



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 March 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 February 4, 2025.

ZONING

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

2. **TC-2025-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action a Request from the Adjacent Owner, to Abandon Certain Portions of Hickory Street and North 21st Street. Located at the 1300 to 1400 Blocks of North 21st Street and Hickory Street Extending 420 Feet South of the Intersection of North 21st Street and Hickory Street Abilene, Taylor County, Texas. (***Adam Holland***)
3. **Z-2025-04:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 2.5 Acres From Heavy Industrial (HI) To Light Industrial (LI). Located At 4397 Crawford Drive. Legal Description Being Block A, Lot 1, Of The Button Willow, Section 5 Subdivision, Abilene, Taylor County, Texas. (***Mason Teegardin***)
4. **Z-2025-05:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Amend The Terms And Conditions Of Planned Development District 15 (PDD-15) To Allow Freight Containers. Located At 4250 Ridgemont Dr. Legal Description Being Lot 101, Block A, Rhodes Plaza Addition, Abilene, Taylor County, Texas. (***Clarissa Ivey***)
5. **Z-2025-06:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Rezone Approximately One-Acre Of Land From Residential Single Family (RS-6) To Medium Density (MD). Located At 3073 Hickory Street. Legal Description Being Lot N91.32 S580.71 W475 Of Block 24, Of The North Park Addition, Abilene, Taylor County, Texas. (***Kera Valois***)
6. **Z-2025-07:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Amend The Terms And Conditions Of A Planned Development

District (PDD-181). Specifically, To Add Approximately 31.0 Acres Of Land Zoned Agricultural Open (AO) To Lot Three And Additionally Allow Light Industrial Uses As Specified Within The PDD. Located At 5614 Spinks Road. Legal Description Being 31.0 Acres Out Of Survey 55 T&P Railway Company, Block 16, Abilene, Taylor County, Texas.

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 28th day of February, 2025, at 1:30 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
February 4, 2025, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on February 4, 2025, at 1:31 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, Chairman Pro Tem, Kevin Halliburton, Sergeant-at-Arms, and Gary House.

Also present were Mr. Tim Littlejohn, Director of Planning and Development Services, Ms. Kelley Messer, First Assistant City Attorney, Ms. Mason Teegardin, Planner II, Mr. Adam Holland, Planner II, Ms. Clarissa Ivey, 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.

Commissioner Halliburton moved to approve the minutes from the previous meeting held on January 7, 2025. Commissioner House seconded the motion. The motion prevailed by the following vote:

AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

INVOCATION

Commissioner Halliburton delivered the invocation.

ZONING

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.

Ms. Mason Teegardin presented this request. 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.

Chairman Benham opened the public hearing. Seeing no one present and desiring to be heard, the public hearing was closed.

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

STAFF RECOMMENDATION: Staff Recommends **approval subject to the Plan of Operations.**

Commissioner Barnett moved to approve this request subject to the Plan of Operations. Commissioner Lewis seconded the motion. The motion prevailed by the following vote:

AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

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.

Ms. Clarissa Ivey presented this request. 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.

Chairman Benham opened the public hearing. Seeing no one 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: 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.

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

AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

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.

Mr. Adam Holland presented this request. The current owner proposes building a 130 space Recreational Vehicle community. This property has remained vacant since annexation.

Chairman Benham opened the public hearing. Those who stepped forward to speak were Mr. Clayton Farrow and Mr. Ray Renfro. 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: 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.

Commissioner Barnett moved to approve this request subject to the conditions recommended by Staff, but **with the deletion of the perimeter fence being opaque.** Commissioner Halliburton seconded the motion. The motion prevailed by the following vote:

AYES: Barnett, Halliburton, Lewis, House, Benham

NAYS: None

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.

Ms. Mason Teegardin presented this request. The subject property was annexed into the City in 1986 as Agricultural Open (AO) and has remained vacant since.

Chairman Benham opened the public hearing. Mr. Clayton Farrow stepped forward to speak. 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

Commissioner Lewis made the motion to approve this request. Commissioner Halliburton seconded the motion. The motion to approve 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 1:56 p.m.

APPROVED

Mr. Brad Benham, Chairman



THOROUGHFARE CLOSURE

Case: TC-2025-01

Applicant: Hedrick Medical Center

Requests: To abandon certain portions of N 21st Street and Hickory Street

Location: 1300-1400 block of N 21st Street and Hickory Street extending south 420 feet of the intersection of N 21st street and Hickory Street

Notification: 0 in Favor, 0 in Opposition

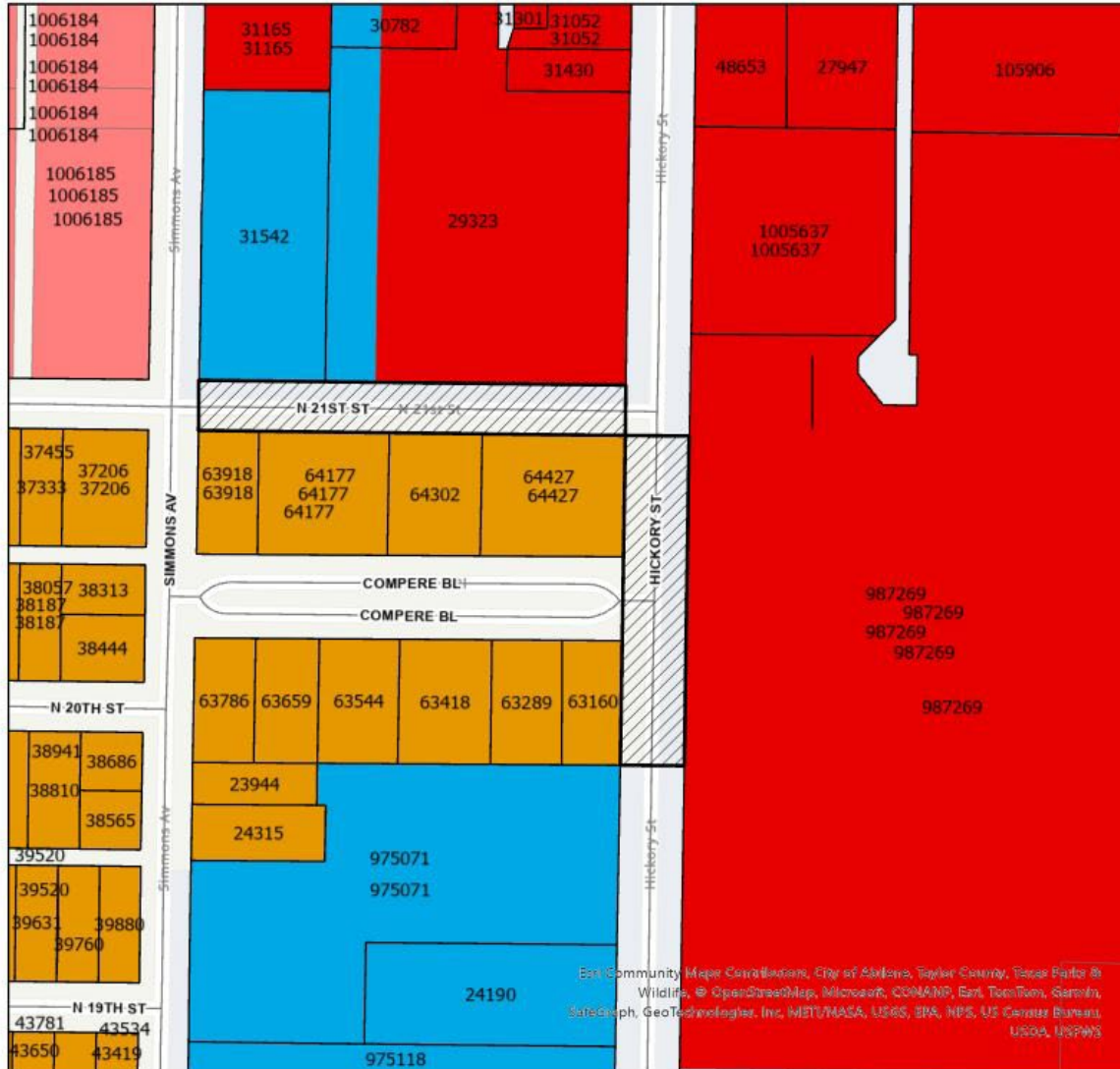
Planning & Zoning: March 4, 2025

Council Hearing: March 27, 2025
April 10, 2025





ZONING MAP



Legend

- TC-2025-01 Zoning District
- GC (General Commercial)
- MU (Medical Use)
- GR (General Retail)
- MD (Residential - Medium Density)

0.03 Miles





NEIGHBORING PROPERTY VIEWS



East Neighboring property



East Neighboring Property



Southwest Neighboring Property



Subject Property

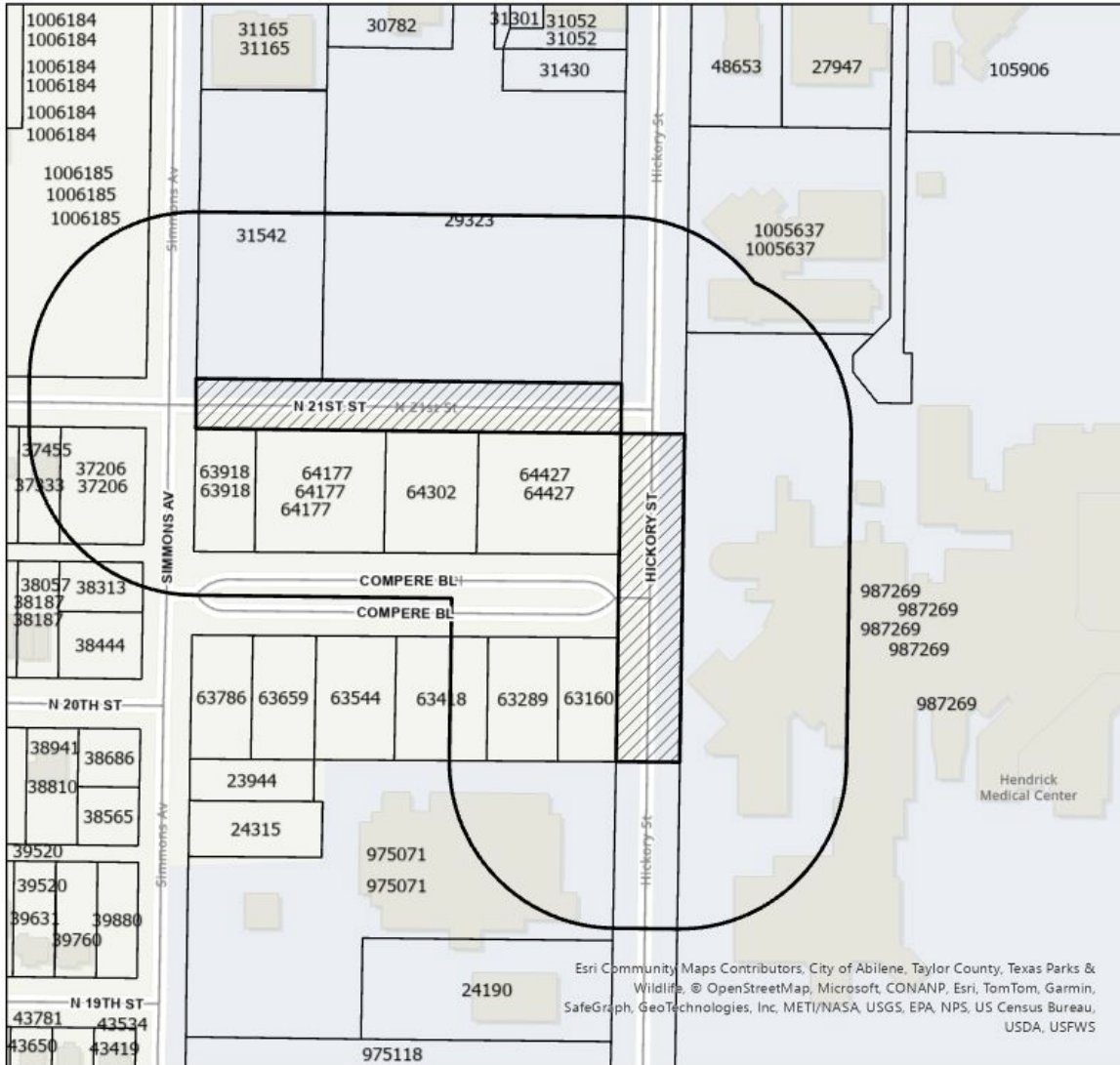


Subject Property





NOTIFICATION AREA MAP



Legend

- TC-2025-01
- Notification Area

- 0- In Favor-
- 0- Opposed-



0.03
Miles



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 Recommendation:

Staff recommends **approval** subject to the following conditions*:

1. The subject right-of-way, and adjoining properties, shall be platted in accordance with the City of Abilene's Standards
2. The property owners shall grant easements for all existing utilities or Relocated at the owners' expense
3. Any public improvements shall meet all applicable City of Abilene standards for design
4. Revised drainage plan provided to Public works
5. Maintenance agreement provided for maintenance of island
6. Approval from Fire Marshal's office for emergency vehicle access

*note: This proposal will go through a thorough development review process and all requirements will be addressed.





Questions?



THOROUGHFARE CLOSURE TC-2025-01 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: March 4, 2025
City Council 1st Reading: March 27, 2025
City Council 2nd Reading: April 10, 2025

Applicant

Hedrick Medical Center

Case Manager

Adam Holland, Planner

Request

Abandon two portions of right-of-way along N 21st Street and Hickory Street.

Background

Hendrick intends to close a portion of N 21st Street and Hickory Street adjacent to their property to facilitate pedestrian access from the proposed parking lot located around Compere Blvd. The applicant has proposed two roundabouts near the proposed closed streets as shown on their provided conceptual plan.

Assessment

The Development Review Committee reviewed this request and made several comments.

The Fire Department noted that adequate fire access must be retained along hickory

Water Utilities require that any utilities remain in appropriate easements or that utility lines be relocated in accordance with approved plans.

Engineering shares utility concerns with the water department while additional concerns stem from drainage, pedestrian access, and roundabout design.

The full comments from the DRC shall be included with this report.

Staff Recommendation

Staff recommends **approval** of this request with conditions:

1. The subject right-of-way, and all adjoining properties, shall be platted in accordance with the City of Abilene's Standards
2. The property owners shall grant easements for all existing utilities or relocate them at the owners' expense.
3. Any public improvements shall meet all applicable City of Abilene standards for design.

Notification

F- Favor

O- Opposed

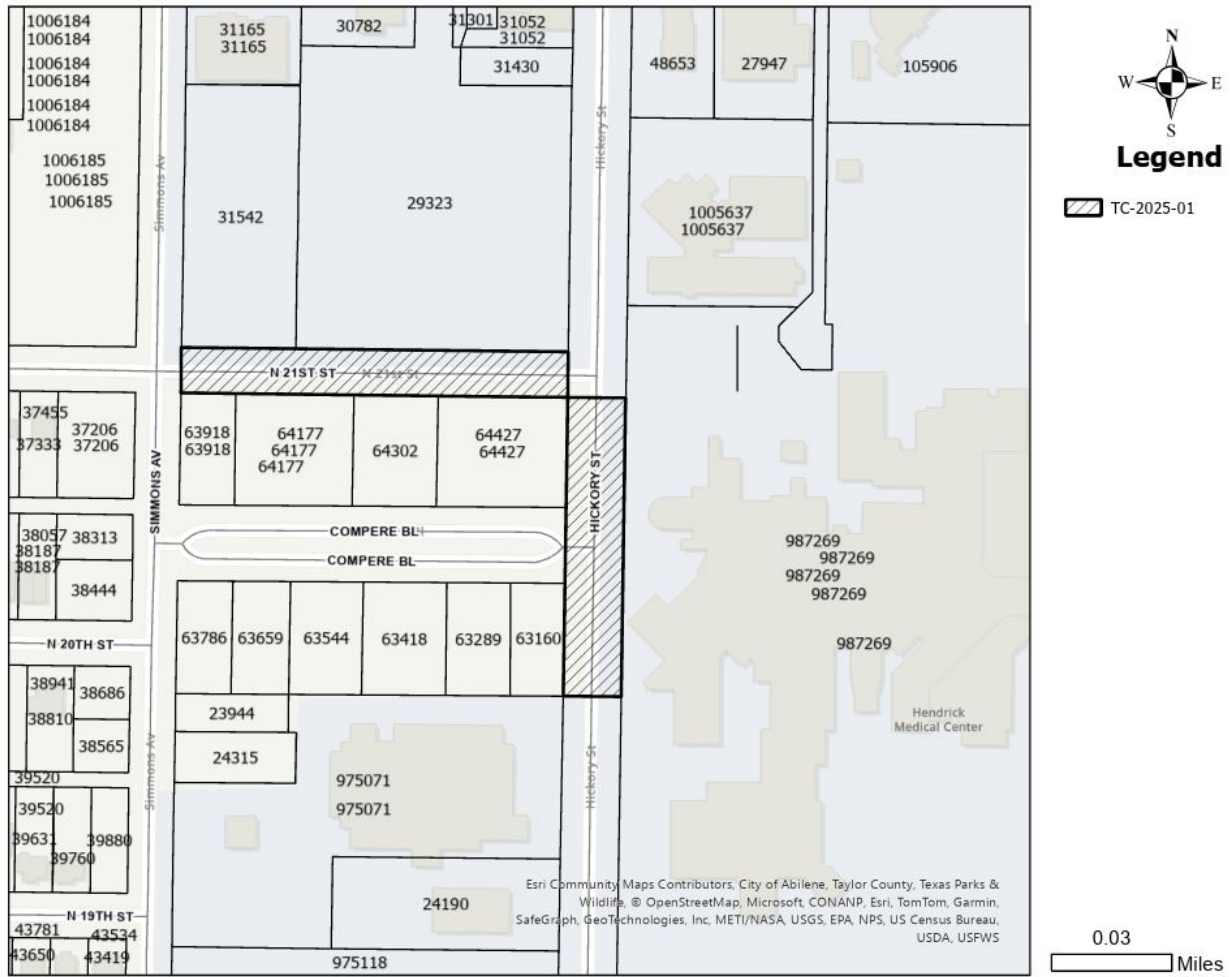
Property Owner

OWNER	SITUS	PROP_ID	RESPONSE
HENDRICK HEALTH SYSTEM	2010 SIMMONS AV	38313	
HENDRICK HEALTH SYSTEM	1317 COMPERE BL	63418	
HENDRICK MEDICAL CENTER	1518 N 21ST ST	1006185	
HENDRICK MEDICAL CENTER	2118 SIMMONS AV	1006185	
HENDRICK MEDICAL CENTER	1502 N 21ST ST	1006185	
HENDRICK MEDICAL CENTER	2100 HICKORY ST	29323	
HENDRICK MEDICAL CENTER	2018 SIMMONS AV	37206	
HENDRICK MEDICAL CENTER	1505 N 21ST ST	37206	
HENDRICK MEDICAL CENTER	1401 N 21ST ST	64177	
HENDRICK MEDICAL CENTER	1400 1/2 COMPERE BL	64177	
HENDRICK MEDICAL CENTER	1400 COMPERE BL	64177	
HENDRICK MEDICAL CENTER	1313 COMPERE BL	63289	
HENDRICK MEDICAL CENTER	1934 HICKORY ST	975071	
HENDRICK MEDICAL CENTER	1909 SIMMONS AV	975071	
HENDRICK MEDICAL CENTER	1301 COMPERE BL	63160	
HENDRICK MEDICAL CENTER	1240 N 21ST ST	1005637	
HENDRICK MEDICAL CENTER	2149 HICKORY ST	1005637	
HENDRICK MEDICAL CENTER	1302 COMPERE BL	64427	
HENDRICK MEDICAL CENTER	1301 N 21ST ST	64427	
HENDRICK MEDICAL CENTER	2149 SIMMONS AV	31542	
HENDRICK MEDICAL CENTER	1818 PINE ST	987269	
HENDRICK MEDICAL CENTER	1900 PINE ST	987269	
HENDRICK MEDICAL CENTER	2000 PINE ST	987269	
HENDRICK MEDICAL CENTER	1924 PINE ST	987269	
HENDRICK MEDICAL CENTER	2041 HICKORY ST	987269	
HENDRICK MEDICAL CENTER	1418 COMPERE BL	63918	
HENDRICK MEDICAL CENTER	1418 1/2 COMPERE BL	63918	
HENDRICK MEDICAL CENTER	1318 COMPERE BL	64302	
MAJKUT KENNETH P & LINDA	1515 N 21ST ST	37333	

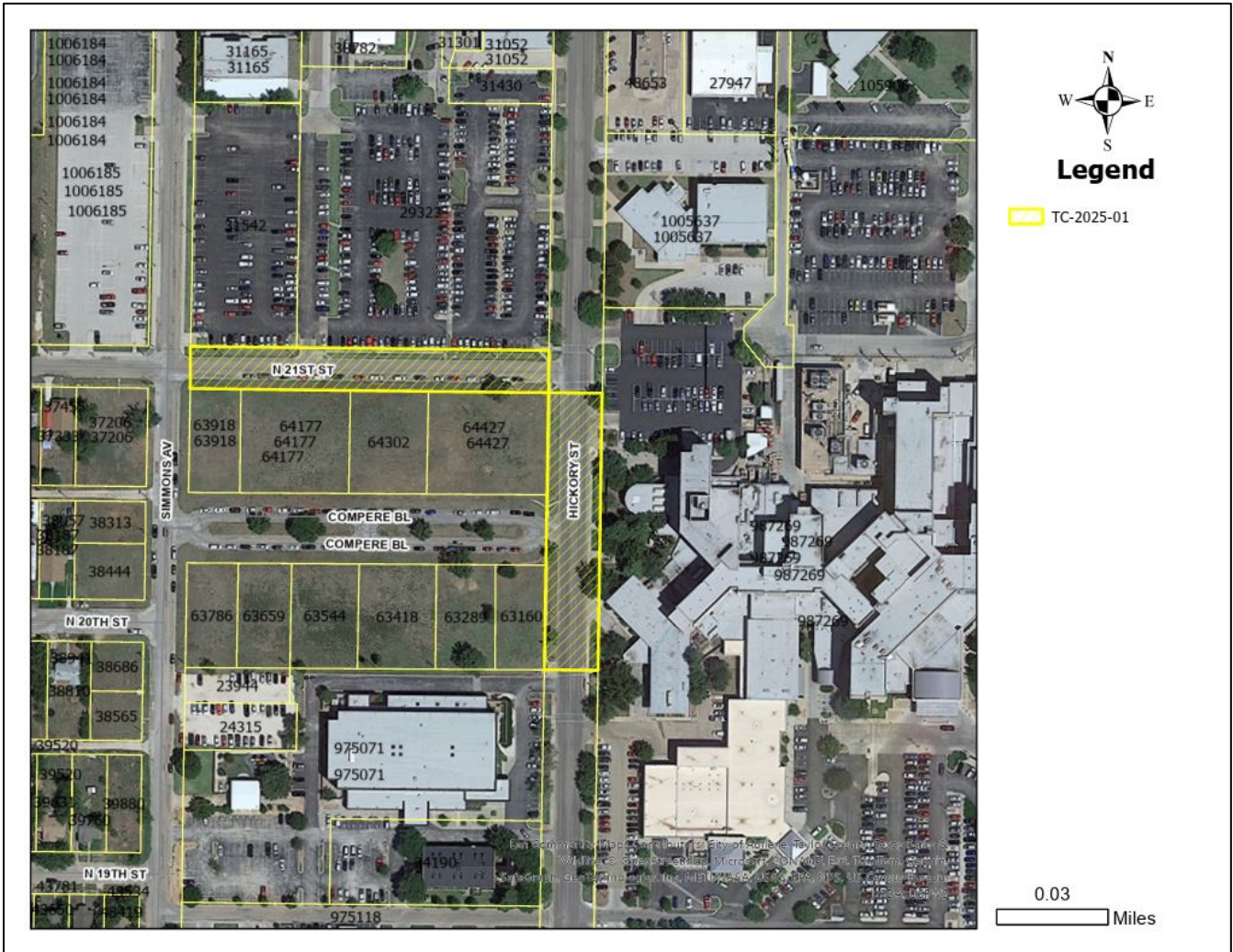
Prop ID

OWNER	SITUS	PROP_ID	RESPONSE
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HENDRICK MEDICAL CENTER	2149 SIMMONS AV	31542	
HENDRICK MEDICAL CENTER	2018 SIMMONS AV	37206	
HENDRICK MEDICAL CENTER	1505 N 21ST ST	37206	
MAJKUT KENNETH P & LINDA	1515 N 21ST ST	37333	
HENDRICK HEALTH SYSTEM	2010 SIMMONS AV	38313	
HENDRICK MEDICAL CENTER	1301 COMPERE BL	63160	
HENDRICK MEDICAL CENTER	1313 COMPERE BL	63289	
HENDRICK HEALTH SYSTEM	1317 COMPERE BL	63418	
HENDRICK MEDICAL CENTER	1418 COMPERE BL	63918	
HENDRICK MEDICAL CENTER	1418 1/2 COMPERE BL	63918	
HENDRICK MEDICAL CENTER	1401 N 21ST ST	64177	
HENDRICK MEDICAL CENTER	1400 1/2 COMPERE BL	64177	
HENDRICK MEDICAL CENTER	1400 COMPERE BL	64177	
HENDRICK MEDICAL CENTER	1318 COMPERE BL	64302	
HENDRICK MEDICAL CENTER	1302 COMPERE BL	64427	
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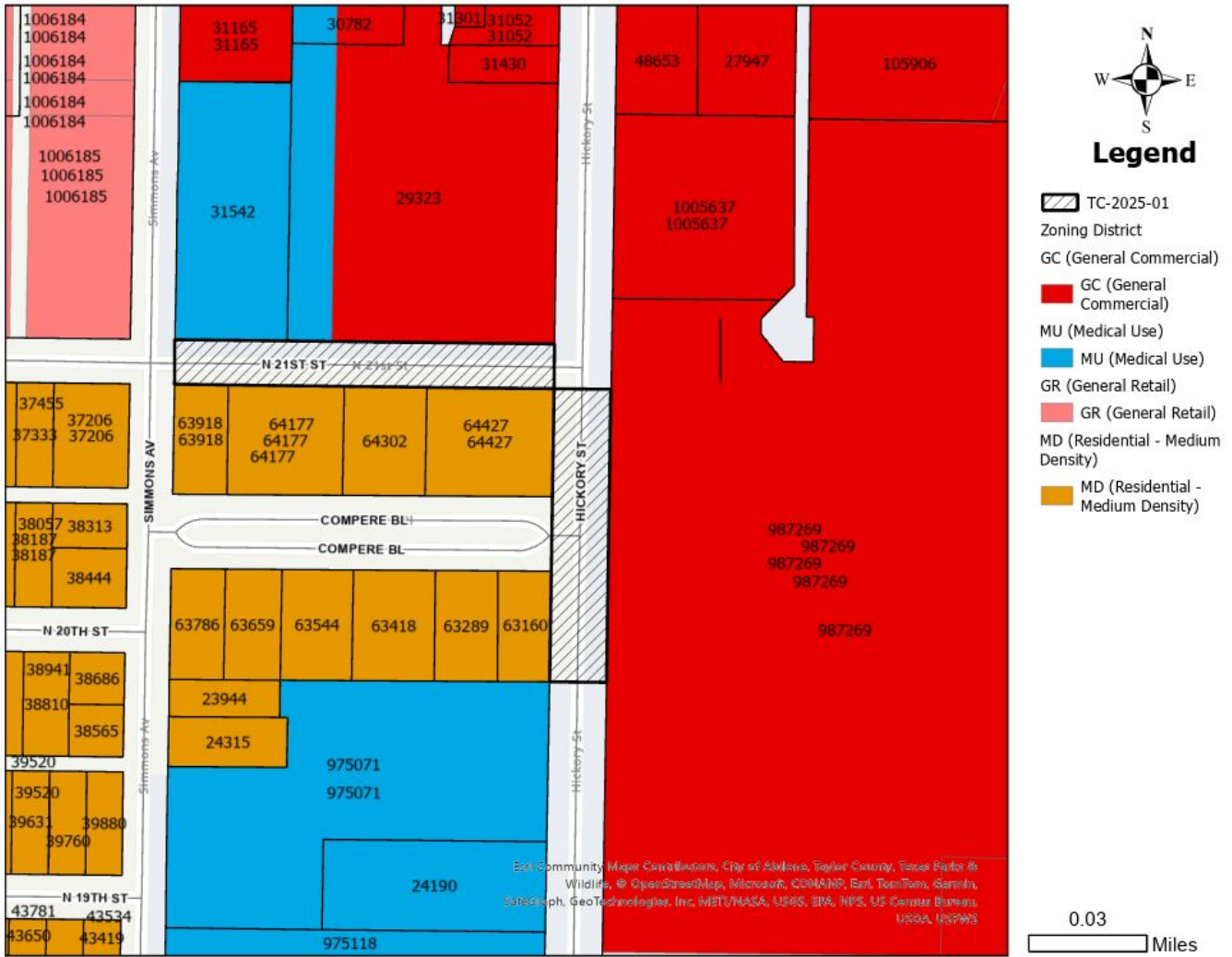
LOCATION MAP



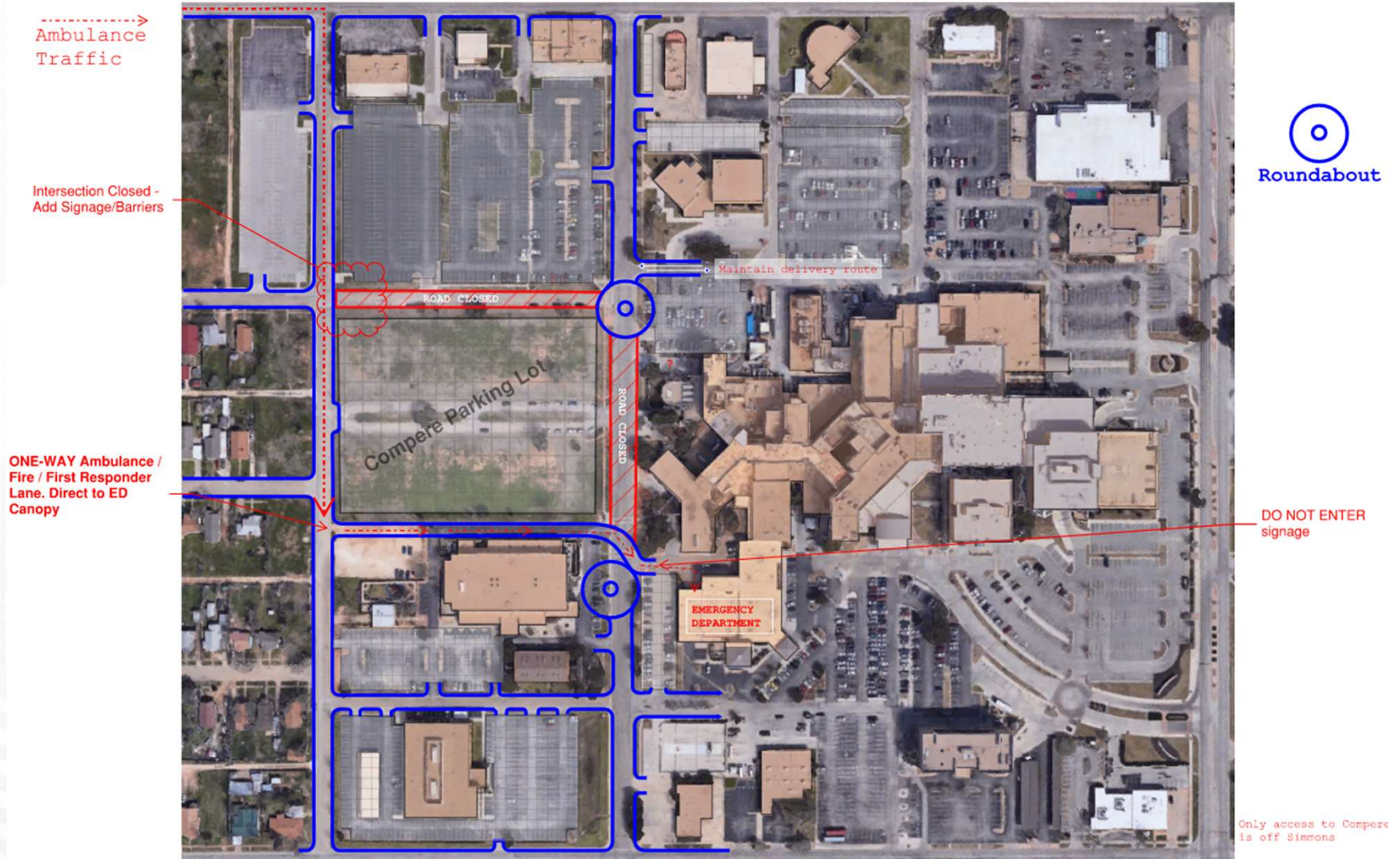
AERIAL MAP



ZONING MAP



Hendrick Health - Hickory Street Closure Design



Comments List

Project Type: Thoroughfare Closure Application | ID # 25-000020



Alva Walker

Public Works, Jan 31, 2025 at 11:00 AM ago

Alva Walker III, P.E.

Trey

Utility Engineer

alva.walker@abilenetx.gov

325-721-3126

1. Is this a temporary closure? Or permanent?

If it is permanent, the comments are as follows:

1. Any water and sanitary sewer mains will remain in N 21st and Hickory, a 20' utility easement will be required for each main.
 2. If the plan is to abandon any water lines, no deadened mains can be created as a result of the abandonment.
 3. Any public main improvements/relocations will require Construction Plans. Construction Plans must be approved and construction completed prior to the approval/release of the closure.
-

**Richard Harbert**

Jan 31, 2025 at 12:00 PM ago

Richard Harbert - Engineering

- Coordinate with Trey Walker for utility requirements.
- N 21st has drainage that travels along it, Engineering needs to be provided with a plan to show how that would be accounted for.
- Please provide vehicle tracking to ensure that firetrucks can make the proposed turn on Hickory St from the proposed emergency lane.
- Crosswalk is shown across Hickory on EHT's drainage plan for the Compere parking lot. Please provide clarification as to what will happen with this.
- With regards to the road closures, will Hendrick be removing the pavement? Please provide more information regarding this.
- Maintenance agreement will need to be provide to the City of Abilene. The City will not be taking responsibility for the proposed turnaround island.
- A revised drainage plan will need to be submitted from EHT due to potential site layout revisions for the Compere parking lot.
- Provide more detail/dimensions for the roundabouts.
- Provide details for how traffic will be stopped from entering the one-way emergency lane.
- Platting may become an issue if the proposed turnarounds encroach onto adjacent properties .

Steve Keith

Permits & Inspections, Feb 03, 2025 at 8:46 AM ago

Steve Keith

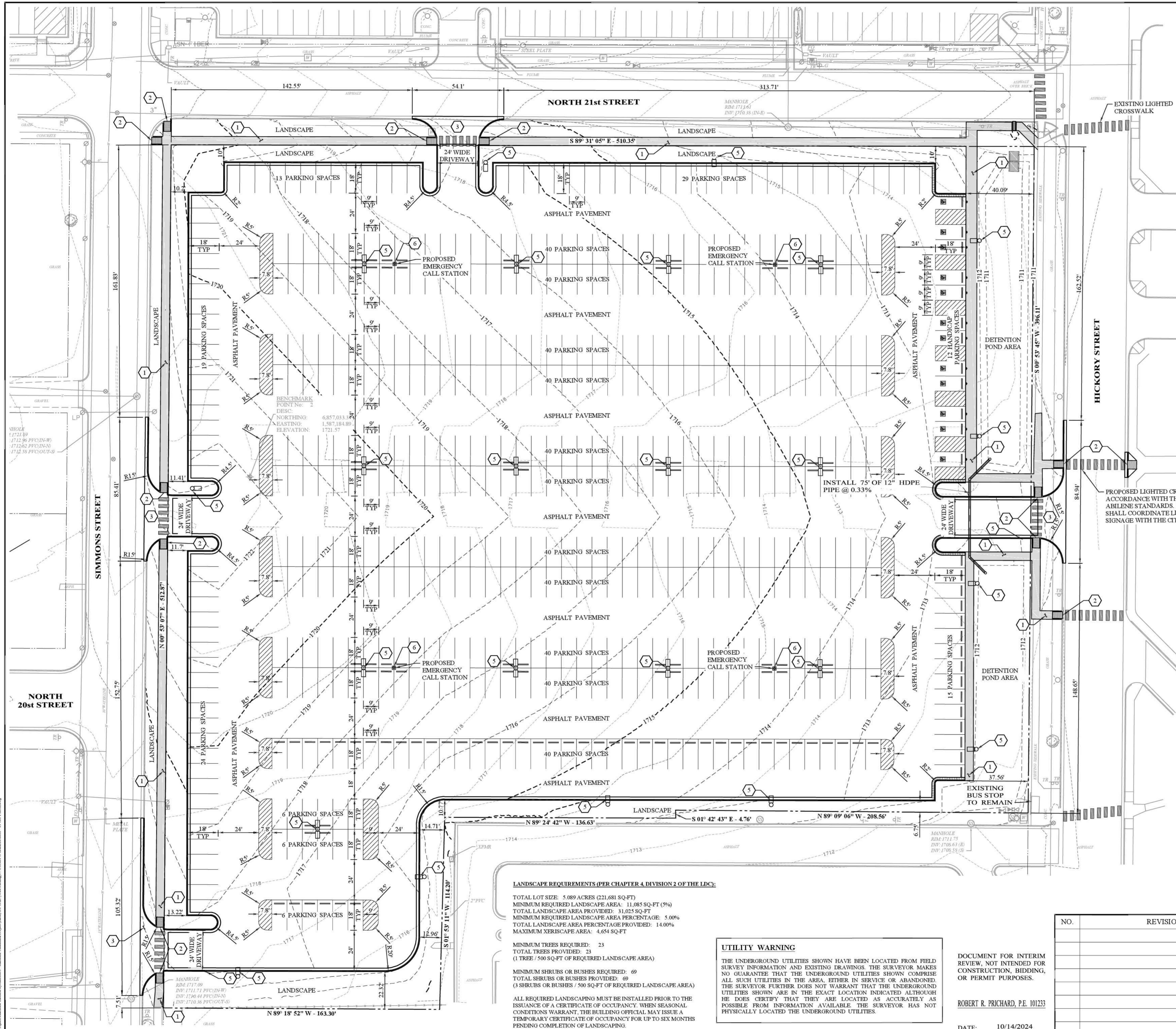
Traffic Services

Comment: See Engineerings comments.

Jeremy Williams

Permits & Inspections, Feb 03, 2025 at 1:43 PM ago

Access to Hickory must be provided to the Abilene Fire Department to provide adequate fire protection to those buildings located along Hickory Street.



LEGAL
 LOT XX, BLOCK X
 XXXX SUBDIVISION
 ABILENE, TAYLOR COUNTY, TEXAS
 LOT SQUARE FOOTAGE: XXXX SF (XXXX ACRES)

ADDRESS
 ABILENE, TEXAS

ZONING
 MU (MIXED USE)

PARKING SPACE REQUIREMENTS
 REGULAR PARKING SPACES: 558
 ADA/TAS COMPLIANT SPACES: 12
 TOTAL PARKING SPACES: 570

FLOOD NOTE
 AS PER FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY MAP PANEL NUMBER 484410226F WITH EFFECTIVE DATE JANUARY 6, 2012, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

SIDEWALK NOTE
 SIDEWALKS AND CORRESPONDING CURB RAMP LOCATED IN CITY RIGHT OF WAY OR PUBLIC ACCESS EASEMENT MUST BE PERMITTED THROUGH ABILENE'S PUBLIC WORKS DEPARTMENT.

EROSION CONTROL
 A STORMWATER POLLUTION PREVENTION PLAN (SWPP) INCLUDING SILT FENCING WILL BE UTILIZED DURING THE DEVELOPMENT OF THE SITE. EROSION CONTROL DEVICES SHALL BE MAINTAINED AT ALL TIMES.

SITE LIGHTING
 ALL SITE LIGHTING SHALL MEET ALL CITY OF ABILENE DESIGN STANDARDS. ALL LIGHTING (INCLUDING WALL-MOUNTED LIGHTING) SHALL BE FULLY SHIELDED AND SCREENED FROM RESIDENTIALLY ZONED PROPERTIES, PARKING AND PUBLIC RIGHT OF WAYS.

TXDOT PERMIT NOTE
 ANY WORK COMPLETED IN TXDOT RIGHT-OF-WAY TO BE PERMITTED THROUGH TXDOT AND CONSTRUCTED PERMIT APPLICABLE TXDOT STANDARDS.

LANDSCAPE PLAN
 A COMPLETE LANDSCAPE AND IRRIGATION PLAN MEETING ALL CITY REQUIREMENTS SHALL BE SUBMITTED TO PLANNING AND DEVELOPMENT FOR REVIEW AND APPROVAL. ALL LANDSCAPING AND IRRIGATION SHALL BE COMPLETE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

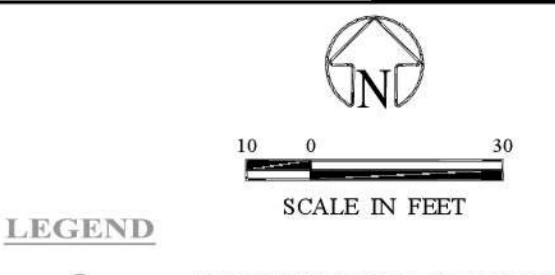
WHEEL STOP NOTE
 THE FRONT FACE (IE WHERE THE WHEELS STOP) OF ALL WHEEL STOPS SHALL BE A MINIMUM OF 2" FROM THE FRONT OF THE PARKING SPACE.

MECHANICAL EQUIPMENT
 MECHANICAL EQUIPMENT (EXCLUDING ROOF-MOUNTED EQUIPMENT) WILL BE SCREENED FROM VIEW OF STREET AND PARKING LOTS, BY MATERIALS CONSISTENT WITH BUILDING'S EXTERIOR.

DRAINAGE PLAN NOTES
 PROPOSED PROJECT WILL UTILIZE ON-SITE DETENTION FACILITIES. REFER TO DRAINAGE PLAN AND DETENTION POND PLAN SHEETS FOR REQUIREMENTS.

EXISTING CONDITIONS:
 TOTAL IMPERVIOUS AREA: 1.771 ACRES
 TOTAL LANDSCAPE AREA: 2.891 ACRES
 TOTAL GRAVEL AREA: 0.426 ACRES

PROPOSED CONDITIONS:
 TOTAL IMPERVIOUS AREA: 4.308 ACRES
 TOTAL LANDSCAPE AREA: 0.851 ACRES
 TOTAL LANDSCAPE (OFF-SITE): 0.357 ACRES



- LEGEND**
- SANITARY SEWER CLEANOUT
 - MANHOLE - SANITARY SEWER
 - FIRE HYDRANT
 - IRRIGATION CONTROL VALVE
 - WATER METER
 - WATER VALVE
 - GAS VALVE
 - ELECTRIC METER
 - LIGHT POLE
 - UTILITY POLE
 - FULL-BOX - ELECTRIC
 - FULL-BOX - TELEPHONE
 - SIGN
 - SIGN - TRAFFIC
 - SIGN - HANDICAP PARKING
 - SIGN - BURIED FIBER OPTIC
 - TREE
 - GUY ANCHOR
 - CHAINLINK FENCE
 - SANITARY SEWER LINE
 - WATER LINE
 - OVERHEAD UTILITY LINE
 - PROPERTY LINE
 - CURB AND GUTTER
 - CURB TRANSITION
 - CONCRETE SIDEWALK
 - NO PARKING STRIPING

KEY NOTES INDICATED IN DRAWING BY

1. PROPOSED CONCRETE SIDEWALK
2. PROPOSED ADA/TAS COMPLIANT CURB RAMP
3. PROPOSED CONCRETE ENTRANCE DRIVE
4. PROPOSED STANDARD CONCRETE CURB AND GUTTER
5. PROPOSED LIGHT POLE
6. PROPOSED EMERGENCY CALL STATION



VICINITY MAP
 SCALE: 1" = 1000'-0"

LANDSCAPE REQUIREMENTS (PER CHAPTER 4, DIVISION 2 OF THE LDC):

TOTAL LOT SIZE: 5.089 ACRES (221,681 SQ-FT)
 MINIMUM REQUIRED LANDSCAPE AREA: 11,085 SQ-FT (5%)
 TOTAL LANDSCAPE AREA PROVIDED: 31,025 SQ-FT
 MINIMUM REQUIRED LANDSCAPE AREA PERCENTAGE: 5.00%
 TOTAL LANDSCAPE AREA PERCENTAGE PROVIDED: 14.00%
 MAXIMUM XERISCAPE AREA: 4,654 SQ-FT

MINIMUM TREES REQUIRED: 23
 TOTAL TREES PROVIDED: 23
 (1 TREE / 500 SQ-FT OF REQUIRED LANDSCAPE AREA)

MINIMUM SHRUBS OR BUSHES REQUIRED: 69
 TOTAL SHRUBS OR BUSHES PROVIDED: 69
 (3 SHRUBS OR BUSHES / 500 SQ-FT OF REQUIRED LANDSCAPE AREA)

ALL REQUIRED LANDSCAPING MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHEN SEASONAL CONDITIONS WARRANT, THE BUILDING OFFICIAL MAY ISSUE A TEMPORARY CERTIFICATE OF OCCUPANCY FOR UP TO SIX MONTHS PENDING COMPLETION OF LANDSCAPING.

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

DOCUMENT FOR INTERIM REVIEW, NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

ROBERT R. PRICHARD, P.E. 101233

DATE: 10/14/2024

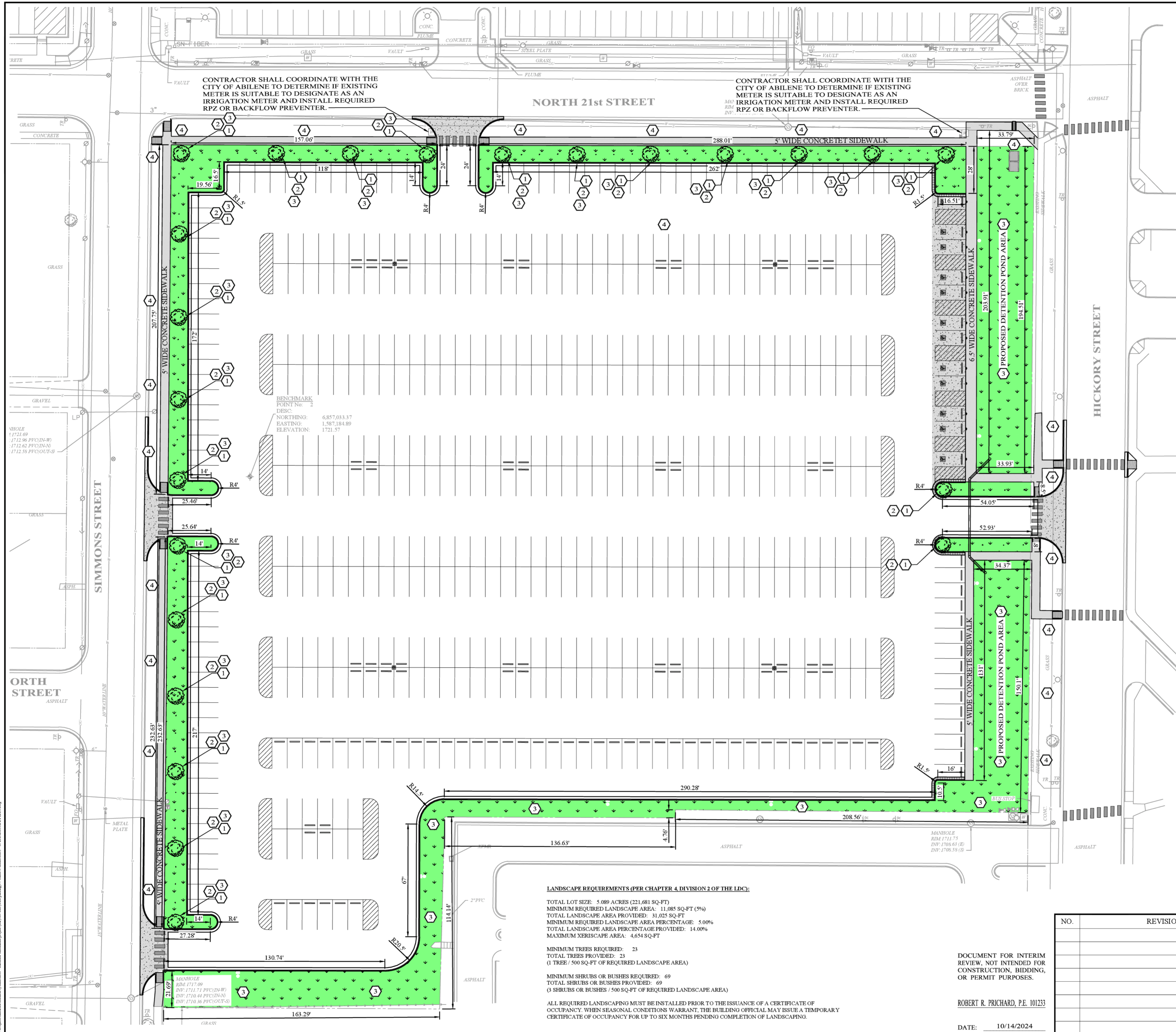
NO.	REVISION	DATE

Enprotec | Hibbs & Todd
 402 Cedar Street • Abilene, Texas 79601 • T: (254) 698-5566 • F: (254) 698-3240 • www.e-t.com
 PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900

HENDRICKS WEST PARKING LOT ADDITION
 ABILENE, TAYLOR COUNTY, TEXAS

CITY SITE PLAN

8833	PROJECT NO.
10/14/2024	DATE
J. GRAVELL	DESIGNED BY:
D. HOWETH	DRAWN BY:
R. PRICHARD	CHECKED BY:
4 OF 16	



GENERAL LANDSCAPE PLAN SHEET NOTES:

1. A MAXIMUM OF 15% OF THE REQUIRED LANDSCAPE AREA MAY INCLUDE NON-VEGETATIVE PERVIOUS COVER SUCH AS LANDSCAPING ROCKS, PERVIOUS PAVERS, OR SIMILAR, EXCLUDING SIDEWALKS OR PATHS.
2. SIDEWALKS OR PATHS WITHIN A LANDSCAPE AREA SHALL BE INCLUDED IN THE LANDSCAPE AREA CALCULATION AND SHALL NOT COUNT AGAINST THE IMPERVIOUS COVER LIMIT.
3. A MINIMUM 10-FOOT WIDE LANDSCAPE AREA SHALL BE PROVIDED ALONG ALL PROPERTY LINES ADJACENT TO A STREET.
4. ONE (1) TREE PLUS THREE (3) SHRUBS ARE REQUIRED PER 500 SQUARE FEET OF REQUIRED LANDSCAPE AREA, ROUNDED UP TO THE NEAREST WHOLE TREE OR SHRUB.
5. STREET TREES ARE REQUIRED AT A RATE OF 1 PER 40 FEET OF STREET FRONTAGE ALONG ENHANCEMENT CORRIDORS, AS DESIGNATED IN THE CITY'S COMPREHENSIVE PLAN, AND 1 PER 60 FEET OF STREET FRONTAGE ALONG OTHER ARTERIALS AND COLLECTORS. PLACEMENT OF TREES MAY BE VARIED, BUT MAY NOT RESULT IN FEWER THAN THE REQUIRED NUMBER OF TREES FOR A PROPERTY.
6. ANY LANDSCAPE AREA WITHIN THE PUBLIC RIGHT-OF-WAY SHALL NOT COUNT TOWARD ANY LANDSCAPE AREA REQUIREMENTS. PLANTINGS SUCH AS STREET TREES AND SHRUBS WITHIN THE PARKWAY SHALL COUNT TOWARD THE GENERAL LANDSCAPING REQUIREMENT.

LANDSCAPE IRRIGATION SHEET NOTES:

1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY ONE, OR A COMBINATION OF AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, A DRIP IRRIGATION SYSTEM, OR AN ACCESSIBLE NON-POTABLE WATER SOURCE LOCATED WITHIN 100 FEET OF EACH LANDSCAPING AREA.
2. NO IRRIGATION SHALL BE REQUIRED FOR UNDISTURBED NATURAL AREAS OR UNDISTURBED EXISTING TREES OR SHRUBS.
3. IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED PER APPLICABLE STATE LAWS AND CITY ORDINANCE.

INSTALLATION AND MAINTENANCE SHEET NOTES:

1. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED ACCORDING TO AMERICAN ASSOCIATION OF NURSERMEN (AAS) STANDARDS.
2. ALL LANDSCAPING SHALL BE MAINTAINED AND KEPT IN A HEALTHY AND GROWING CONDITION.
3. TREES MUST BE A MINIMUM OF 2" CALIPER AT PLANTING, MEASURED A MINIMUM OF 12" ABOVE GROUND LEVEL. SHRUBS MUST BE A MINIMUM OF ONE-GALLON CONTAINER SIZE AT PLANTING.
4. XERISCAPING PRINCIPLES (LOW WATER, DROUGHT TOLERANT) MUST BE USED FOR REQUIRED LANDSCAPING.
5. TREES AND SHRUBS INSTALLED MUST BE LISTED AS RECOMMENDED ON THE "RECOMMENDED TREES AND SHRUBS" LIST MAINTAINED BY THE PLANNING DIRECTOR. CONTRACTOR SHALL COORDINATE WITH THE CITY OF ABILENE AND THE PLANNING DIRECTOR TO OBTAIN THE RECOMMENDED TREES AND SHRUBS LIST.
6. PARKING SHALL NOT BE ALLOWED WITHIN REQUIRED LANDSCAPE AREAS.

IRRIGATION SYSTEM SHEET NOTES:

1. IRRIGATION SYSTEM SHALL BE REQUIRED IN ACCORDANCE WITH THE CITY OF ABILENE STANDARDS.
2. CONTRACTOR SHALL COORDINATE IRRIGATION SYSTEM INCLUDING PIPING, SPRINKLER HEADS, AND AUTOMATED OR DRIP IRRIGATION SYSTEM WITH HENDRICK. CONTRACTOR SHALL PROVIDE DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO PROVIDE APPROPRIATE WATERING CAPACITY FOR INSTALLED LANDSCAPE FEATURES.
3. CONTRACTOR SHALL COORDINATE IRRIGATION METER LOCATION, PLACEMENT, AND DESIGNATION WITH THE CITY OF ABILENE. THIS INCLUDES PLACEMENT OF AN RPZ OR BACKFLOW PREVENTER IN ACCORDANCE WITH THE CITY OF ABILENE.



SCALE IN FEET
0 30

LEGEND

- ⊙ SANITARY SEWER CLEANOUT
- ⊕ MANHOLE - SANITARY SEWER
- ⊕ FIRE HYDRANT
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ ELECTRIC METER
- ⊕ LIGHT POLE
- ⊕ UTILITY POLE
- ⊕ PULL-BOX - ELECTRIC
- ⊕ PULL-BOX - TELEPHONE
- ⊕ SIGN
- ⊕ SIGN - TRAFFIC
- ⊕ SIGN - HANDICAP PARKING
- ⊕ SIGN - BURIED FIBER OPTIC
- ⊕ TREE
- ⊕ GUY ANCHOR
- ⊕ CHAINLINK FENCE
- ⊕ SANITARY SEWER LINE
- ⊕ WATER LINE
- ⊕ OVERHEAD UTILITY LINE
- ⊕ PROPERTY LINE
- ⊕ CURB AND GUTTER
- ⊕ CURB TRANSITION
- ⊕ CONCRETE SIDEWALK
- ⊕ CONCRETE PAVEMENT
- ⊕ NO PARKING STRIPING
- ⊕ LANDSCAPE AREAS
- ⊕ PROPOSED TREE
- ⊕ PROPOSED SHRUB OR BUSH

KEY NOTES DESIGNATED ON DRAWING BY :

1. INSTALL (23 TOTAL) TREES SPACED AT A MINIMUM OF 40 FEET ADJACENT TO ROADS CENTERED WITHIN THE 10' WIDE LANDSCAPE BUFFER AND AS SHOWN ON THE PLAN OTHERWISE.
2. INSTALL (69 TOTAL) SHRUBS OR BUSHES.
3. INSTALL TIPWAY 419 BURMUDA GRASS SOD IN LANDSCAPE AREAS.
4. INSTALL HYDROSEED OR HYDROMULCH PER TxDOT ITEM 164 IN LIEU OF HYDROSEED OR HYDROMULCH, INSTALL GRASS SOD PER TxDOT ITEM 162.

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LANDSCAPE REQUIREMENTS (PER CHAPTER 4, DIVISION 2 OF THE LDC):

TOTAL LOT SIZE: 5.089 ACRES (221,081 SQ-FT)
 MINIMUM REQUIRED LANDSCAPE AREA: 11,085 SQ-FT (5%)
 TOTAL LANDSCAPE AREA PROVIDED: 31,025 SQ-FT
 MINIMUM REQUIRED LANDSCAPE AREA PERCENTAGE: 5.00%
 TOTAL LANDSCAPE AREA PERCENTAGE PROVIDED: 14.00%
 MAXIMUM XERISCAPING AREA: 4,654 SQ-FT

MINIMUM TREES REQUIRED: 23
 TOTAL TREES PROVIDED: 23
 (1 TREE / 500 SQ-FT OF REQUIRED LANDSCAPE AREA)

MINIMUM SHRUBS OR BUSHES REQUIRED: 69
 TOTAL SHRUBS OR BUSHES PROVIDED: 69
 (3 SHRUBS OR BUSHES / 500 SQ-FT OF REQUIRED LANDSCAPE AREA)

ALL REQUIRED LANDSCAPING MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHEN SEASONAL CONDITIONS WARRANT, THE BUILDING OFFICIAL MAY ISSUE A TEMPORARY CERTIFICATE OF OCCUPANCY FOR UP TO SIX MONTHS PENDING COMPLETION OF LANDSCAPING.

DOCUMENT FOR INTERIM REVIEW, NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

ROBERT R. PRICHARD, P.E. 101233

DATE: 10/14/2024

NO.	REVISION	DATE



Enprotec | Hibbs & Todd
 402 Cedar Street • Abilene, Texas 79601 • T: (254) 698-5566 • F: (254) 690-3240 • www.e-t.com
 PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900

8833
PROJECT NO.
10/14/2024
DATE

J. GRAVELL
DESIGNED BY:
D. HOWETH
DRAWN BY:
R. PRICHARD
CHECKED BY:
5 OF 16

**HENDRICKS WEST
PARKING LOT ADDITION
ABILENE, TAYLOR COUNTY, TEXAS**

GENERAL LANDSCAPE PLAN

ZONING CASE Z-2025-04 STAFF REPORT



Scheduled Hearings

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

Applicant

Owner: RGP Enterprises INC
Agent: Derek Peterson

Case Manager

Mason Teegardin – Division Manager

Request

Rezone approximately 2.5 acres from Heavy Industrial (HI) to Light Industrial (LI).

Location

The subject property is located at 4397 Crawford Drive. Legal description being Block A, Lot 1, of the Button Willow, Section 5 Subdivision, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City of Abilene in 1957 and was developed in 1980. The property has two buildings on it. One is currently being used by an environmental services company and one is vacant. The applicant is requesting the rezoning to allow more uses for the vacant building. Rezoning the property from HI to LI will not create a non-conformity with the existing Recycling Collection and Processing Center use.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	HI	Roofing Supply Company
East	HI	Roofing Supply Company & Vacant Land
South	LI	Vacant Building
West	LI	Office

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 zoning is compatible with the Future Land Use Map and the Comprehensive Plan.

- (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 is consistent with the uses surrounding the subject property.

(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 has access to all required utilities.

(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

Notification

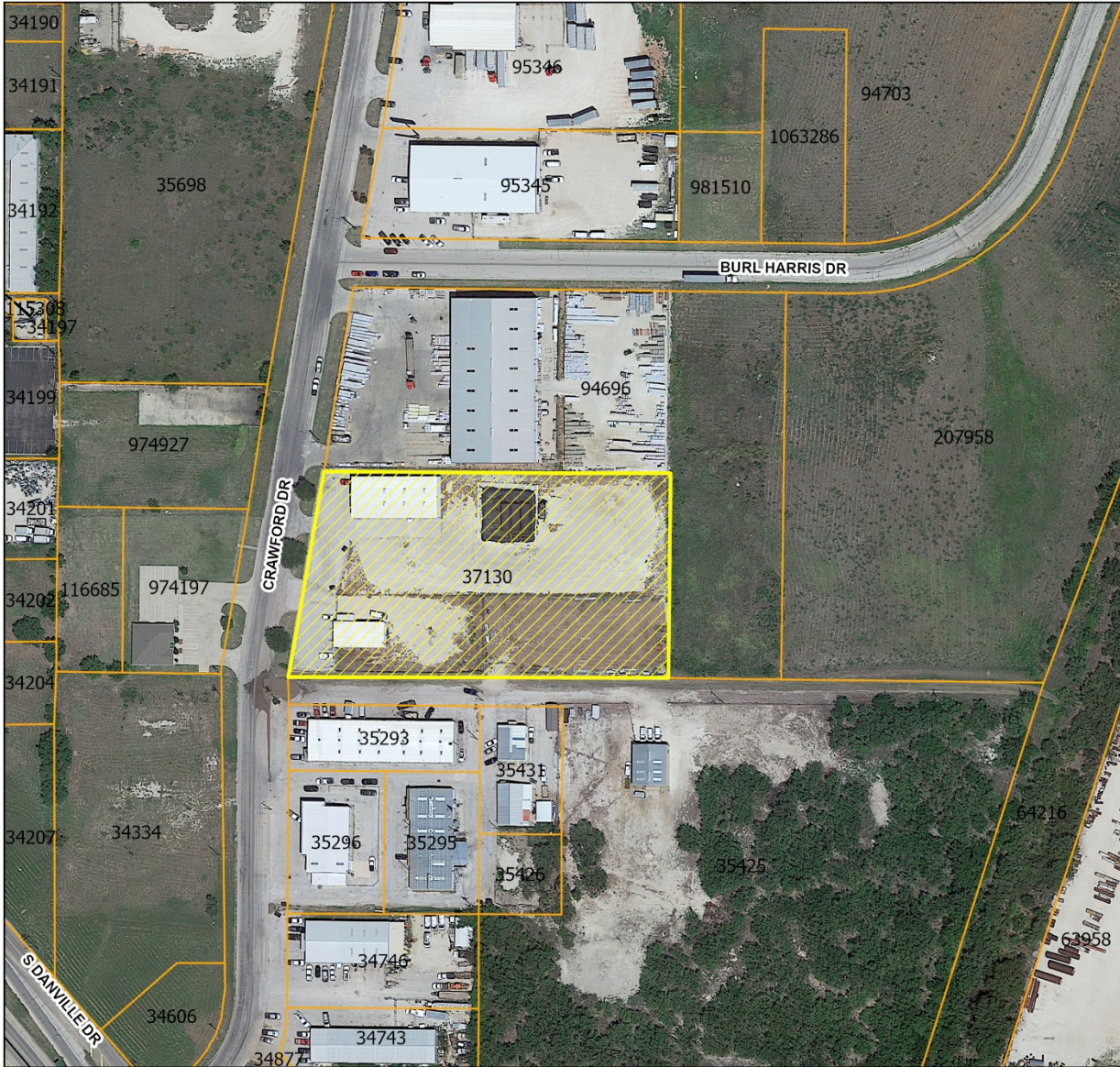
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on February 14, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
ALTMAN ENTERPRISES LTD	35295	4417 CRAWFORD DR	
ALTMAN ENTERPRISES LTD	35426	4421 CRAWFORD DR	
AMERICAN BUILDERS &	94696	4341 CRAWFORD DR	
AMERICAN BUILDERS &	94696	4349 BURL HARRIS DR	
BERTRAM HOSPITALITY LLC	974927		
BIG COUNTRY HOME BUILDERS	974197	4398 CRAWFORD DR	
BMCW SOUTH CENTRAL L P	35698	2241 INDUSTRIAL BL	
ESKO RANCH LTD	207958	4325 BURL HARRIS DR	
ESKO RANCH LTD	207958	4313 BURL HARRIS DR	
ESKO RANCH LTD	207958	4295 BURL HARRIS DR	
FURNITURE ROW USA LLC	34334	4444 CRAWFORD DR	
HILL TY	35431	4407 CRAWFORD DR	
HILL TY	35431	4405 CRAWFORD DR	
HILL TY	35425	4419 CRAWFORD DR	
RGP ENTERPRISES INC	37130	4397 CRAWFORD DR	
RGP ENTERPRISES INC	37130	4349 CRAWFORD DR	
RGP ENTERPRISES INC	35293	4401 CRAWFORD DR	
SHOOTIN SHOP LLC	35296	4409 CRAWFORD DR	

AERIAL LOCATION MAP



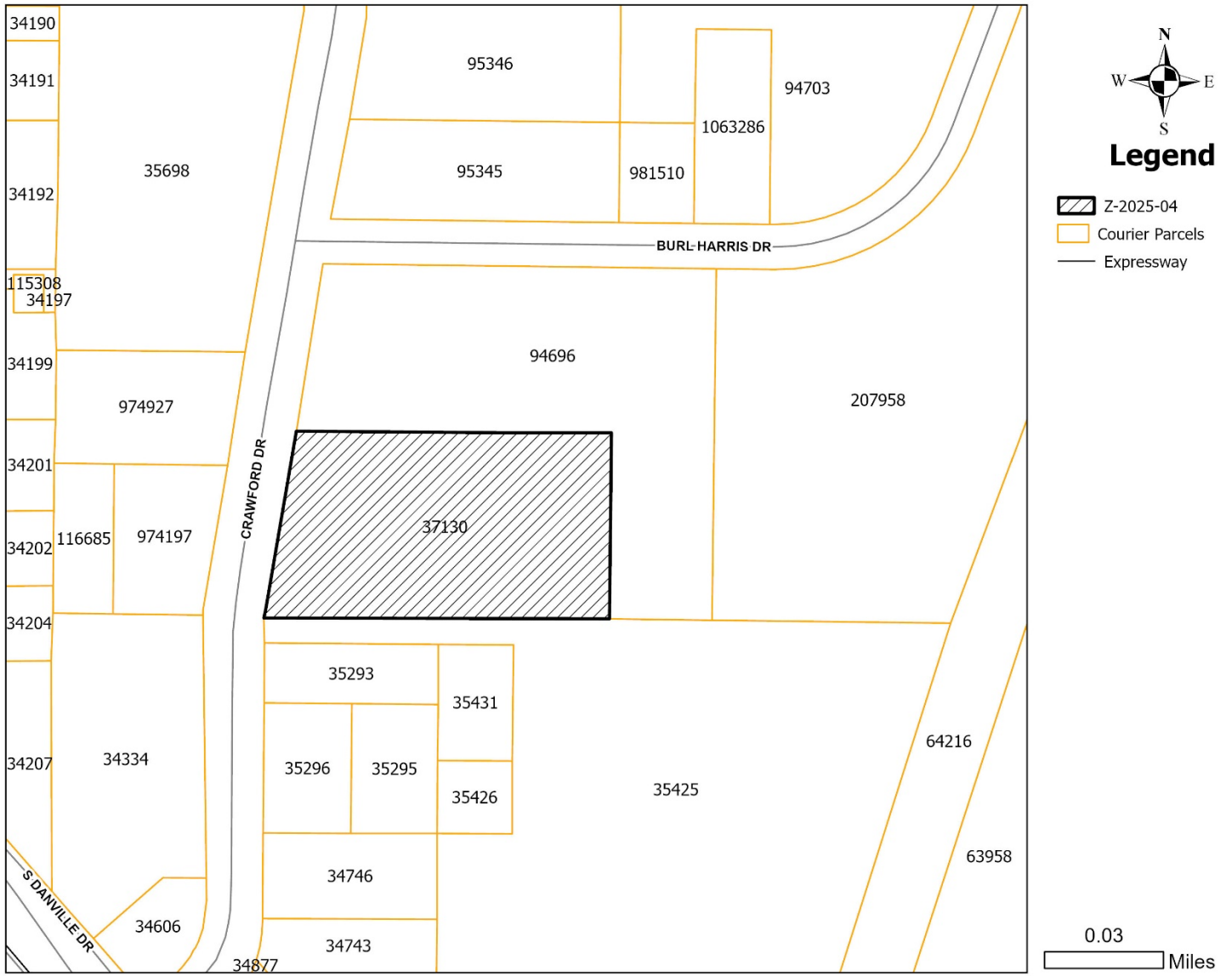
Legend

-  Z-2025-04
-  Courier Parcels
-  Expressway

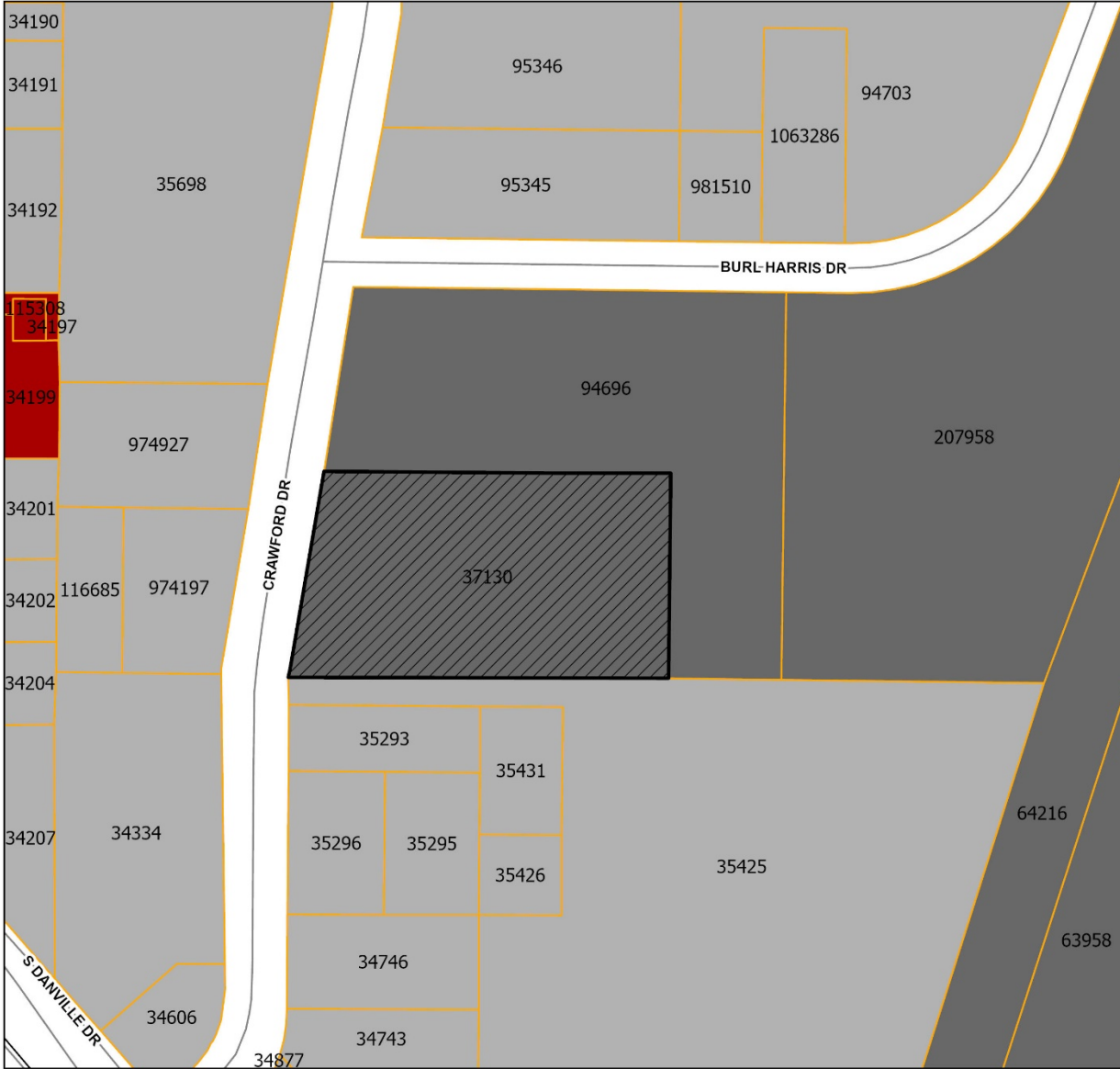
0.03 Miles



LOCATION MAP



ZONING MAP



Legend

- Z-2025-04
- Courier Parcels
- HI (Heavy Industrial)
- LI (Light Industrial)
- HC (Heavy Commercial)
- Expressway

0.03 Miles



REZONE REQUEST

Case: Z-2025-04

Agent: Derek Peterson

Request: Rezone approximately 2.5 acres from Heavy Industrial (HI) to Light Industrial (LI).

Location: 4397 Crawford Drive

Notification: 0 in Favor, 0 in Opposition

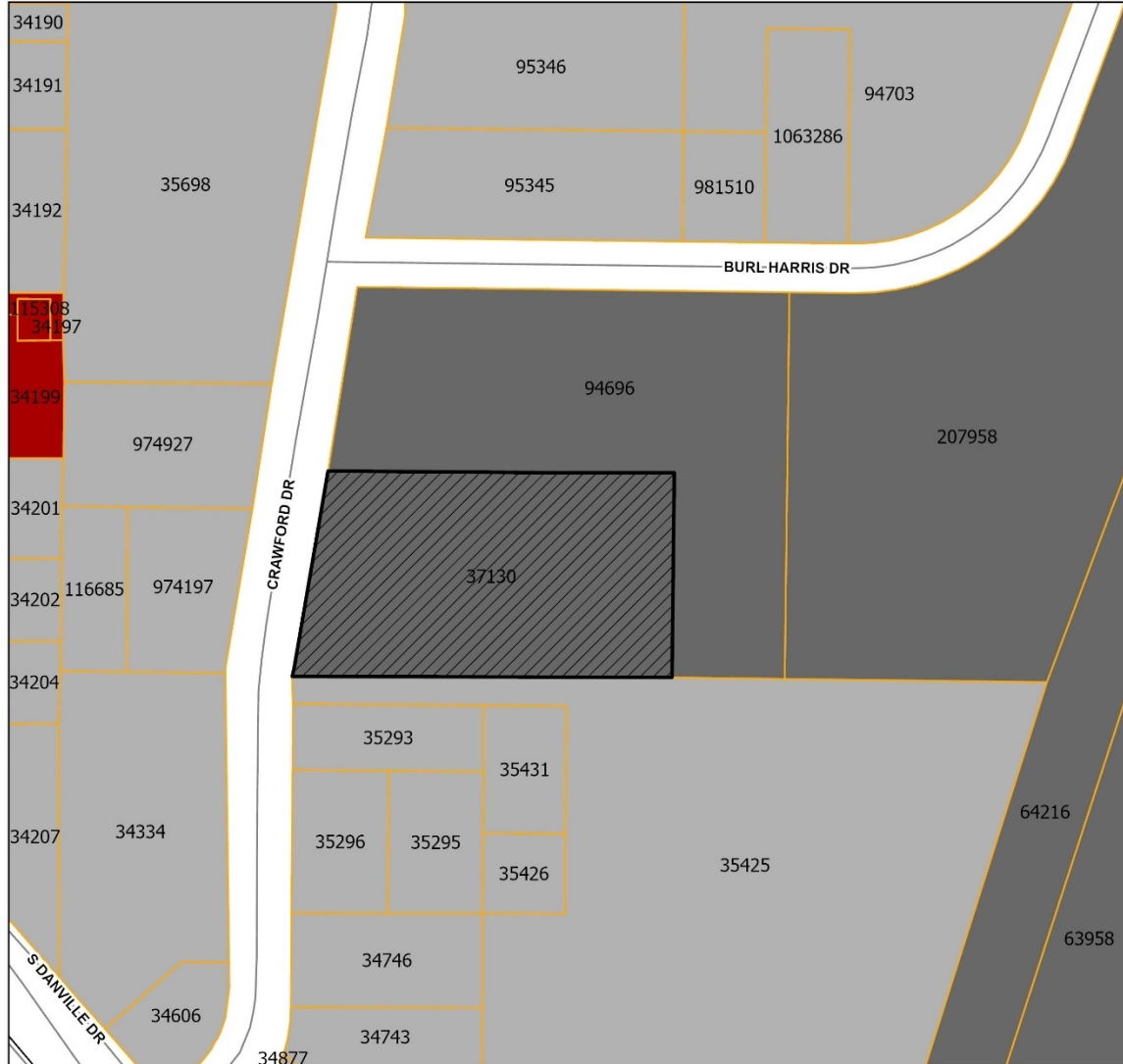
Planning & Zoning: March 4, 2025

Council Hearing: March 13, 2025
March 27, 2025





ZONING MAP



Legend

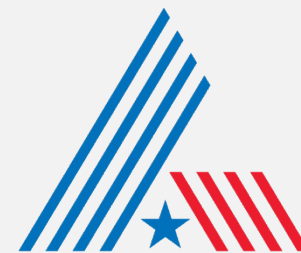
- Z-2025-04
- Courier Parcels
- HI (Heavy Industrial)
- LI (Light Industrial)
- HC (Heavy Commercial)
- Expressway

0.03
Miles





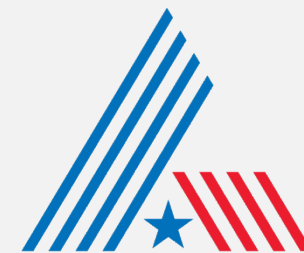
PROPERTY VIEWS



CITY OF
ABILENE
T E X A S



SURROUNDING PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



USES IN HEAVY INDUSTRIAL ZONING

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
- TP Field Office or Construction Office (temporary)
- P Freight Container
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recycling Collection Point
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Adult Entertainment Enterprise
- C Motorized Racing

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Fire/Police Station
- P Homeless/Emergency Shelter
- P Post Office
- P Sanitary Landfill

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- P Educational and Scientific Research
- P School: Public/Private

SERVICE:

- P Contractor Services
- P Recycling Collection and Processing Center
- P Scales (public)
- P Wrecker/Towing

TRADE – RETAIL USES:

- P Head Shop
- C Scrap and Waste Material

TRADE – WHOLESALE USES:

- C Livestock – Wholesale or Auction
- P Wholesaling and Storage (indoor)
- P Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
- P Antenna Tower - Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Pressure Control Station
- P Public Utility Facility
- P Railroad Switching and Marshaling Yard
- P Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Mining
- P Petroleum or Gas Well
- P Liquor
- P Manufacturing (light)
- P Manufacturing (heavy)
- 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 LIGHT INDUSTRIAL ZONING

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-Through Facility
- TP Field Office or Construction Office (temporary)
- P Freight Container
- P Fuel Sales
- TP Itinerant Business
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
- P Mobile Home or Temporary Building (office for sales and service)
- P Recreation Building, Multipurpose
- P Recycling Collection Point
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Adult Entertainment Enterprise
- C Cultural Facilities
- P Drive-in Theater
- C Motorized Racing
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Ambulance Service
- P Correction, Detention, or Penal Facilities
- P Fire/Police Station
- P Homeless/Emergency Shelter
- P Medical/Dental Laboratory
- P Military and Armed Forces Reserve Center
- P Post Office
- C Sanitary Landfill

SERVICE:

- P/C Automobile Wash
- P Contractor Services
- P Funeral Home/ Mortuary/Morgue
- P 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 Printing, Copying, Reproduction, Publishing
- P 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)
- P Repair and Maintenance Services (outdoors)
- P Repair and Maintenance Services (truck and other large vehicles)
- P Scales (public)
- P Storage - Self-Service Units
- P Tattoo Parlor
- P Taxidermist
- P Veterinary Service (all size animals)
- P Veterinary Service (small animals)
- P Wrecker/Towing

EDUCATIONAL AND RELIGIOUS USES:

- C Cemetery, Crematorium, and Mausoleum
- P Church or Place of Worship
- P Educational and Scientific Research
- P School: Public/Private
- P Trade/Business School

TRADE – RETAIL USES:

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

TRADE – WHOLESALE USES:

- P Liquor, Wholesale/Distribution
- C Livestock – Wholesale or Auction
- P Wholesaling and Storage (indoor)
- P Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Airport, Heliport and Flying Field Terminals - Commercial (passenger and freight)
- P 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
- P Railroad Switching and Marshaling Yard
- P Utility Generation, Production, Treatment

RESOURCE PRODUCTION AND EXTRACTION USES:

- C Mining
- P Petroleum or Gas Well
- P Liquor
- P Manufacturing (light)
- P Urban Garden

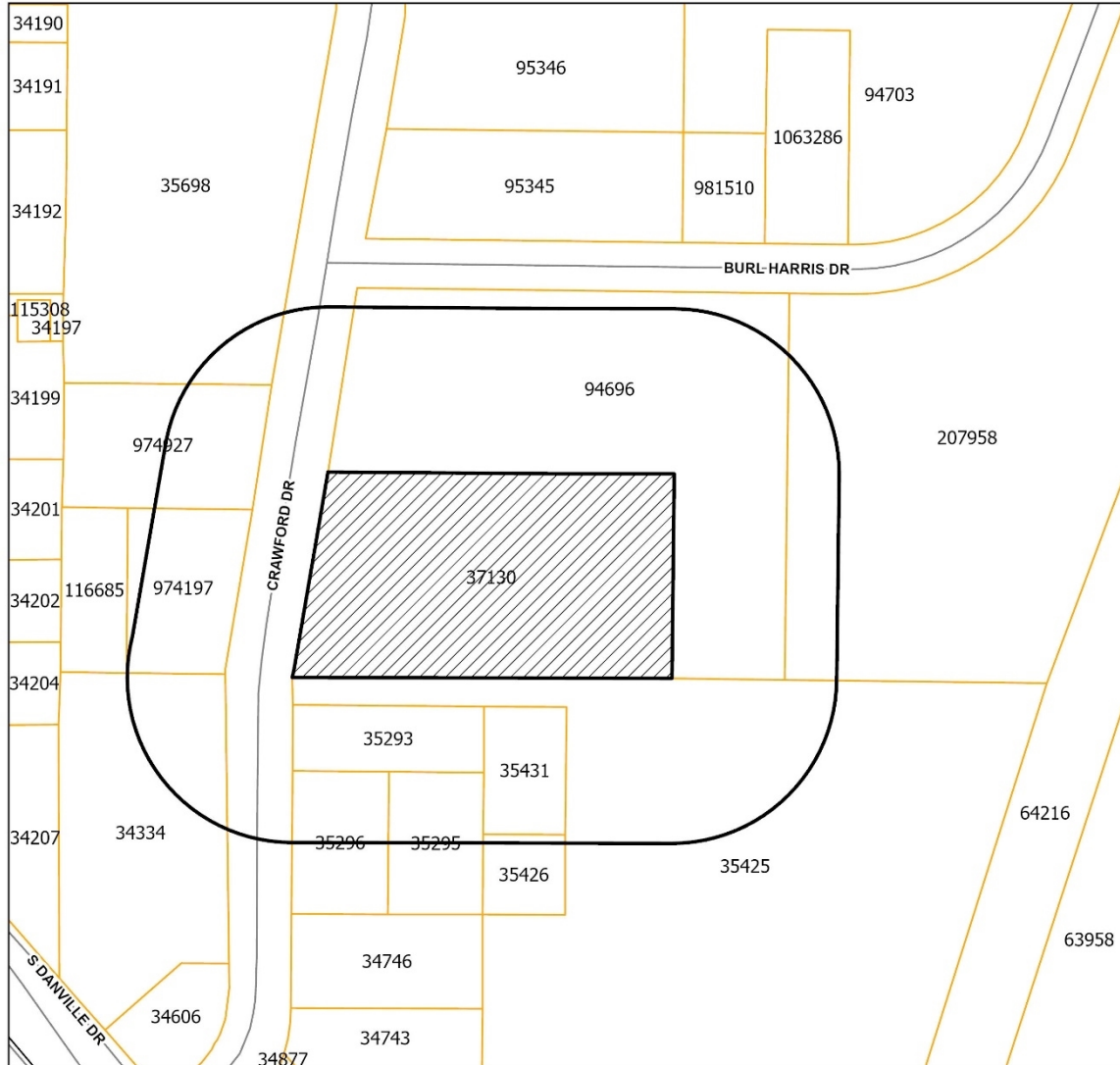
LEGEND

- 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-2025-04
- Notification Area
- Courier Parcels
- Expressway

- 0 - in Favor -
- 0 - in Opposition -

0.03
Miles





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?





2024 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: 15500E Total Number of Acres: 2.5
 Zoning Classification(s): HI Total Number of Lots: 1
 Location: 4397 Crawford Dr, Abilene, TX 79602

Property Owner Information & Authorization

Name/Company: RGP Enterprises, Inc.
 Address: 2266 Industrial Blvd Ste C
 City: Abilene State: Texas Zip Code: 79602
 Phone: 325-698-9960 Email: derek@petersonrealestate.com

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate _____ (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:  Date: 1/28/2025

STATE OF: _____

COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared _____ (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 _____ day of _____, 20____

 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

- Engineer Purchaser Tenant Preparer Other(specify): _____

Name: _____ Company: _____
 Address: _____ City: _____ State: _____
 Zip Code: _____ Number: _____ Email: _____

PROJECT OVERVIEW

Project Type: Zoning Application | **Project Title:** Z-2025-04 HI to LI (4397 Crawford Dr.)

ID # 25-000014 | **Started** 01/24/2025 at 4:17 PM



Address	Legal
4397 Crawford Dr, Abilene, TX USA 79602	Button Willow Sec 5 Blk Block A Lot Lot 1 Button Willow Sec 5, Block A, Lot 1

Description
Change zoning to Light Industrial to accommodate a wider range of uses. **** This will be an EXPEDITED case***** March 4th - P&Z March 13th - CC 1st read March 27th - CC final read

PROPERTY DETAILS

Property ID	37130
GEO ID	42321
Enforcement Area	Red Bud Park Area

PROPERTY ADDITIONAL INFORMATION

Account Number	15500006300
Property ID	42321
Land Use	Heavycom/light Ind
High School	Chs
Middle School	Madison
Elementary School	Jackson
Super Neighborhood	Red Bud Park Area
Courier - Building Square Feet	6800

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Derek Peterson	derek@petersonrealestate.com 3256680094	4401 Crawford Abilene, TX 79605	Owner/ Tenant Commercial	APPLICANT
Rgp Enterprises Inc	-	2266 Industrial Blvd Ste - C Abilene, TX 79602- 7816		Property Owner

PROJECT STEPS	DATE & TIME	RESULT	USER
Request	01/27/2025 at 2:15 PM	Accept	-
Zoning Application Review	01/29/2025 at 2:12 PM	Accepted	Clarissa Ivey

Planning Payment	01/29/2025 at 2:13 PM	Paid	Clarissa Ivey
Create Agenda for Planning and-Zoning Commission		-	-
Staff Prepares Report & Send Property Notification Letters		-	-
P&Z Commission Decision		-	-
Appeal P&Z Decision		-	-
Prepare City Council Agenda		-	-
City Council Decision		-	-
Archive		-	-

INFORMATION FIELDS

Owner Name
RGP Enterprises, Inc.

Agent Name
Derek Peterson

Block
A

Lot
1

Acreage
2.5

Legal Description of property
BUTTON WILLOW SEC 5, BLOCK A, LOT 1

Subdivision Name
15500E

Current Zoning
Heavy Industrial

Proposed Zoning
Light Industrial

Agree to Terms
Yes

INVOICES	DUE DATE	CONTACT	TOTAL	PAID	DUE																						
25-000439	02/03/2025	Derek Peterson	\$ 1,500.00	\$ 1,500.00	\$ 0.00																						
<table border="1"> <thead> <tr> <th>Fees</th> <th>Account No</th> <th>Total</th> <th>Paid</th> <th>Due</th> </tr> </thead> <tbody> <tr> <td>Zoning - Zone change request</td> <td>1004002-42001</td> <td>\$ 1,500.00</td> <td>\$ 1,500.00</td> <td>\$ 0.00</td> </tr> <tr> <td colspan="6">Receipts</td> </tr> <tr> <td colspan="6">25-000422</td> </tr> </tbody> </table>						Fees	Account No	Total	Paid	Due	Zoning - Zone change request	1004002-42001	\$ 1,500.00	\$ 1,500.00	\$ 0.00	Receipts						25-000422					
Fees	Account No	Total	Paid	Due																							
Zoning - Zone change request	1004002-42001	\$ 1,500.00	\$ 1,500.00	\$ 0.00																							
Receipts																											
25-000422																											
TOTALS			\$ 1,500.00	\$ 1,500.00	\$ 0.00																						

ZONING CASE: Z-2025-05 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: March 4, 2025
 City Council 1st Read: March 27, 2025
 City Council 2nd Read: April 10, 2025

Applicant

Owner: 1204 Hotel Operating, LLC dba MCM Elegante Suites
 Agent: JoAnn Schibi

Case Manager

Clarissa Ivey – Planner

Request

Amend the terms and conditions of Planned Development District Number 15 (PDD-15) to allow freight containers.

Location

4250 Ridgmont Dr. Legal description being Lot 101, Block A, Rhodes Plaza Addition, Abilene, Taylor County, Texas.

Background

In 1982, Planned Development District Number 15 (PDD-15) was approved by Ordinance No. 53-1982 to allow the development and construction of a hotel and certain related accessory uses. The hotel was completed in 1984 and has been in service since.

Over the years the hotel has built/installed seven (7) storage buildings without permits. Recently, freight containers have been placed on the property, prompting the need for an amendment to allow the freight containers. More specifically, there are six (6) containers located in the back of the parking lot on the west side of the property alongside a 60' utility easement. One (1) container is currently on lease to an equipment company.

Existing Uses/Zoning

	Zoning	Existing Land Use
North	GC	Bank and Gas station
East	GR	Mall of Abilene
South	GC	Hotel
West	MF	Apartment Complex

Proposed Modification

The applicant proposes to amend the terms and conditions of Planned Development District Number 15 (PDD-15) to allow six (6) freight containers. Five (5) containers to be used by MCM Elegante and one (1) container to be leased thru Schuman Equipment.

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, as amended.

The proposed changes are not consistent with the Comprehensive Plan and Future Land Use Map as these intend for this area to be used to provide non-residential services to residents and visitors. The Comprehensive Plan suggest incorporating social spaces for gathering and use, such as plazas, outdoor promenades, and similar uses rather than uses typically found in industrial zonings.

(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 use of freight containers is not appropriate in the immediate area. Although, the surrounding property zoned General Commercial (GC) does have the ability to allow the freight containers with a Conditional Use Permit (CUP), certain requirements must be met.

(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 has access to all required utilities.

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

Accumulation currently exists around the freight containers, creating a natural attractant for insects and vermin, which compromises public health and safety.

Staff Recommendation

Staff recommends **denial**.

Attachments

- Application
- Plan of Operation
- PowerPoint
- Original Ordinance

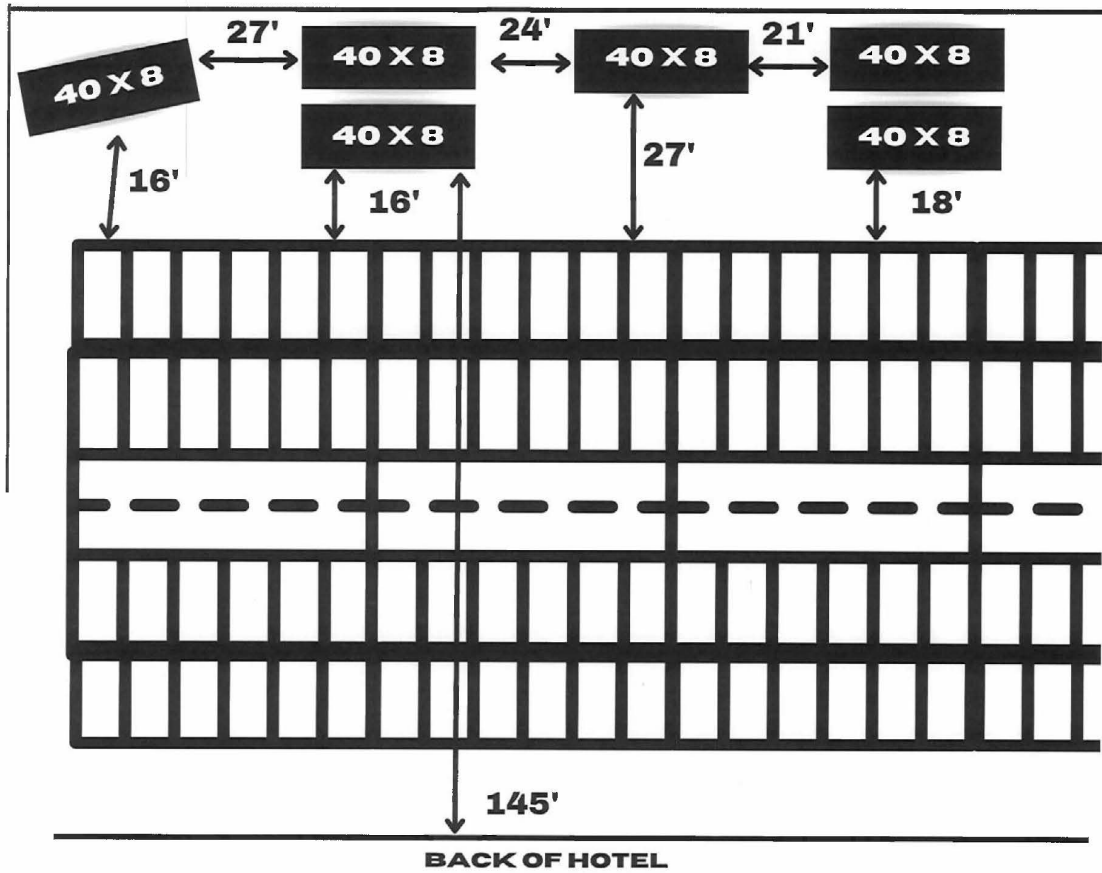
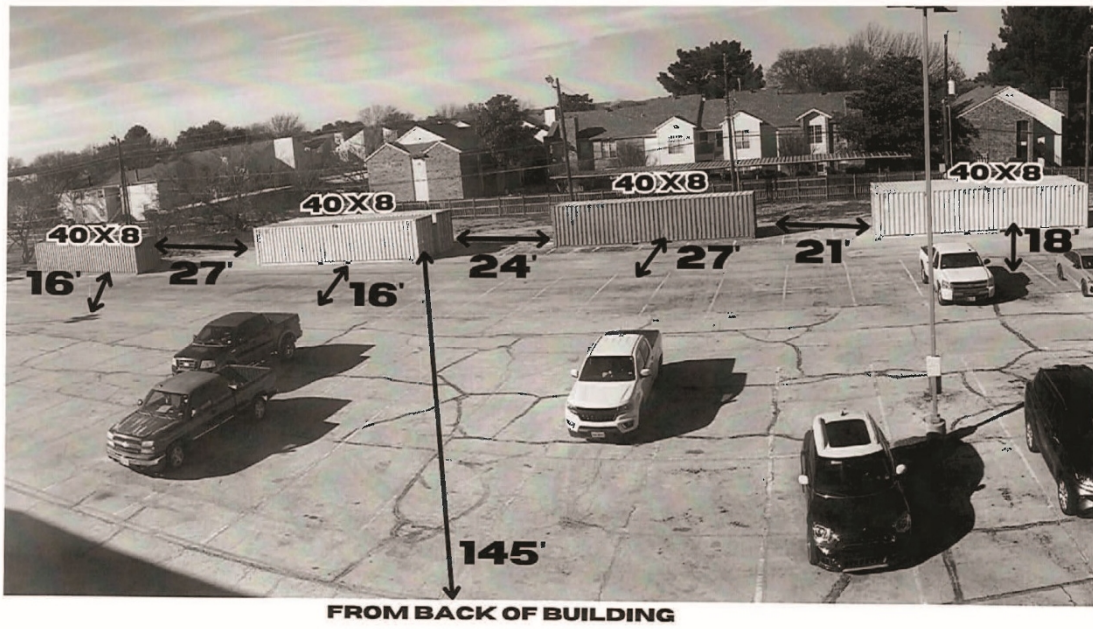
Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on February 14, 2025, via standard mail, with a certificate of mailing, 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
ABILENE REAL ESTATE GROUP LLC	99322	4351 RIDGEMONT DR	
COMMUNITIES OF ABILENE	38953	3350 ROLLING GREEN DR	
DILLARD TX CENTRAL LLC	56594	4310 BUFFALO GAP RD STE 5000	
FIRST NATIONAL BANK	99326	4316 BUFFALO GAP RD	
ICA PROPERTIES INC	67110	4250 RIDGEMONT DR	
LCN BLM CHANDLER LLC	38952	4142 RIDGEMONT DR	
LEDYARD PROPERTIES LLC	38943	4150 RIDGEMONT DR	
LOWES HOME CENTERS INC	38811	4134 RIDGEMONT DR	
MCRT ABILENE 1 LP	67250	4350 RIDGEMONT DR	
NEWPORT VILLAGE LTD	67501	3517 ROLLING GREEN DR	
PARTNERS MALL ABILENE LLC	55553	4310 BUFFALO GAP RD STE 1247	

Concept Plan





CONDITIONAL USE PERMIT

Case: Z-2025-05

Owner: 1204 Hotel Operating, LLC

Agent: JoAnn Schibi

Request: Amend the terms and conditions of Planned Development District Number 15 (PDD-15) to allow freight containers.

Location: 4250 Ridgemont Dr

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: March 4, 2025

Council Hearing: March 27, 2025
April 10, 2025

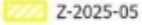






AERIAL LOCATION MAP



Legend

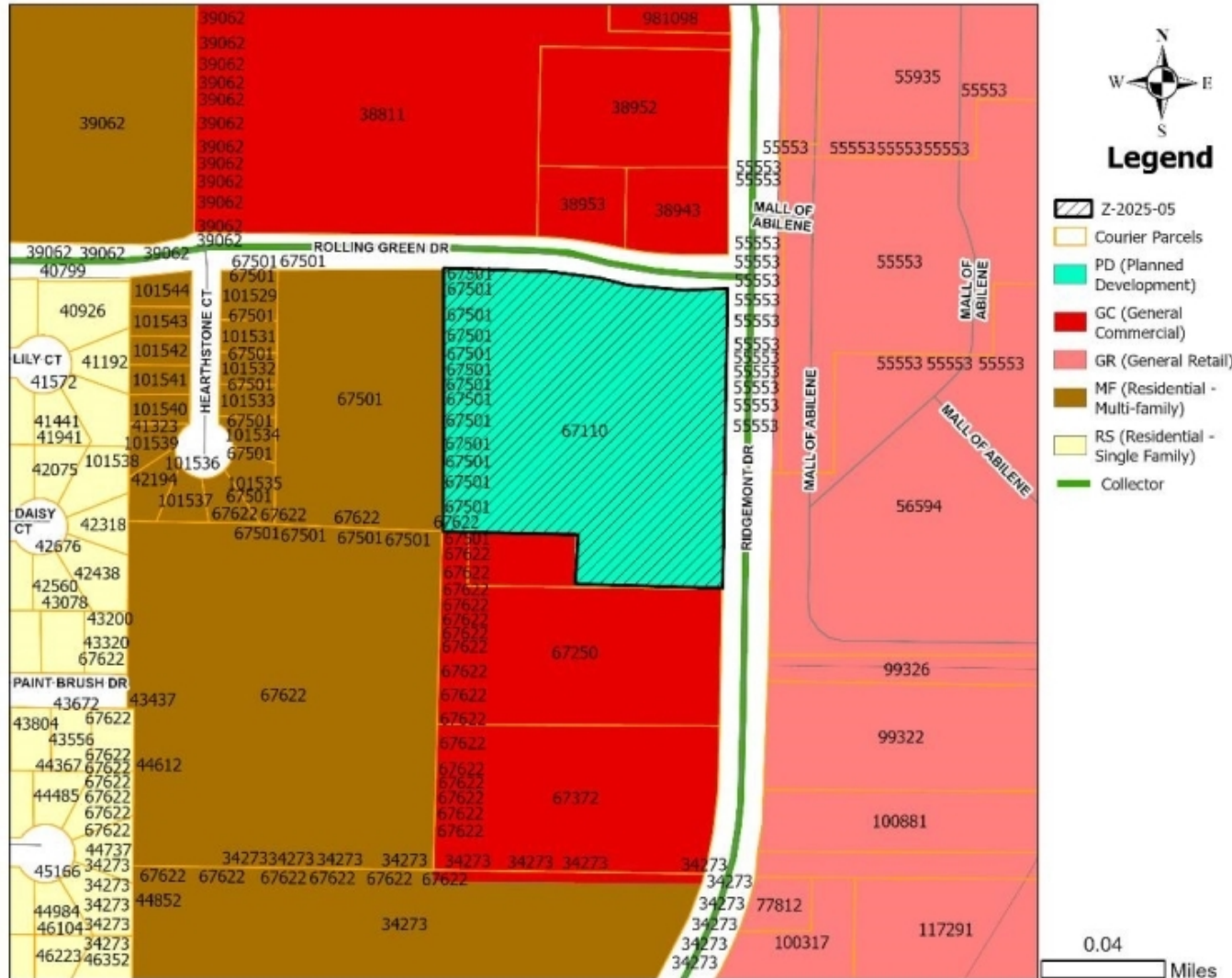
-  Z-2025-05
-  Courier Parcels
-  Collector

0.03
Miles





ZONING MAP





PROPERTY VIEWS



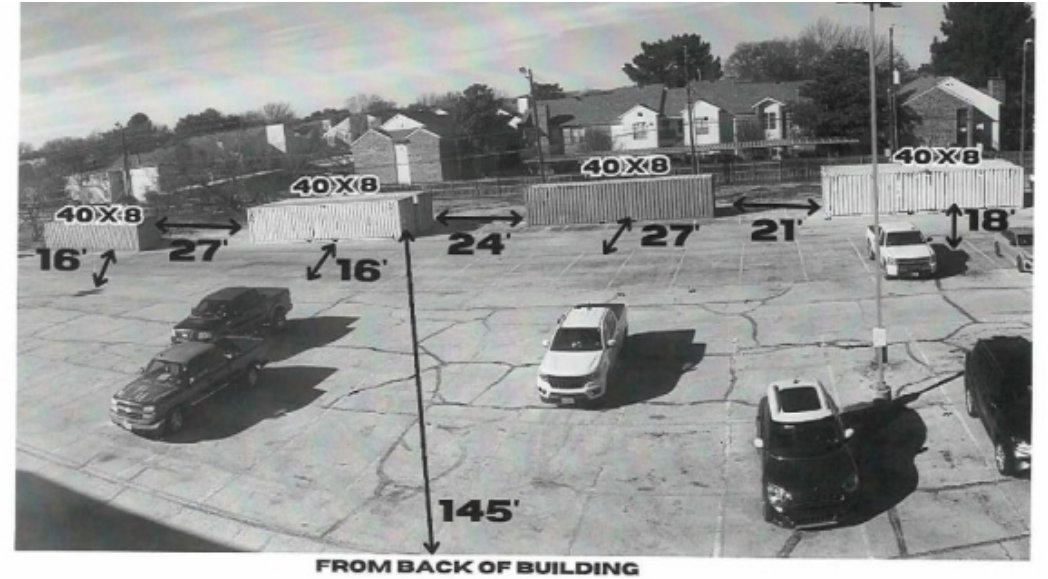
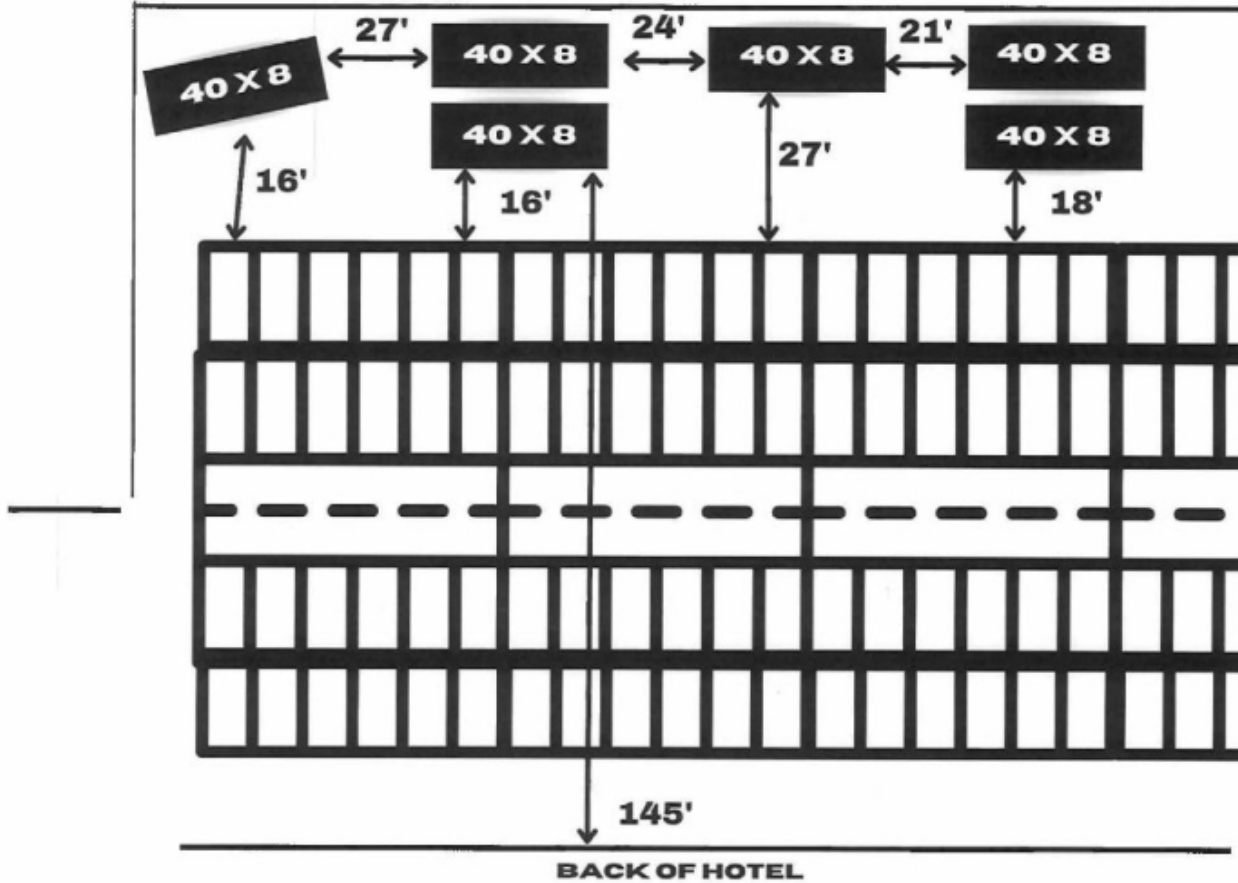


NEIGHBORING VIEWS





SITE PLAN





FINDINGS AND RECOMMENDATION

The proposed request is inconsistent 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 **denial**.





Questions?





2025 Development Application

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

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

Project Name: MCM Elegante Suites
 Address: 4250 Ridgemont Drive Number of Lots: _____ Acreage: 5.76
 Legal Description: Rhodes Plaza Block
 Subdivision Name: Rhodes Plaza Block: A Lot: 101 Replat & .423 ac
 Current Zoning: PDD Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: 1204 HOTEL OPERATING, LLC dba MCM Elegante Suites
 Address: 700 N. GRANT AVE SUITE 600
 City, State, Zip: Odessa, TX 79761 Fax: 432-333-8881
 Phone: 432-334-8881 Email: jschibi@mcmelegante.com
 Agent Name: JoAnn Schibi
 Address: 3085 P.R. 2586
 City, State, Zip: Clyde Tx 79510 Fax: _____
 Phone: 325-698-1234 Email: jschibi@mcmelegante.com

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: [Signature] Date: 01/13/2025

FOR OFFICE USE ONLY		
Received: _____	Fee: \$ _____	Receipt No.: _____
Case No.: _____		Reviewed By: _____



2025 Development Application

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

To allow for the placement and use of
 Freight Containers on the property for the
 daily use for normal operations

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.



2025 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?

yes

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?

yes and yes

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)



2025 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: Rhodes Plaza Total Number of Acres: 5.76
 Zoning Classification(s): PDD Total Number of Lots: _____
 Location: 4250 Ridgemoor Dr. Abilene, TX 79606

Property Owner Information & Authorization

Name/Company: 1204 Hotel Operating, LLC dba MCM Elegante Suites
 Address: 700 N. GRANT AVE suite 600
 City: Odessa State: TX Zip Code: 79761
 Phone: 432-334-8881 Email: jschibi@mcmelegante.com

Project Representation (check one):

- I will represent the application myself; OR
 I hereby designate JoAnn Schibi (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.

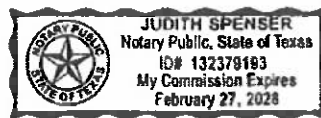
Property Owner's Signature: Ed Lasater, President Date: 1-9-25

STATE OF: Texas

COUNTY OF: Ector

BEFORE ME, a Notary Public, on this day personally appeared Ed Lasater (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 9th day of January, 2025



Judith Spenser
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

- Engineer Purchaser Tenant Preparer Other(specify): _____

Name: _____ Company: _____
 Address: _____ City: _____ State: _____
 Zip Code: _____ Number: _____ Email: _____



2025 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.

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

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): JoAnn Schibi - Manager / AVP

Property Owner Project Representative

Signature of Certifying Person: 

*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



2025 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: 01/13/2025



2025 Development Application

THE STATE OF TEXAS)

)

COUNTY OF TAYLOR)

Know all men by these presents that the undersigned owner of the real property described on the reverse side hereof, has made, constituted and appointed, and by these presents does make, constitute and appoint, my true and lawful attorney, for me in my name, place and stead, to (1) file an application for a zone change, plat, street closure, alley closure, (appeal to the Board of Adjustment) * concerning such property and

(2) appear on my behalf at all necessary meetings of the appropriate board or commission or City Council, as the case may be; and the undersigned further agrees that this power of attorney may be voluntarily revoked only by written revocation filed with the Planning & Development Services Division for the City of Abilene, Texas.

Witness my hand this day of 01/13, 2025

*(cross out the inapplicable phrase)

2025 Development Application

PDD Amendment

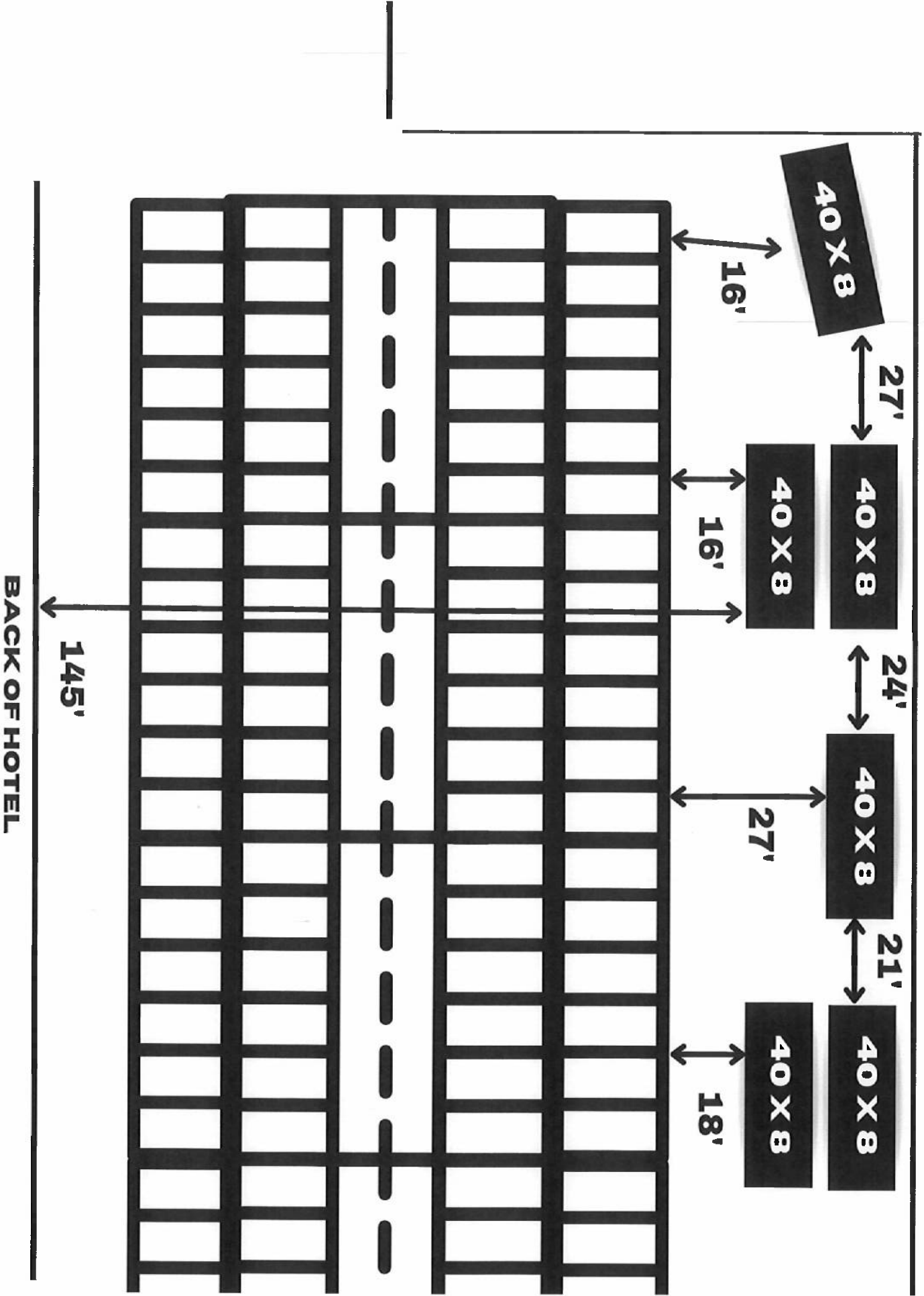
1204 Hotel Operating, LLC, dba MCM Elegante Suites

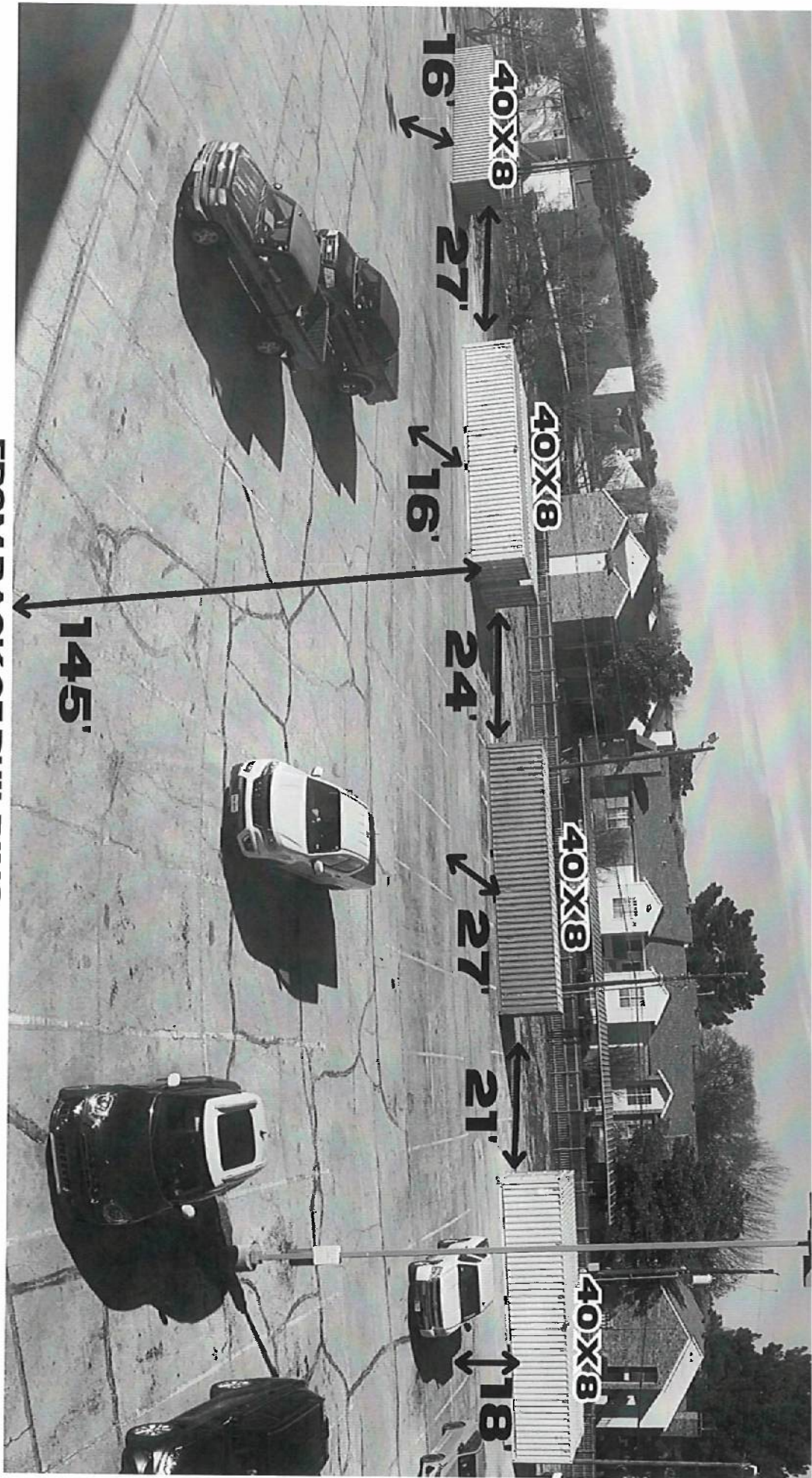
4250 Ridgemont Drive, Abilene, TX 79606

Location description of the Freight Containers on the property:

There are six (6) containers located in the back of the parking lot on the west side of the property against the parking lot curb. Five (5) containers belong to MCM Elegante and one (1) container is leased thru Schuman Equipment. These containers are used daily for normal operations.

Agent Name _____ Date _____





FROM BACK OF BUILDING

ORDINANCE NO. 53-1982

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 32, ZONING, OF THE ABILENE MUNICIPAL CODE, CONCERNING RHODES PLAZA PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 32, known as the Zoning Ordinance of the City of Abilene, is hereby amended; as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Hundred Dollars (\$200.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 6 day of May

A.D. 19 82.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 2 day of May, 19 82, the same being more than ten (10) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 9:00 a.m., on the 27 day of May, 19 82, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING this 27 day of May

May, A.D. 19 82.

ATTEST:

Kelly Beard, Cost
CITY SECRETARY

W. H. Hall
MAYOR

APPROVED:

Mary Sanders
CITY ATTORNEY

PART 1: The herein said Planned Development District is platted in accordance with the approved Plat, attached hereto for all purposes. All development in the Planned Development District shall be in accordance with the said Plat and required Plans. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: All structures in the herein said Planned Development District shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 3: All use and development within the Planned Development District must be in compliance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 4: Construction and development of the Planned Development District established hereby shall begin within six (6) months from passage hereof.

PART 5: That the Planning Director be, and he is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PART 6: The maps, topographical and drainage plans, utility plans, site plan, and plat filed in connection with this requested Planned Development District are hereby included as part of this ordinance.

PART 7: That Chapter 32, Abilene Municipal Code, known as the Zoning Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From RM-2 (Residential Multi-Family SC (Shopping Center) District to PD C (Planned Development Commercial) District.

The legal description is as follows:

The Planned Development District (PDD) referred to herein is legally described as Lot 1, Block A, Rhodes Plaza Addition, Section 2, of the J. Blakemore Survey, Number 97, City of Abilene, Taylor County, Texas, of the Plat Records, Taylor County, Texas (Plat).

Location: Southwest Corner of intersection of Rolling Green Drive and Ridgemount Drive.

PART 8: "Purpose" - The purpose of the PDD is to allow the development and construction of a hotel and certain related accessory uses which are complimentary and compatible with the proposed hotel, upon the real property within the PDD. All development within the PDD shall be in compliance with the Comprehensive Plan for the City of Abilene as well as further the general welfare of the citizens of the City of Abilene.

PART 9: "Specific Modifications" - All pole signs are restricted to not exceed 62'9" or the height of the building. All wall signs are restricted to the east and north sides of the building. Light standards should be erected so as not to create glare on abutting residential properties.

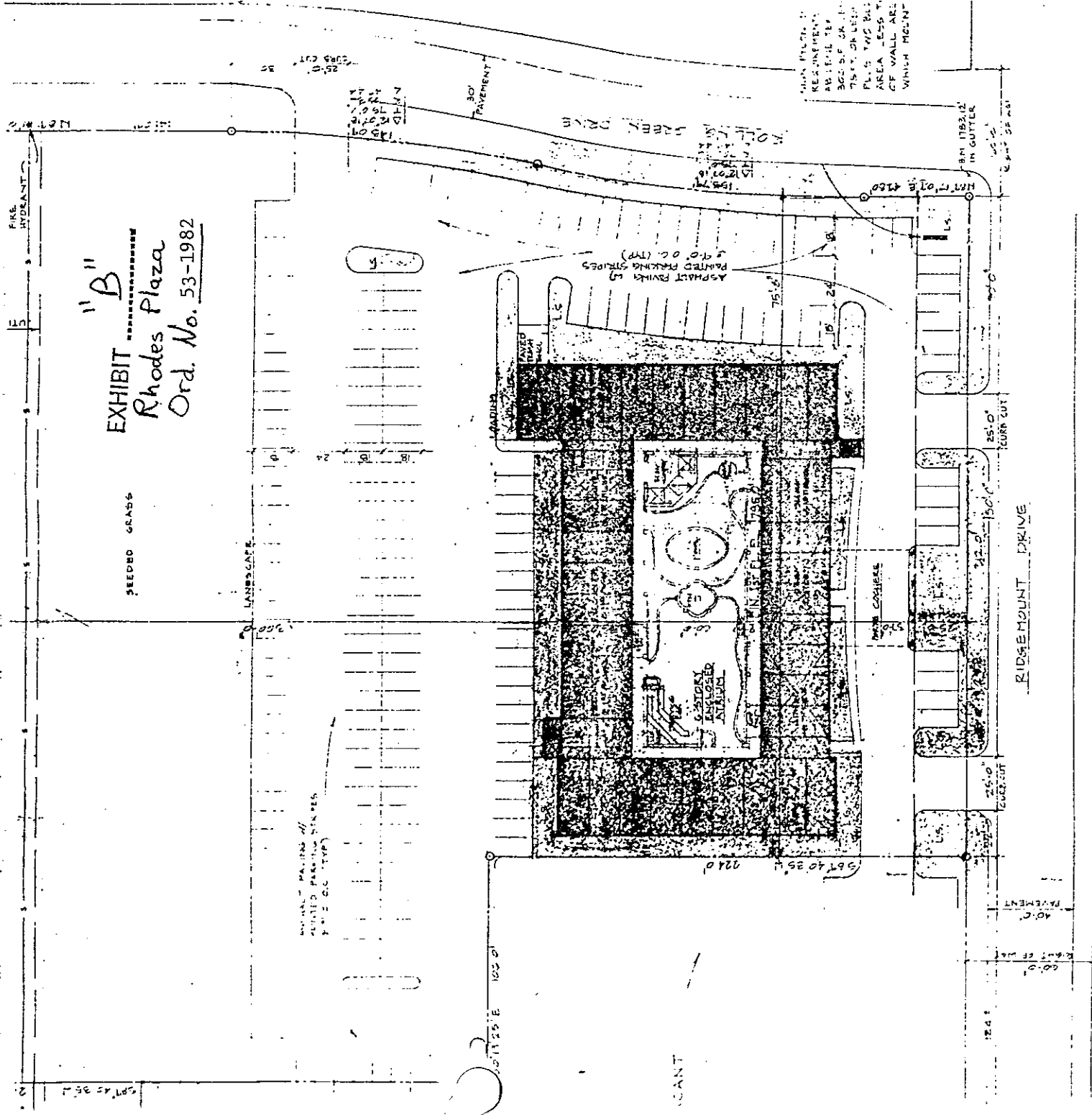
PART 10: "Schedule" -

ITEM PROJECT COMPLETION DATE

The completion of the Hotel in such a way that business can be conducted, the initial opening to the general public.

August 1, 1985

PART 11: Site Plan attached as Exhibit B and Vicinity Map as Exhibit C.



"B"
EXHIBIT
Rhodes Plaza
Ord. No. 53-1982

SITE PLAN
 SCALE 1" = 30'-0"

BUILDING DESCRIPTION
 6 STORY HOTEL
 SQUARE FOOTAGE 20,442 SQ FT
 1ST FLOOR 2,000 SQ FT
 TOTAL FLOOR AREA 22,442 SQ FT
 BUILDING HEIGHT 62'-4"

DESIGN DATA

INVEST UNIT ²	TOTAL	177
DM/DOAS SUITES	91	(2 HUNDRED)
PARKING REGO.	177 SPACES	
PARKING PROVIDED	204 SPACES	
LAND AREA	(TOTAL) 4.5 ACRES	
LESS EQUIPMENT	.5 ACRES	
LAND USAGE	4.0 ACRES	

LANDSCAPE AREAS (L.S.)
 CONSISTING OF GEOMETRIC LINES
 ON B1 AND TREES TO BE PLANTED

LOT NO. 1, BLOCK A, RHODES PLAZA ADJ
 SECTION 2 OUT OF J. BLAKEMORE HURVEN
 NO. 17 CITY OF ABILENE, TAYLOR COUNTY, TX



A GRANADA ROYALE HOME
 ENERGY CENTRE ABILENE, TEXAS

ART WILLIAMS JR ARCHITECTS
 AND ASSOCIATES
 4000 W. 11TH ST. SUITE 100 ABILENE, TEXAS 79602
 PHONE (817) 266-1111 FAX (817) 266-1112

PROJECT NO. 88-0001-0001-0001
 DATE: 11/11/88
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

ZONING CASE

Z-2025-06

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: March 4, 2025
 City Council 1st Reading: March 27, 2025
 City Council 2nd Reading: April 10, 2025

Applicant

Agent: Brian Massey
 Owner: Houses for Healing Inc.

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 1.00 acre from Residential Single Family (RS-6) to Medium Density (MD).

Location

Located at 3073 Hickory Street. Legal description being Lot N91.32 S580.71 W475 Being 1 Acre, Block 24, North Park Addition, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City in 1957 as Residential Single Family (RS-6). A single-family residence was built on the property in the 1950's, and was recently demolished.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-6	Residence
East	HC	Auto Shop/Hotel
South	MD	Houses for Healing
West	RS-6	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 February 14, 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

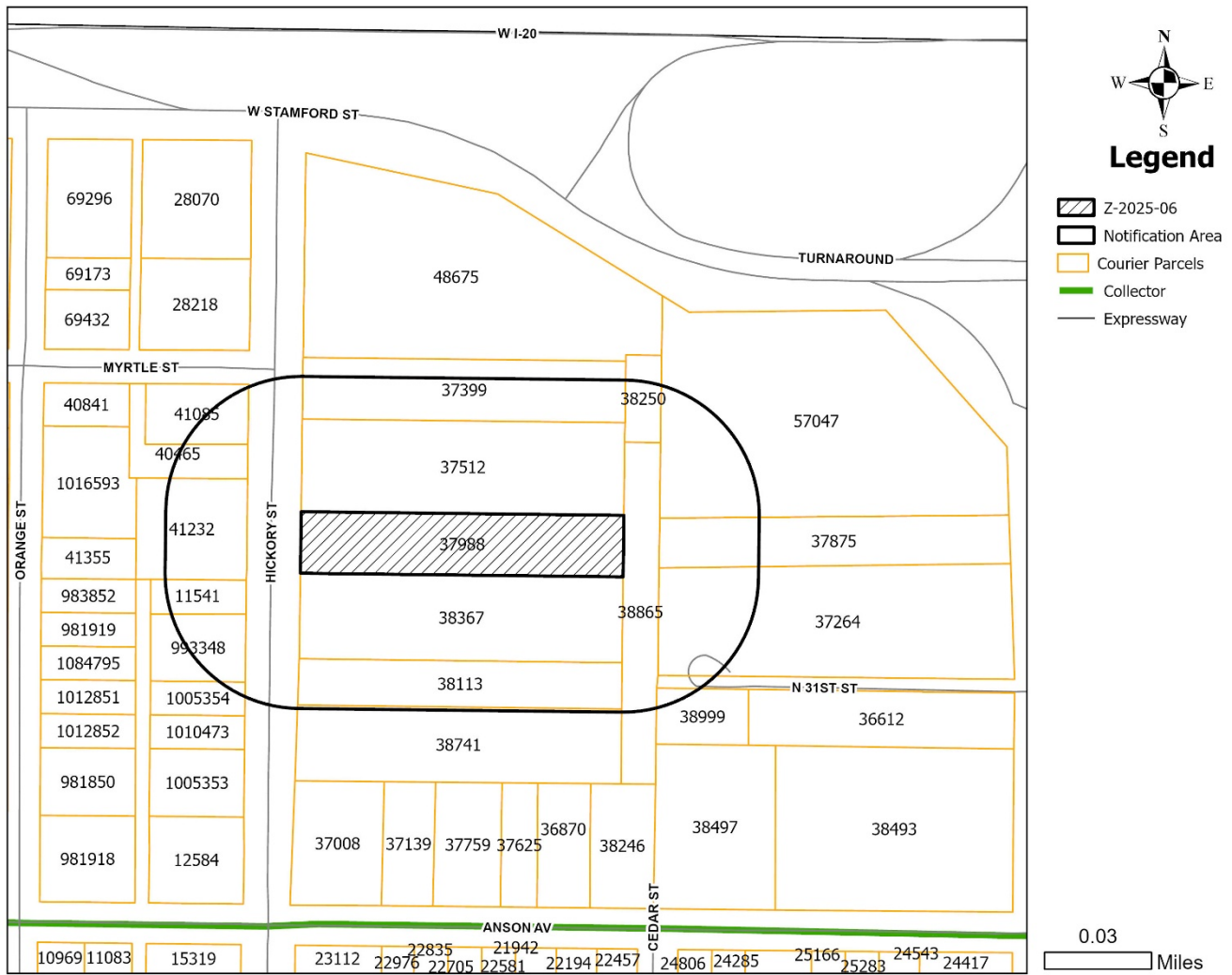
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
CIENFUEGOS ABEL	37264	3058 PINE ST	
CIENFUEGOS ABEL	37875	3134 PINE ST	
COOPER KENNETH & DEBRA	38250		F
EDMONDSON CARLENE	38741	3041 HICKORY ST	
EDMONDSON CARLENE	38113	3049 HICKORY ST	
FEIL KATELIN	1005354	3042 HICKORY ST	
HOUSES FOR HEALING INC	37988	3073 HICKORY ST	F
HOUSES FOR HEALING INC	38367	3065 HICKORY ST	
LANFORD JAMES MORITZ	37399	3127 HICKORY ST	
MC KINZIE DOROTHY WALTRIP	41232	3110 HICKORY ST	
MC KINZIE DOROTHY WALTRIP	40465	3118 HICKORY ST	
PRESIDENT OF SONRISE MINISTRIES	993348	3052 HICKORY ST	F
PRESIDENT OF SONRISE MINISTRIES	993348	3056 HICKORY ST	
PRESIDENT OF SONRISE MINISTRIES	993348	3060 HICKORY ST	
PRESIDENT OF SONRISE MINISTRIES	993348	3064 HICKORY ST	
RAMIREZ RAUL S	38999	1117 N 31ST ST	
RAMIREZ RAUL S	38999	1117 1/2 N 31ST ST	
SAISNI LLC	38865		
SAISNI LLC	57047	3210 PINE ST	
STARKS ELYCE J	11541	3066 HICKORY ST	
TACKETT ROGER L & MAURI A	37512	3117 HICKORY ST	
VAZQUEZ ZENAIDO PEREZ	41085	3126 HICKORY ST	

PROPERTY ID

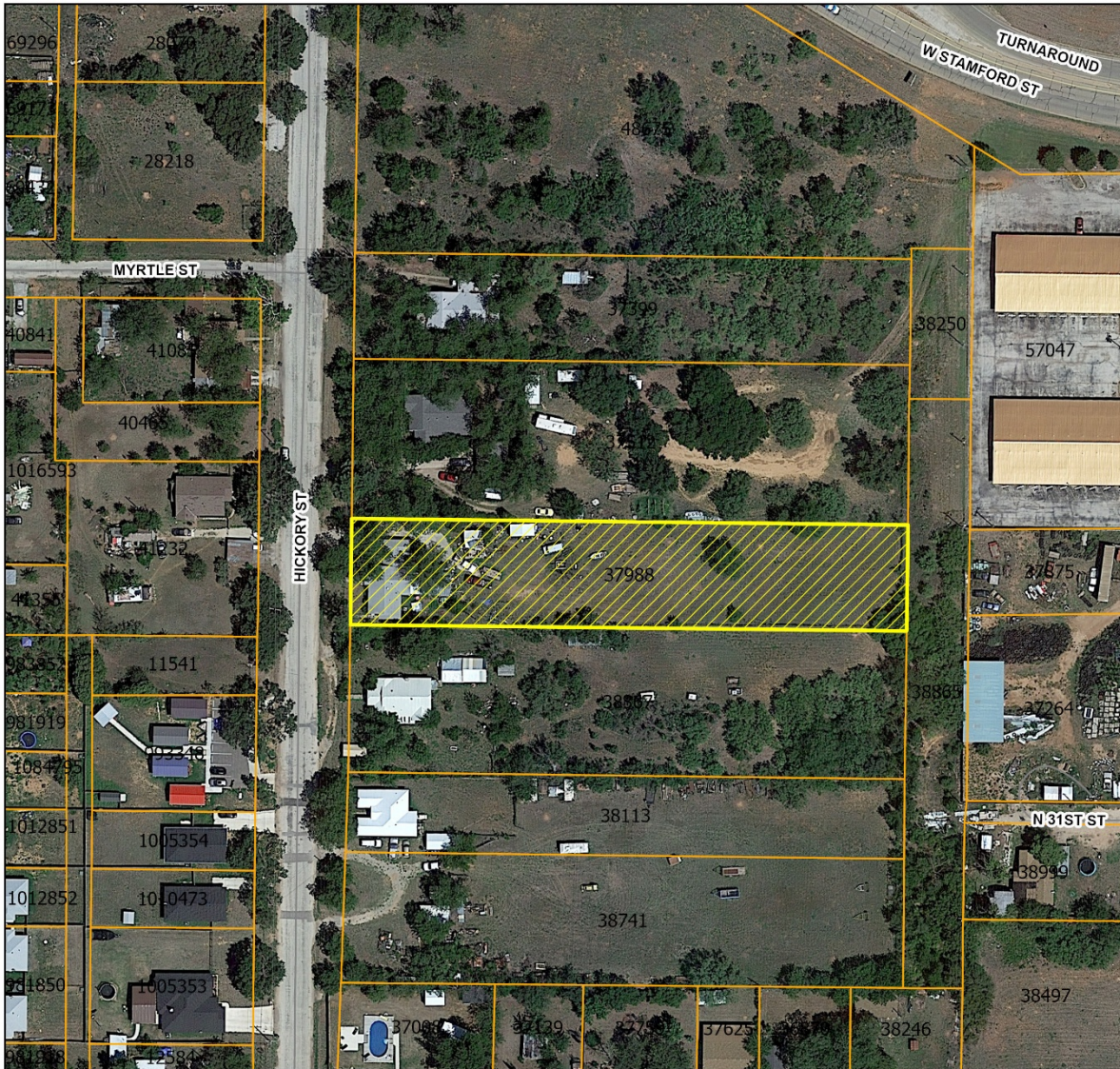
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
STARKS ELYCE J	11541	3066 HICKORY ST	
CIENFUEGOS ABEL	37264	3058 PINE ST	
LANFORD JAMES MORITZ	37399	3127 HICKORY ST	
TACKETT ROGER L & MAURI A	37512	3117 HICKORY ST	
CIENFUEGOS ABEL	37875	3134 PINE ST	
HOUSES FOR HEALING INC	37988	3073 HICKORY ST	F
EDMONDSON CARLENE	38113	3049 HICKORY ST	
COOPER KENNETH & DEBRA	38250		F
HOUSES FOR HEALING INC	38367	3065 HICKORY ST	
EDMONDSON CARLENE	38741	3041 HICKORY ST	
SAISNI LLC	38865		
RAMIREZ RAUL S	38999	1117 N 31ST ST	
RAMIREZ RAUL S	38999	1117 1/2 N 31ST ST	
MC KINZIE DOROTHY WALTRIP	40465	3118 HICKORY ST	
VAZQUEZ ZENAIDO PEREZ	41085	3126 HICKORY ST	
MC KINZIE DOROTHY WALTRIP	41232	3110 HICKORY ST	
SAISNI LLC	57047	3210 PINE ST	
PRESIDENT OF SONRISE MINISTRIES	993348	3052 HICKORY ST	F
PRESIDENT OF SONRISE MINISTRIES	993348	3056 HICKORY ST	
PRESIDENT OF SONRISE MINISTRIES	993348	3060 HICKORY ST	
PRESIDENT OF SONRISE MINISTRIES	993348	3064 HICKORY ST	
FEIL KATELIN	1005354	3042 HICKORY ST	



NOTIFICATION MAP



LOCATION MAP

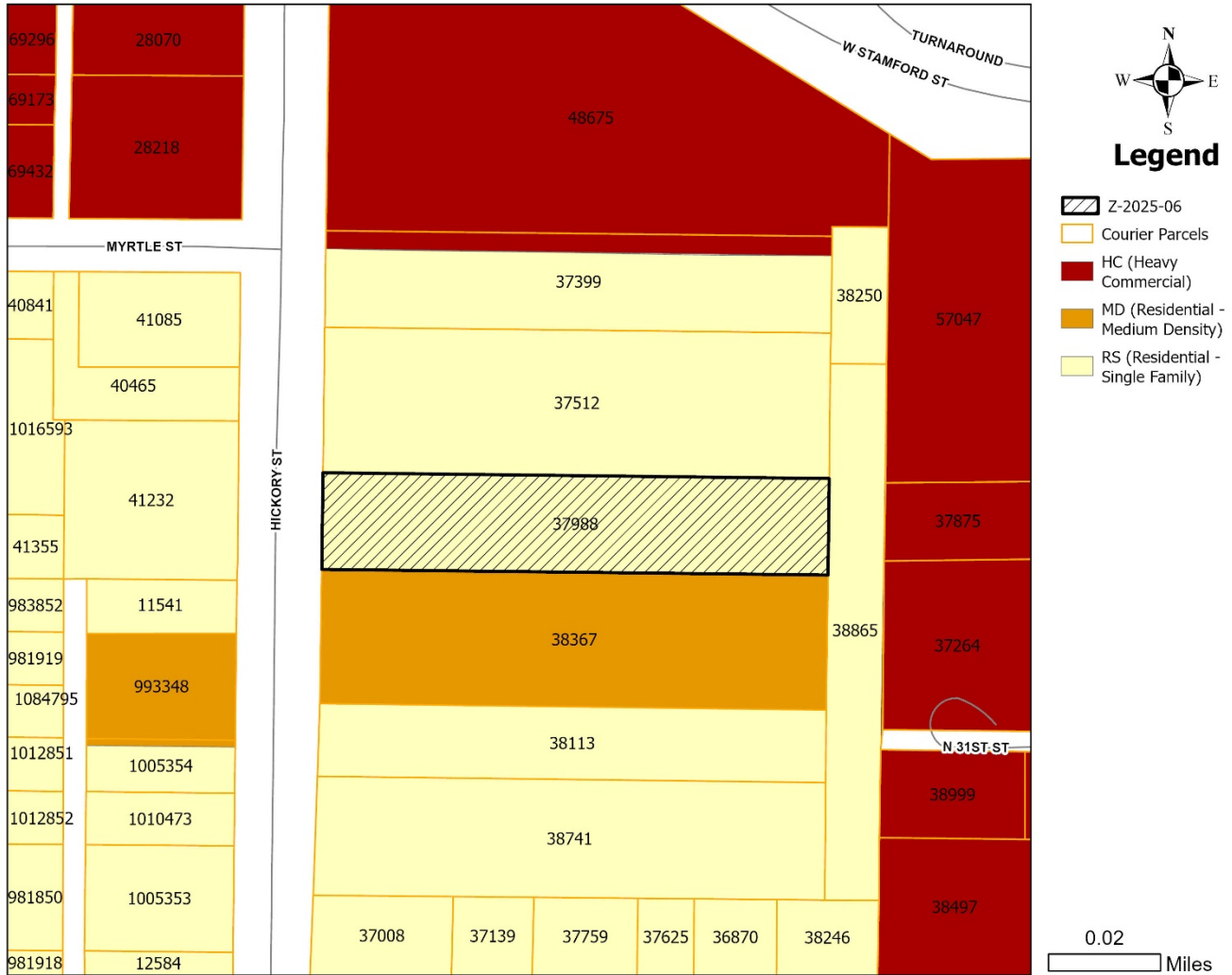


Legend

-  Z-2025-06
-  Courier Parcels

0.02
Miles

ZONING MAP





REZONE REQUEST

Case: Z-2025-06

Agent: Brian Massey

Request: Change the zoning of approximately 1.00 acre from Residential Single Family (RS-6) to Medium Density (MD).

Location: Located at 3073 Hickory St

Notification: 0 in Favor, 0 in Opposition

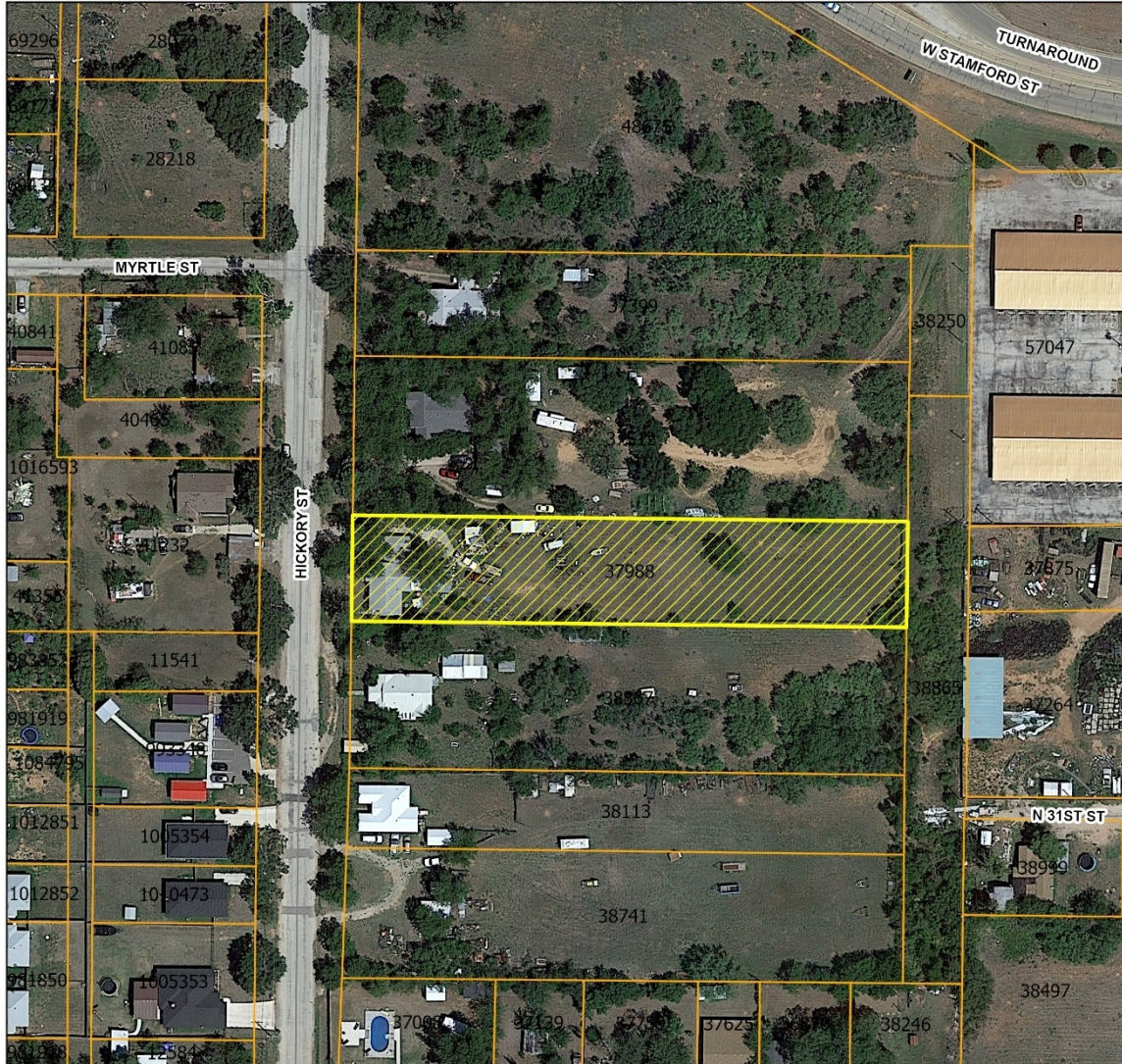
Planning & Zoning: March 4, 2025

Council Hearing: March 27, 2025
April 10, 2025







AERIAL LOCATION MAP



Legend

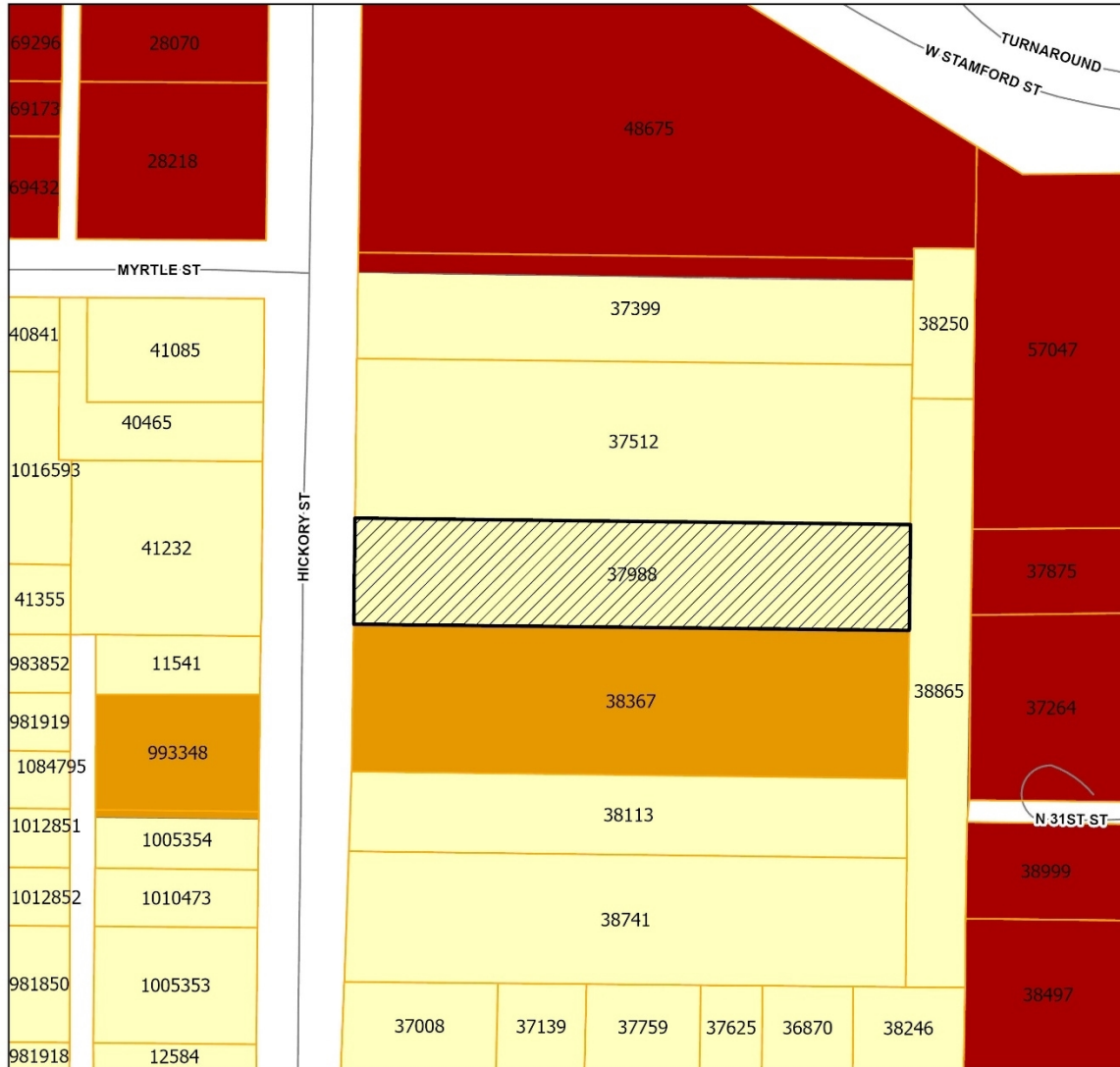
-  Z-2025-06
-  Courier Parcels

0.02
Miles





ZONING MAP



Legend

- Z-2025-06
- Courier Parcels
- HC (Heavy Commercial)
- MD (Residential - Medium Density)
- RS (Residential - Single Family)

0.02 Miles





PROPERTY VIEWS





USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

- C Bed & Breakfast
- C Dwelling – Duplex
- P Dwelling – Industrialized Housing Unit
- 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
- P Dwelling – Accessory
- 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 Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- 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





USES IN MEDIUM DENSITY ZONING

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling – Duplex
- P Dwelling – Industrialized Housing Unit
- C 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)
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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 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

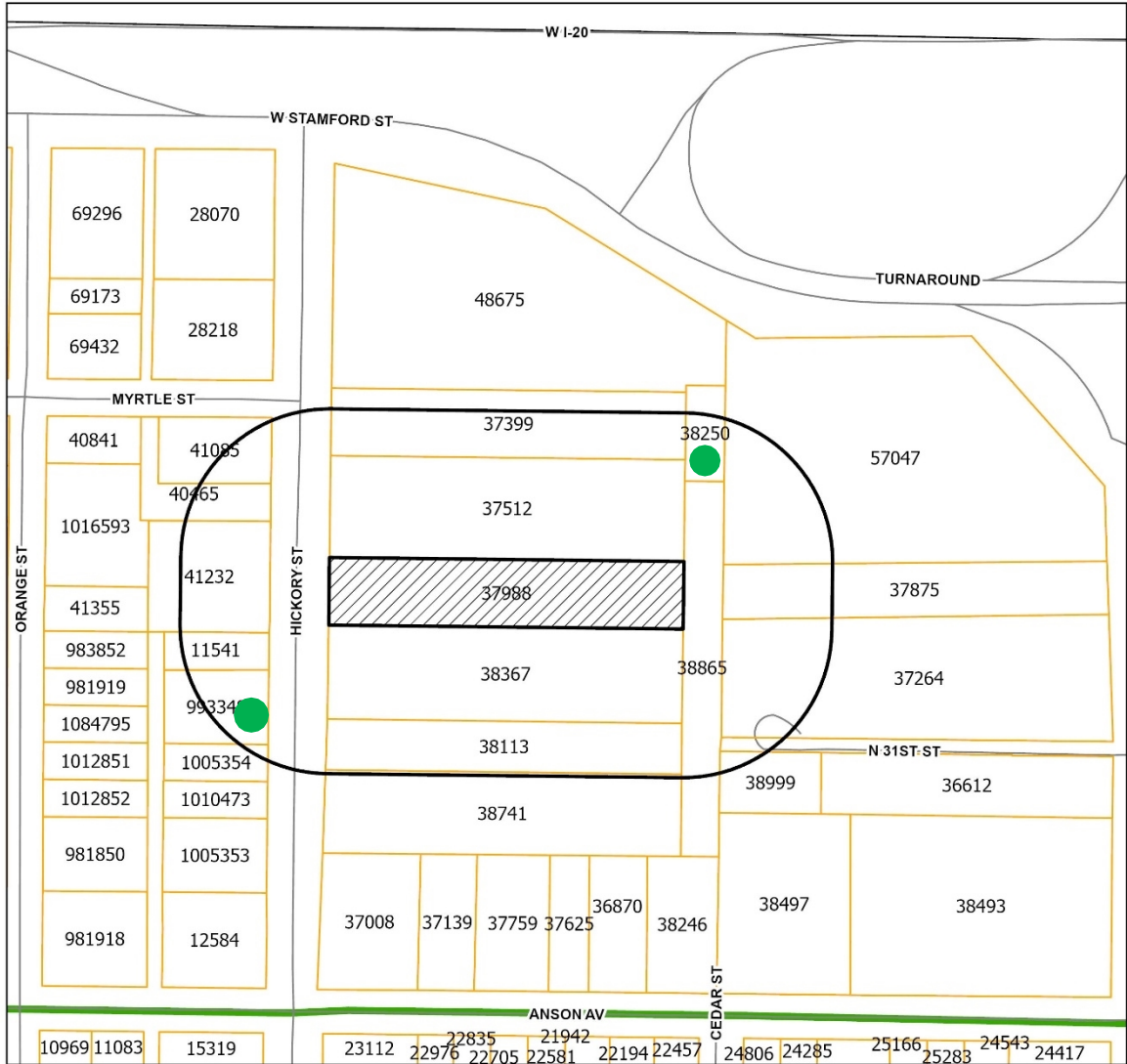
LEGEND

- 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-2025-06
- Notification Area
- Courier Parcels
- Collector
- Expressway

2 - in Favor -

0 - in Opposition -

0.03
 Miles





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?



Owner Information and Representative Designation

OWNER INFORMATION			
Name:	Houses For Healing, Inc - Brian Massey President/Founder		
Address:	3065 Hickory St.		
City:	Abilene	State:	TX
		Zip:	79601
Number:	325-660-7719	Email:	brian@housesforhealing.com

AGENT INFORMATION (if applicable)			
Name:			
Address:			
City:		State:	
		Zip:	
Number:		Email:	

Project Representation (check one):

I will represent the application myself; OR

I hereby designate _____ (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.

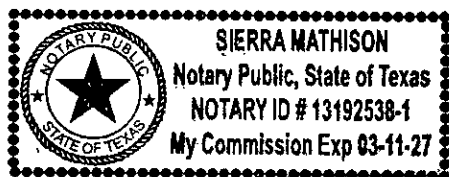
Property Owner's Signature: Brian Massey

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Brian Massey
(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 31 day of January, 2025



[Signature]

NOTARY PUBLIC in and for the State of Texas

PROJECT OVERVIEW

Project Type: Zoning Application | **Project Title:** Zoning Application - ITEMS REQUIRED

ID # 25-000011 | **Started** 01/21/2025 at 5:25 PM



Address
3073 Hickory St, Abilene, TX USA 79601

Legal
North Park Addn Blk Block 24 Lot Lot N91.32
North Park Addn, Block 24, Lot N91.32 S580.71 W475
Being 1 Ac

Description
Houses for Healing is a non-profit organization which provides free medical crisis lodging to people traveling to Abilene for advanced medical care. We currently have 16 tiny houses in operation at 3065 Hickory which is connected to 3073 Hickory. We are seeking to make 3073 Hickory a MD zoned property. This land will be for the benefit of NICU and renal failure needs primarily. We are currently working with GeoTex to survey and assist us with replatting to combine 3065 Hickory with 3073 Hickory. Clint Rosenbaum is our engineer. We do not yet have drawings.

PROPERTY DETAILS

Property ID	37988
GEO ID	32507
Enforcement Area	North College

PROPERTY ADDITIONAL INFORMATION

Account Number	48200042000
Property ID	32507
Land Use	Vacant
High School	Ahs
Middle School	Mann
Elementary School	Ortiz
Super Neighborhood	North College
Courier - Building Square Feet	1440

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Brian Massey	brian@housesforhealing.com 3256607719	3065 Hickory St Abilene, TX 79601-1326	Residential Builder, Demolition Contractor, General Contractor - Commercial, Owner/ Tenant Commercial	APPLICANT
Houses For Healing Inc -		3065 Hickory St Abilene, TX 79601	-	Property Owner

PROJECT STEPS	DATE & TIME	RESULT	USER
Request	01/24/2025 at 10:02 AM	Accept	Kera Valois
Zoning Application Review	01/24/2025 at 10:03 AM	Need Information	-
Planning Payment	-	-	-
Create Agenda for Planning and-Zoning Commission	-	-	-
Staff Prepares Report & Send Property Notification Letters	-	-	-
P&Z Commission Decision	-	-	-
Appeal P&Z Decision	-	-	-
Prepare City Council Agenda	-	-	-
City Council Decision	-	-	-
Archive	-	-	-

INFORMATION FIELDS

Owner Name

Houses for Healing, Inc.

Agent Name

Brian Massey - 325-660-7719

Block

North Park Addition, Block 24

Lot

N91.32 S580.71 W475

Acreage

1.1

Legal Description of property

NORTH PARK ADDN, BLOCK 24, LOT N91.32 S580.71 W475 BEING 1 AC

Subdivision Name

(224) NORTH PARK,SIDNEY SMITH,LEON STEVENSN,JB COLLIN,NW

Current Zoning

RS-6

Proposed Zoning

Medium Density

Agree to Terms

Yes

INVOICES

DUE DATE

CONTACT

TOTAL

PAID

DUE

No data for Invoices, Fees & Payments.

CREDENTIALS

Developer

Homeowner

Engineer

Surveyor

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

REVIEWS	DATE & TIME	STATUS	HISTORY
---------	-------------	--------	---------

Zoning Application Review	01/24/2025 at 10:03 AM	Items Required	Need Information
---------------------------	------------------------	----------------	------------------

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
--------------------	-------------	-------------

owner authorization.pdf	01/24/2025 at 10:07 AM	Kera Valois
-------------------------	------------------------	-------------

EPR DOCUMENTS	ASSOCIATED STEPS	STATUS	LAST REVIEW BY
---------------	------------------	--------	----------------

Civil	Zoning Application Review	Not Uploaded	-
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GENERAL COMMENTS

 **Kera Valois**, *Planning Division, Jan 24, 2025 at 10:01 AM*

Missing the following information:

1. Owner authorization
2. Metes and Bounds description

Please submit documents by January 28 for the Planning & Zoning Commission Meeting on March 4.

 **Kera Valois**, *Planning Division, Jan 31, 2025 at 10:37 AM*

Reached out to the applicant on 1/31. Called and emailed. Gave to the end of day February 4 to get the missing documents.

Taylor CAD Property Search

This website only contains information about values. For information on estimated taxes, and tax rates adoptions, visit <https://texas.gov/propertytaxes> (<https://texas.gov/propertytaxes>).

Property ID: 37988 For Year 2024

Property Details

Account			
Property ID:	37988	Geographic ID:	48200042000
Type:	R	Zoning:	RS6
Property Use:		Condo:	
Location			
Situs Address:	3073 HICKORY ST ABILENE, TX 79601		
Map ID:	N22B	Mapsc0:	
Legal Description:	NORTH PARK ADDN, BLOCK 24, LOT N91.32 S580.71 W475 BEING 1 AC		
Abstract/Subdivision:	48200		
Neighborhood:	(224) NORTH PARK,SIDNEY SMITH,LEON STEVENSN,JB COLLIN,NW		
Owner			
Owner ID:	399283		
Name:	HOUSES FOR HEALING INC		
Agent:			
Mailing Address:	3065 HICKORY ST ABILENE, TX 79601-1326		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	\$130,906 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$8,105 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$139,011 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$139,011 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)

Mason.telegardin@abilene.tx.gov

Assessed Value:

\$139,011

Our File Number: 19-033481
Name: ERVIN, ESTATE OF CHARLSIE

2024-08099 05/15/2024 12:06 PM Total Pages: 4

SUBSTITUTE TRUSTEE'S DEED

THE STATE OF TEXAS
COUNTY OF TAYLOR

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WHEREAS, Charlsie L. Ervin, in order to secure the payment of Note for the sum set forth in said Note, payable to the order of MCAFEE MORTGAGE & INVESTMENT COMPANY, made, executed and delivered to CARL W. ODOM, Trustee, Terry Browder, Laura Browder, Marsha Monroe, Janie Osborne, Jonathan Schendel, Ramiro Cuevas, Kristopher Holub, Lisa Bruno, Dana Kamin Substitute Trustee(s), a certain Deed of Trust dated April 1, 1998 in the principal amount of \$4,903,00, recorded in Clerk's File/Instrument Number 5658 Volume 2303, Page 314, of the Real Property Records of TAYLOR County, Texas, to which Deed of Trust and its record reference is here made for a detailed description of said Note, the terms and covenants of said Deed of Trust, and the lands and premises there conveyed; said land being more particularly described as follows:

BEGINNING AT A POINT IN THE WBL OF BLOCK NO. 24, NORTH PARK ADDITION TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS; 136.98 FEET SOUTH OF THE N.W. CORNER OF A TRACT OF LAND DEEDED BY A.M. BEATY TO CLYDE R. CAMPBELL ON APRIL 30TH, 1951, AND RECORDED IN VOLUME 425, PAGE 179, DEED RECORDS OF TAYLOR COUNTY, TEXAS, FOR THE N.W. COR. OF THIS TRACT;

THENCE NORTH 89 DEG. 15 MIN. E. 477 FEET TO A STAKE FOR THE NE. COR. OF THIS TRACT;

THENCE SOUTH 91.32 FEET TO A STAKE FOR THE S.E. COR. OF THIS TRACT;

THENCE SOUTH 89 DEG. 15 MIN. WEST 477 FEET TO A POINT IN THE W. B. L. OF BLOCK 24 FOR THE S. W. COR. OF THIS TRACT;

THENCE NORTH 91.32 FEET ALONG THE W.B.L. OF SAID BLOCK 24 TO THE PLACE OF BEGINNING. CONTAINING ONE ACRES OF LAND.

WHEREAS, it is provided in said Deed of Trust that failure to make any of the payments in the above described Note as the same became due and payable, or failure to comply with any or all of the covenants and conditions of said Deed of Trust, shall, at the option of the legal or equitable owner(s) or holder(s) thereof, mature the whole of said Note and in such event or events and at the request of the owner(s) or holder(s) of said Note secured by said Deed of Trust, the said Trustee or his successors shall enforce said Trust by selling the hereinbefore described land and premises according to law, and in accordance with the provisions of said Deed of Trust, all as more fully set out in said Deed of Trust; and,

WHEREAS, default was made in the payment of said Note according to the terms, tenor and effect thereof, and the legal or equitable owner(s) or holder(s) of said Note, after all required notices were given, declared the whole Note immediately due and payable and the Trustee named in said Deed of Trust having been removed, the owner(s) and holder(s) of said indebtedness appointed the undersigned as Substitute Trustee, and requested the undersigned to sell said land and premises according to law and in accordance with the provisions of said Deed of Trust, in satisfaction of the indebtedness secured by said Deed of Trust; and,

WHEREAS, the said land above described was advertised for sale, and written notices of sale were posted in accordance with the terms of said Deed of Trust and in accordance with the laws of the State of Texas pertaining to the foreclosure under the Deed of Trust, said land having been advertised for sale at least 21 days preceding the date of sale at the Courthouse Door of the County above set forth, and if provided by said Deed of Trust in two other public places in said land having been advertised to be sold at the Courthouse of Taylor County, in the area designated by the Commissioners' Court of such county, pursuant to §51.002 of the Texas Property Code as amended (or if no area is so designated, in the area immediately (next) adjacent to the location where the Notice of Sale was posted) on May 7, 2024, the said date being the first Tuesday in said month; and,

WHEREAS, the holder(s) of the debt served written notice of the proposed sale by certified mail at least twenty one (21) days preceding the date of sale on each debtor obligated to pay such debt according to the records of such holder(s) by deposit of the Notice, enclosed in a postpaid wrapper, properly addressed to each debtor at the most recent address shown by the records of the holder(s) of the debt, in a post office or official depository under the care and custody of the United States Postal Service; a copy of such Notice of Sale was filed with the County Clerk of such county at least twenty one (21) days preceding the date of the sale; and

Our File Number: 19-033481
Name: ERVIN, ESTATE OF CHARLSIE

WHEREAS, I, the said Substitute Trustee, did, between the hours of ten o'clock A.M. and four o'clock P.M. and beginning not earlier than 1:00 P.M. or not later than three hours thereafter, on the date for which said sale was advertised, offered the said land and premises for sale at public venue at the Courthouse of Taylor County, in the area designated by the Commissioners Court of such county, pursuant to §51.002 of the Texas Property Code as amended, or if no area was designated by the Commissioners Court, the sale was conducted in the area immediately (next) adjacent to the location where the Notice of Sale was posted; and

WHEREAS, at the said sale, HOUSES FOR HEALING INC, whose address is 3065 Hickory Street, Abilene, TX 79601 (hereinafter referred to as "Grantee") bid for said land and premises the sum of \$62,050.00 cash, which was the highest bid and best offer therefore whereupon said land and premises were knocked off and sold for said sum to the said Grantee in accordance with the terms and provisions of said Deed of Trust;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, the said Substitute Trustee, named and appointed under the terms of said Deed of Trust, acting herein under and by virtue of the power conferred upon me by the said Deed of Trust, and in accordance with the laws of the State of Texas, for and in consideration of the sum bid as aforesaid, which amount has been applied in accordance with the terms of said Deed of Trust on the indebtedness secured by it, do hereby bargain, sell and convey unto the said Grantee the said hereinbefore described land and premises, together with all and singular the rights and appurtenances to the same in anywise belonging.

TO HAVE AND TO HOLD the said property unto the said Grantee, its successors and assigns, forever, in fee simple, and I, the said Substitute Trustee, acting in the capacity and manner aforesaid, by virtue of the power vested in me under the terms of said Deed of Trust, do hereby bind and obligate the said mortgagor(s), his/her heirs, assigns, executors and administrators to warrant and forever defend all and singular the right and title to said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

TO BE EFFECTIVE May 7, 2024.

EXECUTED THIS 10 DAY OF May 2024.


~~Terry Browder, Dana Browder, Marsha Moore, Jamie Osborn,
Jonathan Schendel, Ramiro Cuevas, Kristopher Heib, Lisa Bruno,
Dana Kassie~~
SUBSTITUTE TRUSTEE

THE STATE OF TEXAS


COUNTY OF Taylor

This instrument was acknowledged before me on 10 day of May

~~Browder, Marsha Moore, Jamie Osborn, Jonathan Schendel, Ramiro Cuevas, Kristopher Heib, Lisa Bruno, Dana Kassie~~ 2024 by ~~Terry Browder~~

(SEAL)




Notary Public in and for the State of Texas
Jamie Lynn Osborne
Printed Name of Notary Public

RETURN TO: LOGS Legal Group LLP
13105 Northwest Freeway, Suite 960
Houston, TX 77040

LF# 19-033481

**AFFIDAVIT OF NOTICE TO DEBTORS
AND AFFIDAVIT OF MILITARY STATUS**

THE STATE OF TEXAS
COUNTY OF TAYLOR

"The attached Notice of Trustee's Sale was posted at least twenty-one (21) days preceding the date of the sale at the Courthouse door of the County in which the property is located, and if appropriate, at two (2) other public places in such county, as set forth on the attached Notice of Trustee's Sale. A signed Notice of Trustee's Sale was filed in the office of the County Clerk of such county at least twenty-one (21) days preceding the date of the sale. In addition, Mortgage caused the attached Notice of Trustee's Sale to be served and said Notice was served by Certified Mail upon all debtors obligated to pay the debt described in said Notice of Trustee's Sale, according to the records of such Mortgage, at least twenty-one (21) days preceding the date of sale. The service was completed by depositing said written notice, enclosed in a postpaid wrapper, properly addressed as shown by the records of the Mortgage, in an official depository under the care and custody of the United States Postal Service."

"The debtor(s) in default under the Deed of Trust/Security Instrument on the property described in the attached Notice of Trustee's Sale were served with written notice by certified mail of their default, and were given at least twenty (20) days to cure the default before the entire debt became due and notice of sale was given; such writing gave notice of intent to accelerate if such default was not cured."

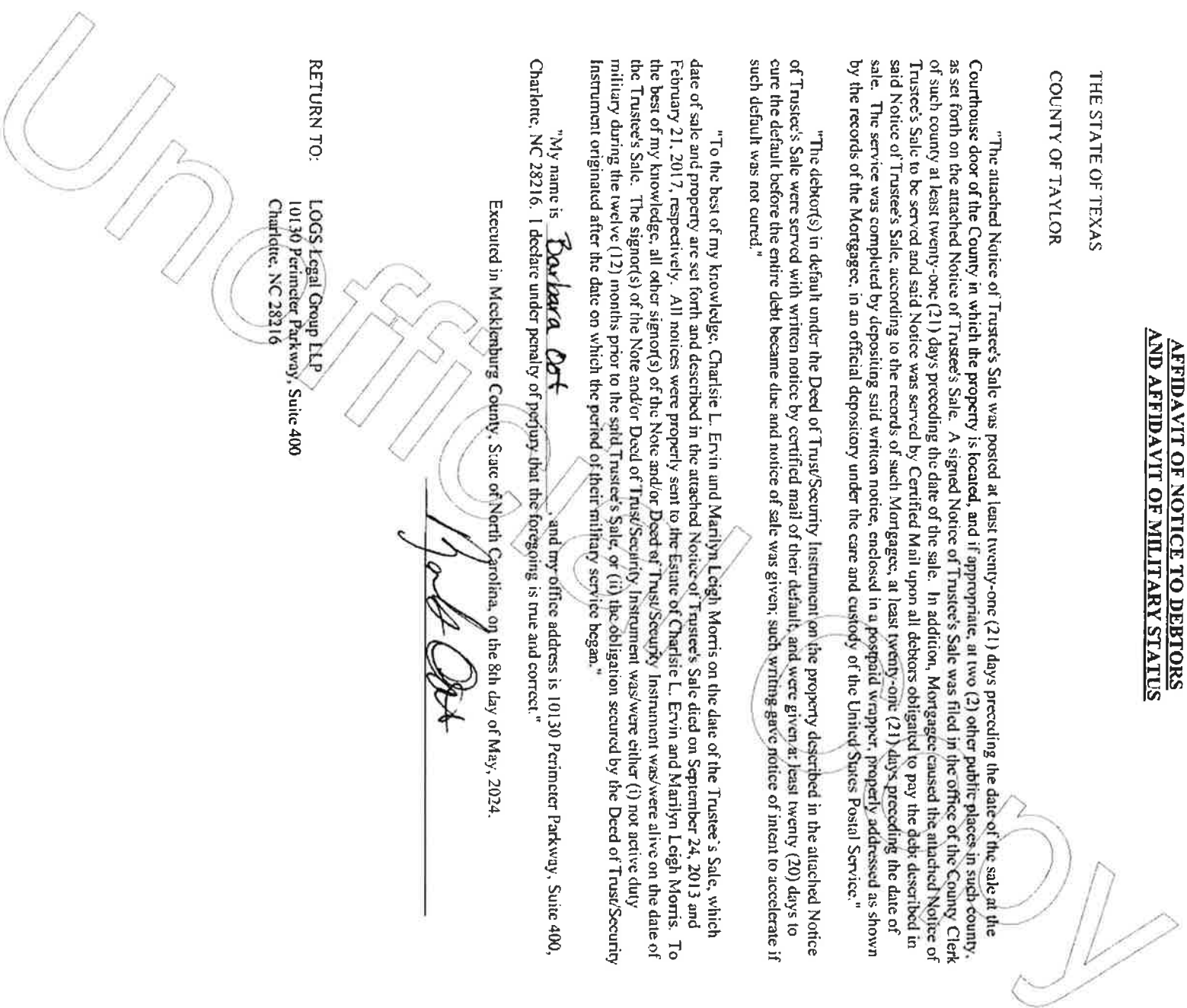
"To the best of my knowledge, Charisie L. Ervin and Marilyn Leigh Morris on the date of the Trustee's Sale, which date of sale and property are set forth and described in the attached Notice of Trustee's Sale dated on September 24, 2013 and February 21, 2017, respectively. All notices were properly sent to the Estate of Charisie L. Ervin and Marilyn Leigh Morris. To the best of my knowledge, all other signor(s) of the Note and/or Deed of Trust/Security Instrument was/were alive on the date of the Trustee's Sale. The signor(s) of the Note and/or Deed of Trust/Security Instrument was/were either (i) not active duty military during the twelve (12) months prior to the said Trustee's Sale, or (ii) the obligation secured by the Deed of Trust/Security Instrument originated after the date on which the period of their military service began."

"My name is Barbara Ott and my office address is 10130 Perimeter Parkway, Suite 400, Charlotte, NC 28216. I declare under penalty of perjury that the foregoing is true and correct."

Barbara Ott

Executed in Mecklenburg County, State of North Carolina, on the 8th day of May, 2024.

RETURN TO: LOGS Legal Group LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216



**THE STATE OF TEXAS
COUNTY OF TAYLOR**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Official Public Records of Taylor County, Texas.

2024-08099 DE

Number of Pages: 4

05/15/2024 12:06:35 PM Total Fees: \$33.00

Brandi DeRemer, County Clerk
Taylor County, Texas

Brandi DeRemer



Unofficial Copy

DR 425

179

and No/100 (\$1,500.00) Dollars to us paid, by Henry B. Stone and wife, Bertha S. Stone, as follows: All cash, the receipt of which is hereby acknowledged and confessed, and the further consideration of the assumption and agreement to pay by the Grantees herein of the remaining unpaid balance due on that one certain promissory note executed by Wilson T. Cloud and wife, Ruth Jane Cloud, under date of July 18th, 1950, payable to Abilene Savings Association, in the original principal sum of \$7,250.00, which said note, together with its interest, is payable in monthly installments as therein provided; said note being secured by the vendor's lien retained in deed of even date therewith from Arthel Henson and wife, Inetta Henson, to Wilson T. Cloud and wife, Ruth Jane Cloud, and is additionally secured by deed of trust of even date therewith to G. W. Gill, Trustee.

Have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Henry B. Stone and wife, Bertha S. Stone, of the County of Taylor, State of Texas, all that certain lot, tract or parcel of land lying and being situated in Taylor County, Texas, and described as being Lot No. One (1), Block "F", Continuation of Arthel Henson Addition to the City of Abilene, Taylor County, Texas, according to the map or plat thereof of record in the office of the County Clerk of Taylor County, Texas.

TO HAVE AND TO HOLD the above described Premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Henry B. Stone and wife, Bertha S. Stone, their heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to warrant and Forever Defend, all and singular, the said premises unto the said Henry B. Stone and wife, Bertha S. Stone, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness our hands at Abilene, Texas, this 30th day of April, 1951.

T. C. Cochran
Dorothy D. Cochran

\$1.65 Fed. Rev. Cancelled

THE STATE OF TEXAS |

COUNTY OF TAYLOR | Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared T. C. Cochran and Dorothy D. Cochran, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Dorothy D. Cochran, wife of the said T. C. Cochran, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Dorothy D. Cochran acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 30th day of April, A. D. 1951.

Barbara Fletcher, Notary Public
in and for Taylor County, Texas

Mrs. Chester Hutcheson, County Clerk
By Inez Williams, Deputy

FILED FOR RECORD APRIL 30, 1951 at 3:00 P. M.
RECORDED MAY 3, 1951 at 11:45 A. M.

FILE NO. 4834

THE STATE OF TEXAS |

COUNTY OF TAYLOR |

KNOW ALL MEN BY THESE PRESENTS: That I, A. M. Beatty, a single man, of the County of Taylor, State of Texas, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, to me paid, and secured to be paid, by Clyde R. Campbell, as follows: Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged.

Have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Clyde R. Campbell, of the County of Taylor, State of Texas, all that certain lot, tract or parcel of land, lying and being situated in Taylor County, Texas, and being a part of Two

179

DR 425

and one-half (2½) acres of a part of Lot or Block No. Twenty-four (24), North Park Addition to the City of Abilene, Texas, as follows: BEGINNING AT: A point in the W. B. L. of Block 24, North Park Addition, City of Abilene, Taylor County, Texas, 257.07 vs. N. of the original S. W. corner of said Block 24 for the N. W. and beginning corner of this tract; THENCE N. 89 deg. 15 min. S. 477 feet with a fence line to a stake set for the N. E. corner of this tract; THENCE S. 228.30 feet to a stake set for the S. E. corner of this tract; THENCE S. 89 deg. 15 min. W. 477 feet to a point in the N. E. L. of Block 24, for the S. W. corner of this tract; THENCE N. 228.30 feet along the N. E. L. of said Block 24 to the place of beginning.

On January 11, 1950, Grantor by a General Warranty Deed, conveyed the above described property to Clyde R. Campbell and his then wife, Mary Lucille Beaty Campbell, the same being recorded in Volume 400, Page 355, Deed Records, Taylor County, Texas, and on February 7, 1950, by a General Warranty Deed, and a Deed of Correction, Clyde R. Campbell and wife, Mary Lucille Beaty Campbell, conveyed this property back to A. M. Beaty, as shown by Deed of Record in Volume 403, Page 468, Deed Records, Taylor County, Texas, and that now it is desired by the Grantor to convey to Clyde R. Campbell said property in order that the title may be definitely and without question in Clyde R. Campbell and for the purpose this deed is made.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Clyde R. Campbell, and his heirs and assigns, forever; and I do hereby bind myself and my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Clyde R. Campbell, and his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness my hand at Abilene, Texas, this 30th day of April, A. D. 1951.

A. M. Beaty

THE STATE OF TEXAS |

COUNTY OF TAYLOR |

Before me, the undersigned authority, E. S. Cummings, a Notary Public in and for Taylor County, Texas, on this day personally appeared A. M. Beaty, a single man, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 30th day of April, A. D. 1951.

(SEAL)

E. S. Cummings, Notary Public
Taylor County, Texas

FILED FOR RECORD APRIL 30, 1951 at 3:20 P. M.
RECORDED MAY 3, 1951 at 2:30 P. M.

Mrs. Chester Hutcherson, County Clerk
By Inez Williams, Deputy

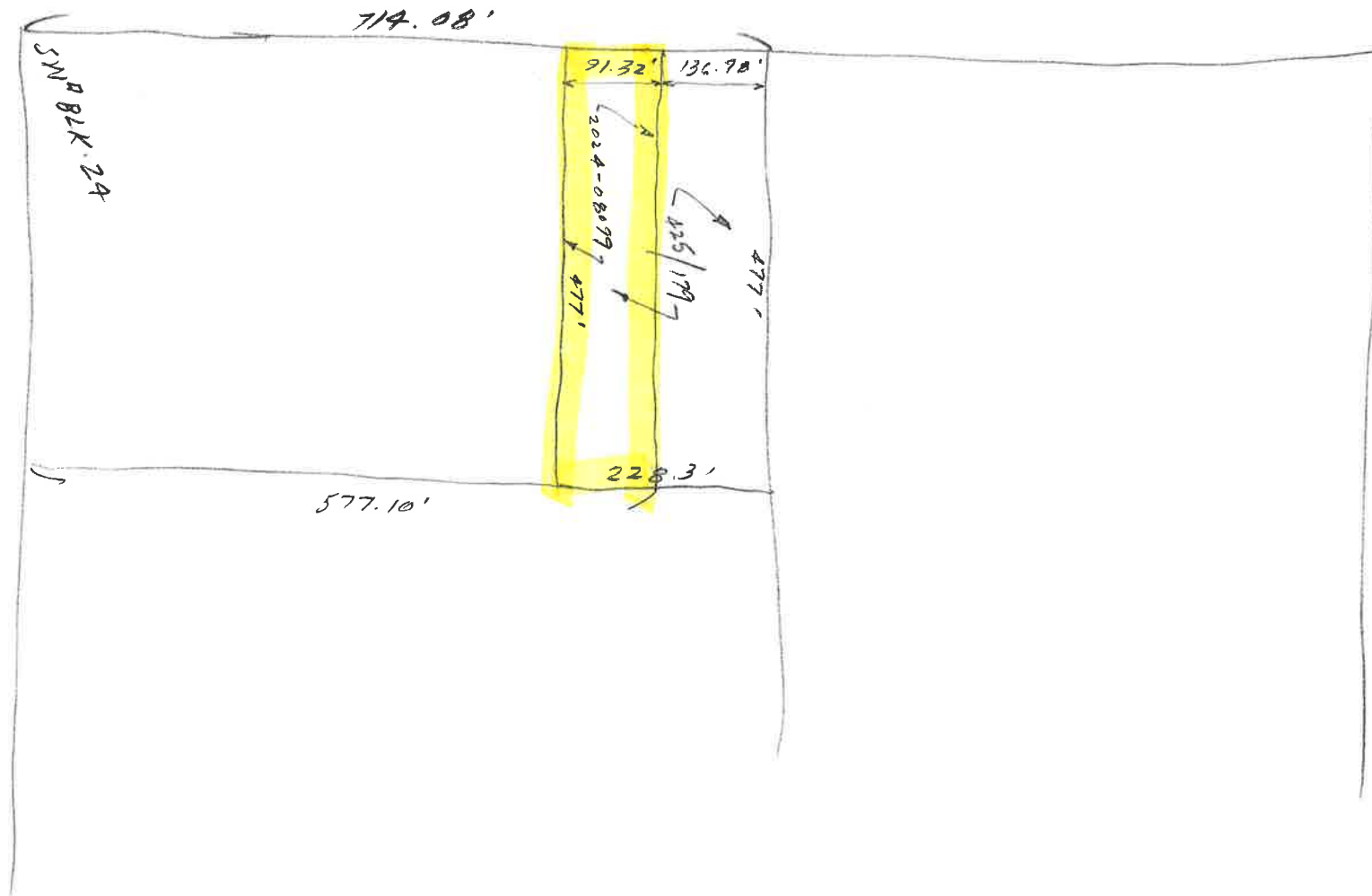
FILE NO. 4835

STATE OF NORTH CAROLINA |

COUNTY OF GUILFORD |

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the payment in full according to the face and tenor thereof, of a certain promissory note dated January 12, 1946, in the amount of Four Thousand and no/100 (\$4,000.00) Dollars executed by J. R. Malone and wife, Virginia Malora, payable to the order of Jefferson Standard Life Insurance Company, and described in a certain Deed of Trust executed by J. R. Malone and wife, Virginia Malone, to Julian Price, Trustee, dated the 12th day of January, 1946, and recorded in Volume 146, Page 77, of the records of Deeds of Trust, of Taylor County, Texas, Jefferson Standard Life Insurance Company, the owner and holder of said note, does hereby release the Deed of Trust lien shown by said instrument to exist upon the following described property to secure the payment of said note, viz:

Lying and being situated in the County of Taylor, State of Texas, and being all of the



ZONING CASE

Z-2025-07

STAFF REPORT



Scheduled Hearings

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

Applicant

Rolling Plains EV Stations, LLC

Case Manager

Adam Holland – Planner

Request

Change the zoning of approximately 31.0 acres from Agricultural Open (AO) to Planned Development District 181 (PDD-181).

Location

Located at 5614 Spinks Rd.

Background

The subject property was annexed in 2025 and zoned as Agricultural Open per the LDC requirements. The owner proposes to incorporate this property into existing Planned Development district to the west (PDD-181).

Lancium intends to incorporate the property within lot 3 of the initially approved conceptual plan to extend the Industrial uses further west.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	PDD-181	Industrial
East	PDD-181	Industrial
South	NA	Residential (ETJ)
West	NA	Residential (ETJ)

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 request is consistent with the Comprehensive Plan and Future Land Use 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 has been platted. New utility connections are being constructed in the area in accordance with the LDC to serve the property.

(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
- Concept plan

Notification

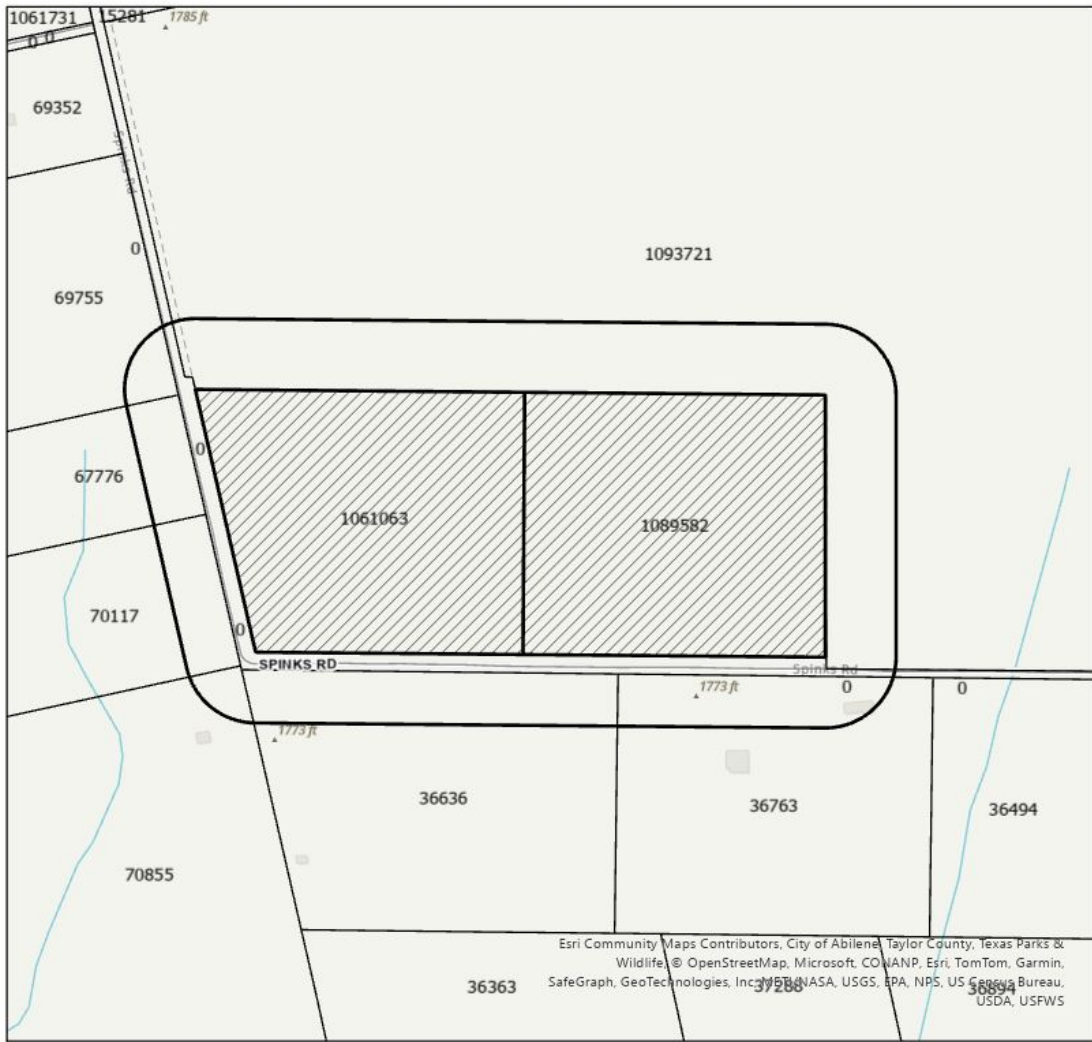
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on February 14, 2024, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

OWNER	SITUS	PROP_ID	Response
BAUCUM CHARLES	5613 SPINKS RD	36763	O
CYCHOSZ DENISE M & JOSEPH J	237 LOMA VISTA	70117	
CYCHOSZ JOSEPH & DENISE M		36636	
KENNEDY REVOCABLE TRUST		67776	
MENDLER FRED & ARLENE	133 LOMA VISTA	69755	O
RICHARDSON FRANK RAY		70855	
ROLLING PLAINS EV STATIONS LLC		1089582	
ROLLING PLAINS EV STATIONS LLC		1061063	
ROLLING PLAINS EV STATIONS LLC	5502 SPINKS RD	1093721	

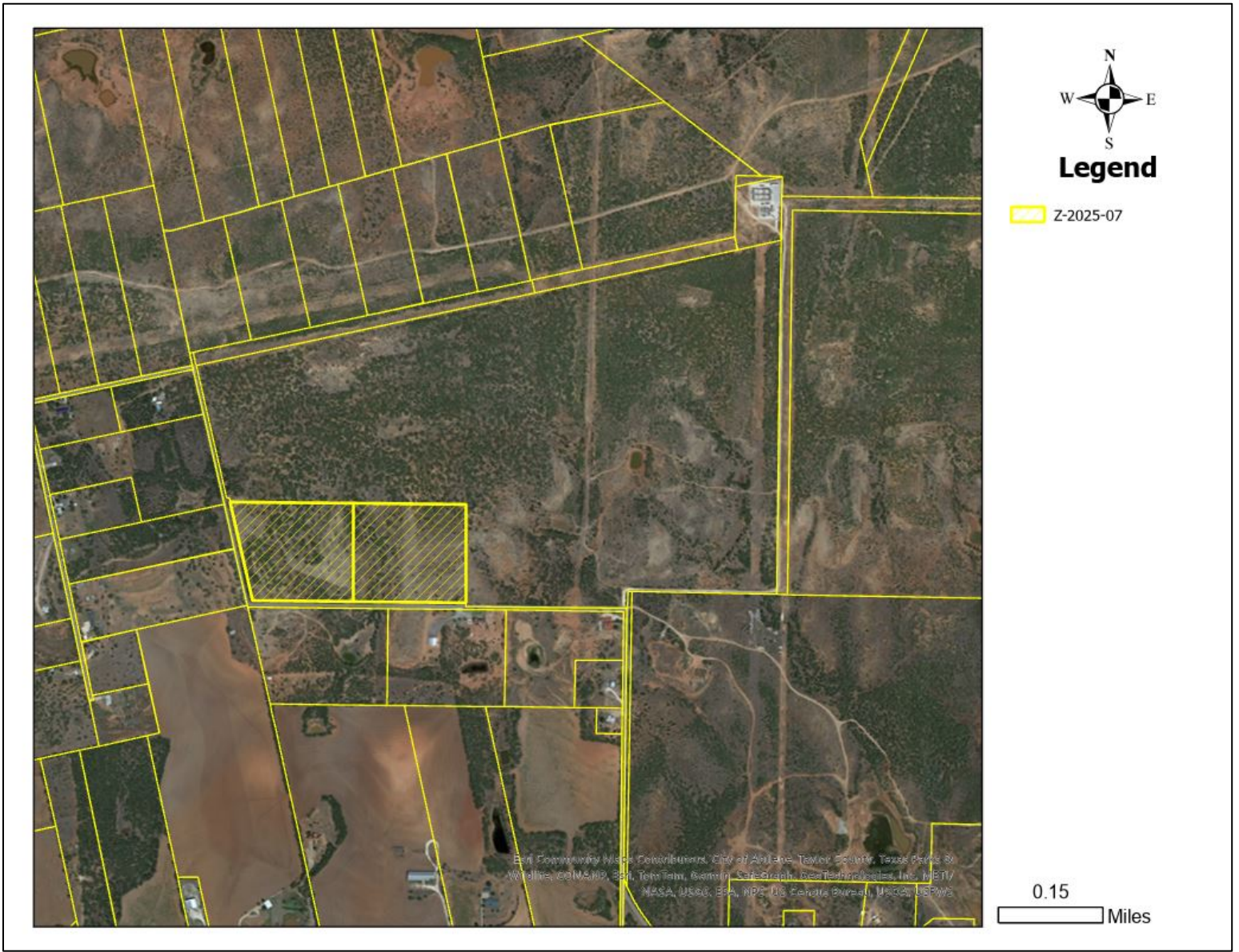
NOTIFICATION MAP



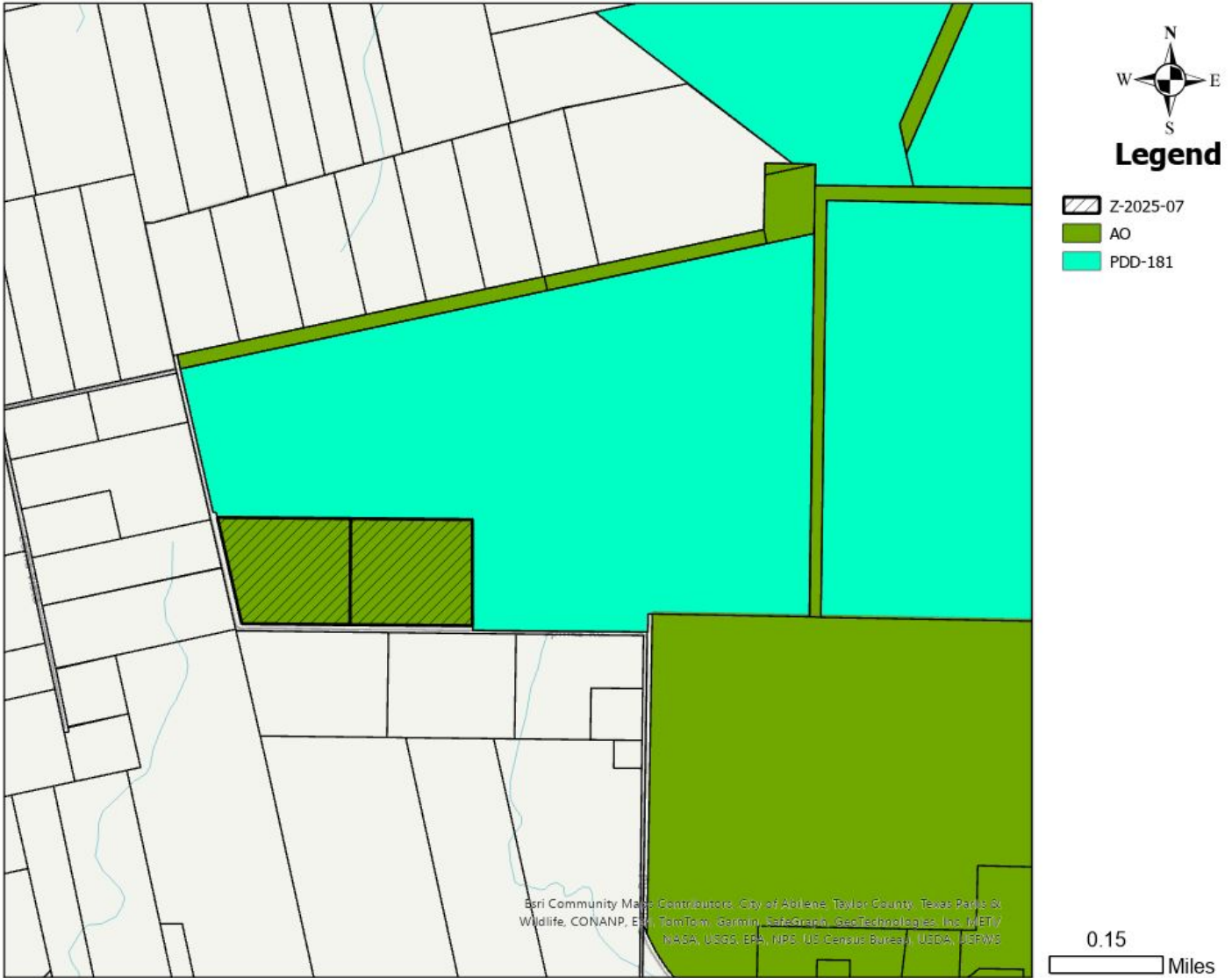
Legend

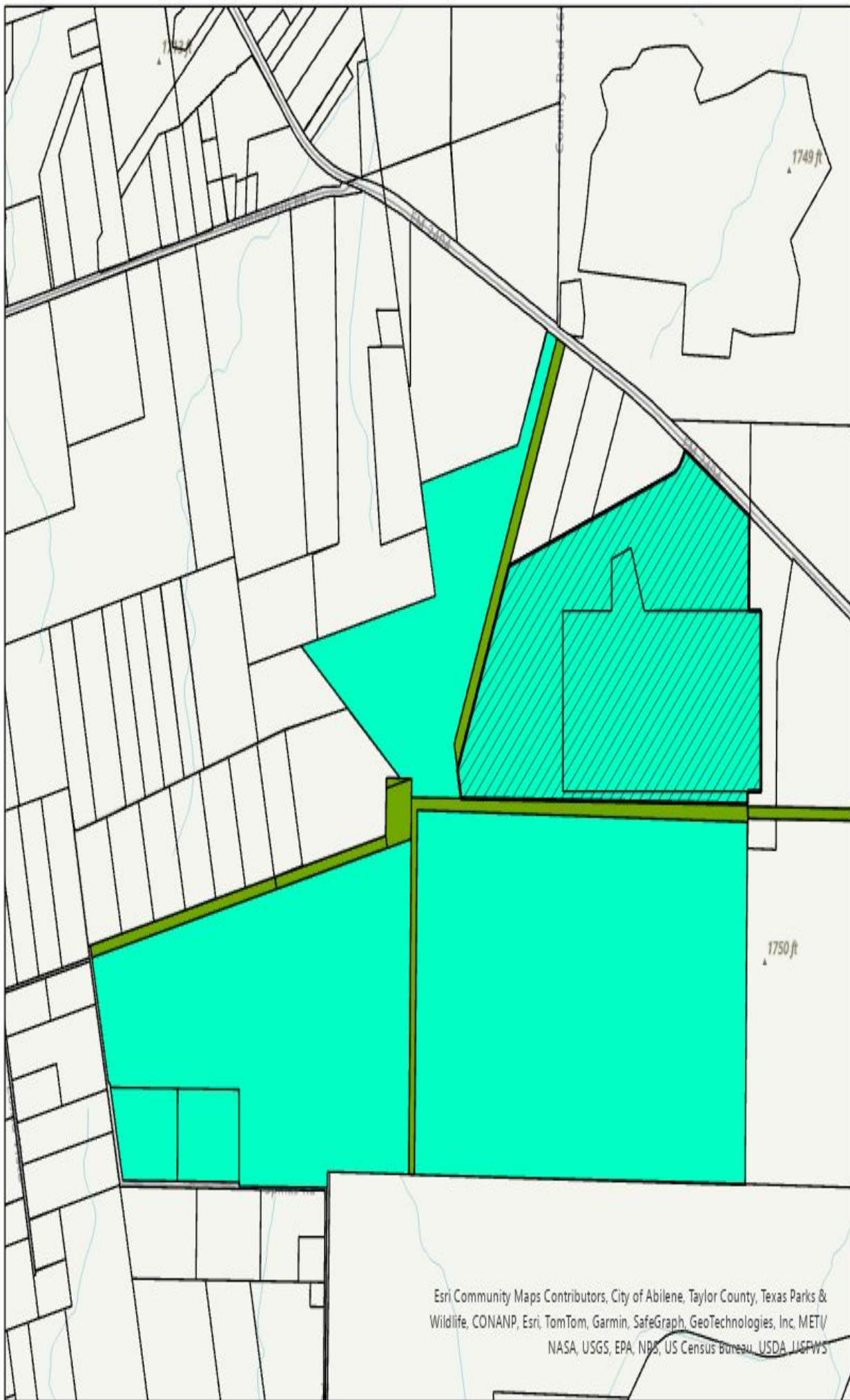
- Notification Buffer
- Z-2025-07

LOCATION MAP



ZONING MAP



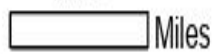


Legend

-  Heavy Industrial Use
-  PDD-181
-  AO

Esri Community Maps Contributors, City of Abilene, Taylor County, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NDS, US Census Bureau, USDA, USFWS

0.25



ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-07

You may indicate your position on the zoning change request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must be signed and include your name and address. Please mail the response form to:

**Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.**

FEB 21 AM 10:43

Alternatively, you may email your response to planning@abilenetx.gov.

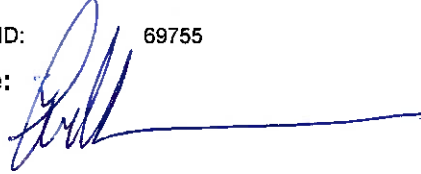
Requestor's Parcel ID: 1061063
1089582
Requestor's Property Zoning: AO
Requestor's Proposed Zoning: PDD-181

Your Name: MENDLER FRED & ARLENE
Your Property Address: 133 LOMA VISTA
Your Parcel ID: 69755

I am in favor of the request

I am opposed to the request

Signature:





BAUCUM CHARLES
5613 SPINKS RD
ABILENE, TX 79601-9325

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2025-07

February 10, 2025

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **March 4, 2025, at 1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The zoning change is requested by the owner or the owner's agent. This request is to amend the terms and conditions of Planned Development District (PDD-181) specifically to add approximately 31.0 acres of land zoned Agricultural Open (AO) to be added to Lot Three to allow Light Industrial uses and Light Industrial uses as specified in the PDD. Located at 5614 Spinks Rd. Legal description being 31 acres out of Survey 55 T&P Railway Company, Block 16, Abilene, Taylor County, Texas. The property is currently zoned Agricultural Open (AO), and the request is to change the zoning to Planned Development District 181 (PDD-181).

This public hearing is open to any interested person. Your opinions, objections, and comments relative to this may be expressed in writing, or in person at the public hearing. The City of Abilene encourages you to participate in this process. You will find a response form at the bottom of this letter that you may complete, cut off, and mail to the City. All written responses must be signed by the respondent per State law. The City also accepts comments by email per the instructions below.

The attached map shows the area of this zoning change request. Only the area highlighted on the map by striped lines is being considered for a zoning change. The solid boundary line surrounding the highlighted area is a state mandated 200' notification area. You are receiving this letter because your address is located within this notification area. If approved by the Planning and Zoning Commission, or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for 2nd and Final Reading with a public hearing on **March 27, 2025, at 8:30 AM** in the Council Chambers.

If you have any questions, please contact Adam Holland at telephone 325-676-6230 or by email address planning@abilenetx.gov

ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-07

You may indicate your position on the zoning change request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must be signed and include your name and address. Please mail the response form to:

**Planning and Development Services
PO BOX 60, Abilene, TX 79604-0060.**

Alternatively, you may email your response to planning@abilenetx.gov.

Requestor's Parcel ID: 1061063
1089582
Requestor's Property Zoning: AO
Requestor's Proposed Zoning: PDD-181

Your Name: BAUCUM CHARLES
Your Property Address: 5613 SPINKS RD
Your Parcel ID: 36763

Signature:

I am in favor of the request

I am opposed to the request



REZONE REQUEST

Case: Z-2025-07

Owner: Rolling Plains EV Stations, LLC

Requests: Change the zoning of approximately 31.0 acres from Agricultural Open to Planned Development District (PDD-181).

Location: 5614 Spinks Rd.

Notification: 1 in Favor, 2 in Opposition

Planning & Zoning: March 4, 2025

Council Hearing: March 13, 2025
March 27, 2025







AERIAL LOCATION MAP

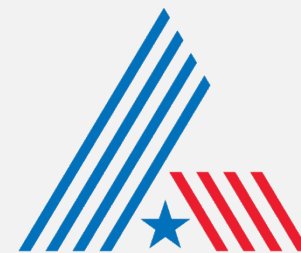


Legend

 Z-2025-07

0.15

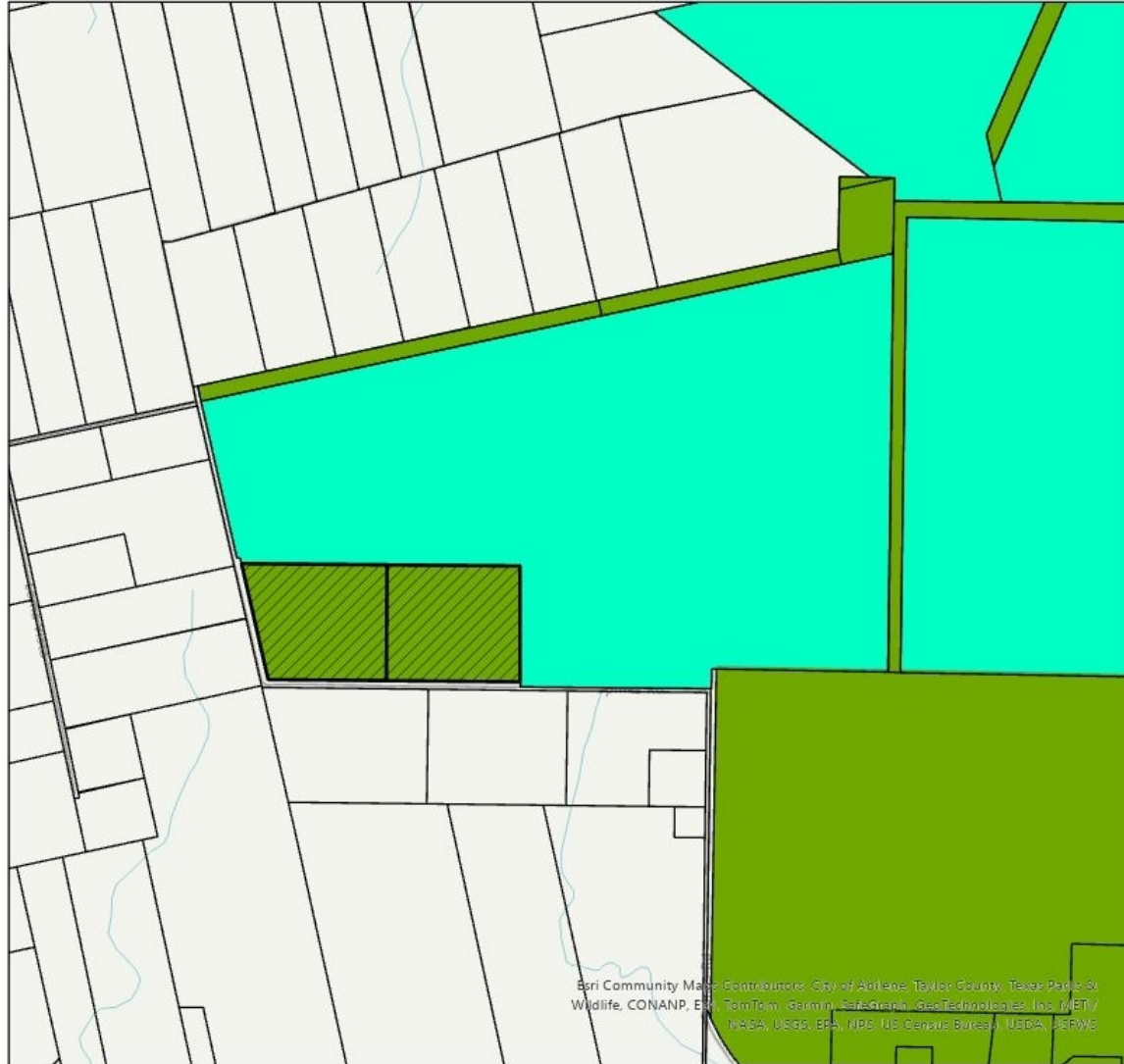
 Miles



CITY OF
ABILENE
TEXAS



ZONING MAP



Legend

-  Z-2025-07
-  AO
-  PDD-181

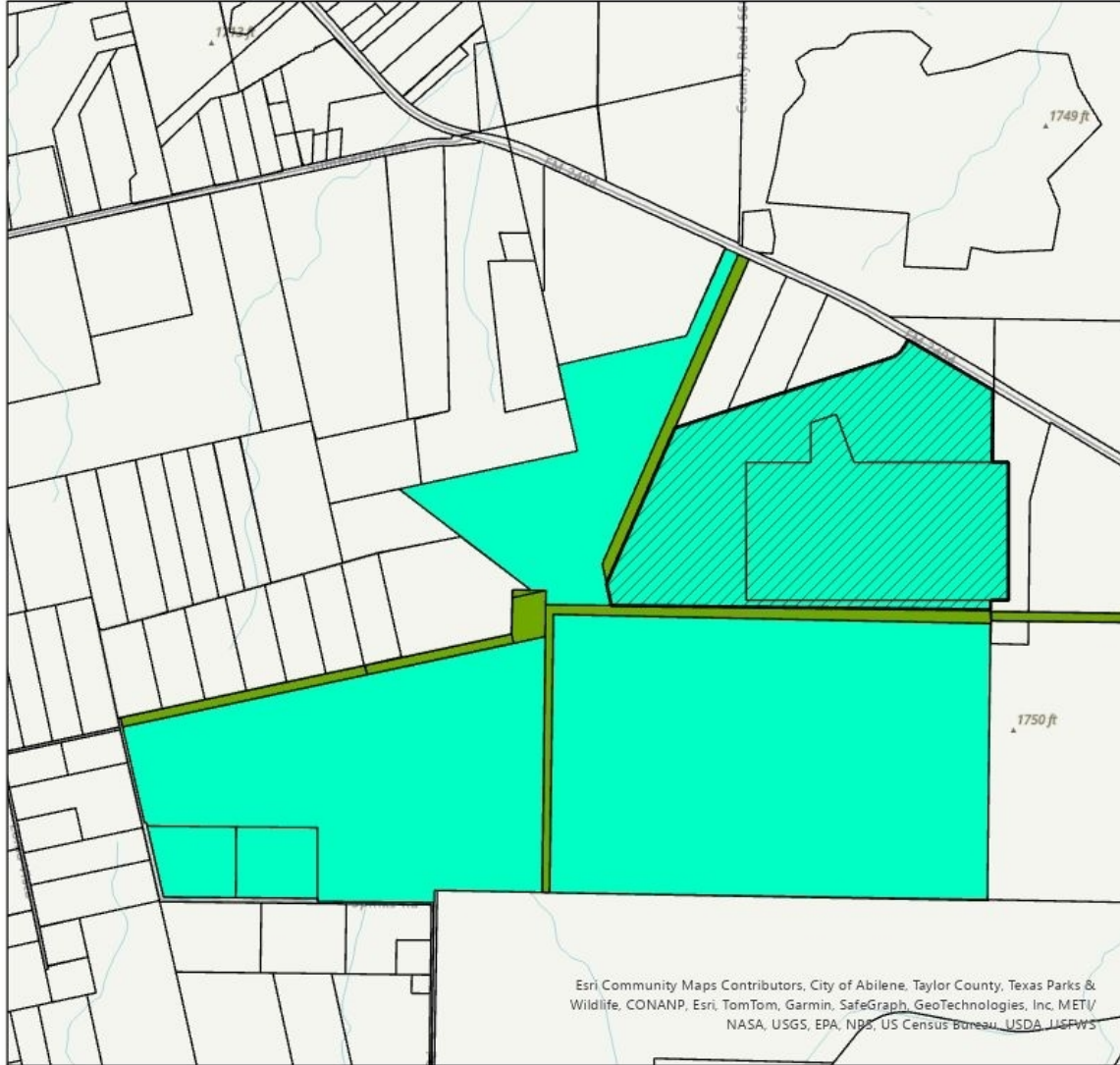
Esri Community Maps Contributors: City of Abilene, Taylor County, Texas Parks & Wildlife, CONANP, EPA, TomTom, Garmin, SafeStreet, GeoTechnologies, Inc. (MET), NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

0.15
Miles





CONCEPT PLAN



Legend

- Heavy Industrial Use
- PDD-181
- AO





PROPERTY VIEWS

East neighboring property



South neighboring property



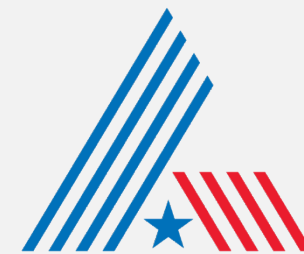
Subject property



South neighboring property



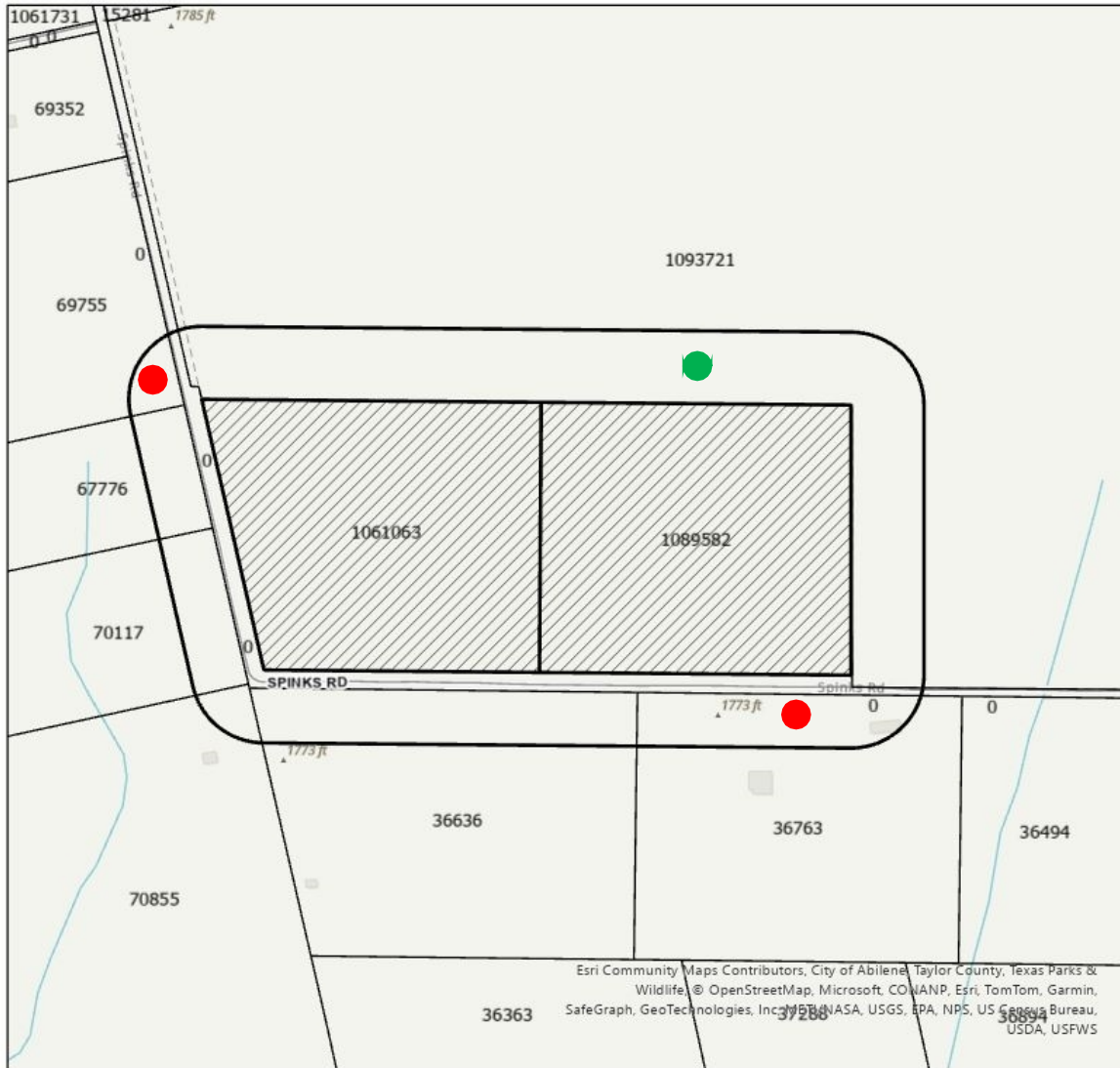
Subject property



CITY OF
ABILENE
T E X A S



NOTIFICATION AREA MAP



Legend

- Notification Buffer
- Z-2025-07

- 1- In Favor-
- 2- Opposed-
- 11.64% Opposition

0.07 Miles





FINDINGS AND RECOMMENDATION

The request is consistent with:

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

Staff Recommendation: Approval





Questions?

