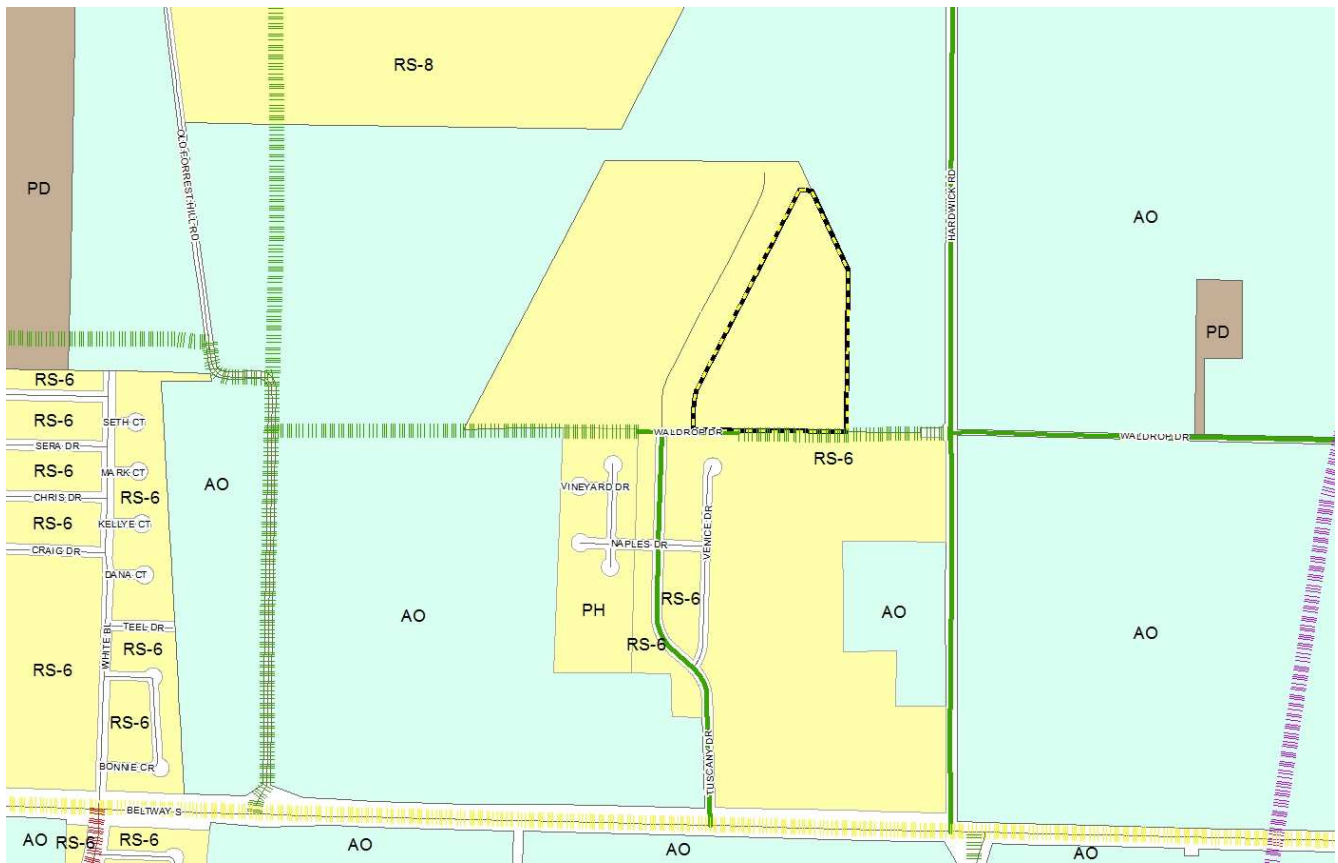




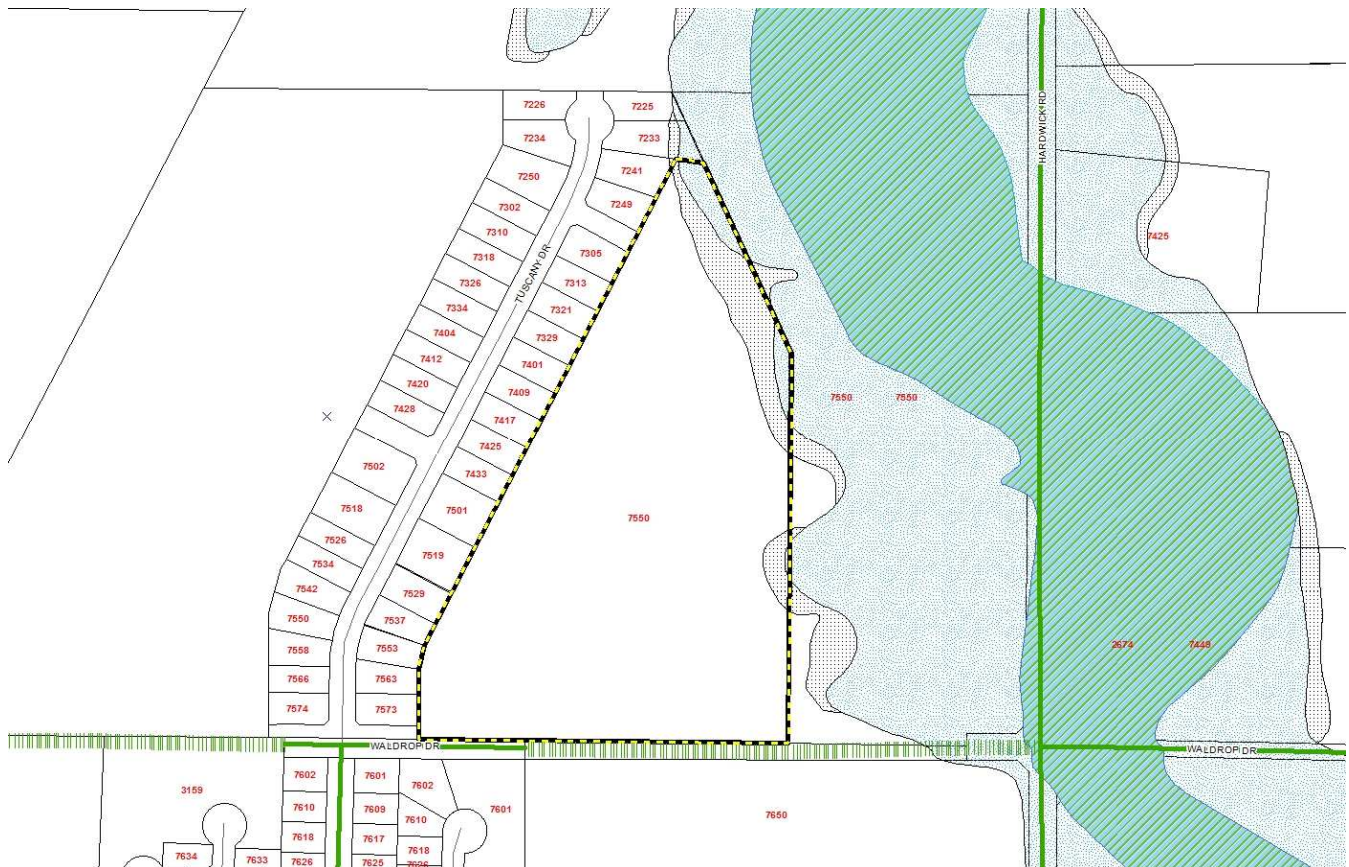
## AERIAL IMAGERY OF SURROUNDING AREA



## ZONING MAP



## FLOODPLAIN AND THOROUGHFARE MAP



### **Floodplain**

Subject parcel is partially located in a floodplain.

### **Thoroughfare**

Green is COLLECTOR

Hatched line is PROPOSED

**SUBJECT PARCEL**



