



City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the City of Abilene Planning & Zoning Commission to be held on February 4, 2025 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 January 7, 2025

ZONING

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

2. **CUP-2025-03:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, to Apply a Conditional Use Permit to Approximately 0.9 Acres to Allow for Contractor Services within General Commercial (GC) Zoning. Located at 625 ES 11th Street. Legal description being Block A, Lot 1, of the Walker Addition, Abilene, Taylor County, Texas. **(Mason Teegardin)**
3. **CUP-2025-04:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, Represented by Precision Contractors, to Apply a Conditional Use Permit to Approximately 1.81 Acres Zoned General Commercial to Allow Freight containers. Located at 718 S. Clack Street. Legal description Being Lot 3 and South 31.9' of Lots 1 and 2, Block A, Smith Bros & Raymond Addition, Abilene, Taylor County, Texas. **(Clarissa Ivey)**
4. **CUP-2025-05:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, to Apply a Conditional Use Permit to Approximately 15.03 Acres to Allow an RV (Recreational Vehicle) Park. Located at 3201 Dub Wright Blvd. Legal Description Being Approximately 15.03 Acres of the John Adams Survey No. 44, Abstract No. 3, Abilene, Taylor County, Texas. **(Adam Holland)**
5. **Z-2025-03:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, to Change the Zoning of Approximately 22.14 Acres from Agricultural Open (AO) to Multi Family (MF). Located at 6310 Butterfield Trail. Legal Description Being Approximately 22.14 Acres of the John Adams Survey No. 44, Abstract No. 3, Abilene, Taylor County, Texas. **(Kera Valois)**

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 for consultation with attorney pursuant to Texas Government Code Section 551.071.

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 31st day of January, 2025, at 8:10 a.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
January 7, 2025, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on January 7, 2025, at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas. Chairman Brad Benham was present and presiding, along with **Commissioners** Shawnté Fleming-Lewis, Secretary, Mitch Barnett, Kevin Halliburton, Sergeant-at-Arms, and Gary House.

Also present were Mr. Michael Rice, Assistant City Manager, Mr. Tim Littlejohn, Director of Planning and Development Services, Mr. Randy Anderson, Assistant Director of Planning and Development Services, Ms. Kelley Messer, First Assistant City Attorney, Ms. Mason Teegardin, Planner II, Mr. Adam Holland, Planner II, Ms. Kera Valois, Planner I, and Ms. Melissa Farr, Executive Assistant.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

Chairman Benham opened the public hearing. With no speakers coming forward, the public hearing was closed.

Meeting minutes were **approved** unanimously. The motion carried by the following vote:

AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

INVOCATION

Commissioner Halliburton delivered the invocation.

ZONING

CUP-2025-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Apply a Conditional Use Permit to Approximately 91.21 Acres to Allow a 150' Tall Monopole Tower Within Agriculture Open (AO). Located at 1602 Loop 322. Legal Description Being The North Part Of Lot 101, Block A, Taylor County Expo Center Subdivision, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this request. The applicant is requesting a Conditional Use Permit to construct a new 150' tall monopole within Agricultural Open (AO) zoning. The applicant is requesting a Conditional Use Permit to construct a new 150' tall monopole within Agricultural Open (AO) zoning.

Chairman Benham opened the public hearing. Mr. Laddie Galloway stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval subject to:

1. FAA approval of the tower height and location; and
2. The proposed site plan.

Commissioner Halliburton moved to approve the request. Commissioner Lewis seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

CUP-2025-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Apply a Conditional Use Permit to Approximately 0.57 Acres to Allow a Drive-Thru Lane. Located At 3210 Antilley Road. Legal Description Being Lot 218, Block M, Replat Of The Fairways Addition, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The applicant is requesting to apply a Conditional Use Permit to approximately 0.57 acres zoned Planned Development District (PD-4) to allow for a Drive-thru Lane.

The current owner purchased and opened his optometry office in May 2024. When the office was later remodeled to suit the new office, the subject drive-thru window was not a part of the changes approved with the building permit. Additional site improvements were made that were not approved and were in violation of multiple LDC requirements. Staff informed the owner that a drive-thru window required the approval of a Conditional Use Permit and that a site plan must be submitted to show the new site improvements and to bring the site into conformance with the LDC. Those issues have been rectified by the owner.

Chairman Benham opened the public hearing. Clint Rosenbaum stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. There was one (1) response received in favor with one (1) opposition.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit, subject to the submitted concept plan and Plan of Operation.

Halliburton moved to approve this request as stated in the staff report. Commissioner Lewis seconded the motion. The motion prevailed by the following vote:

AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

Z-2025-01: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 2.00 Acres from General Retail (GR) to General Commercial (GC) Zoning. Located On The 6600 Block Of Buffalo Gap Road. Legal Description Being Lot 152, Block B, Champions Addition Section 2, Abilene, Taylor County Texas.

Mr. Adam Holland presented this request. The subject property was annexed in 1963 and has remained vacant since annexation.

Chairman Benham opened the public hearing. Mr. David Sivley and Mr. Kent Mustoe stepped forward. Seeing no one else present and desiring to be heard, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with one (1) in opposition.

STAFF RECOMMENDATION: Approval

Commissioner Halliburton moved to **deny** this request. Commissioner House seconded the motion. The motion prevailed by the following vote:

AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

Z-2025-02: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner to Change the Zoning of Approximately 0.48 Acres from Central Business (CB) to A Planned Development District (PDD-192). Located At 1066 S. 2nd Street. Legal Description Being Original Town Abilene, Block 11, Lots 13-15, Abilene, Taylor County, Texas.

Ms. Mason Teegardin presented this request. The purpose of this request is to allow a distillery within Central Business (CB) zoning. The subject property was annexed within the Original Town of Abilene in 1895. The property has been part of the Central Business area since zoning adoption. The property has had many uses over its time, with the most recent use being a night club.

Chairman Benham opened the public hearing. Mr. Larry Sanders stepped forward to address this item. Seeing no one else present and desiring to be heard, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. There was one (1) response received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval subject to the Operation Plan submitted by the applicant.

Commissioner Halliburton moved to **approve** this request with the recommended conditions. Commissioner Lewis seconded the motion. The motion prevailed by the following vote:

AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 2:00 p.m.

APPROVED

Mr. Brad Benham, Chairman

ZONING CASE CUP-2025-03 STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: February 4, 2025
City Council 1st Read: February 27, 2025
City Council 2nd Read: March 13, 2025

Applicant

Owner: Steve & Diana Walker

Case Manager

Mason Teegardin – Division Manager

Request

The applicant is requesting to apply a Conditional Use Permit to approximately 0.9 acres to allow for Contractor Services within General Commercial (GC) zoning.

Location

The subject property is located at 625 ES 11th Street. Legal description being Block A, Lot 1, of the Walker Addition, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City in 1959 and has remained vacant since annexation. The property owners are wanting to develop the property as an office/warehouse for their plumbing company. The Development Review Committee are currently reviewing the site plan.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	GC	Event Center
East	GC	Meat Market
South	RS-6	Single Family Residence
West	GC	Law Offices

Criteria Assessment

Staff have reviewed the request based upon the factors established in Section 1.4.3.5, Criteria for Approval of the Land Development Code. These factors are identified and addressed below:

- 1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.**
The proposed request is consistent with the Comprehensive Plan and Future Land Use Map.
- 2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**
The proposed request is consistent with intent of the Land Development Code.
- 3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse**

impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.

The proposed use is compatible with surrounding development.

4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The proposed use should not generate additional pedestrian or vehicular traffic for the area.

5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.

The proposed use should not generate a level of traffic that would adversely affect the existing road network in the vicinity of the subject site.

6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.

The proposed use will not generate any adverse effect on any adjacent properties. Visual screening and/or buffering will be required during the site plan review for the areas of the property abutting RS-6 lots.

7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

The proposed use complies with the zoning district and surrounding property uses.

Staff Recommendation

Staff Recommends **approval subject to the Plan of Operations.**

Attachments

- Application
- Building Layout
- Plan of Operations
- PowerPoint Presentation

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on January 17, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY ID

Legend: O - Opposed, F - In Favor

OWNER	PROP ID	SITUS	RESPONSE
HERNANDEZ BRANT LEE	14190	1163 LAKESIDE DR	
HOOKEER NICHOLAS RYAN	14302	1171 LAKESIDE DR	
CHRISTIAN DORA SUE	14737	534 ES 11TH ST	
CHRISTIAN DORA SUE	14849	518 ES 11TH ST	
WALKER STEVE & DIANA	15456	625 ES 11TH ST	
WALKER STEVE & DIANA	15456	615 ES 11TH ST	
JONES JAY	15572	541 ES 11TH ST	
JONES JAY	15698	550 BYNUM ST	
CONRAD MONTE	15818	1133 LAKESIDE DR	
CONRAD MONTE	16069	1149 LAKESIDE DR	

GREENWOOD JEFFREY MARK &	16187	1217 LAKESIDE DR	
COLE OPHILIA	16303	1209 LAKESIDE DR	
HENDRIX TOMMY D & TAMI M	16435	633 ES 11TH ST	
WEST TEXAS COMMERCIAL	16551	503 ES 11TH ST	
SANTOS ROMEO	17299	701 ES 11TH ST APT A	
SANTOS ROMEO	17299	701 ES 11TH ST APT C	
SANTOS ROMEO	17299	701 ES 11TH ST APT B	
SANTOS ROMEO	17299	701 ES 11TH ST APT D	
BRYAN DOUGLAS KURT & LEE ANN	17821	1134 LYTL ACRES DR	
WILKES RONNIE DALE &	18641	1126 LYTL ACRES DR	
BIDDY WANDA D	18750	1138 LYTL ACRES DR	
LIONS GATE EVENT CENTER	20682	550 ES 11TH ST	
CITY OF ABILENE	20816	610 ES 11TH ST	N/A
CITY OF ABILENE	20816	704 ES 11TH ST	N/A
CITY OF ABILENE	20816	610 B ES 11TH ST	N/A
LEMAY PEARL LF EST	58041	1142 LYTL ACRES DR	F
LE MAY LINDA M LIFE ESTATE	58316	1158 LYTL ACRES DR	
LE MAY LINDA M LIFE ESTATE	58316	1202 LYTL ACRES DR	

OWNER

Legend: O - Opposed, F - In Favor

OWNER	PROP ID	SITUS	RESPONSE
BIDDY WANDA D	18750	1138 LYTL ACRES DR	
BRYAN DOUGLAS KURT & LEE ANN	17821	1134 LYTL ACRES DR	
CHRISTIAN DORA SUE	14737	534 ES 11TH ST	
CHRISTIAN DORA SUE	14849	518 ES 11TH ST	
CITY OF ABILENE	20816	610 ES 11TH ST	N/A
CITY OF ABILENE	20816	704 ES 11TH ST	N/A
CITY OF ABILENE	20816	610 B ES 11TH ST	N/A
COLE OPHILIA	16303	1209 LAKESIDE DR	
CONRAD MONTE	15818	1133 LAKESIDE DR	
CONRAD MONTE	16069	1149 LAKESIDE DR	
GREENWOOD JEFFREY MARK &	16187	1217 LAKESIDE DR	
HENDRIX TOMMY D & TAMI M	16435	633 ES 11TH ST	
HERNANDEZ BRANT LEE	14190	1163 LAKESIDE DR	
HOOKEER NICHOLAS RYAN	14302	1171 LAKESIDE DR	
JONES JAY	15572	541 ES 11TH ST	
JONES JAY	15698	550 BYNUM ST	
LE MAY LINDA M LIFE ESTATE	58316	1158 LYTL ACRES DR	
LE MAY LINDA M LIFE ESTATE	58316	1202 LYTL ACRES DR	
LEMAY PEARL LF EST	58041	1142 LYTL ACRES DR	F
LIONS GATE EVENT CENTER	20682	550 ES 11TH ST	
SANTOS ROMEO	17299	701 ES 11TH ST APT A	
SANTOS ROMEO	17299	701 ES 11TH ST APT C	
SANTOS ROMEO	17299	701 ES 11TH ST APT B	
SANTOS ROMEO	17299	701 ES 11TH ST APT D	
WALKER STEVE & DIANA	15456	625 ES 11TH ST	
WALKER STEVE & DIANA	15456	615 ES 11TH ST	
WEST TEXAS COMMERCIAL	16551	503 ES 11TH ST	

WILKES RONNIE DALE &	18641	1126 LYTTLE ACRES DR	
----------------------	-------	----------------------	--

PLAN OF OPERATIONS

Scope of Operations and Future Plans for Walker Tradesman Plumbing located at 625 ES 11th, Abilene, Texas. Walker Addition, Block A, Lot 1, Acres 0.9

Walker Tradesman Plumbing operations consist of receiving customer service calls, scheduling appointments, and dispatching technicians to job sites.

Our office hours are 8:00 to 5:00 Monday through Friday. We are closed on weekends. From time to time the on-call plumber may come in before or after these hours to collect supplies for a job. Otherwise, they take a truck home and use the on-call cell phone to dispatch calls.

Our operation is small compared to most and will consist of an area our employees can park during the day. Normally once a technician is dispatched in the morning you rarely see them except for lunch and clocking out at the end of the day. The garage area will hold routine plumbing supplies and smaller equipment needed for routine residential plumbing jobs.

The noise level is very low as administrative staff will be the only ones on the property and we rarely get customers or vendors dropping by the office. An occasional plumbing truck will come to the office to gather dispatch paperwork or to collect a tool or supplies.

We have carefully designed the building to sit on the front part of the property as consistent with other commercial buildings along ES 11th. We have an engineer who has helped us understand and stay in compliance with all city codes and ordinances respecting property lines and avoiding the 10" sewer main that runs through the center of our property. We are not allowed to build a building on top of the sewer main. We have taken great care in designing the building size so it will accommodate our administrative processes and allow for the 100-year-old pecan trees to remain on the property. A privacy fence, much like the one constructed to the west of our property, will be built along the east side of the property to protect our neighbor's privacy.

We first purchased the property in August of 2010. It was our understanding along with our neighbor this was zoned commercial property. We have a surveyor certificate and plat description on file dated August 31, 2016. On November 7, 2017, we went before the City Council along with our neighbor on the west side of our property to get permission to rezone the back part of the property from RS-6 property to General Commercial which was approved for both properties. Allowing us to further develop these properties that for no other reason would serve any purpose due to their location and access. Our neighbor proceeded with building a legal office building while we chose to put off the building process for a few more years. We have a fenced-in area towards the back of the property that serves as a yard to store a few trucks, a skid steer, backhoe, along with a tractor and lawn mower we use to maintain the property. We have been able to coexist with our neighbors since this time without incidence.

In closing, I would like to mention when we first bought the property, we began to clean it up as it had become an eyesore and was being utilized as a neighborhood dumping ground. We hauled truck loads of tree limbs and trash that had been a haven for rats and snakes. As we worked, the neighbors on the east side of the property thanked us for cleaning up the property and helping with their mice problem that had migrated to their homes because of the tall grass and debris pile. One neighbor told us she felt safer because of our presence as there were homeless people that liked to frequent the property. We have been and are very considerate and upfront with our neighbors in expressing our plans for the property and will continue to respect our neighbors. Some mentioned they hoped we wouldn't cut down the pecan trees. We told them it was our goal to keep them if possible.

Currently our administrative office is located on Windmill Circle and we can provide recommendations if needed.

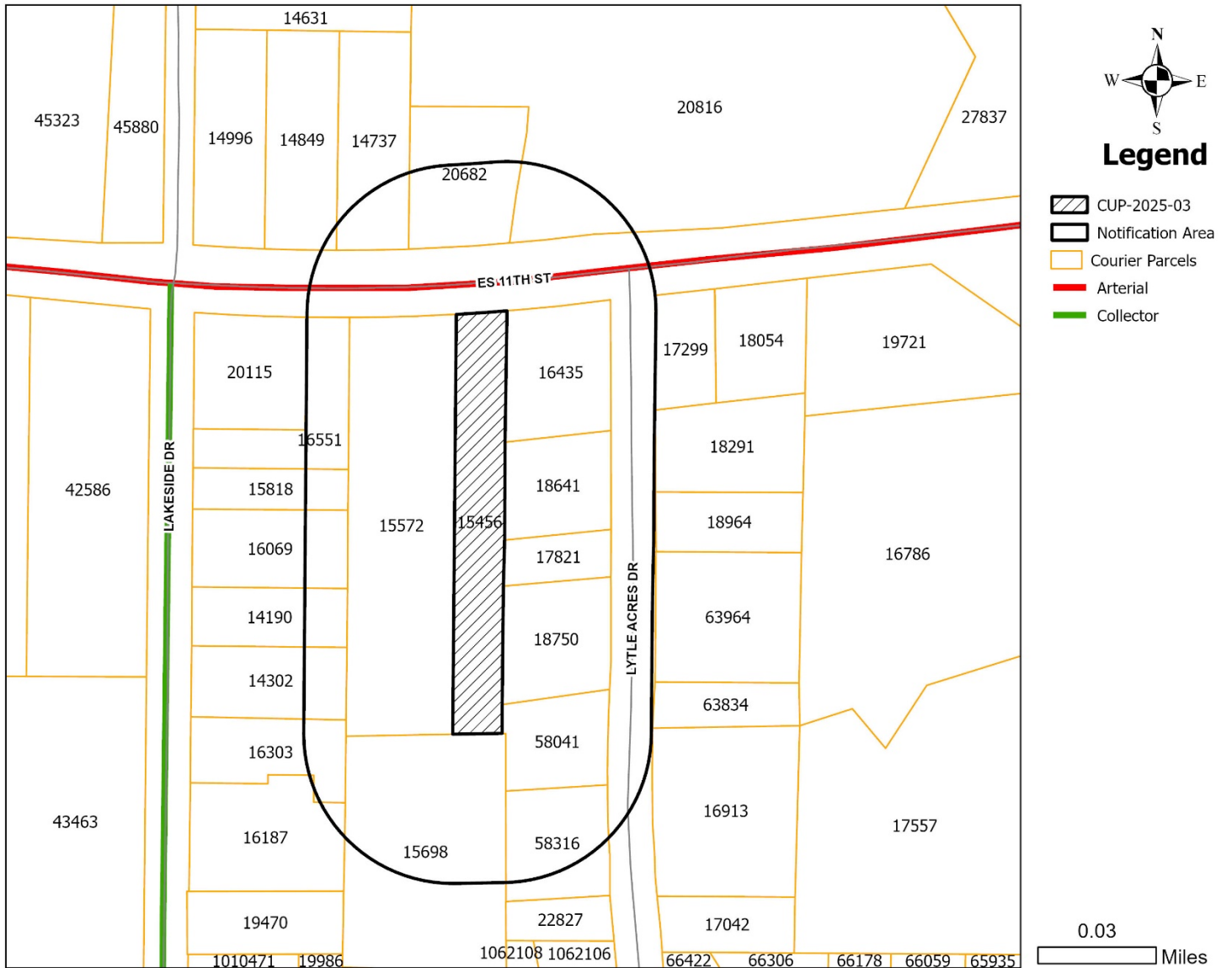
Respectfully Submitted,

A handwritten signature in cursive script that reads "Steve & Diana Walker". The signature is written in dark ink and is positioned below the "Respectfully Submitted," text.

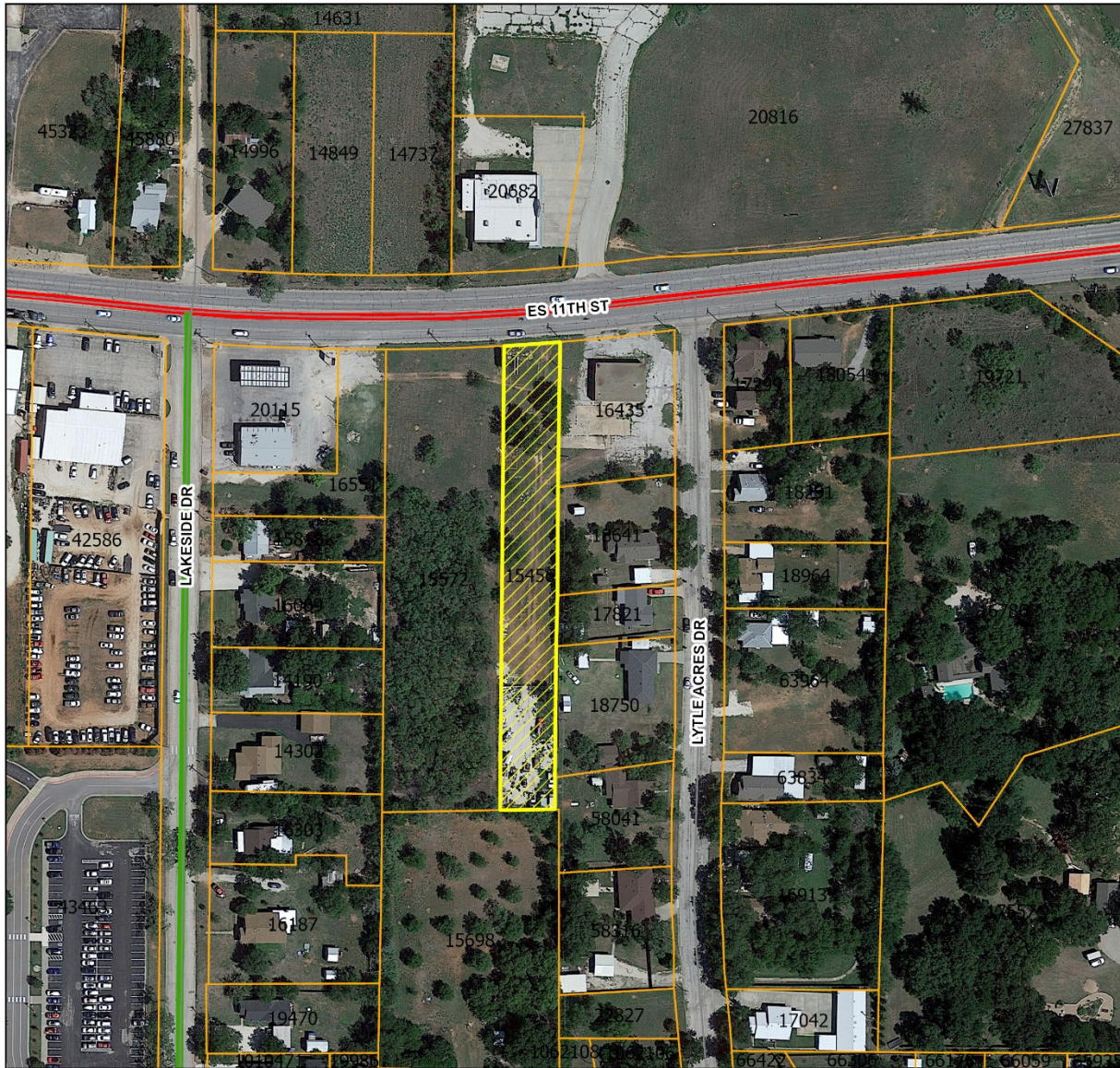
Steve & Diana Walker,

Owners Walker Tradesman Plumbing

NOTIFICATION MAP



LOCATION MAP



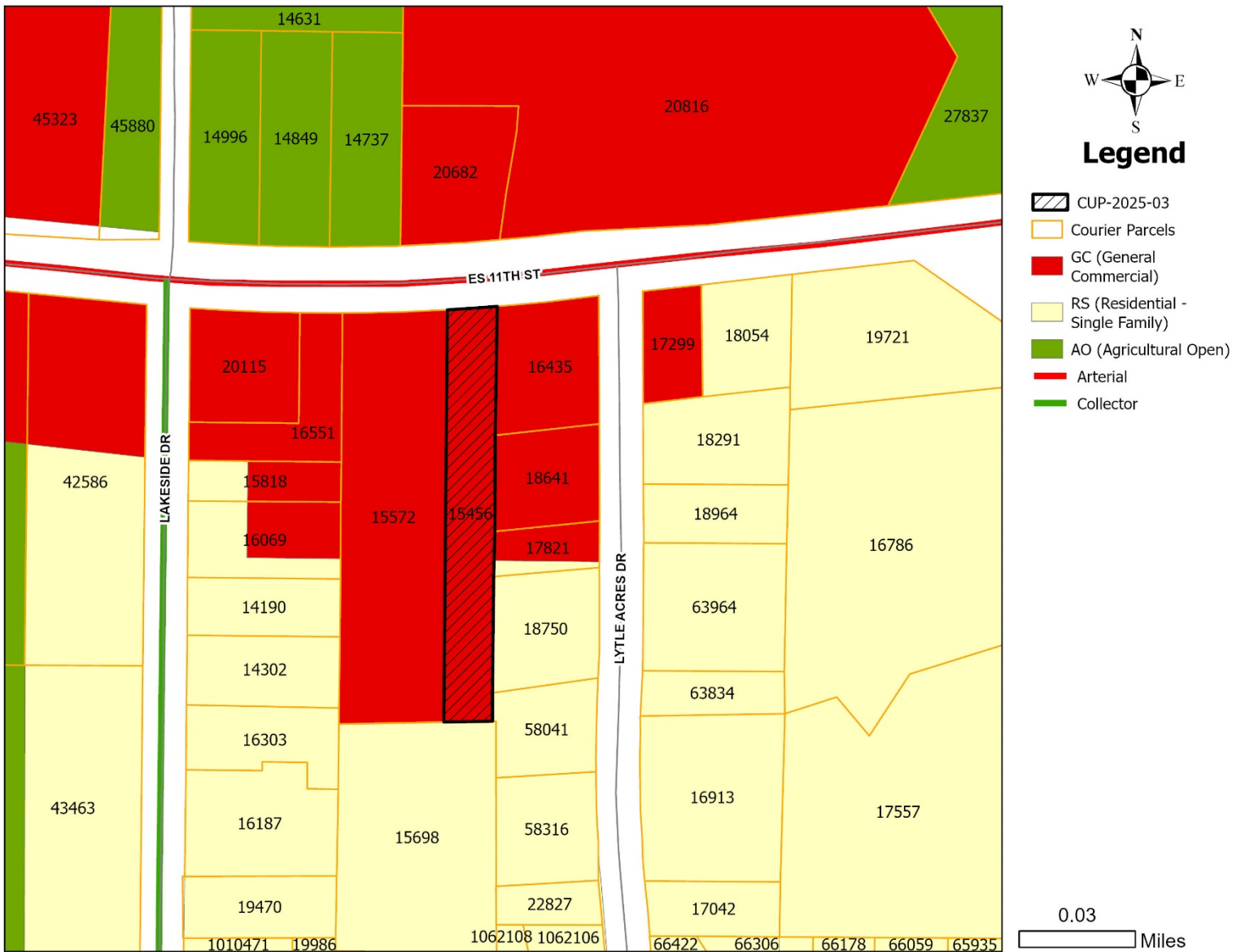
Legend

- CUP-2025-03
- Courier Parcels
- Arterial
- Collector

0.03

Miles

ZONING MAP





CONDITIONAL USE PERMIT

Case: CUP-2025-03

Owner: Steve & Diana Walker

Request: A Conditional Use Permit to allow for Contractor Services within General Commercial (GC) zoning.

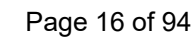
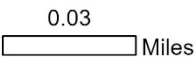
Location: 625 ES 11th Street

Notification: 1 in Favor, 0 in Opposition

Planning & Zoning: February 4, 2025

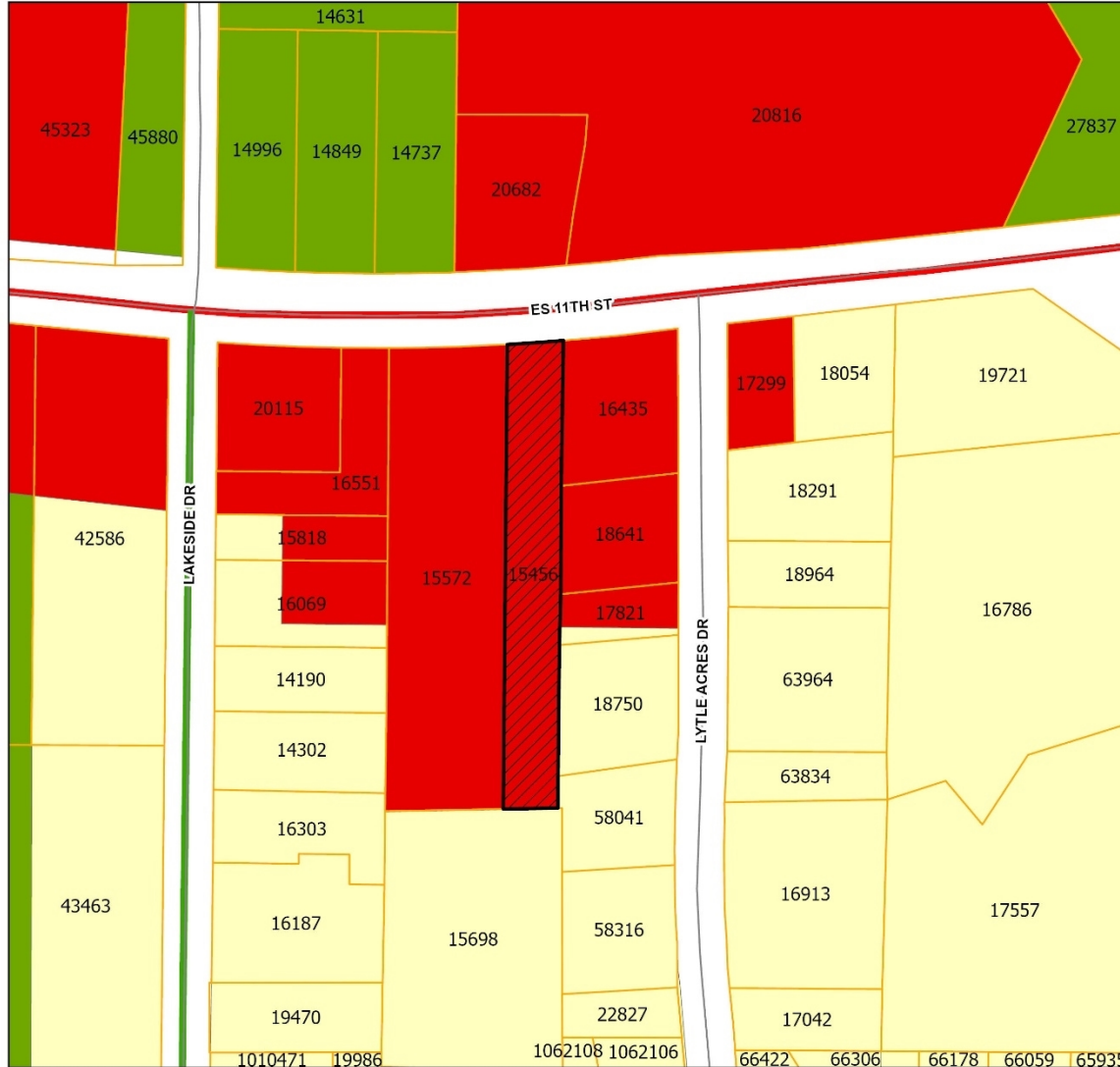
Council Hearing: February 27, 2025
March 13, 2025







ZONING MAP

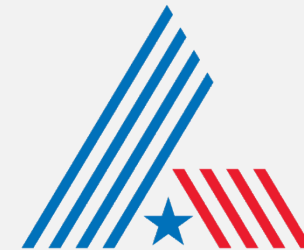


Legend

- CUP-2025-03
- Courier Parcels
- GC (General Commercial)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- Arterial
- Collector

0.03

Miles



CITY OF
ABILENE
TEXAS



USES IN GENERAL COMMERCIAL ZONING

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Freight Container
- P Fuel Sales
- TP Itinerant Business
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
- C Mobile Home or Temporary Building (office for sales and service)
- P Recycling Collection Point
- C Travel Trailers (accessory to hospitals)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Civic, Social, and Fraternal Organization
- P Cultural Facilities
- P Drive-in Theater
- P Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)
- P Recreation and Commercial Entertainment – Indoor

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Ambulance Service
- P Fire/Police Station
- C Homeless/Emergency Shelter
- P Hospital
- P Medical/Dental Laboratory
- P Post Office
- C Rehabilitation Facility
- P Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

- P Arts School
- C Cemetery, Crematorium, and Mausoleum
- P Church or Place of Worship
- P Day-Care Operation - Center-Based
- P Educational and Scientific Research
- P School: Public/Private
- P Trade/Business School
- P University/College

SERVICE:

- P/C Automobile Wash
- C Contractor Services
- P Funeral Home/ Mortuary/Morgue
- C Kennel (With Outdoor Pens)
- P Kennel (Without Outdoor Pens)
- P Laundry, Dry Cleaning, Dyeing, and Linen Service (no retail customers)
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)
- P Personal Services
- P Printing, Copying, Reproduction, Publishing
- C Recycling Collection and Processing Center
- P Repair and Maintenance Services - Automobile/Small Truck (major)
- P Repair and Maintenance Services - Automobile/Small Truck (minor)
- P Repair and Maintenance Services (indoor)
- C Repair and Maintenance Services (outdoors)
- P Storage - Self-Service Units
- P Tattoo Parlor
- P Taxidermist
- P Veterinary Service (small animals)

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

TRADE – WHOLESALE USES:

- C Wholesaling and Storage (indoor)

TRADE – RETAIL USES:

- C Aircraft and Accessories
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Fuel Sales
- P Liquor Store (Off Premises Consumption) (*Defined under Liquor Store*)
- P Liquor Store (On Premises Consumption) (*Defined under Liquor Store*)
- P Restaurant, Brew Pub
- P Restaurant, Fast Food
- P Restaurant, Standard
- P Retail Sales/Rental (automobile/small truck)
- P Retail Sales/Rental (indoor)
- P Retail Sales/Rental (outdoors, non-vehicle)
- C Retail Sales/Rental (trucks and other large vehicles and equipment)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Antenna Tower - Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Broadcast Studio
- P Passenger Ground Transportation Terminal
- P Pressure Control Station
- P Public Utility Facility

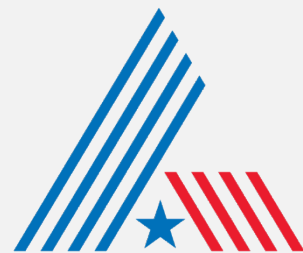
LEGEND

- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment





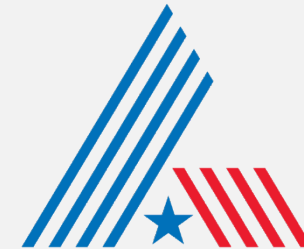
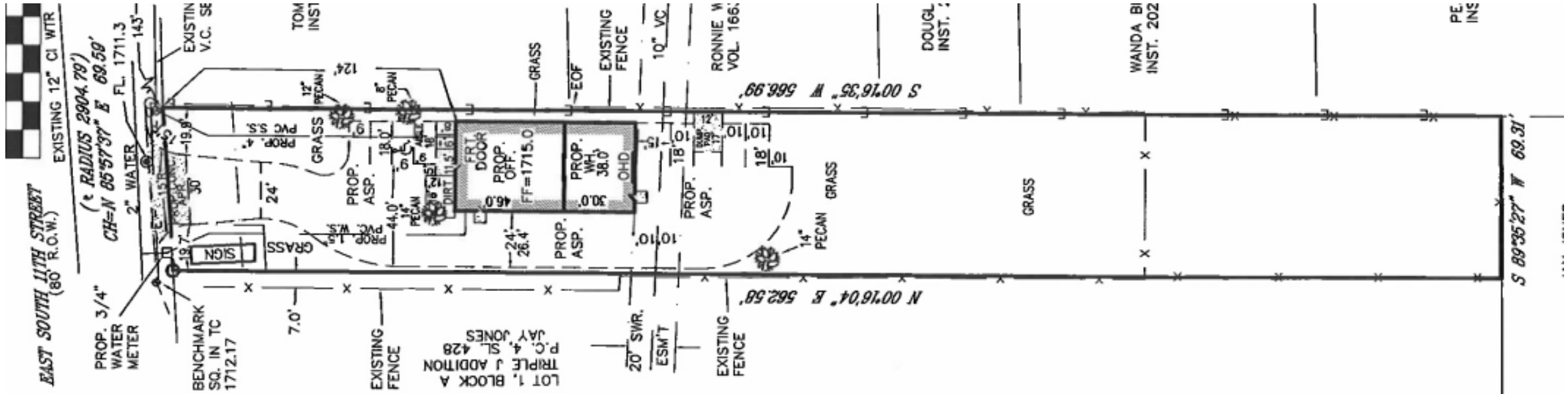
PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



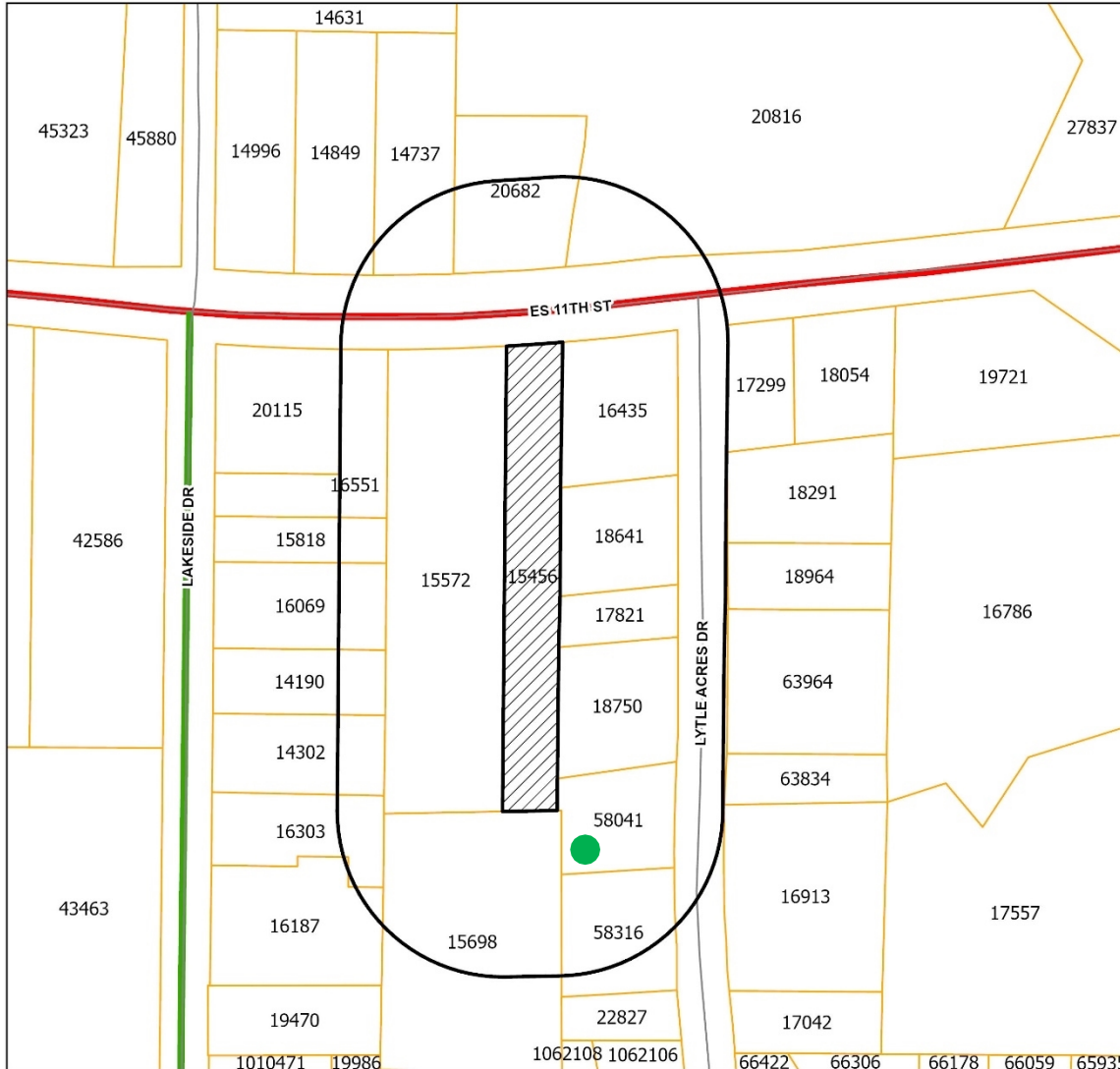
SITE PLAN



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



Legend

- CUP-2025-03
- Notification Area
- Courier Parcels
- Arterial
- Collector

1- In Favor-

0- Opposed-



0.03

Miles



FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

- The *Comprehensive Plan*;
- The surrounding uses and zoning;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

Staff Recommendation:

Staff recommends **approval** subject to the Plan of Operations.





Questions?





2024 Development Application

Zoning Application Page 1 of 3

Planning

- ☒ Conditional Use ☐ Special Exceptions ☐ Rezoning ☐ Variance
☐ PDD Amendment ☐ Street Name Change ☐ Thoroughfare Abandonment
☐ Easement Release

Relief Procedures

- ☐ Petition for Relief ☐ Proportionality Appeal ☐ Vested Rights Petition ☐ Appeal
Other: _____

Project Name: Walker Tradesman Plumbing Offices
Address: 62525 11th Number of Lots: 1 Acreage: 0.9
Legal Description: A 0708 Sur 48 Bal SE 1/4, Tract 2, Acres 0.9
Subdivision Name: Walker Addition Block: A Lot: 1
Current Zoning: GC Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: Steve & Diana Walker
Address: 225 Filly Rd
City, State, Zip: Abilene, TX 79606 Fax: (325) 276-3508
Phone: (325) 514-0039 Email: Steve@walkertradesman.com
diana@walkertradesman.com
Agent Name: _____
Address: _____
City, State, Zip: _____ Fax: _____
Phone: _____ Email: _____

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature of Owner: Steve Walker Diana Walker Date: 12/6/24

FOR OFFICE USE ONLY

Received: _____ Fee: \$ _____ Receipt No.: _____
Case No.: _____ Reviewed By: _____

2024 Development Application

Zoning Application Page 2 of 3

Existing Zoning

- | | | | |
|--------------------------------|--|--|------------------------------|
| ☐ AO | Agricultural Open Space | ☐ GR | General Retail |
| ☐ RR | Rural Residential RR-5 & RR-1 | ☐ MU | Medical Use |
| ☐ RS-12 | Residential Single-Family – 12,000 sq. ft lots | ☐ CB | Central Business |
| ☐ RS-8 | Residential Single-Family – 8,000 sq. ft lots | ☐ MX | Mixed Use |
| ☐ RS-6 | Residential Single-Family – 6,000 sq. ft lots | ☒ GC | General Commercial |
| ☐ PH | Single-Family Residential Patio Home | ☐ HC | Heavy Commercial |
| ☐ TH | Residential Townhouse | ☐ LI | Light Industrial |
| ☐ MD | Residential Medium Density | ☐ HI | Heavy Industrial |
| ☐ MH | Manufactured/Mobile Home | ☐ PD | Planned Development District |
| ☐ CU | College & University | ☐ | Empowerment Overlay |
| ☐ NO | Neighborhood Office | | |
| ☐ O | Office | | |
| ☐ NR | Neighborhood Retail | | |

Reason for Conditional Use Permit

Build office building for Walker Tradesman Plumbing.

Fees

FOR DEVELOPMENT FEES CTRL & CLICK LINK BELOW AND CHOOSE "Z"

<https://abilenetx.gov/563/Fee-Schedule>

Fees can be paid online with credit card.



2024 Development Application

Zoning Application Page 3 of 3

Zoning Impact Analysis

Please answer these questions in order to assist staff with the processing of your zoning request.

1. Does the proposed zoning map amendment implement the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use Map?

2. Is the use permitted by the proposed change in the zoning district's classification? Are the standards applicable to such uses appropriate in the immediate area of the land to be reclassified?

They are consistant to such uses
Appropriate for ES 11th Street.

3. Are the proposed changes in agreement with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area?

yes

4. Are there other factors that will substantially affect the public health, safety, morals, or general welfare?

No

Other Required Forms - Disclosure of Interest (See Attached)

2024 Development Application

Disclosure of Interest

Disclosure Questions

Every question must be answered. If the question is not applicable, answer with "N/A".

NOTE: If the Project Representative is not the Property Owner, this form must be filled out by both the Property Owner and the Project Representative.

- A. Do you believe that a City official* or City employee** may have a conflict of interest in the property or application referenced on the reverse side? ☐ Yes ☒ No

- B. If so, state the name of each City official or employee of the City of Abilene known by you that may have a conflict of interest in the property or application referenced on reverse side.

N/A

- C. State all information upon which you base the belief (use additional paper, if necessary).

N/A

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Abilene, Texas, as changes occur.

Name of Certifying Person (print): Steve Walker Diana Walker

Property Owner ☒ Project Representative ☐

Signature of Certifying Person: Steve Walker Diana Walker

*Mayor, City Council members, Planning and Zoning Commission members, and Zoning Board of Adjustment members

**City Manager, City Secretary, City Attorney, and all department heads



2024 Development Application

Recommendations

The Planning & Zoning Commission (P&Z) and the City Council look to the Planning & Development Services staff to make a recommendation for the approval or disapproval of this application. We will make every effort to notify you of our recommendation at least one (1) week in advance of the scheduled meeting of the P&Z Commission. In the case of a rezoning, and when the public interest requires it, we may recommend a rezoning to a Planned Development District (PDD) or a classification other than the classification requested. We will notify you of our decision to propose a PDD as soon as possible after the application is filed to give you time to prepare a site plan.

PUBLIC NOTIFICATION

The public is entitled to examine this application and participate in the decision-making process. In most cases, we are required to notify all property owners within two hundred feet (200') of the boundaries of your property. To ensure the fullest possible consideration, we may also notify neighborhood groups, organizations or individuals that have a special interest in a particular issue. Except for matters that the Planning & Development Services staff have expressly agreed not to disclose (and provided the law allows us to hold the matter in confidence), then all information that we deem relevant to the review and processing of this application may become public knowledge.

PLEASE READ BEFORE SIGNING

The undersigned has read the above application and hereby certifies that the information contained therein is complete, true and correct; and does hereby request that said application be submitted to the Planning & Zoning Commission at the earliest available meeting.

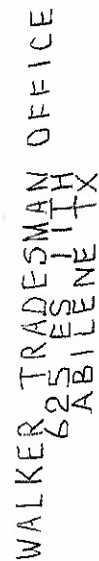
I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of this application. I also understand that the City must notify affected property owners of this application. In the event that I fail to submit in a timely manner any information that the City deems necessary to transmit this application to the Planning & Zoning Commission or City Council, then in lieu of dismissal I hereby request that this application be temporarily withdrawn from further consideration until such information is submitted, and I agree to pay a resubmission fee of \$120 to reimburse the City for the expense of re-notifying affected property owners. I have been informed of the tentative date and time that the Planning & Zoning Commission and City Council will hear this application, and I understand that hearings may be continued from time to time at the discretion of the Commission or Council to allow for full consideration or when the public interest requires a continuation.

SIGNED: _____

DATE: _____

Stefan Wach
12/16/24

Diana Walker



Scope of Operations and Future Plans for Walker Tradesman Plumbing located at 625 ES 11th, Abilene, Texas. Walker Addition, Block A, Lot 1, Acres 0.9

Walker Tradesman Plumbing operations consist of receiving customer service calls, scheduling appointments, and dispatching technicians to job sites.

Our office hours are 8:00 to 5:00 Monday through Friday. We are closed on weekends. From time to time the on-call plumber may come in before or after these hours to collect supplies for a job. Otherwise, they take a truck home and use the on-call cell phone to dispatch calls.

Our operation is small compared to most and will consist of an area our employees can park during the day. Normally once a technician is dispatched in the morning you rarely see them except for lunch and clocking out at the end of the day. The garage area will hold routine plumbing supplies and smaller equipment needed for routine residential plumbing jobs.

The noise level is very low as administrative staff will be the only ones on the property and we rarely get customers or vendors dropping by the office. An occasional plumbing truck will come to the office to gather dispatch paperwork or to collect a tool or supplies.

We have carefully designed the building to sit on the front part of the property as consistent with other commercial buildings along ES 11th. We have an engineer who has helped us understand and stay in compliance with all city codes and ordinances respecting property lines and avoiding the 10" sewer main that runs through the center of our property. We are not allowed to build a building on top of the sewer main. We have taken great care in designing the building size so it will accommodate our administrative processes and allow for the 100-year-old pecan trees to remain on the property. A privacy fence, much like the one constructed to the west of our property, will be built along the east side of the property to protect our neighbor's privacy.

We first purchased the property in August of 2010. It was our understanding along with our neighbor this was zoned commercial property. We have a surveyor certificate and plat description on file dated August 31, 2016. On November 7, 2017, we went before the City Council along with our neighbor on the west side of our property to get permission to rezone the back part of the property from RS-6 property to General Commercial which was approved for both properties. Allowing us to further develop these properties that for no other reason would serve any purpose due to their location and access. Our neighbor proceeded with building a legal office building while we chose to put off the building process for a few more years. We have a fenced-in area towards the back of the property that serves as a yard to store a few trucks, a skid steer, backhoe, along with a tractor and lawn mower we use to maintain the property. We have been able to coexist with our neighbors since this time without incidence.

In closing, I would like to mention when we first bought the property, we began to clean it up as it had become an eyesore and was being utilized as a neighborhood dumping ground. We hauled truck loads of tree limbs and trash that had been a haven for rats and snakes. As we worked, the neighbors on the east side of the property thanked us for cleaning up the property and helping with their mice problem that had migrated to their homes because of the tall grass and debris pile. One neighbor told us she felt safer because of our presence as there were homeless people that liked to frequent the property. We have been and are very considerate and upfront with our neighbors in expressing our plans for the property and will continue to respect our neighbors. Some mentioned they hoped we wouldn't cut down the pecan trees. We told them it was our goal to keep them if possible.

Currently our administrative office is located on Windmill Circle and we can provide recommendations if needed.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Steve & Diana Walker". The signature is written in dark ink and is positioned below the "Respectfully Submitted," text.

Steve & Diana Walker,

Owners Walker Tradesman Plumbing

ZONING CASE CUP-2025-04 STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: February 4, 2025
City Council 1st Read: February 27, 2025
City Council 2nd Read: March 13, 2025

Applicant

Owner: Furniture Row USA LLC
Agent: Precision Contractors – Kyle Kassel

Case Manager

Clarissa Ivey – Planner

Request

The applicant is requesting to apply a Conditional Use Permit to approximately 1.81 acres zoned General Commercial (GC) to allow Freight Containers.

Location

The subject property is located at 718 S Clack St, legal description being Lot 3 and South 31.9' of Lots 1 and 2, Block A, Smith Bros & Raymond Addition, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City in 1957; however, the property was not developed until 1993. According to google imagery the freight containers did not become a permanent fixture until 2019. Following a notice of violation from Code Compliance, the owners have moved the containers to an improved surface and have begun constructing a screening fence.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	GC	Church
East	N/A	HWY 83-84
South	GC	Self-Storage & Retail
West	RS-6	Residential

Criteria Assessment

Staff has reviewed the request based upon the factors established in Section 1.4.3.5, Criteria for Approval of the Land Development Code. These factors are identified and addressed below:

- 1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.**
The proposed request is consistent with the Comprehensive Plan and Future Land Use Map.
- 2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**
The proposed request is consistent with the intent of the General Commercial zoning district regulations and uses.

3. **The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.**

The proposed/existing use is compatible with surrounding developments and will not create adverse impacts regarding traffic, noise, or visual nuisances.

4. **The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

The proposed/existing use will not generate additional pedestrian or vehicular traffic.

5. **The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.**

The proposed use does not generate a level of traffic that would adversely affect the existing road network in the vicinity of the subject site.

6. **The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.**

The applicant will be required to comply with the Land Development Code requirements regarding freight containers in General Commercial zoning which includes screening from adjacent properties with less intensive uses.

7. **The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.**

The use, if approved, will be subject to the following LDC requirements:

- Freight Containers in Commercial districts shall be screened from public right-of-way, except alleys
- Freight containers in any district shall be screened from adjacent properties with zoning designations other than HI, LI, HC, and GC
- Freight containers shall not have signs, logos, or other markings, other than small, incidental labeling, visible from the right-of-way or visible from adjacent properties with zoning designations other than HI, LI, HC, and GC.
- Freight containers shall be located in the rear of the main structure and shall be a solid color to match the dominant color of the principal structure.
- Freight containers shall not be stacked.
- A building permit shall be obtained for each container, and each shall meet all building and development regulations

Staff Recommendation

Staff recommends **approval** of the Conditional Use Permit, subject to the following conditions:

1. A building permit must be applied for within 30 days of approval
2. The freight containers are subject to the submitted concept plan and all applicable LDC requirements.

Attachments

- Concept Plan
- LDC requirements for freight containers

Notification

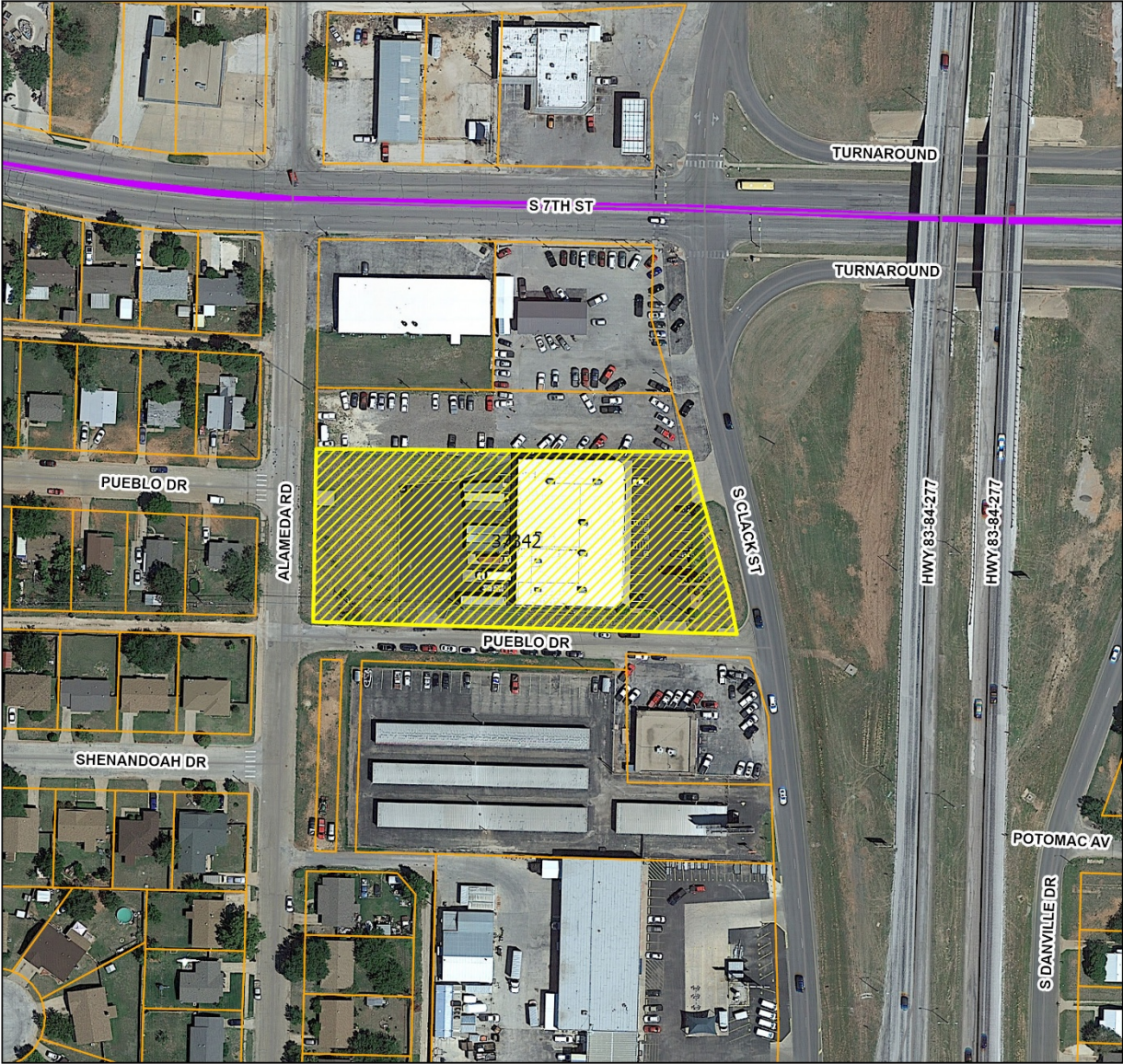
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on January 17, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
BECK DOUGLAS KENT	37213	714 S CLACK ST	
BECK KENT	42263	710 S CLACK ST	
BEST USI PORTFOLIO LLC	74002	818 S CLACK ST	
BOGUS ANNABELLE P	25459	5202 SHENANDOAH DR	
BONILLA FRANCISCO &	25851	5217 PUEBLO DR	
DABNEY MYRAM	21224	5210 PUEBLO DR	
DACUMOS REBECA C	19363	5201 S 7TH ST	
FURNITURE ROW USA LLC	37342	718 S CLACK ST	
JARAMILLO JUAN P & PRADO MARIA L	25320	5210 SHENANDOAH DR	
JGN PROPERTIES LLC	19494	5209 S 7TH ST	
JOYFUL MORNING PROPERTIES LLC	25204	5218 SHENANDOAH DR	
KNOTTY OAK FUNERAL SERVICES LLC	42391	5133 S 7TH ST	
LEGACY DWELLING LLC	26100	5201 PUEBLO DR	
LEYVA ROSA LOPEZ	25978	5209 PUEBLO DR	
NANCE NOAH	25600	5201 SHENANDOAH DR	
R & M THOMASON FAMILY	36131	710 ALAMEDA RD	
REEDER MARIAN JO TR OF FARREL G REEDER TESTAMENTARY TR	69546	802 S CLACK ST	
REID JEREMY	21092	5202 PUEBLO DR	
WEBB PETRA G MATA	21352	5218 PUEBLO DR	

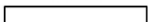
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
DACUMOS REBECA C	19363	5201 S 7TH ST	
JGN PROPERTIES LLC	19494	5209 S 7TH ST	
REID JEREMY	21092	5202 PUEBLO DR	
DABNEY MYRAM	21224	5210 PUEBLO DR	
WEBB PETRA G MATA	21352	5218 PUEBLO DR	
JOYFUL MORNING PROPERTIES LLC	25204	5218 SHENANDOAH DR	
JARAMILLO JUAN P & PRADO MARIA L	25320	5210 SHENANDOAH DR	
BOGUS ANNABELLE P	25459	5202 SHENANDOAH DR	
NANCE NOAH	25600	5201 SHENANDOAH DR	
BONILLA FRANCISCO &	25851	5217 PUEBLO DR	
LEYVA ROSA LOPEZ	25978	5209 PUEBLO DR	
LEGACY DWELLING LLC	26100	5201 PUEBLO DR	
R & M THOMASON FAMILY	36131	710 ALAMEDA RD	
BECK DOUGLAS KENT	37213	714 S CLACK ST	
FURNITURE ROW USA LLC	37342	718 S CLACK ST	

LOCATION MAP

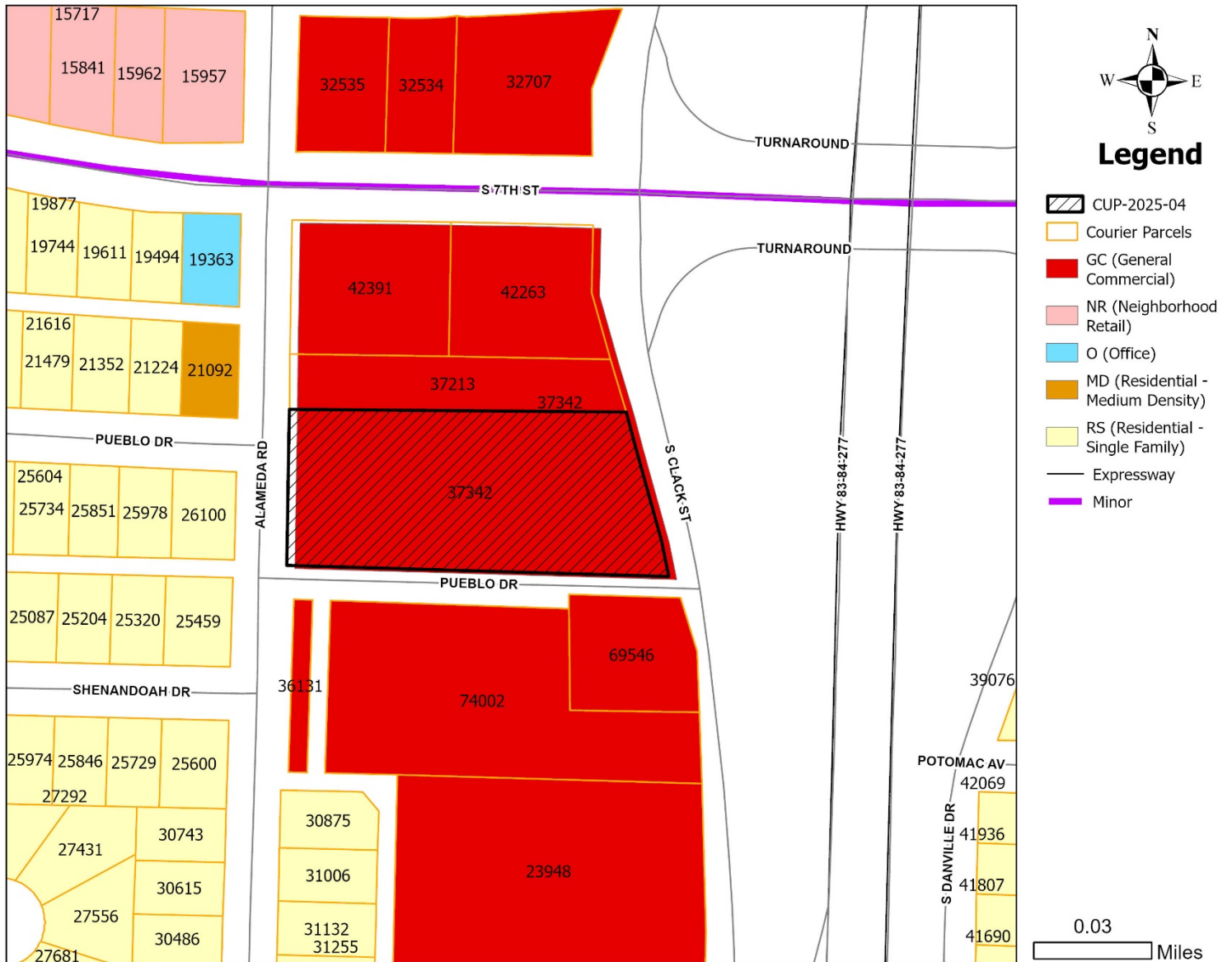


Legend

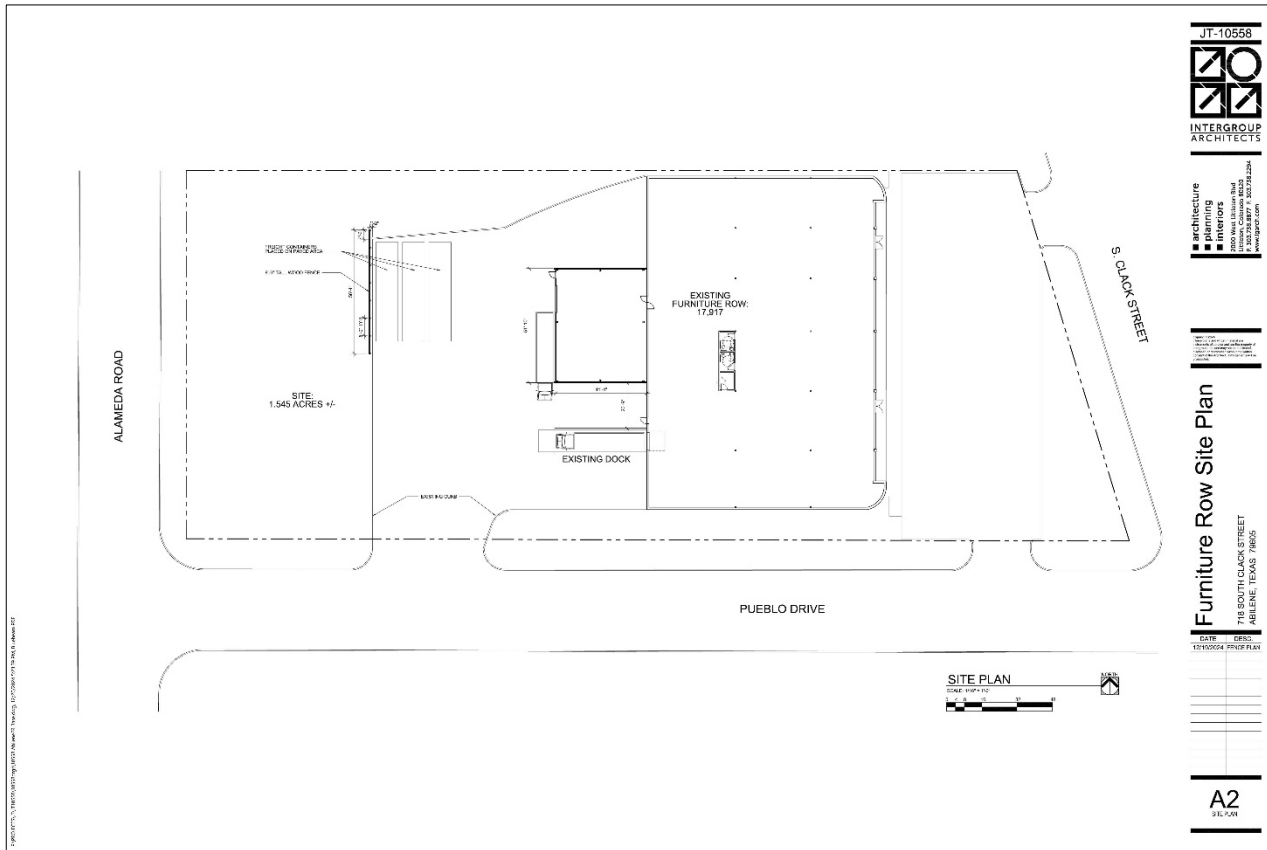
-  CUP-2025-04
-  Courier Parcels
-  Expressway
-  Minor

0.03
 Miles

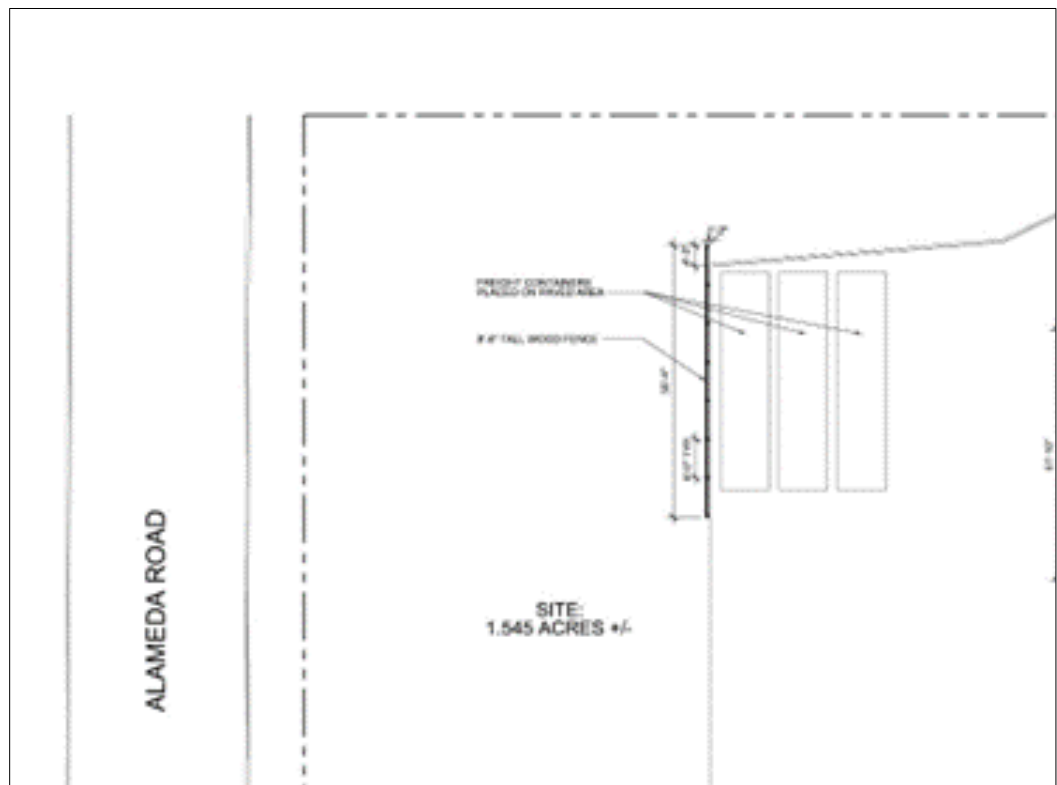
ZONING MAP



Concept Plan



Enlarged





CONDITIONAL USE PERMIT

Case: CUP-2025-04

Agent: Precision Contractors – Kyle Kassel

Requests: A Conditional Use Permit to allow Freight Containers.

Location: 718 S Clack

Notification: 0 in Favor, 0 in Opposition

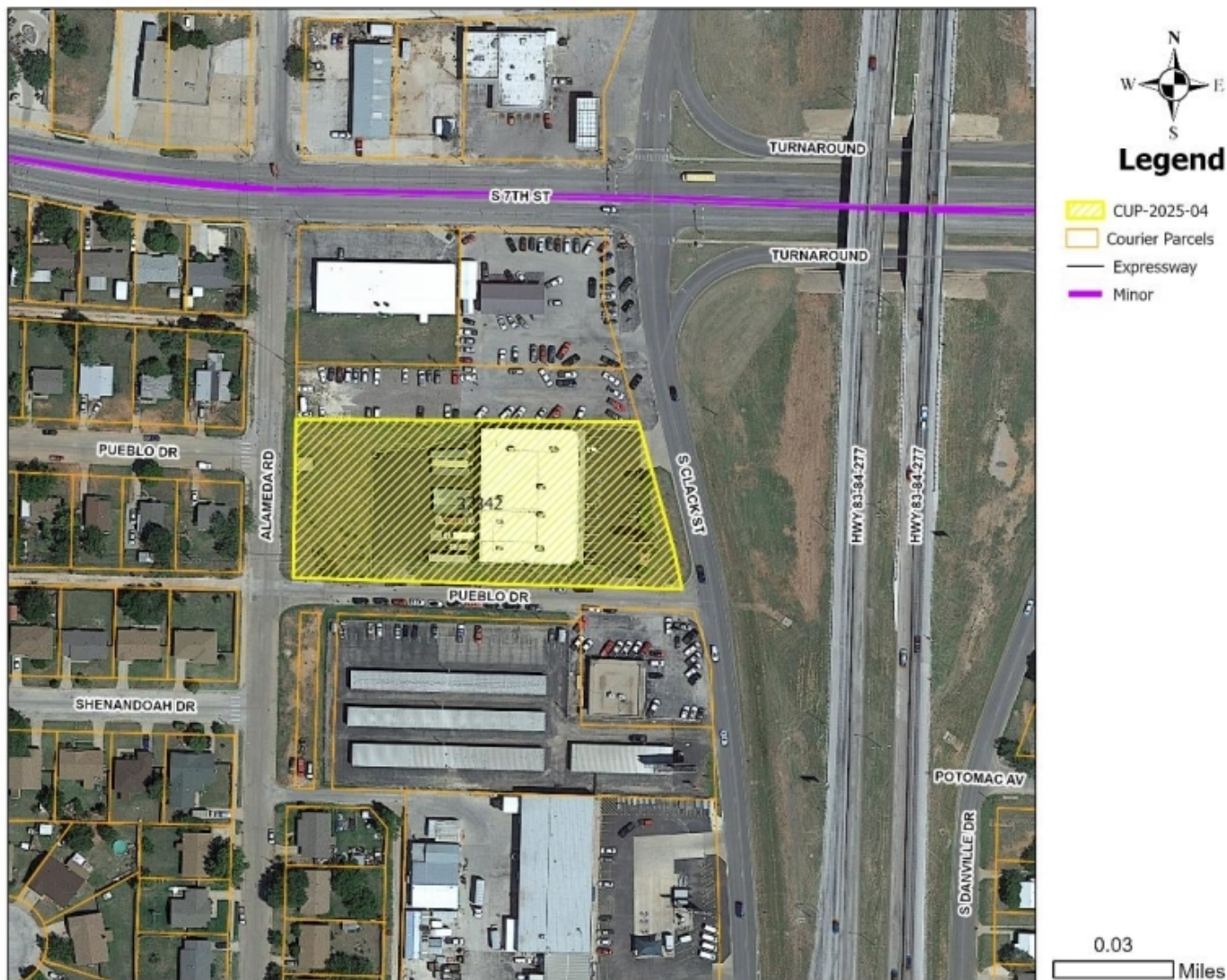
Planning & Zoning: February 4, 2025

Council Hearing: February 27, 2025
March 13, 2025





AERIAL LOCATION MAP





ZONING MAP



Legend

- CUP-2025-04
- Courier Parcels
- GC (General Commercial)
- NR (Neighborhood Retail)
- O (Office)
- MD (Residential - Medium Density)
- RS (Residential - Single Family)
- Expressway
- Minor

0.03

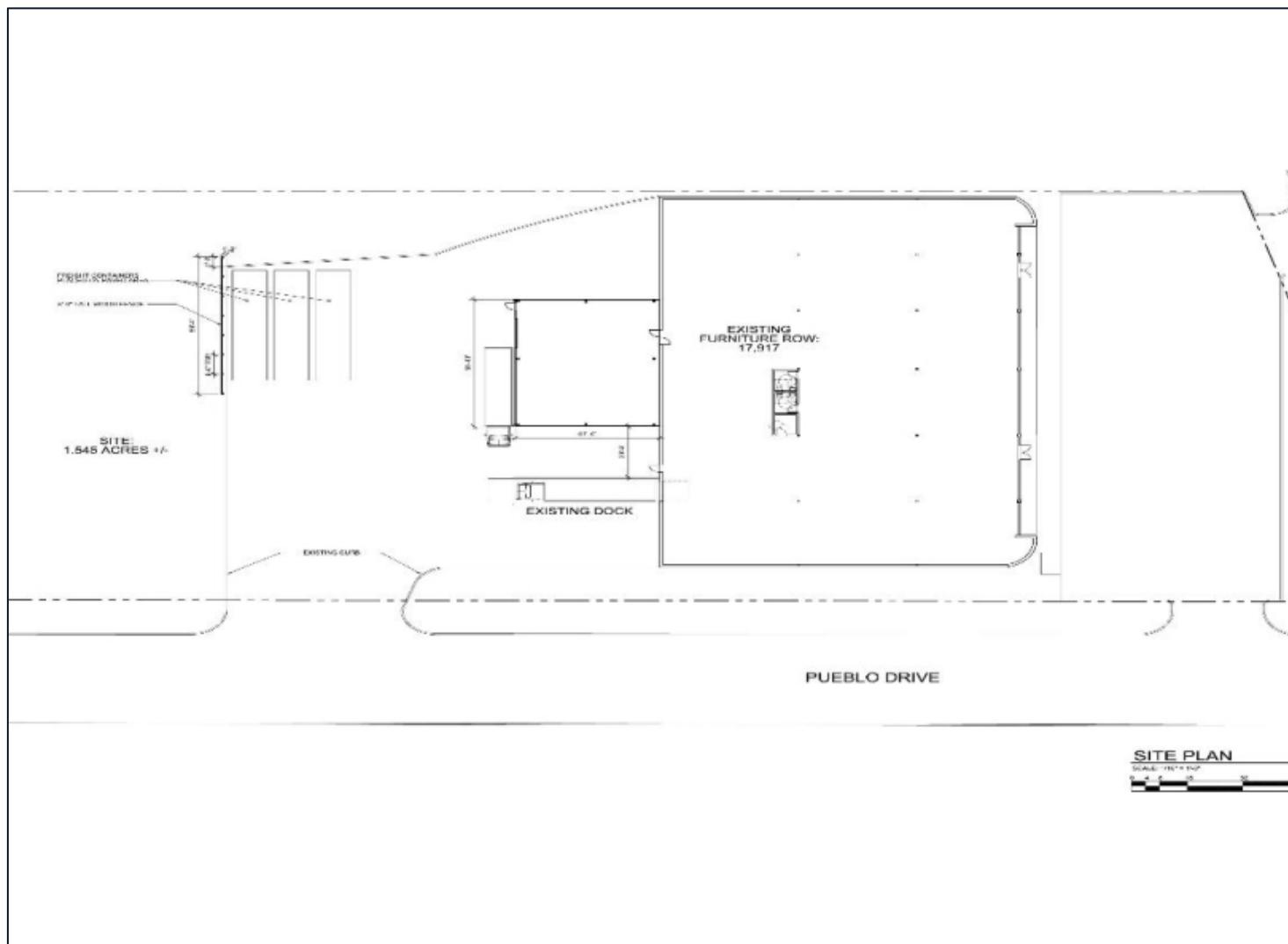
Miles



CITY OF
ABILENE
TEXAS



CONCEPT PLAN



CITY OF
ABILENE
TEXAS



PROPERTY VIEWS





NEIGHBORING PROPERTY VIEWS



Subject Property
January 24, 2025 3:56 PM



24, 2025 3:57 PM
North Neighboring Property



West Neighboring Property

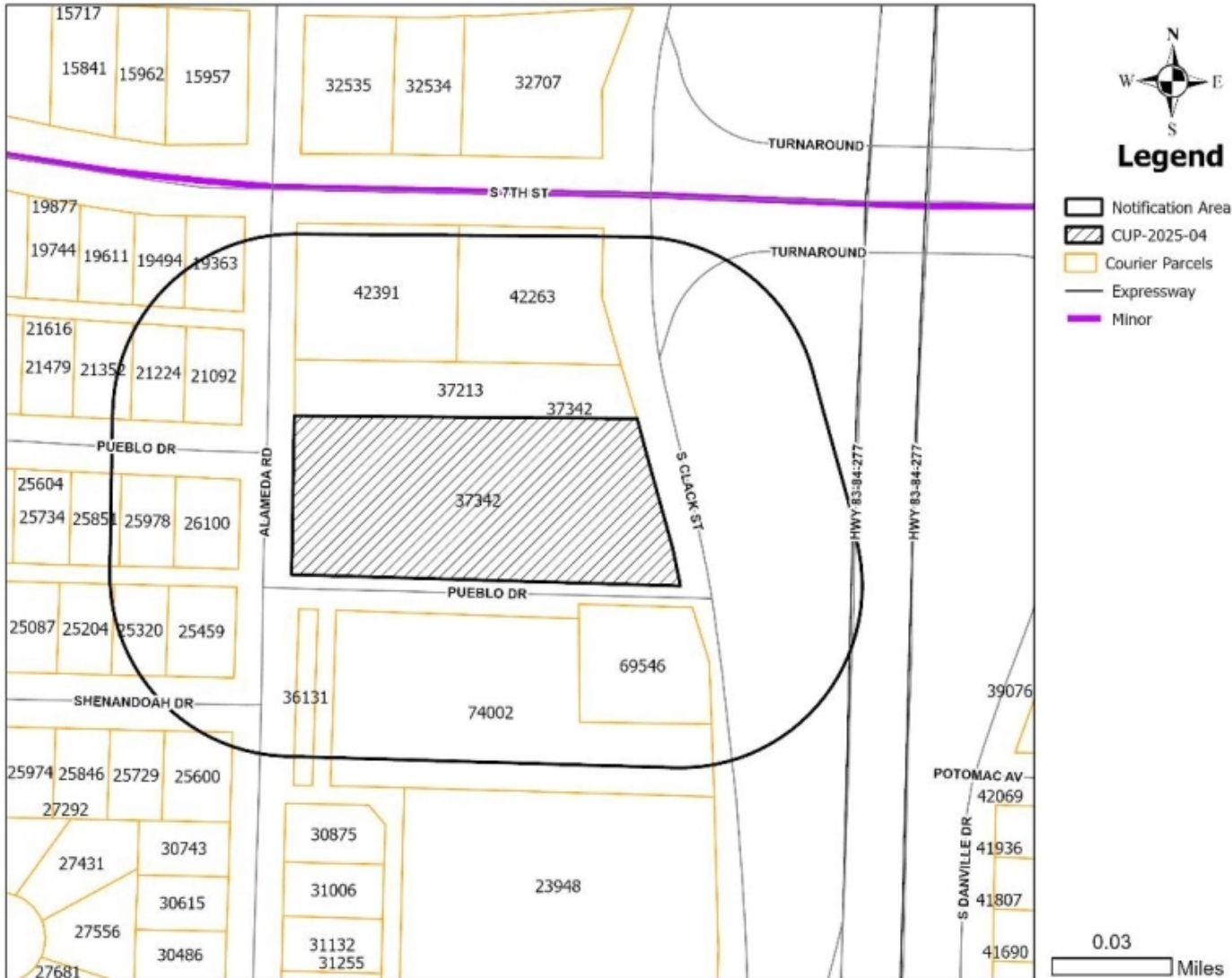


South Neighboring Property





NOTIFICATION AREA MAP



0- In Favor- ●

0- Opposed- ●





FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

- The *Comprehensive Plan*;
- The surrounding uses and zoning; and
- The Criteria for Approval in the LDC.

Staff Recommendation:

Staff recommends **approval** of the Conditional Use Permit, subject to the following conditions:

1. A building permit must be applied for within 30 days of approval
2. The freight containers are subject to the submitted concept plan and all applicable LDC requirements.





Questions?



PROJECT OVERVIEW

Project Type: Conditional Use Permit | **Project Title:** CUP-2025-04 Freight Container in GC (718 S Clack St.)
ID # 24-000274 | **Started** 12/22/2024 at 10:32 PM



Address

718 S Clack St, Abilene, TX USA 79605

Legal

Smith Bros & Raymond Addn Blk Block A Lot Lot 3 & S3
Smith Bros & Raymond Addn, Block A, Lot 3 & S31.9 Of
Lt 1 & 2

Description

The client currently has 3 containers and plan on moving them off the grass to the pavement and building a fence to block from residential home view.

PROPERTY DETAILS

Property ID	37342
GEO ID	53107
Enforcement Area	Dyess Area

PROPERTY ADDITIONAL INFORMATION

Account Number	60754000200
Property ID	53107
Land Use	Commercial
High School	Chs
Middle School	Clack
Elementary School	Reagan
Super Neighborhood	Dyess Area
Courier - Building Square Feet	15600

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Furniture Row Usa Llc -		5651 Broadway Denver, CO 80216-1021	-	Property Owner
Jacob Williams	jacob.williams@furniturerow.com 3256982434	718 S Clack St Abilene, TX 79605	-	Property Tenant
Kyle Kassel	kylekassel@precision-contractors.com	-	-	APPLICANT

GENERAL COMMENTS

 **Clarissa Ivey**, *Planning Division, Dec 23, 2024 at 11:37 AM*

Please complete the owner authorization document attached. The completed document can be uploaded here or emailed to planning@abilenetx.gov

 **Kyle Kassel**, *Dec 31, 2024 at 11:35 AM*

Hi Clarissa,

I understand Lara with Furniture Row cc'd you on her email with the attached document yesterday, but included it below for your reference!

Thank you,
Kyle L. Kassel
712.260.4102



2024 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: 60754 Total Number of Acres: 1.81
Zoning Classification(s): GC Total Number of Lots: 1
Location: 718 S Clack St, Abilene, TX 79605

Property Owner Information & Authorization

Name/Company: Furniture Row USA LLC
Address: 5651 N Broadway
City: Denver State: CO Zip Code: 80216
Phone: 303-437-7737 Email: lara.hayes@furniturerow.com

Project Representation (check one):

- ☐ I will represent the application myself; OR
☒ I hereby designate Kyle Kassel / Precision Contractors (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City of Abilene.

Property Owner's Signature: [Signature], Manager Date: 12/30/2024

STATE OF: Colorado

COUNTY OF: Adams

BEFORE ME, a Notary Public, on this day personally appeared Richard P.R. Cohn
(printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 30th day of December, 20 24



[Signature]

NOTARY PUBLIC in and for the State of Colorado

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☒ Other(specify): Contractor

Name: Kyle Kassel Company: Precision Contractors
Address: 12656 E Jamison Pl #2 City: Englewood State: CO
Zip Code: 80112 Number: 712-260-4102 Email: kylekassel@precision-contractors.com

a. *Screening.*

1. Freight Containers in Agricultural Open Space districts and Commercial districts shall be screened from public right-of-way, except alleys.
2. Freight containers in any district shall be screened from adjacent properties with zoning designations other than HI, LI, HC, and GC.
3. Screening, as required in subsections a.1 and a.2 above, shall be accomplished through the use of landscaping as indicated below:
 - i. A continuous hedge with a mature height of at least five feet achieved within one year, and
 - ii. Trees with a mature height of at least ten feet spaced at twenty-foot intervals.
 - iii. Alternative screening of a minimum seven feet height of an opaque material consisting of wood fencing and/or masonry walls may be approved by the Development Review Committee (DRC) where landscaping would not be practical or appropriate.

b. *Location and Appearance in Certain Zoning Districts.* In HC or GC districts, freight containers shall be located in the rear of the main structure and shall be a solid color to match the dominant color of the principal structure. In AO districts, freight containers shall be located a minimum of 200 feet from property lines.

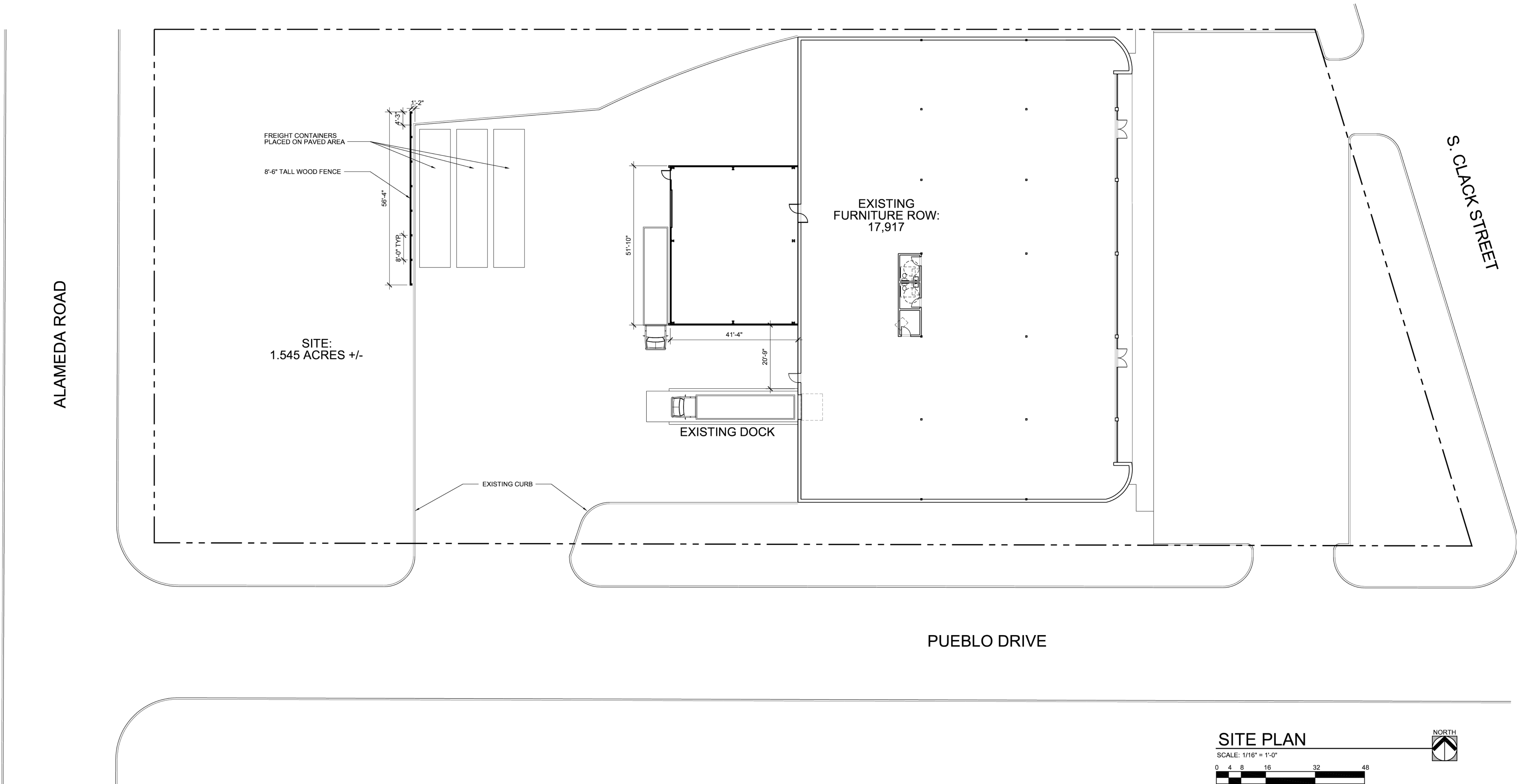
c. *Signage.* Freight containers shall not have signs, logos, or other markings, other than small, incidental labeling, visible from the right-of-way or visible from adjacent properties with zoning designations other than HI, LI, HC, and GC.

d. *Building Permit Required.* A building permit shall be obtained for each container and each shall meet all building and development regulations, with the exception that building separation requirements shall apply to separation from freight containers to other structures, not between multiple freight containers.

e. *Storage Freight Containers.* Freight containers used only for storage shall meet the building requirements as a "temporary structure," regardless of the length of time it is in use on the property, with the exception that any ventilation requirements that would apply to a permanent structure also apply to a permanently placed freight container.

f. *Stacking Prohibited.* Freight containers shall not be stacked.

g. *Number of Freight Containers and Distance to Property Lines in AO Zoning.* Only 1 freight container is permitted by right in the AO zoning district. A Conditional Use Permit is required if more than 1 freight container is proposed or if a freight container is proposed to be less than 200 feet from a property line.



ZONING CASE CUP-2025-05 STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: February 4, 2025
City Council 1st Read: February 27, 2025
City Council 2nd Read: March 13, 2025

Applicant

Owner: Patricia Nail
Agent: Jacob Martin

Case Manager

Adam Holland – Planner

Request

The applicant is requesting to apply a Conditional Use Permit to approximately 15.03 acres zoned Agricultural Open (AO) to allow for a Recreational Vehicle Park.

Location

The subject property is located at 3201 Dub Wright Blvd. Legal description being John Adams Survey 44, Abilene, Taylor County, Texas.

Background

The current owner proposes to build a 130 space Recreational Vehicle community. This property has remained vacant since annexation.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO	Vacant
East	AO, GC	Single-Family Residences, Self-storage
South	AO	Vacant
West	AO	Vacant

Criteria Assessment

Staff have reviewed the request based upon the factors established in Section 1.4.3.5, Criteria for Approval of the Land Development Code. These factors are identified and addressed below:

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.

The proposed request is consistent with the Comprehensive Plan and Future Land Use Map.

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

The proposed request is consistent with the spirit and intent of AO zoning.

3. **The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.**

The proposed use is generally compatible with adjacent uses and development, however the Land Development code specifies a minimum separation of 300' from all residential development. The proposed park is only 100 feet at a minimum from Residential Medium Density, however, the property will be fully screened and any adverse impacts would be mitigated.

4. **The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

The proposed use is located on Dub Wright Blvd which is designated as an arterial road. Additional traffic is expected as a part of development.

5. **The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.**

New driveways shall be reviewed as part of the Site Plan review process to ensure compliance to applicable standards.

6. **The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.**

The applicant proposes a perimeter fence and landscaping around the property to mitigate any visual impacts. Opaque vs non-opaque was not specified.

7. **The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.**

The proposed RV Park complies with the standards set out in the Land Development Code and is compatible with the surrounding uses at this location.

Staff Recommendation

Staff recommends **approval** of the Conditional Use Permit, subject to the submitted concept plan and Plan of Operation with the following condition:

The proposed perimeter fence shall be opaque.

Attachments

- PowerPoint Presentation
- Plan of Operation
- Concept Plan

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on January 17, 2024, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

Legend: O - Opposed, F - In Favor

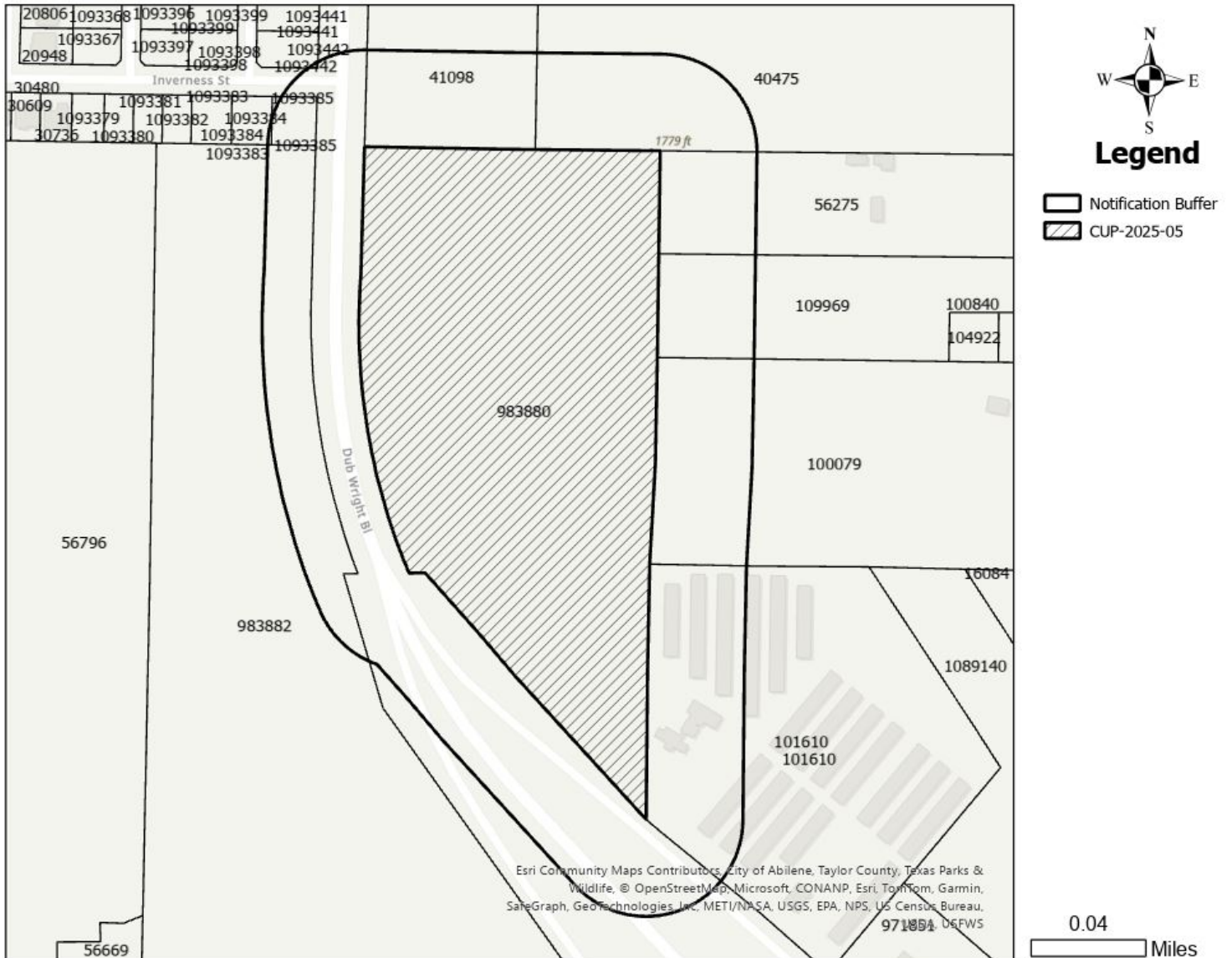
Owner

OWNER	SITUS	PROP_ID	RESPONSE
DUB WRIGHT BOULEVARD LP	3533 DUB WRIGHT BL	101610	
DUB WRIGHT BOULEVARD LP	3617 DUB WRIGHT BL	101610	
LEGACY FUNERAL HOLDINGS LLC	3010 BISHOP RD	40475	
LEGACY FUNERAL HOLDINGS LLC	3009 DUB WRIGHT BL	41098	
NAIL PATRICIA	3201 DUB WRIGHT BL	983880	
NAIL PATRICIA	6310 BUTTERFIELD TR	983882	
QUEEN BEE ENTERPRISES	6519 INVERNESS ST	1093384	
QUEEN BEE ENTERPRISES	6517 INVERNESS ST	1093384	
QUEEN BEE ENTERPRISES	3075 GLENNSTER ST	1093442	
QUEEN BEE ENTERPRISES	3073 GLENNSTER ST	1093442	
QUEEN BEE ENTERPRISES	6509 INVERNESS ST	1093385	
QUEEN BEE ENTERPRISES	6511 INVERNESS ST	1093385	
RENFRO ELDRED R & PATRICIA A	3202 BISHOP RD	56275	
RENFRO ELDRED R & PATRICIA A		109969	
ROPER ANTHONY & AMANDA	3350 BISHOP RD	100079	

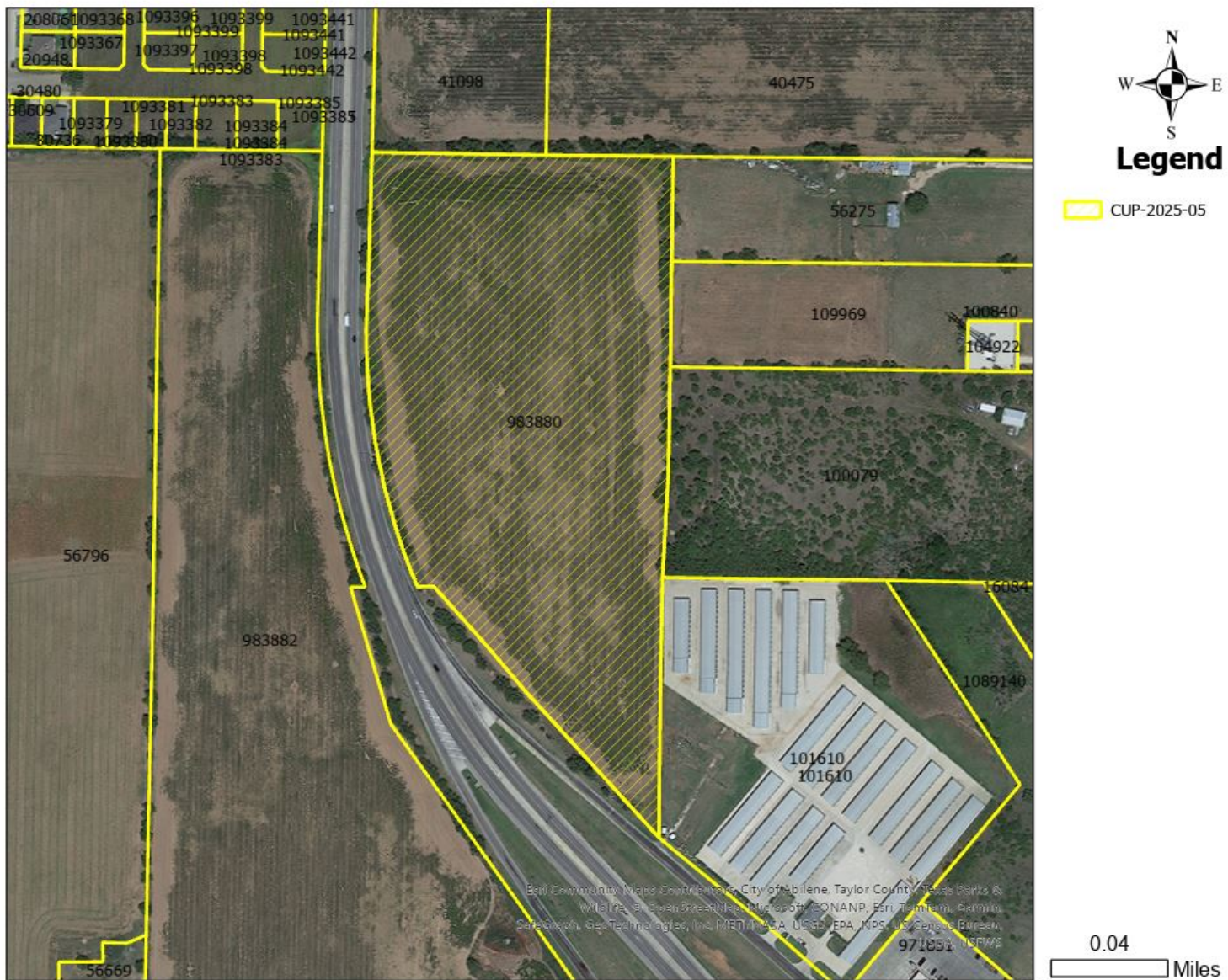
Prop ID

OWNER	SITUS	PROP_ID	RESPONSE
LEGACY FUNERAL HOLDINGS LLC	3010 BISHOP RD	40475	
LEGACY FUNERAL HOLDINGS LLC	3009 DUB WRIGHT BL	41098	
RENFRO ELDRED R & PATRICIA A	3202 BISHOP RD	56275	
ROPER ANTHONY & AMANDA	3350 BISHOP RD	100079	
DUB WRIGHT BOULEVARD LP	3533 DUB WRIGHT BL	101610	
DUB WRIGHT BOULEVARD LP	3617 DUB WRIGHT BL	101610	
RENFRO ELDRED R & PATRICIA A		109969	
NAIL PATRICIA	3201 DUB WRIGHT BL	983880	
NAIL PATRICIA	6310 BUTTERFIELD TR	983882	
QUEEN BEE ENTERPRISES	6519 INVERNESS ST	1093384	
QUEEN BEE ENTERPRISES	6517 INVERNESS ST	1093384	
QUEEN BEE ENTERPRISES	6509 INVERNESS ST	1093385	
QUEEN BEE ENTERPRISES	6511 INVERNESS ST	1093385	
QUEEN BEE ENTERPRISES	3075 GLENNSTER ST	1093442	
QUEEN BEE ENTERPRISES	3073 GLENNSTER ST	1093442	

NOTIFICATION MAP



LOCATION MAP



ZONING MAP



[illegible]



CONDITIONAL USE PERMIT

Case: CUP-2025-05

Owner Patricia Nail

Agent: Jacob Martin

Requests: A Conditional Use Permit to allow an RV Park

Location: 3201 Dub Wright

Notification: 0 in Favor, 0 in Opposition

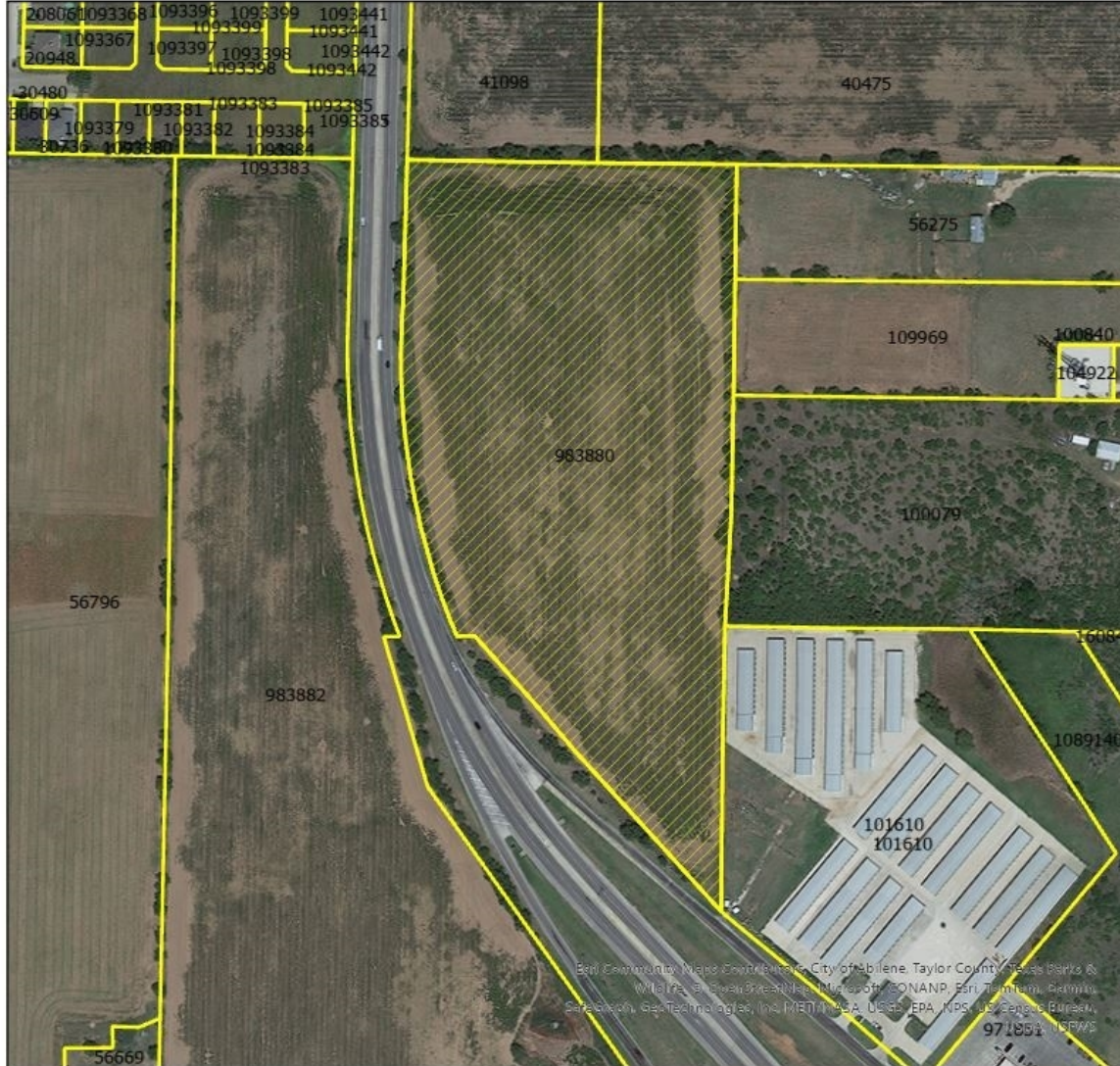
Planning & Zoning: February 4, 2025

Council Hearing: February 27, 2025
March 13, 2025





AERIAL LOCATION MAP



Legend

 CUP-2025-05

0.04

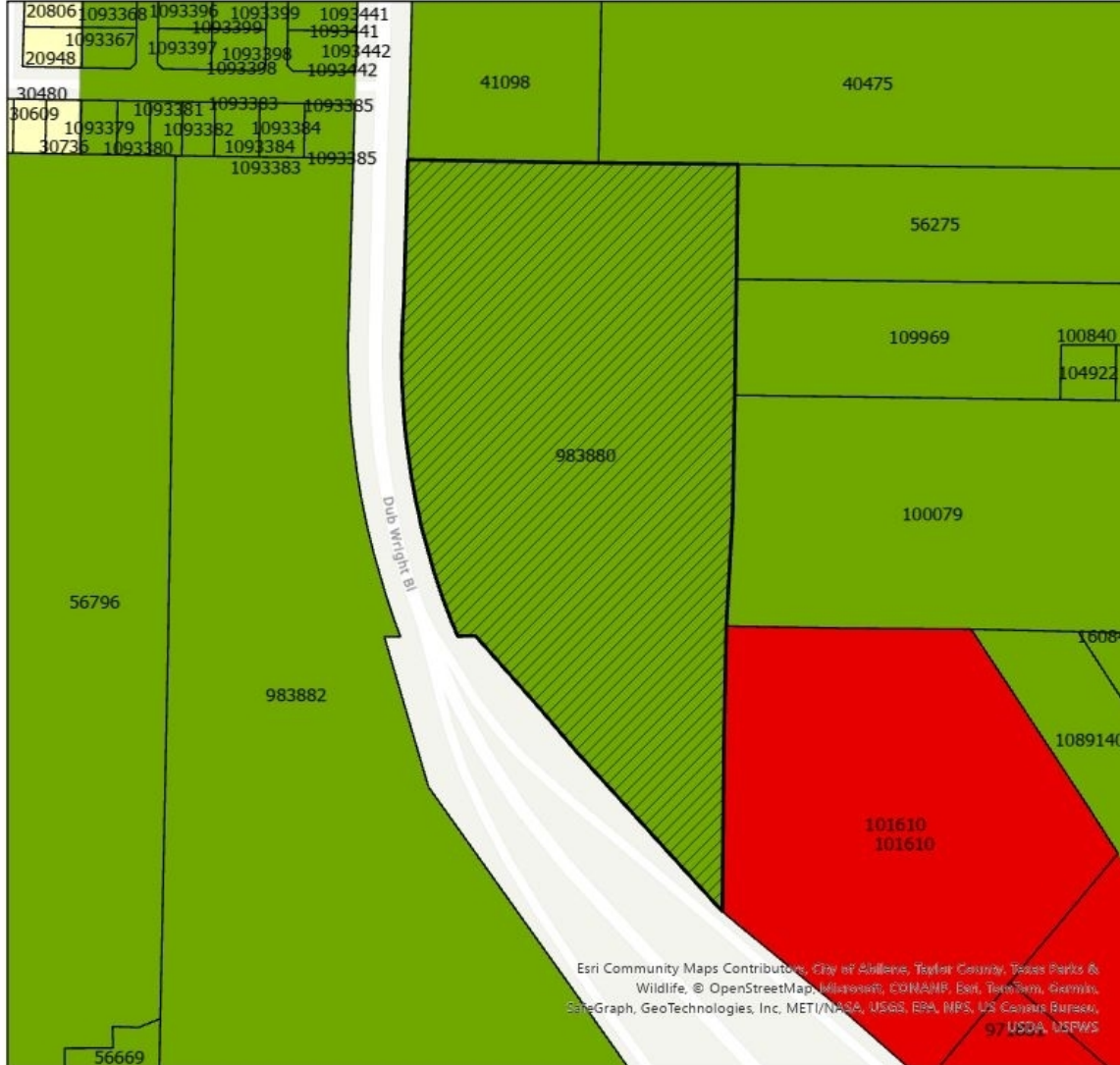
Miles



CITY OF
ABILENE
TEXAS



ZONING MAP



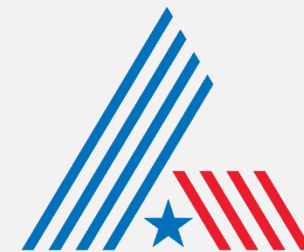
Legend

- CUP-2025-05
- Zoning District
- GC (General Commercial)
- GC (General Commercial)
- RS (Residential - Single Family)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- AO (Agricultural Open)

Esri Community Maps Contributor, City of Abilene, Taylor County, Texas Parks & Wildlife, © OpenStreetMap, Mapbox, CONAMP, Esri, TerraFirma, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, 97 USDA, USFWS

0.04

Miles



CITY OF
ABILENE
TEXAS





NEIGHBORING PROPERTY VIEWS

Subject property

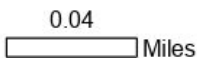
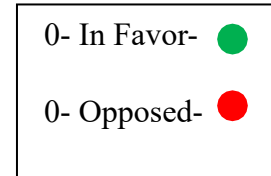


South Neighboring Property



West Neighboring Property







FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

- The *Comprehensive Plan*;
- The surrounding uses and zoning; and
- The Criteria for Approval in the LDC.

P&Z Recommendation:

Staff recommends **approval** of the Conditional Use Permit, subject to the submitted concept plan and Plan of Operation with the following condition:

The perimeter fence shall be opaque.





Questions?



TOWERSIDE RANCH RV PARK – PLAN OF OPERATIONS

Towerside Ranch RV Park will consist of 130 RV fully paved spaces developed in a single phase all of which will have access to utilities including water, sewer, electric, and Wi-Fi. Amenities on the property will include a pool, playground, dog park, and a laundry / common restroom and shower facility. The property will be illuminated by street lighting to be designed in compliance with City of Abilene regulations.

The Park will be staffed between 8am - 5pm, while Park amenities such as the pool, playground, and dog park will be available for use by residents between 7am – 10pm. A strict quiet hour's policy will be in place between 9pm – 7am daily. 24/7 emergency contact with staff will be available.

In addition to adhering to City of Abilene development and landscape requirements and regulations, the Park will be entirely fenced around the property perimeter and irrigated (if approved) using the existing effluent water line located on the west side of Dub Wright Blvd further improving the aesthetics of the property.

POLICIES / REGULATIONS

1. Violation of any Park Rules & Regulations may result in your immediate removal and being asked to vacate the Park premises.
2. There will be no refunds! As a service-based business, we do not have a landlord/tenant agreement with any of our guests.
3. We are not responsible for any loss due to theft, fire, utility failure, improper connections, failure to unhook during freezing temperatures, or any uncontrollable acts of nature.
4. By staying at our park, you agree to the use of your photo, image, or likeness in advertising, social media, and any print products in association with Tower View RV Park.

GENERAL RULES

- Registration and payments are due immediately upon arrival. No exceptions.
- No arrivals past 10:00pm. Late arrivals must check-in at the office no later than 10:00am the next morning. If you fail to do so, we will automatically charge the credit card we have on file, no discounts or coupons will apply.
- All RVs must be fully operational, well-kept, and in good condition. RVs 10 years or older must be approved by Park management.
- Park quiet times are between 10:00pm and 7:00am. Please be respectful of others always. No generators, or any excessive noise will be tolerated.
- Showers, restrooms, and laundromat are provided for your convenience. It is the responsibility of every guest to clean up after yourself.
- Please do not run water unnecessarily. No above ground pools, or vehicle washing will be permitted at the Park.
- There is no curbside trash pickup. Dumpsters are located by the office for your convenience. Dumpster use is limited to bagged, household trash only. No oversized objects please.
- No permanent structures allowed, unless pre-approved by Park management, including but not limited to sheds, clotheslines, freezers/refrigerators, fencing, decks, dog kennels, pens, or dog runs.
- No tent camping is allowed, unless pre-approved by Park management.
- No sub-leasing is allowed.
- No open campfires are allowed.

- No mats, rugs, etc., are allowed on the grass.
- Solicitation, or signs for the sale of products/services will not be allowed.

VEHICLES AND PARKING

- A 10 MPH speed limit is strictly enforced.
- All guests must have a valid driver's license to operate any motorized vehicle on Park property.
- Park your vehicle in your assigned site only. Any vehicle parked in a vacant site will be charged for the space rental at the daily rate.
- No parking on the street, or grass.
- No repairs of any vehicle, or RV on Park property. You may check with local listings for businesses that provide these services.
- The operation of motorized scooters, ATVs, minibikes, or any unlicensed motorized vehicle is prohibited on Park property.

CHILDREN AND VISITORS

- All visitors must check-in at the office. Visitors must comply with all Park Rules & Regulations.
- You are responsible for the safety and conduct of your children and visiting guests.
- All children under the age of 14 must have adult supervision in all common areas.
- Skateboards and in-line skates are not permitted on Park property.

POOL

- Anyone under the age of 14 must have an adult inside the pool fence with them at all times.
- Babies/Not potty-trained children are not permitted in the pool without swim diapers.
- No smoking inside the pool area or pool.
- No glass containers are allowed inside the pool area or pool.
- Swimmers must wear appropriate swimwear, no street clothes.
- No Diving – Read posted pool rules

PETS

- All pets must be registered at the office prior to your stay. Wildlife/Farm animals are not considered pets and will not be allowed to stay at the Park.
- Pets must always be kept on a leash and may not be left outside unattended except when utilizing the dog park.
- Pick up your pet's waste immediately and dispose of it properly. This includes around your site and anywhere on Park property.
- Management reserves the right to refuse pets based on breed/behavior.
- Pets are the exclusive responsibility of their owners. Noisy pets will not be tolerated.
- No pet bathing is permitted in any of the Park facilities.

ALCOHOL, SMOKING, DRUGS AND FIREARMS

- Smoking is prohibited in all Park buildings.

- Dispose of smoking materials in proper receptacles. Do not throw them on the ground. This includes your site area.
- Absolutely no discharge of firearms, or fireworks allowed.
- All weapons shall be kept in compliance with all applicable state and federal laws.
- No alcohol is permitted in any common area. Towerside Ranch RV Park is not responsible for people of any age driving while under the influence.
- No criminal, or drug related activity on Park property will be tolerated.



3465 Curry Lane Abilene, Texas
325-695-1070 www.jacobmartin.com
Firm # 10194493

**METES & BOUNDS DESCRIPTION
PROPOSED "AO" ZONING TRACT
CITY OF ABILENE
TAYLOR COUNTY, TEXAS**

BEING a **15.03 acre** zoning tract out of the John Adams Survey No. 44, Abstract No. 3, City of Abilene, Taylor County, Texas and being out of the remainder of that certain 30 acre tract, known as Tract Two, and the remainder of that certain 15 acre tract, known as Tract One, being more particularly described in a deed to Patricia R. Nail & the Michael J. Wingo II and Maryann Wingo Revocable Living Trust recorded in Instrument Nos. 2012-4609 & 201914103 Official Public Records, Taylor County, Texas. Said **15.03 acre** tract is more particularly described in metes and bounds as follows:

BEGINNING at a point for the northeast corner of this described tract and said 15 acre tract;

THENCE S00°59'16"E, 1382.20 feet along the west line of this described tract and said 15 acre tract to a point for the south corner of this described tract, and being in the east right-of-way line of FM 3438, known as Dub Wright Blvd.;

THENCE along the west line of this described tract and the remainder of said 30 acre tract and 15 acre tract, and along the east right-of-way line of said FM 3438 the following bearings and distances:

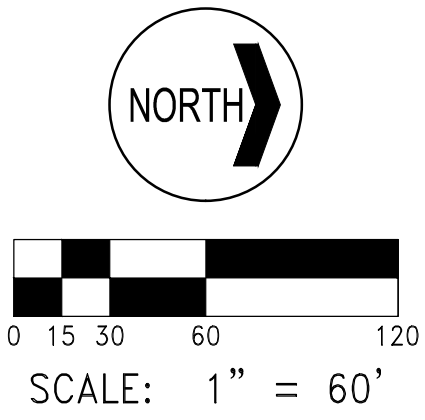
- N50°39'36"W, 206.22 feet to a point for corner;
- N42°40'47"W, 296.86 feet to a point for corner;
- N40°58'35"W, 196.30 feet to a point for corner, being the beginning of a non-tangent curve to the right, having a radius of 1382.89 feet, with a delta angle of 23°55'27" and a chord bearing N10°25'14"W, 573.25 feet;
- Along curve to the right an arc length of 577.43 feet to a point for corner;
- N01°33'11"E, 329.02 feet to a point for the northwest corner of this described tract and being in the north line of said 30 acre tract;

THENCE S89°15'33"E along the north line of this described tract, said 30 acre tract, and said 15 acre tract, a distance of 608.10 feet to said **POINT OF BEGINNING** and containing **15.03 acres** of land, more or less.



SITE SUMMARY:

14' x 60' RV PAD = 130



THIS DOCUMENT IS
RELEASED FOR REVIEW
ONLY UNDER THE
AUTHORIZATION OF
HOMER T. FILLINGIM IV,
P.E. #97395 AND IS NOT
TO BE USED FOR
CONSTRUCTION,
BIDDING OR
PERMITTING PURPOSES



JACOB MARTIN

TBPE FIRM # 2448

TBAE FIRM # BR 2261

TBPELS FIRM # 10194493

KYLE PAUL
DUB WRIGHT RV PARK

CONCEPT SITE PLAN - 1

1		EX-01	SHEET		PROJECT # 24482 SCALE 1" = 60' BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING. CHECK SCALE AND ADJUST ACCORDINGLY.
1	SEQ.		NO.	REVISION	
				DATE	

ZONING CASE

Z-2025-03

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: February 4, 2025
City Council 1st Reading: February 27, 2025
City Council 2nd Reading: March 13, 2025

Applicant

Agent: Jacob & Martin
Owner: Patricia Nail and Michael J II & Maryann Wingo

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 22.14 acres from Agricultural Open (AO) to Multi Family (MF).

Location

Located at 6310 Butterfield Trail. Legal description approximately 22.14 acre tract of the John Adams Survey No. 44, Abstract No. 3, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City in 1986 as Agricultural Open (AO) and has remained vacant since.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	MD	Vacant Lots
East	AO	Vacant Lot
South	GC	Self-Storage Units
West	AO	Vacant Lot/Residence

Criteria Assessment

Section 1.4.1.4 of Abilene's Land Development Code states that, in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors:

- (1) **Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.**

The proposed use is consistent with the Future Land Use and Development Plan Map.

- (2) **Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.**

The proposed zoning would be appropriate as it would be consistent with the surrounding uses.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.

This property will be subject to platting and any utilities that may be required will be addressed during that review.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Project Overview
- Owner Authorization
- Metes & Bounds

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on January 17, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ALLSUPS GEORGE D LF EST & CHAMPION MAXINE	56669	6550 BUTTERFIELD TR	
JOHNSON PAUL	56796	6610 BUTTERFIELD TR	
LEGACY FNERAL HOLDINGS LLC	41098	3009 DUB WRIGHT BL	
MAPLEQUITY PARTNERS LP	983542		
MAPLEQUITY PARTNERS LP	983544	6325 BUTTERFIELD TR	
MAPLEQUITY PARTNERS LP	981505		
MAURER RANDALL	30736	6565 INVERNESS ST	
NAIL PATRICIA	983880	3201 DUB WRIGHT BL	
NAIL PATRICIA	983882	6310 BUTTERFIELD TR	
PAMY HOLDINGS LTD	23278	6309 BUTTERFIELD TR	
PAMY HOLDINGS LTD	983543	6425 BUTTERFIELD TR	
QUEEN BEE ENTERPRSESIS LLC	1093380	6549 INVERNESS ST	
QUEEN BEE ENTERPRSESIS LLC	1093383	6525 INVERNESS ST	
QUEEN BEE ENTERPRSESIS LLC	1093383	6527 INVERNESS ST	
QUEEN BEE ENTERPRSESIS LLC	1093397	3089 LYNN LN	
QUEEN BEE ENTERPRSESIS LLC	1093382	6533 INVERNESS ST	
QUEEN BEE ENTERPRSESIS LLC	1093367	3088 LYNN LN	
QUEEN BEE ENTERPRSESIS LLC	1093379	6557 INVERNESS ST	
QUEEN BEE ENTERPRSESIS LLC	1093385	6509 INVERNESS ST	
QUEEN BEE ENTERPRSESIS LLC	1093385	6511 INVERNESS ST	
QUEEN BEE ENTERPRSESIS LLC	1093384	6519 INVERNESS ST	
QUEEN BEE ENTERPRSESIS LLC	1093384	6517 INVERNESS ST	
QUEEN BEE ENTERPRSESIS LLC	1093398	3072 GLENNSTER ST	

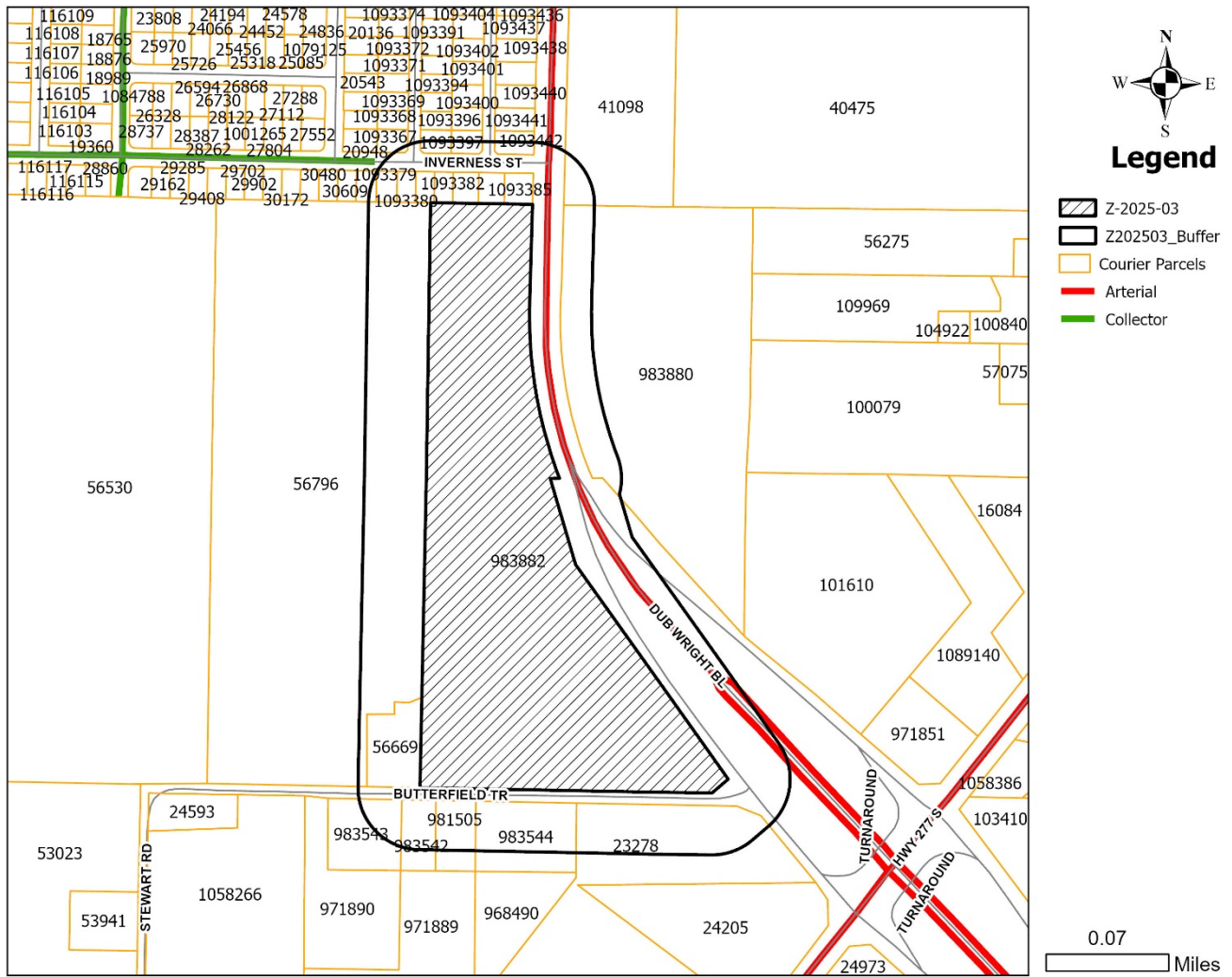
QUEEN BEE ENTERPRSES LLC	1093398	3074 GLENNSTER ST	
QUEEN BEE ENTERPRSES LLC	1093442	3075 GLENNSTER ST	
QUEEN BEE ENTERPRSES LLC	1093442	3073 GLENNSTER ST	
QUEEN BEE ENTERPRSES LLC	1093381	6541 INVERNESS ST	

PROPERTY ID

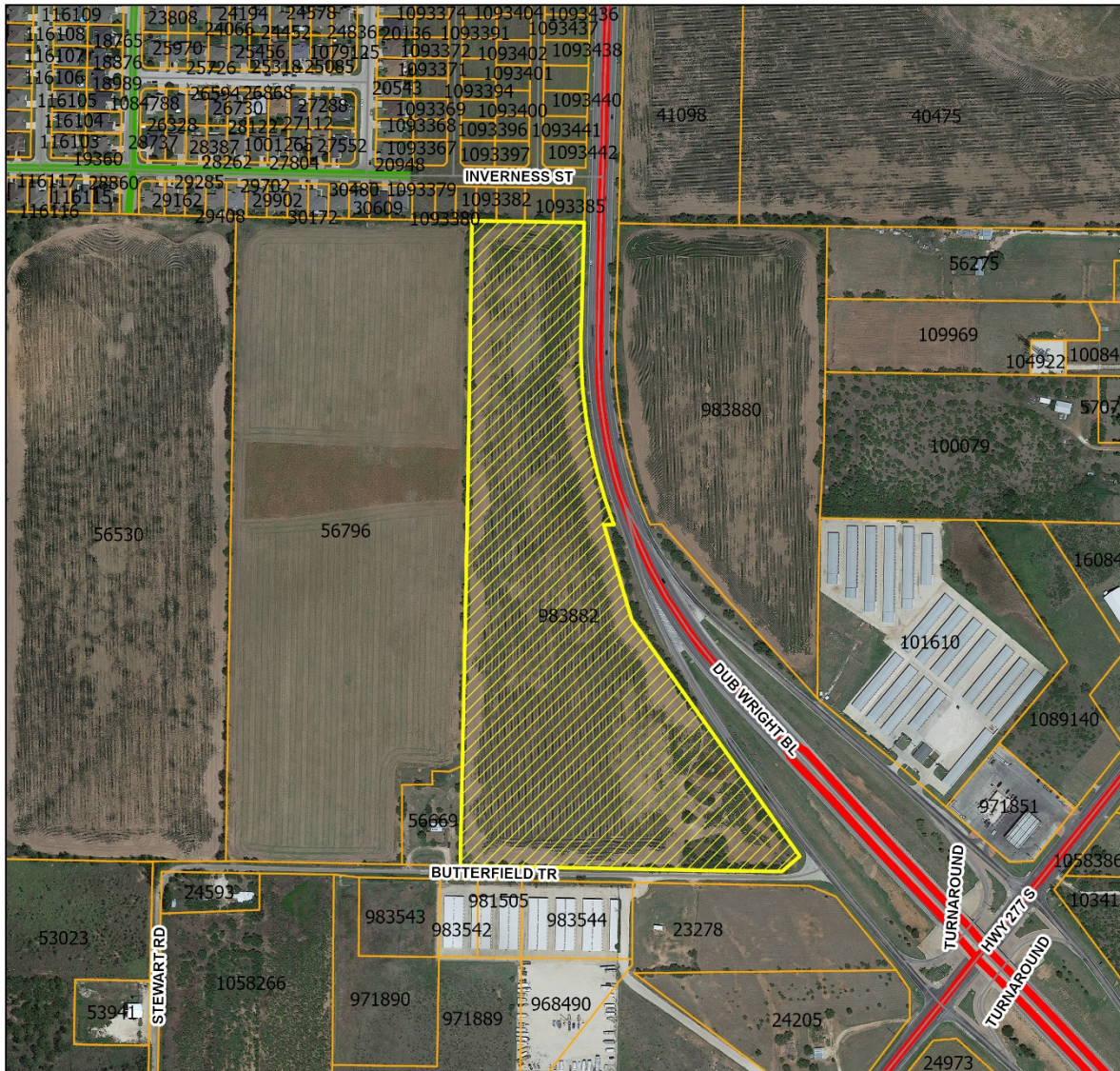
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
PAMY HOLDINGS LTD	23278	6309 BUTTERFIELD TR	
MAURER RANDALL	30736	6565 INVERNESS ST	
LEGACY FUNERAL HOLDINGS LLC	41098	3009 DUB WRIGHT BL	
ALLSUPS GEORGE D LF EST & CHAMPION MAXINE ET AL	56669	6550 BUTTERFIELD TR	
JOHNSON PAUL	56796	6610 BUTTERFIELD TR	
MAPLEQUITY PARTNERS LP	981505		
MAPLEQUITY PARTNERS LP	983542		
PAMY HOLDINGS LTD	983543	6425 BUTTERFIELD TR	
MAPLEQUITY PARTNERS LP	983544	6325 BUTTERFIELD TR	
NAIL PATRICIA	983880	3201 DUB WRIGHT BL	
NAIL PATRICIA	983882	6310 BUTTERFIELD TR	
QUEEN BEE ENTERPRISES LLC	1093367	3088 LYNN LN	
QUEEN BEE ENTERPRISES LLC	1093379	6557 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093380	6549 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093381	6541 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093382	6533 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093383	6525 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093383	6527 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093384	6519 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093384	6517 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093385	6509 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093385	6511 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093397	3089 LYNN LN	
QUEEN BEE ENTERPRISES LLC	1093398	3072 GLENNSTER ST	
QUEEN BEE ENTERPRISES LLC	1093398	3074 GLENNSTER ST	
QUEEN BEE ENTERPRISES LLC	1093442	3075 GLENNSTER ST	
QUEEN BEE ENTERPRISES LLC	1093442	3073 GLENNSTER ST	

NOTIFICATION MAP



LOCATION MAP

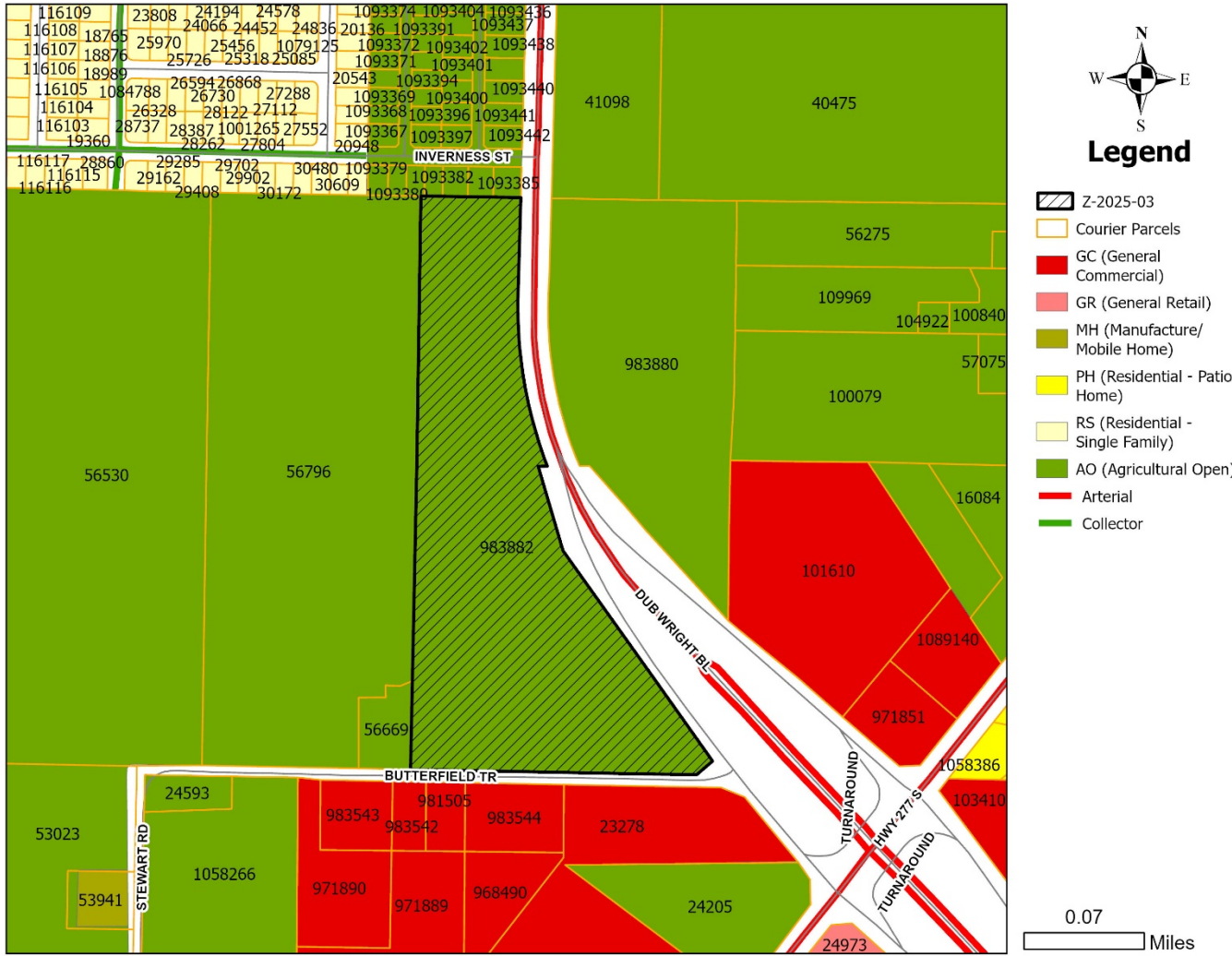


Legend

- Z-2025-03
- Courier Parcels
- Arterial
- Collector

0.07
Miles

ZONING MAP





REZONE REQUEST

Case: Z-2025-03

Agent: Jacob & Martin

Request: Change the zoning of approximately 22.14 acres from Agricultural Open (AO) to Multi Family (MF).

Location: Located at 6310 Butterfield Trail.

Notification: 0 in Favor, 0 in Opposition

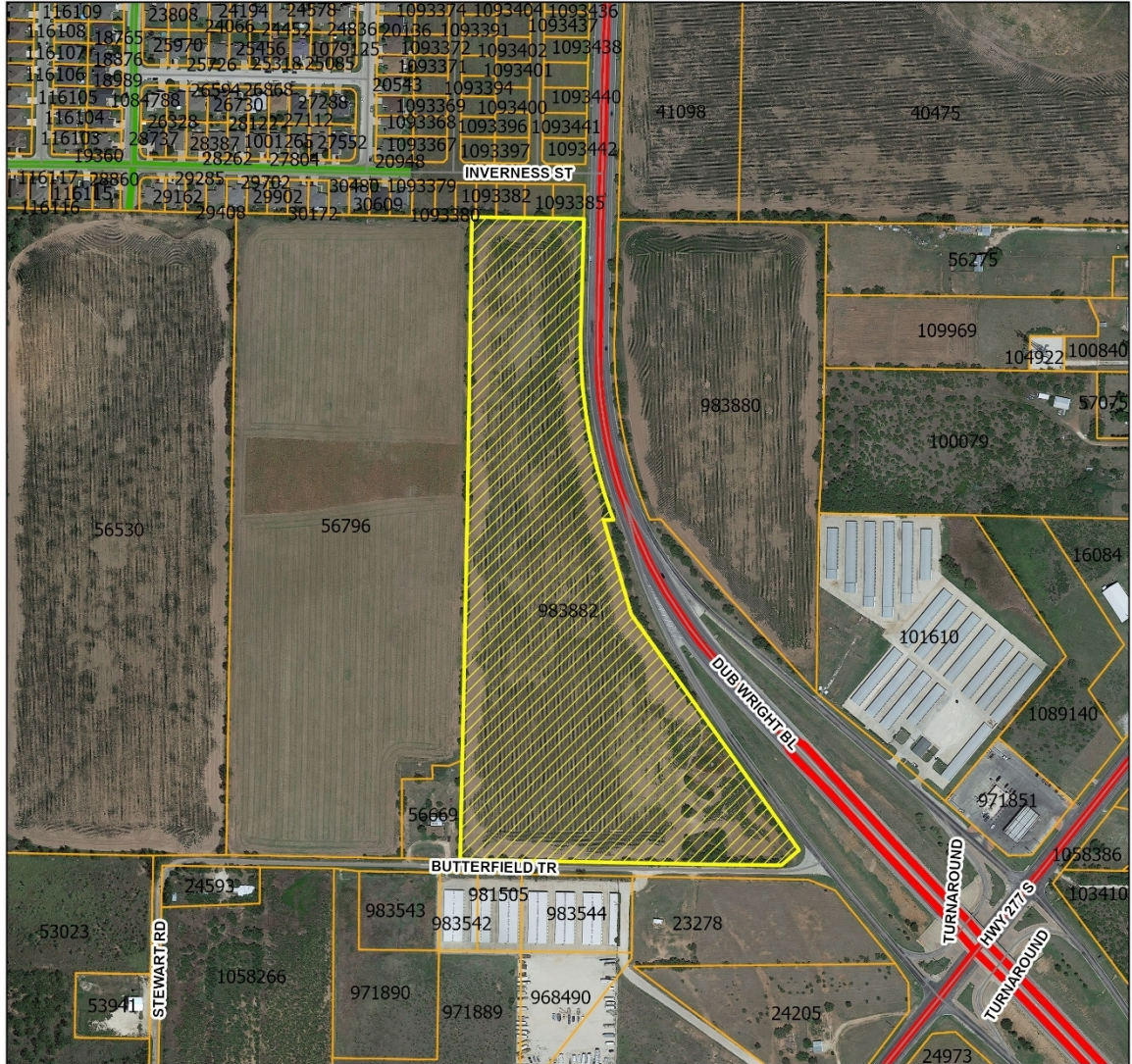
Planning & Zoning: February 4, 2025

Council Hearing: February 27, 2025
March 13, 2025





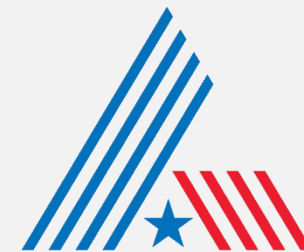
AERIAL LOCATION MAP



Legend

- Z-2025-03
- Courier Parcels
- Arterial
- Collector

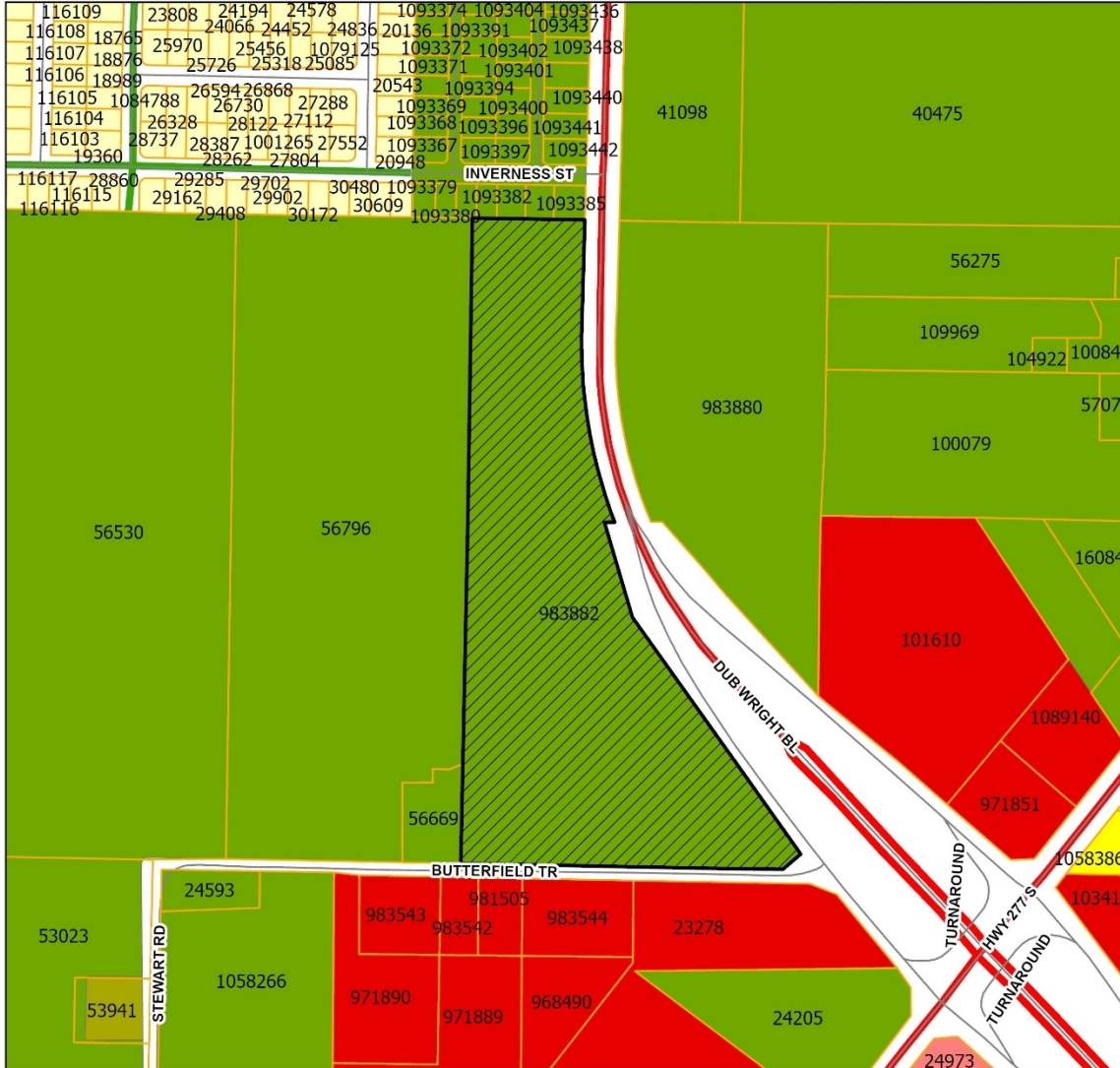
0.07
Miles



CITY OF
ABILENE
TEXAS



ZONING MAP

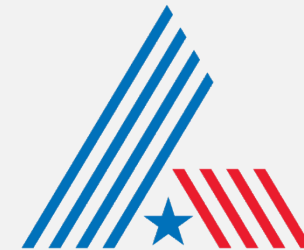


Legend

- Z-2025-03
- Courier Parcels
- GC (General Commercial)
- GR (General Retail)
- MH (Manufacture/ Mobile Home)
- PH (Residential - Patio Home)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- Arterial
- Collector

0.07

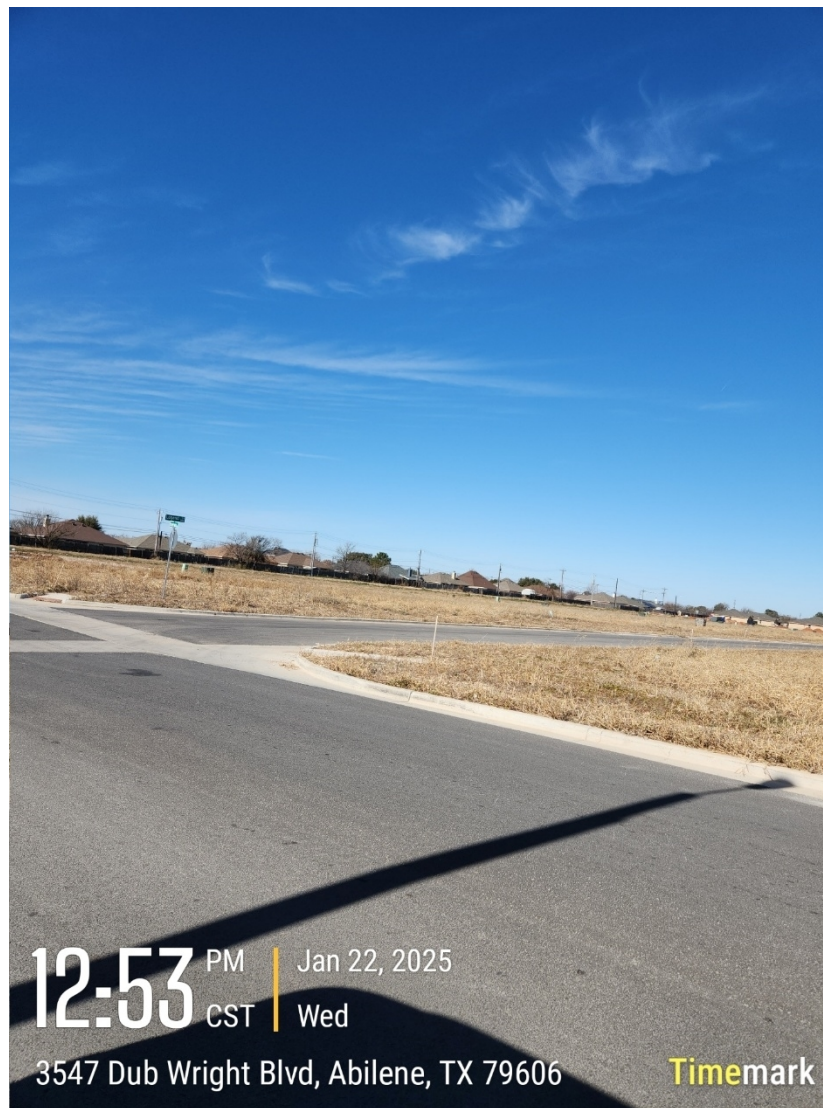
Miles



CITY OF
ABILENE
TEXAS



PROPERTY VIEWS





USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling— Industrialized Housing Unit
- P Dwelling – Single-Family Detached
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P Animal Lot
- P/C Day Care Operation – Home-Based*
- P Dwelling – Accessory*
- TP Field Office or Construction Office (temporary)*
- P Freight Container*
- P Garage Sale
- P Home Occupation
- C Mobile Home (permanent security residence)
- C Mobile Home (temporary security residence)
- TP Subdivision Sales Office (temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems*

CULTURAL AND RECREATIONAL USES:

- P Civic, Social, and Fraternal Organization
- P Fairgrounds/Rodeo
- C Motorized Racing
- C Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)
- P Zoo

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- C Correction, Detention, or Penal Facilities
- P Fire/Police Station
- C Military and Armed Forces Reserve Center
- C Sanitary Landfill

EDUCATIONAL AND RELIGIOUS USES:

- C Cemetery, Crematorium, and Mausoleum
- P Church or Place of Worship
- P School: Public/Private

SERVICE:

- C Kennel (with outdoor pens)
- P Kennel (without outdoor pens)
- P Veterinary Service (all size animals)

TRADE – RETAIL USES:

- C Liquor Store (on premises consumption) (Defined under Liquor Store)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Airport, Heliport and Flying Field Terminals – Commercial
- C Antenna Tower – Commercial
- P Public Utility Facility
- C Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Farming, Ranching & Livestock, Hatchery
- C Mining
- C Petroleum or Gas Well
- P Urban Garden

LEGEND

- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment





USES IN MULTI-FAMILY ZONING

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling – Duplex
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Institutional
- P Dwelling – Multiple-Family
- P Dwelling – Single-Family Detached
- C Group Home

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P/C Day Care Operation – Home-Based
- TP Field Office or Construction Office (temporary)
- P Garage Sale
- P Home Occupation
- C Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment, Mobile (storage & parking)
- TP Subdivision Sales Office (temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- C Civic, Social, and Fraternal Organization
- C Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station
- C Homeless/Emergency Shelter
- C Personal Care Facility
- C Rehabilitation Facility
- C Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- C Day-Care Operation - Center-Based
- P School: Public/Private

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

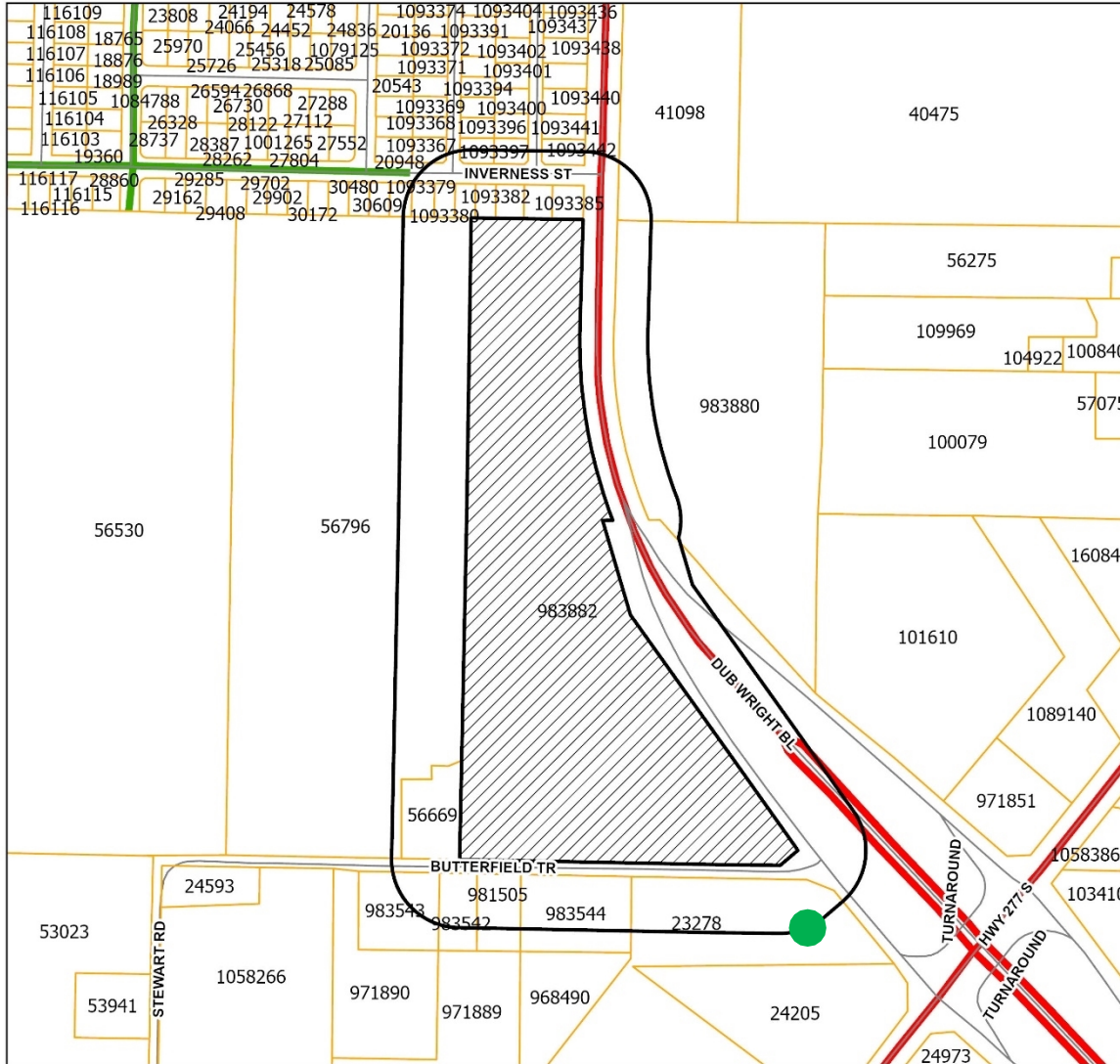
LEGEND

- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
- C Permitted as a Conditional Use Permit, Requiring Approval by City Council
- TP Permitted by Temporary Permit Only, Requiring Approval by Board of Adjustment





NOTIFICATION AREA MAP



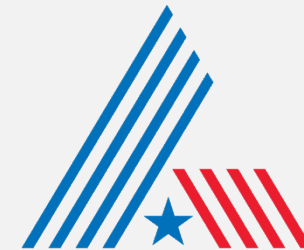
Legend

- Z-2025-03
- Z202503_Buffer
- Courier Parcels
- Arterial
- Collector

1 - in Favor - 

0 - in Opposition - 

% OPPOSITION



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATIONS

The request is consistent with:

- The *Comprehensive Plan*;
- The surrounding uses and zoning;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

Staff Recommendation: **Approval**





Questions?



PROJECT OVERVIEW

Project Type: Zoning Application | **Project Title:** Z-2025-03 AO to MF (6310 Butterfield Tr.)

ID # 24-000263 | **Started** 12/04/2024 at 10:50 AM



Address

6310 Butterfield Tr, Abilene, TX USA 79606

Legal

A0003 Sur 44 John Adams Blk Tract 3
A0003 Sur 44 John Adams, Tract 3, Acres 22.74

Description

Rezone property from AO to MF

PROPERTY DETAILS

Property ID	983882
GEO ID	60350
Enforcement Area	Dyess Area

PROPERTY ADDITIONAL INFORMATION

Account Number	A0003000800
Property ID	60350
Land Use	Vacant
High School	Chs
Middle School	Clack
Elementary School	Bassetti
Super Neighborhood	Dyess Area
Courier - Building Square Feet	0

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Clayton Farrow	cfarrow@jacobmartin.com 3256951070	3465 Curry Lane Abilene, TX 79606-2287	Engineer	APPLICANT
Nail Patricia	-	333 Leisure Drive Elgin, SC 29045	-	Property Owner

PROJECT STEPS	DATE & TIME	RESULT	USER
Request	12/31/2024 at 10:53 AM	Accept	Mason Teegardin
Zoning Application Review	12/31/2024 at 10:56 AM	Accepted	Mason Teegardin
Planning Payment	12/31/2024 at 10:56 AM	Paid	Mason Teegardin

Create Agenda for Planning and Zoning Commission	01/22/2025 at 4:28 PM	Created	Kera Valois
Staff Prepares Report & Send Property Notification Letters	01/22/2025 at 4:29 PM	Completed	Kera Valois
P&Z Commission Decision	-	-	-
Appeal P&Z Decision	-	-	-
Prepare City Council Agenda	-	-	-
City Council Decision	-	-	-
Archive	-	-	-

INFORMATION FIELDS

Owner Name

Patricia Nail

Agent Name

Jacob | Martin

Block

-

Lot

-

Acreage

-

Legal Description of property

A0003 SUR 44 JOHN ADAMS, TRACT 3, ACRES 22.74

Subdivision Name

-

Current Zoning

AO

Proposed Zoning

MF

Agree to Terms

Clayton Farrow

INVOICES	DUE DATE	CONTACT	TOTAL	PAID	DUE
24-007201	01/05/2025	Clayton Farrow	\$ 1,500.00	\$ 1,500.00	\$ 0.00
Fees Account No Total Paid Due Zoning - Zone change request 1004002-42001 \$ 1,500.00 \$ 1,500.00 \$ 0.00 Receipts 24-006572					
TOTALS			\$ 1,500.00	\$ 1,500.00	\$ 0.00

CREDENTIALS

Developer

Homeowner

Engineer

Name	Contact Info	Address	Credentials	Availability	Validity
Clayton Farrow	cfarrow@jacobmartin.com (325) 695-1070	3465 Curry Lane Abilene, TX 79606-2287		0 days left	Off

Surveyor

OCCUPANCY TYPE	CONSTRUCTION TYPE	SQUARE FEET	VALUATION
No data for Occupancy Type.			

REVIEWS	DATE & TIME	STATUS	HISTORY
Zoning Application Review	12/31/2024 at 10:56 AM	Approved	Accepted
Create Agenda for Planning and Zoning Commission	01/22/2025 at 4:28 PM	Approved	Created
Staff Prepares Report & Send Property Notification Letters	01/22/2025 at 4:29 PM	Approved	Completed
P&Z Commission Decision	01/22/2025 at 4:29 PM	In Review	-

INSPECTIONS	DATE & TIME	STATUS	HISTORY
No data for Inspections.			

GENERATED DOCUMENTS	PRINTED ON	PRINTED BY	ISSUED TO
No data for Generated Documents.			

ATTACHED DOCUMENTS	UPLOADED ON	UPLOADED BY
Signed Owner Authorization-.pdf	01/02/2025 at 8:42 AM	Mason Teegardin
Signed Owner Authorization.pdf	12/30/2024 at 3:46 PM	Clayton Farrow
Legal for Proposed MF Zoning.pdf	12/30/2024 at 2:55 PM	Clayton Farrow

EPR DOCUMENTS	ASSOCIATED STEPS	STATUS	LAST REVIEW BY
Civil	Zoning Application Review	Not Uploaded	-

GENERAL COMMENTS

 **Mason Teegardin**, Dec 04, 2024 at 2:34 PM

missing the following information:

1. metes & bounds
2. payment
3. owner authorization

Please have those documents submitted by December 30th for February 4th p&z meeting.

 **Clayton Farrow**, Dec 30, 2024 at 2:55 PM

Attached is the Metes & Bounds.

Payment was turned in

Owner Authorization will be coming shortly.

 **Clayton Farrow**, Dec 30, 2024 at 3:46 PM

Please see attached Owner Authorization form

 **Mason Teegardin**, Jan 02, 2025 at 8:42 AM

additional owner authorization



3465 Curry Lane Abilene, Texas
325-695-1070 www.jacobmartin.com
Firm # 10194493

**METES & BOUNDS DESCRIPTION
PROPOSED "MF" ZONING TRACT
CITY OF ABILENE
TAYLOR COUNTY, TEXAS**

BEING a **22.14 acre** zoning tract out of the John Adams Survey No. 44, Abstract No. 3, City of Abilene, Taylor County, Texas and being out of the remainder of that certain 30 acre tract, known as Tract Two, and the remainder of that certain 15 acre tract, known as Tract One, being more particularly described in a deed to Patricia R. Nail & the Michael J. Wingo II and Maryann Wingo Revocable Living Trust recorded in Instrument Nos. 2012-4609 & 201914103 Official Public Records, Taylor County, Texas. Said **22.14 acre** tract is more particularly described in metes and bounds as follows:

BEGINNING at a point for the northwest corner of this described tract and said 30 acre tract;

THENCE S89°10'09"E, 328.87 feet along the north line of this described tract and said 30 acre tract to a point for northeast corner of this described tract, and being in the west right-of-way line of FM 3438, known as Dub Wright Blvd.;

THENCE along the east line of this described tract and the remainder of said 30 acre tract and 15 acre tract, and along the west right-of-way line of said FM 3438 the following bearings and distances:

- S01°32'35"W, 326.67 feet to a point for corner, being the beginning of a tangent curve to the left, having a radius of 1482.39 feet, with a delta angle of 23°56'23" and a chord bearing S10°25'45"E, 614.89 feet;
- Along curve to the left an arc length of 619.38 feet to a point for corner;
- S13°00'54"E, 216.09 feet to a point for corner;
- S31°58'04"E, 348.39 feet to a point for corner;
- S34°48'10"E, 220.86 feet to a point for corner;

THENCE S00°56'57"W, 280.49 feet along the east line of this described tract and over and across the remainder of said 15 acre tract to a point for the southeast corner of this described tract, same being in the south line of said 15 acre tract and being in the north right-of-way line of Butterfield Trail;

THENCE N89°00'37"W, 818.89 feet along the south line of this described tract and said 15 acre tract and said 30 acre tract, and along the north right-of-way line of said Butterfield Trail to a point for the southwest corner of this described tract and said 30 acre tract;

THENCE N00°59'50"E along the west line of this described tract and said 30 acre tract, a distance of 1890.08 feet to said **POINT OF BEGINNING** and containing **22.14 acres** of land, more or less.

