



City of Abilene City Council Agenda

Kyle McAlister, Mayor Pro-tem
Travis Craver, Deputy Mayor Pro-tem
Shane Price, Council Member
Lynn Beard, Council Member
Mindy Patterson, City Manager

Weldon Hurt, Mayor

Blaise Regan, Council Member
Brian Yates, Council Member
Stanley Smith, City Attorney
Shawna Atkinson, City Secretary

Notice is hereby given of a meeting of the City Council of City of Abilene to be held on May 8, 2025, at 8:30 a.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

CALL TO ORDER

INVOCATION

1. Mayor Pro-tem Travis Craver

PLEDGE TO THE UNITED STATES FLAG AND THE TEXAS FLAG

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS AND ANNOUNCEMENTS

2. **Recognition:**

- Wylie High School Destination Imagination

PUBLIC COMMENTS

There will be no votes or any formal actions taken on subjects presented during public comment. The public comment period will only allow members of the public to present ideas and information to city officials and staff.

REGULAR AGENDA - ORDINANCES AND PUBLIC HEARINGS - RESOLUTIONS

3. **Minutes:** Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on April 24, 2025 (**Shawna Atkinson**)
4. **Ordinance (Final Reading) CUP-2025-07:** 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 Allow Reconstruction of a 120' Monopole within General Retail (GR). Located at 920X Westview Drive. (**Tim Littlejohn**)

5. **Ordinance (Final Reading) CUP-2025-08:** 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 Allow a Tattoo Parlor in Neighborhood Retail (NR). Located at 1720 S Clack Street. **(Tim Littlejohn)**
6. **Ordinance (Final Reading) 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. **(Tim Littlejohn)**
7. **Ordinance (Final Reading) Z-2025-08:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, to Change the Zoning of Approximately 1.31 Acres from Heavy Commercial (HC) to a Planned Development District (PDD-193). Specifically, to Allow a Base Zoning of Patio Homes (PH) with Alternative Setbacks and Lot Dimensions. Located at 1402 Pine Street. **(Tim Littlejohn)**
8. **Ordinance (Final Reading) Z-2025-09:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owners, to Rezone Approximately 6.49 Acres from Medium Density (MD) to Patio Home (PH). Located Along Nikhil Lane and Nitin Way. **(Tim Littlejohn)**
9. **Ordinance (Final Reading):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Amending Chapter 18, "Motor Vehicles and Traffic," Article XIII, "Schedules," Section 18-286, "Decreased Speed Limits-School Zones," of the Abilene Municipal Code **(Max Johnson)**

EXECUTIVE SESSION

10. **The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:**
 - A. **551.071 (Consultation with Attorney)**
 1. City of Abilene v. 3118 South 22nd Street, Abilene, Texas, et al.; Cause No. 11968-D, In the 350th Judicial District Court, Taylor County, Texas; filed October 11, 2019
 2. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-007028, In the 459th Judicial District Court, Travis County, Texas; filed November 18, 2020
 3. Alton H. Smith, Jr. and Alicia Malorie Smith v. City of Abilene, Texas; Cause No. 51055-A, In the 42nd Judicial District Court, Taylor County, Texas; filed March 11, 2021
 4. Steve Van Horne, et al. v. City of Abilene, et al.; Cause No. 12530-D, In the 350th Judicial District Court, Taylor County, Texas; filed September 7, 2021
 5. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-21-006299, In the 250th Judicial District Court, Travis County, Texas; filed October 20, 2021
 6. Richard Scheriger, et al. v. City of Abilene; Cause No. CV33253, In the 90th Judicial District Court, Stephens County, Texas, filed April 21, 2023
 7. The Woodlands Pride, Inc., et al. v. Ken Paxton, Attorney General of Texas, et al., Case No. 4:23-cv-02847, In the United States District Court, Southern District of Texas, Houston Division, filed August 2, 2023
 8. PFAS Litigation
 9. Ginger Robertson v. City of Abilene and Abilene Zoological Society; Cause No. 13179-D, In the 350th Judicial District Court, Taylor County, Texas; filed December 5, 2023
 10. City of Dallas, et al, v. Disney DTC, LLC, et al., Cause No. DC-22-09128, In the 14th Judicial District Court, Dallas County, Texas, filed August 3, 2022
 11. Patricia Anderson v. City of Abilene; Cause No. 51867-A, IN the 42nd Judicial District Court, Taylor County, Texas; filed March 1, 2024
 12. Mary Lou Gonzales v. City of Abilene, Board of Building Standards; Cause No. 29156-

B; In the District Court, 104th Judicial District, Taylor County, Texas; filed April 10, 2024
13. CWS Investments, Inc. v. City of Abilene, City of Abilene Board of Building Standards;
Cause No. 52138-A, In the 42nd Judicial District Court, Taylor County, Texas, filed March
25, 2025

B. 551.072 (Deliberations about Real Property)

C. 551.073 (Deliberations about Gifts and Donations)

D. 551.074 (Personnel Matters)

1. City Council may consider appointment, employment, compensation, reassignment, duties, discipline, or dismissal of public officers or employees, City Manager, City Attorney, Municipal Court Judge, City Secretary, and City Board and Commission Members
2. City of Abilene Boards & Commissions May be Discussed, as needed for (re)appointment

E. 551.076 (Deliberations about Security Devices)

F. 551.087 (Business Prospect/Economic Development)

1. DCOA Project Surf

RECONVENE

REGULAR AGENDA

11.

Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Appointing Members to Various Boards and Commissions per the City Charter (**Shawna Atkinson**)

- West Central Texas Water Development Board of Directors

12.

Oral Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Appointing a City Manager

ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please call 325-676-6208.

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 2nd Day of May, 2025, at 10:30 a.m.

Shawna Atkinson, TRMC, CMC
City Secretary



**City Council
Agenda Memo**

City Council Meeting Date: 5/8/2025

TO: Honorable Mayor & Members of City Council

FROM: Shawna Atkinson, City Secretary

SUBJECT: **3. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on April 24, 2025 (Shawna Atkinson)**

GENERAL INFORMATION

Approval of the Minutes from the Regular Meeting Held on April 24, 2025

SPECIAL CONSIDERATIONS

None.

FUNDING/FISCAL IMPACT

None

STAFF RECOMMENDATION

Approval of the Minutes

BOARD OR COMMISSION RECOMMENDATION

N/A

ATTACHMENTS:

1. 04-24-2025 Minutes - Regular - Morning (1)

**CITY COUNCIL MEETING
April 24, 2025 at 8:30 a.m.**

**CITY COUNCIL OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL**

The City Council of the City of Abilene, Texas met in Regular Session on April 24, 2025, at 8:30 a.m. in the Council Chambers, 555 Walnut St. Mayor Weldon Hurt was present and presiding, along with Mayor Pro-tem Kyle McAlister, Deputy Mayor Pro-tem Travis Craver, and Councilmembers Shane Price, Lynn Beard, and Blaise Regan. Councilmember Brian Yates was abse.t. Also present were City Manager Mindy Patterson, City Attorney Stanley Smith, and City Secretary Shawna Atkinson.

Councilmember Lynn Beard led the invocation.

Vynz Oliveras and Beau Baird, both 2nd graders from Taylor Elementary, led the Pledge of Allegiance to the Flag of the United States of America and the State of Texas Flag.

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS AND ANNOUNCEMENTS

Mayor Hurt and Ms. Patterson spoke about the recent cyber attack on the City at this time.

- Proclamations:
 - National Volunteer Month – Accepted by the Junior League of Abilene.
 - National Therapy Animal Month – Accepted by Michelle Tinkham.
 - Autism Acceptance & Awareness Month

PRESENTATION OF CONSENT AGENDA

The Consent Agenda consisted of items 3-18. Item 7 was pulled for individual consideration. Item

pulled for individual consideration:

- Item 7 – Councilmember Regan

PUBLIC COMMENTS

Mayor Hurt opened the public comment period. The following addressed the City Council:

- Diane Bradley

With no other speakers coming forward, the public comment period was closed.

CONSENT AGENDA

Mayor Pro-tem McAlister moved to approve the consent agenda consisting of 3-6 and 8-18. Councilmember Regan seconded the motion. Motion carried.

AYES (6): Mayor Hurt, Mayor Pro-tem McAlister, Deputy Mayor Pro-tem Craver, and Councilmembers Price, Beard, and Regan

NAYS (0): None

ABSENT (1): Councilmember Yates

3. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on April 10, 2025

4. Resolution: Receive a Report, Hold a Discussion and Take Action on the Purchase of Two (2) 2025 1/2 Ton Ford Police Responder Pickups for the Marshal's Division from Randall Reed's Planet Ford of Garland, Texas
[ASSIGNED RESOLUTION NO. 77-2025]
5. Resolution: Receive a Report, Hold a Discussion and Take Action on the Purchase of Eight (8) 2025 Ford Escapes from Arrow Ford for the Police Department, Planning Services and Health
[ASSIGNED RESOLUTION NO. 78-2025]
6. Resolution: Receive a Report, Hold A Discussion, and Take Action to Approve the Purchase of a Rebuilt Engine from Heavy Quip, Inc. dba Diesel Sales for Aircraft Rescue Fire Fighting Truck Rescue 2
[ASSIGNED RESOLUTION NO. 79-2025]
7. Resolution: Receive a Report, Hold a Discussion and Take Action on the Purchase of Three (3) 2025 1/2 Ton Chevrolet Silverado Pickups for the Fire Department from Gunn Chevrolet
[ASSIGNED RESOLUTION NO. 81-2025]
8. Resolution: Receive a Report, Hold a Discussion and Take Action on the purchase of One (1) 2025 3/4 Ton Chevrolet Silverado Pickup for the Fire Department from Gunn Chevrolet, Selma, Texas
[ASSIGNED RESOLUTION NO. 82-2025]
9. Resolution: Receive a Report, Hold a Discussion and Take Action on Awarding the Hargesheimer Water Treatment Plant Air Compressor Replacement & Installation project to Atlas Copco Compressors, LLC
[ASSIGNED RESOLUTION NO. 83-2025]
10. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving Consultants for the Department of Housing and Urban and Development (HUD) 5-Year Consolidated Plan and Annual Action Plan with Baker Tilly Advisory Group, LP
[ASSIGNED RESOLUTION NO. 84-2025]
11. Resolution: Receive a report , Hold a Discussion and Take Action on Entering into an Economic Development Agreement with Continued Growth LLC for a Major Renovation Located at 5273 Pueblo Dr.
[ASSIGNED RESOLUTION NO. 85-2025]
12. Ordinance (First Reading) CUP-2025-07: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner, to Apply a Conditional Use Permit to Allow Reconstruction of a 120' Monopole within General Retail (GR). Located at 920X Westview Drive.
13. Ordinance (First Reading) CUP-2025-08: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner, to Apply a Conditional Use Permit to Allow a Tattoo Parlor in Neighborhood Retail (NR). Located at 1720 S Clack Street.
14. Ordinance (First Reading) Z-2025-05: Receive a Report, Hold a Discussion 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.
15. Ordinance (First Reading) Z-2025-08: Receive a Report, Hold a Discussion and Take Action on a Request from the Owner, to Change the Zoning of Approximately 1.31 Acres from Heavy Commercial (HC) to a Planned Development District (PDD-193). Specifically, to Allow a Base Zoning of Patio Homes (PH) with Alternative Setbacks and Lot Dimensions. Located at 1402 Pine Street.

16. Ordinance (First Reading) Z-2025-09: Receive a Report, Hold a Discussion and Take Action on a Request from the Owners, to Rezone Approximately 6.49 Acres from Medium Density (MD) to Patio Home (PH). Located Along Nikhil Lane and Nitin Way.
17. Ordinance (First Reading): Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Amending Chapter 18, "Motor Vehicles and Traffic," Article XIII, "Schedules," Section 18-286, "Decreased Speed Limits-School Zones," of the Abilene Municipal Code

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

7. Resolution: Receive a Report, Hold a Discussion, and Take Action to Approve Amendment 1 to the Task Order with Enprotec/Hibbs & Todd, Inc. for Airport Access Road Design and Construction Management.
[ASSIGNED RESOLUTION NO. 80-2025]

Having pulled the item, Councilmember Regan asked for an overview of the project. Don Green, Director of Transportation, presented the item. Adoption of the item would approve Amendment Number 1 to the Task Order with Enprotec/Hibbs & Todd, Inc. for the design and construction management of the new Airport Access Road.

Mayor Hurt opened the public hearing. With no speakers coming forward, the public hearing was closed.

Councilmember Regan moved to approve the item as presented. Councilmember Price seconded the motion; motion carried.

AYES (6): Mayor Hurt, Mayor Pro-tem McAlister, Deputy Mayor Pro-tem Craver, and Councilmembers Price, Beard, and Regan
NAYS (0): None
ABSENT (1): Councilmember Yates

REGULAR AGENDA

19. Ordinance (Final Reading): Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Addition of Downtown Parking Program Fees and Downtown Parking Stamp Program Fees to the City of Abilene Fee Ordinance
[ASSIGNED ORDINANCE NO. 33-2025]

Max Johnson, Director of Public Works, presented the item. Adoption of the item would add associated fees for the new Downtown Paid Parking Program into the City's fee schedule, and add a fee for the Downtown Parking Stamp Program.

Mayor Hurt opened the public hearing. With no speakers coming forward, the public hearing was closed.

Councilmember Beard moved to approve the item as presented. Councilmember Price seconded the motion; motion carried.

AYES (6): Mayor Hurt, Mayor Pro-tem McAlister, Deputy Mayor Pro-tem Craver, and Councilmembers Price, Beard, and Regan
NAYS (0): None
ABSENT (1): Councilmember Yates

20. Ordinance (Final Reading) 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 Approximately 28.58 Acres of Land Zoned AO to Lot One, Both Being Subject to Respective Zoning Requirements. Located at 5614 Spinks Road and 773 and 723 FM 2404.

[ASSIGNED ORDINANCE NO. 28-2025]

Tim Littlejohn, Director of Planning & Development Services, presented the item. Adoption of the item would amend the terms and conditions of Planned Development District 181 (PDD-181), to add approximately 31 acres of land zoned Agricultural Open Space (AO) to Lot Three, and approximately 28.58 acres of land zoned Agricultural Open Space (AO) to Lot One, at the above referenced location.

Mayor Hurt opened the public hearing. With no speakers coming forward, the public hearing was closed.

Mayor Pro-tem McAlister moved to approve the item as presented. Deputy Mayor Pro-tem Craver seconded the motion; motion carried.

AYES (6): Mayor Hurt, Mayor Pro-tem McAlister, Deputy Mayor Pro-tem Craver, and Councilmembers Price, Beard, and Regan

NAYS (0): None

ABSENT (1): Councilmember Yates

EXECUTIVE SESSION

Mayor Hurt recessed into Executive Session at 9:0 a.m., pursuant to the following of the Open Meetings Act, with the following issues discussed during this session, as listed on the agenda and authorized by the noted Texas Government Code Section:

- 21.A.551.071 (Consultation with Attorney)
 - 1. Public Information Act Catastrophe Notice
- 21.D.551.074 (Personnel Matters)
 - 1. Boards & Commissions
- 21.E.551.076 (Deliberations about Security Devices)
 - 1. Cyberattack on City
- 21.F.551.087 (Business Prospect/Economic Development)
 - 1. DCOA Project Surf

The Executive Session ended at 11:01 a.m. and reconvened to Open Session. Mayor Hurt reported no votes or action were taken in Executive Session.

ADJOURNMENT

There being no further business, the meeting adjourned at 11:01 a.m.

Shawna Atkinson
City Secretary

Weldon Hurt
Mayor

Minutes approved on: _____



**City Council
Agenda Memo**

City Council Meeting Date: 5/8/2025

TO: Mindy Patterson, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: 4. Ordinance (Final Reading) CUP-2025-07: 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 Allow Reconstruction of a 120' Monopole within General Retail (GR). Located at 920X Westview Drive. (Tim Littlejohn)

GENERAL INFORMATION

The applicant is requesting a Conditional Use Permit to replace an existing 75' tall monopole with a new 120' tall monopole within General Retail (GR) zoning. The subject property was annexed into the City of Abilene in 1957 and has been zoned General Retail (GR) since at least 1974. This property has remained mostly vacant since being annexed, with the exception of a small parking lot along the west property line to serve as parking for the nearby church, and the existing monopole location. A Conditional Use Permit (CUP) was approved in August of 2020 to allow for the 75' monopole. Due to the height increase, a new CUP is needed.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 6-0.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. Drop and Swap Drawings
4. Analysis Report & Details
5. Presentation

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY APPROVING A CONDITIONAL USE PERMIT (CUP) AFFECTING A CERTAIN PROPERTY; 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 23 of the Land Development Code of the City of Abilene, is hereby amended by approving a Conditional Use Permit (CUP) 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 Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 24th day of April, 2025.

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 17th day of March, 2025, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 8th day of May, 2025, 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 FINAL READING THIS 8th day of May, 2025.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

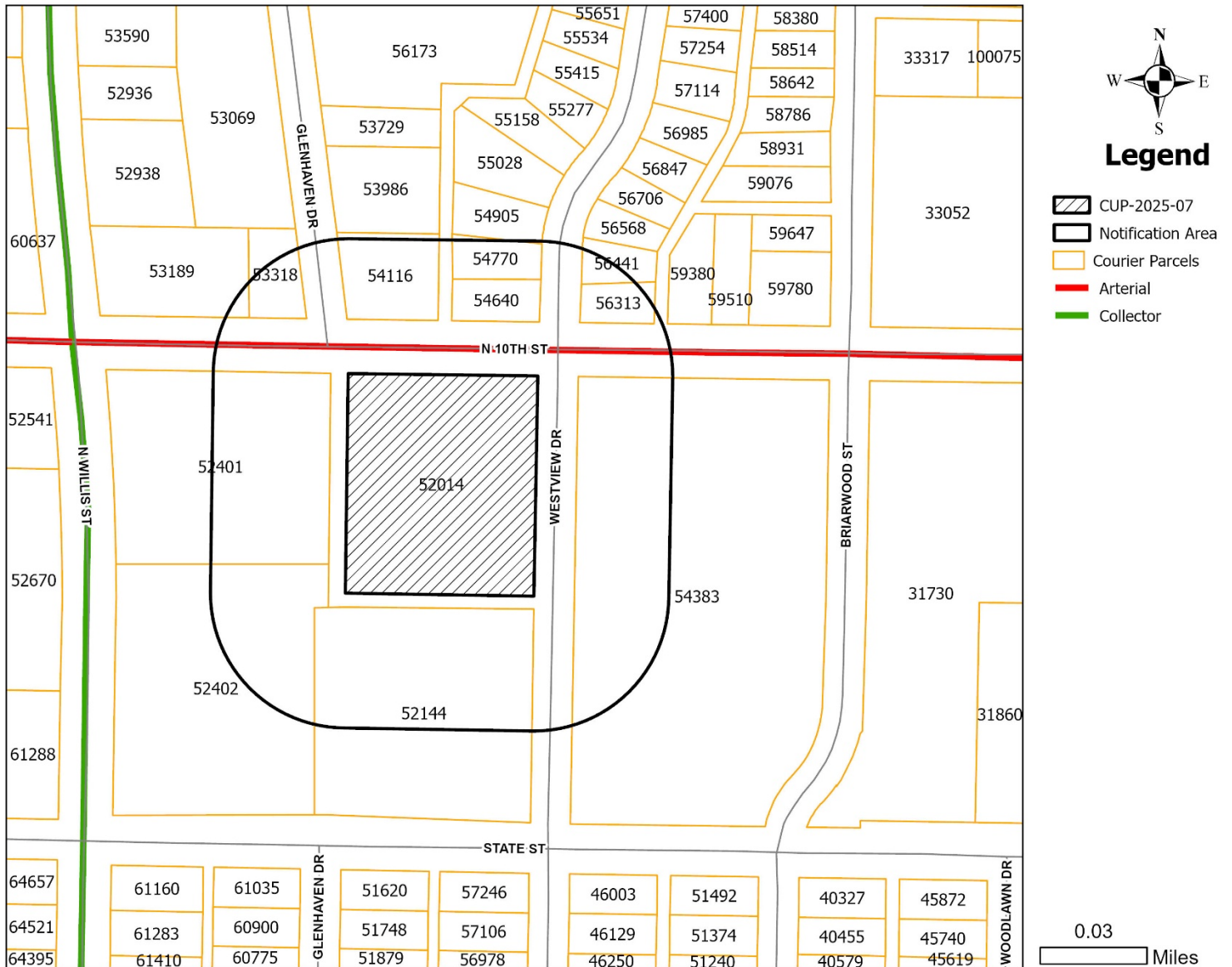
CITY ATTORNEY

EXHIBIT A

Apply a Conditional Use Permit that allows the replacement of an existing 75' tall monopole with a new 120' tall monopole tower within General Retail (GR) zoning:

Legal description being Lots 1-10, Lot all of Block 103, Westlawn Addition, Abilene, Taylor County, Texas.

Located at 920X Westview Drive.



END

ZONING CASE CUP-2025-07 STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: April 1, 2025
City Council 1st Read: April 24, 2025
City Council 2nd Read: May 8, 2025

Applicant

Owner: Fountaingate Fellowship
Agent: Victor Buenrostro

Case Manager

Kera Valois – Planner

Request

The applicant is requesting a Conditional Use Permit to replace an existing 75' tall monopole with a new 120' tall monopole within General Retail (GR) zoning.

Location

The subject property is located at 920x Westview Drive. Legal description being Lots 1-10, Lot All of Block 103, Westlawn Addition, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City of Abilene in 1957 and has been zoned General Retail (GR) since at least 1974. This property has remained mostly vacant since being annexed, with the exception of a small parking lot along the west property line to serve as parking for the nearby church, and the existing monopole location. A Conditional Use Permit (CUP) was approved in August of 2020 to allow for the 75' monopole. Due to the height increase, a new CUP is needed.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	GR & RS-6	Restaurant & residences
East	GR	TLCA Classrooms (school)
South	MD	Church
West	GR	Walgreens

Criteria Assessment

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

- 1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.**
The proposed request is consistent with the Comprehensive Plan.
- 2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**
The proposed use is compatible with the existing monopole to be replaced.
- 3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods and includes improvements either on-**

site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.

The proposed/existing use is compatible with surrounding developments and will not create adverse impacts regarding traffic, noise, or visual nuisances. The purpose of the tower is to provide more communication capacity to improve the level of service and to cover a greater service area with communication service.

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

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

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

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

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

The existing masonry wall will remain at the subject site, therefore mitigating any immediate visual impacts.

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

The use, as it currently exists and is proposed, complies with all applicable LDC requirements.

Planning & Zoning Commission Recommendation

P&Z recommends **approval** of the Conditional Use Permit.

Attachments

- Technical Drawings
- Analysis Report & Details
- PowerPoint Presentation

Notification

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

Legend: O - Opposed, F - In Favor

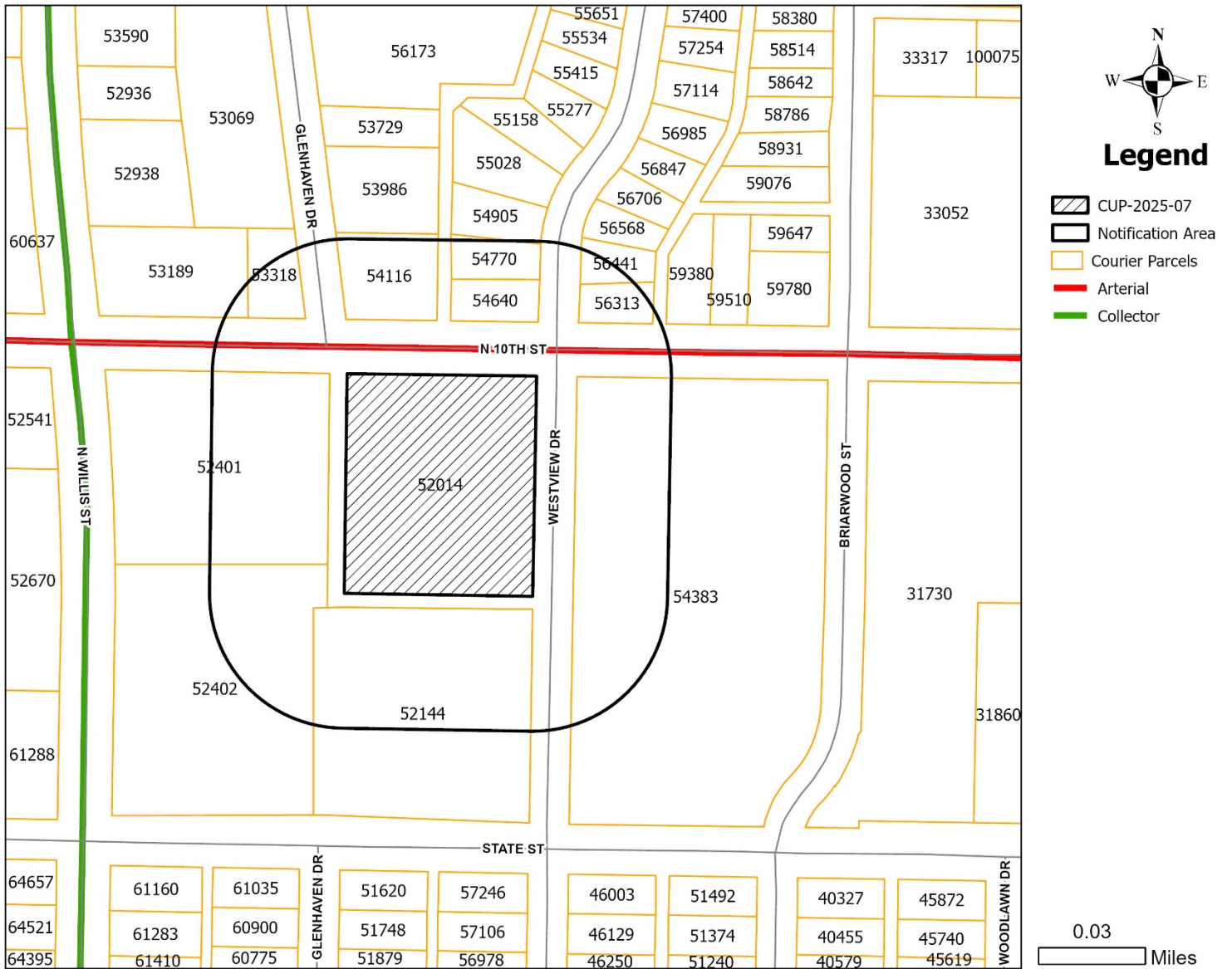
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ABILENE SUNRISE PROPERTIES	56313	1001 WESTVIEW DR	
ANGULO NAOMI GARCIA ET AL	54116	3310 N 10TH ST	
BLUEROCK NNN I DST	52401	991 Y N WILLIS ST	
BLUEROCK NNN I DST	52401	991 N WILLIS ST	
COUGAR ESKIMO HUT	53189	3366 N 10TH ST	
COUGAR ESKIMO HUT	53189	3382 N 10TH ST	
COUGAR ESKIMO HUT	53189	3382 B N 10TH ST	
DAVIS CHRISTI	54640	1002 WESTVIEW DR	

FOUNTAINGATE FELLOWSHIP	52402	909 N WILLIS ST	
FOUNTAINGATE FELLOWSHIP	52014	3309 N 10TH ST	
FOUNTAINGATE FELLOWSHIP	52014	920X WESTVIEW DR	
GRAY BRAD &	53318	3350 N 10TH ST	
LOPEZ MICHAEL F	54905	1018 WESTVIEW DR	
MESA LANDY CASTRO	54770	1010 WESTVIEW DR	
SMITH LEE ANN LF EST	56441	1009 WESTVIEW DR	
TLC ACADEMY TEXAS	54383	3250 STATE ST	
TRINITY CHURCH OF THE	52144	3342 STATE ST	
TRINITY CHURCH OF THE	52144	3302 STATE ST	

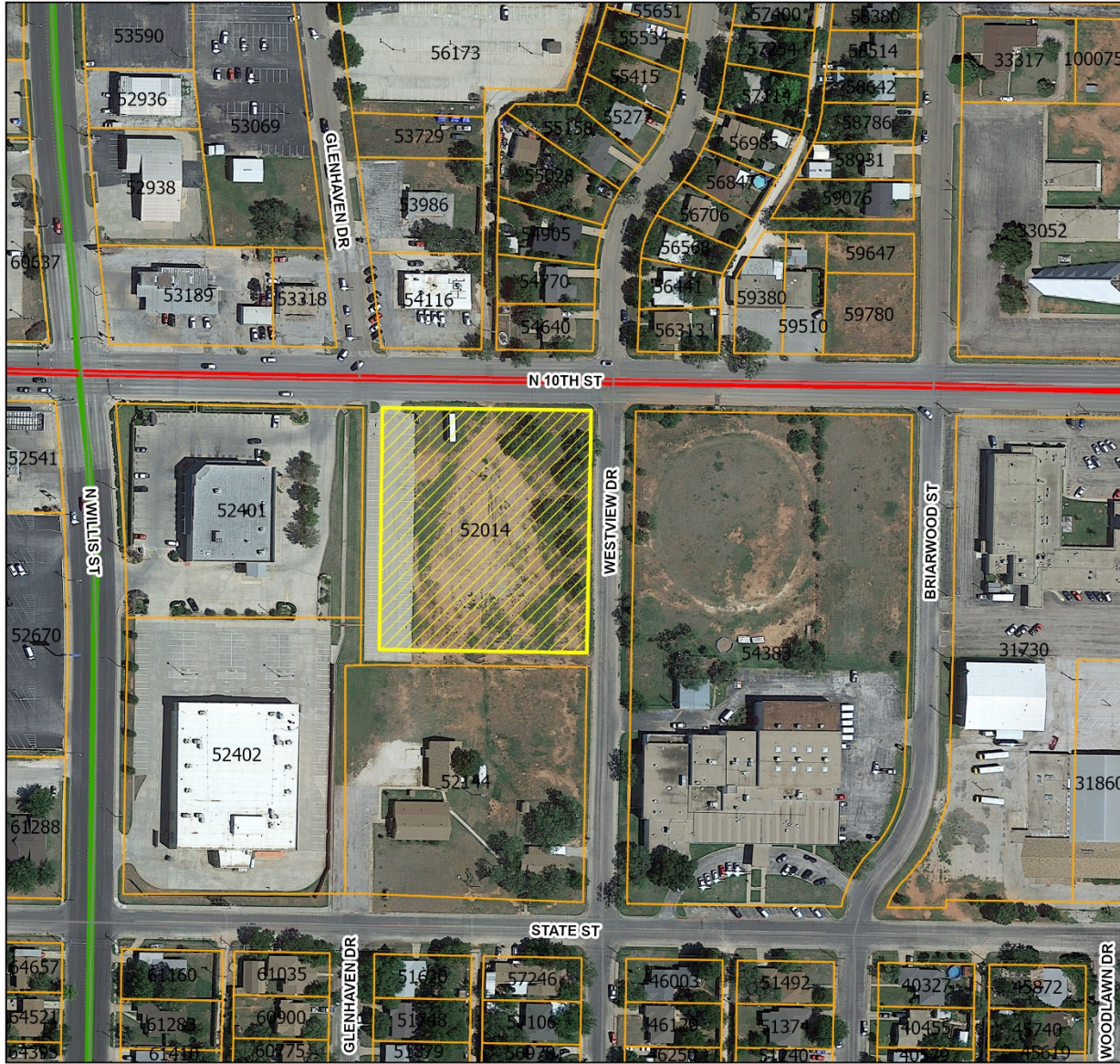
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
FOUNTAINGATE FELLOWSHIP	52014	3309 N 10TH ST	
FOUNTAINGATE FELLOWSHIP	52014	920X WESTVIEW DR	
TRINITY CHURCH OF THE	52144	3342 STATE ST	
TRINITY CHURCH OF THE	52144	3302 STATE ST	
BLUEROCK NNN I DST	52401	991 Y N WILLIS ST	
BLUEROCK NNN I DST	52401	991 N WILLIS ST	
FOUNTAINGATE FELLOWSHIP	52402	909 N WILLIS ST	
COUGAR ESKIMO HUT	53189	3366 N 10TH ST	
COUGAR ESKIMO HUT	53189	3382 N 10TH ST	
COUGAR ESKIMO HUT	53189	3382 B N 10TH ST	
GRAY BRAD &	53318	3350 N 10TH ST	
ANGULO NAOMI GARCIA ET AL	54116	3310 N 10TH ST	
TLC ACADEMY TEXAS	54383	3250 STATE ST	
DAVIS CHRISTI	54640	1002 WESTVIEW DR	
MESA LANDY CASTRO	54770	1010 WESTVIEW DR	
LOPEZ MICHAEL F	54905	1018 WESTVIEW DR	
ABILENE SUNRISE PROPERTIES	56313	1001 WESTVIEW DR	
SMITH LEE ANN LF EST	56441	1009 WESTVIEW DR	

NOTIFICATION MAP



LOCATION MAP



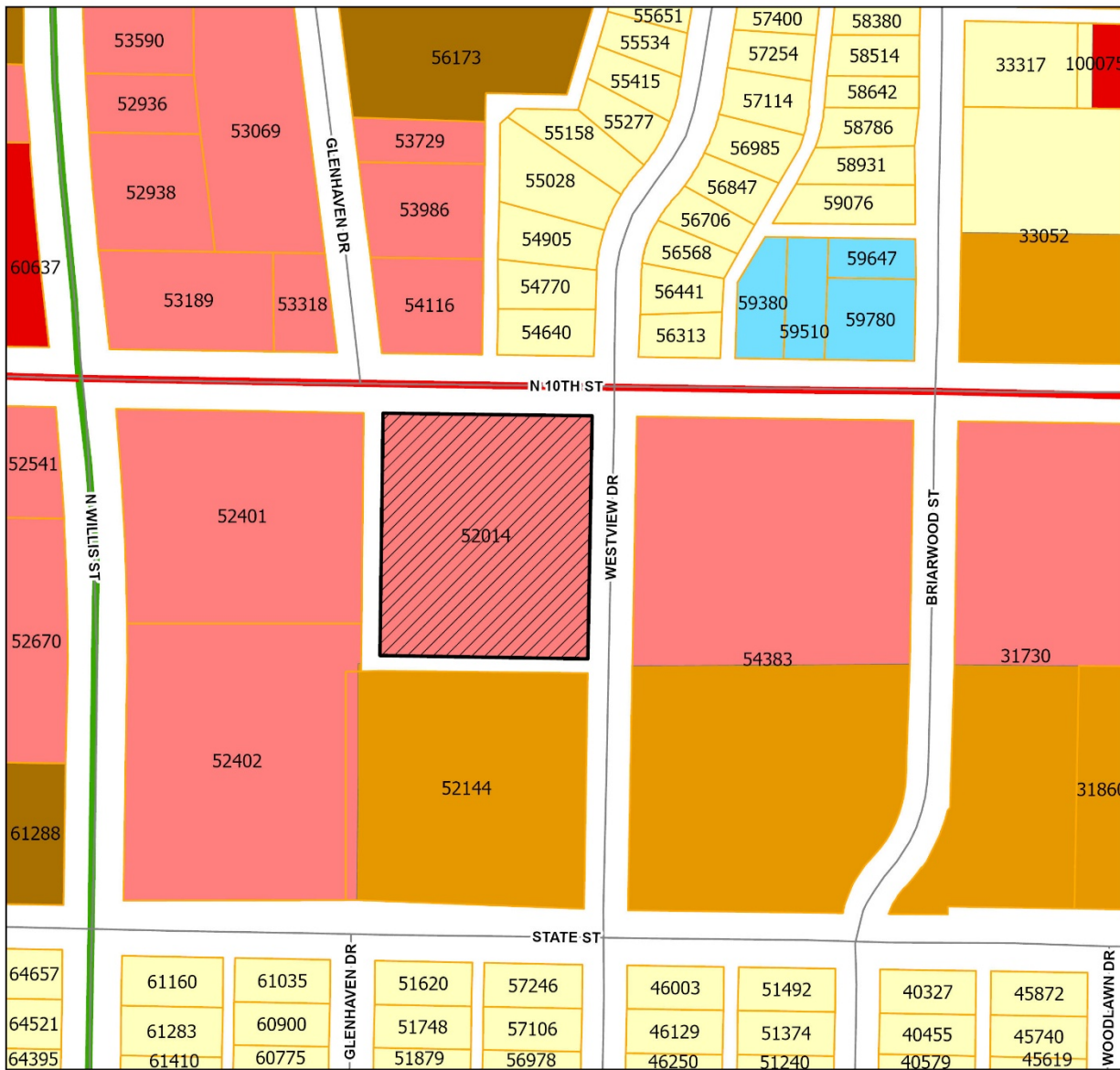
Legend

- CUP-2025-07
- Courier Parcels
- Arterial
- Collector

0.03

Miles

ZONING MAP



Legend

- CUP-2025-07
- Courier Parcels
- GC (General Commercial)
- GR (General Retail)
- O (Office)
- MD (Residential - Medium Density)
- MF (Residential - Multi-family)
- RS (Residential - Single Family)
- Arterial
- Collector

0.03

Miles

GENERAL AND TECHNICAL SPECIFICATION NOTES

1. INDICATED MODIFICATIONS COMPLIES WITH TIA-222-H, FOR 106 MPH BASIC WIND SPEED AND 40 MPH + 1.5" ICE. THE TOWER IS ASSUMED TO BE IN GOOD CONDITION AND PROPERLY MAINTAINED.
2. EXISTING TOWER DATA AS PER PREVIOUS STRUCTURAL ANALYSIS BY TILLMAN INFRASTRUCTURE INC., PROJECT # 21-5397-TJH DATED 04-01-2021.
3. ALL MODIFICATION FABRICATION AND INSTALLATION SHOULD BE DONE BY A CONTRACTOR EXPERIENCED IN SIMILAR WORK.
4. CONTRACTOR SHALL OBSERVE ALL OSHA AND OTHER APPLICABLE SAFETY GUIDELINES DURING CONSTRUCTION.
5. ALL FABRICATION AND INSTALLATION PROCEDURES AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION.
6. DURING INSTALLING THE MODIFICATION, THE CONTRACTOR SHALL PRESERVE THE STRUCTURAL INTEGRITY AND STABILITY OF THE TOWER. BRACE THE TOWER AS NEEDED TO STABILIZE THE TOWER
7. CONTRACTOR SHALL OBSERVE ALL WEATHER CONDITIONS. DO NOT MODIFY THE TOWER DURING WINDS OF MORE THAN 15 MPH.
8. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIT BEFORE FABRICATION.
9. MODIFICATION DRAWINGS DO NOT INCLUDE ALL THE EXISTING FIELD CONDITIONS, SOME OF WHICH MAY INTERFERE WITH THE INSTALLATION. CONTRACTOR SHALL CONDUCT A FIELD SURVEY TO IDENTIFY ANY POTENTIAL DIFFICULTIES IN THE INSTALLATION BEFORE WORK COMMENCES. CONTACT THE ENGINEER IF THE FIELD CONDITIONS REQUIRE ANY CHANGES IN THE MODIFICATION.
10. CONTRACTOR MAY HAVE TO MOVE EXISTING TRANSMISSION LINES AND OTHER OBSTRUCTIONS TO ADD THE MODIFICATION. COORDINATE ALL SUCH PROCEDURES WITH THE TOWER OWNER.
11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LICENSES, PERMITS AND ANY OTHER APPROVALS REQUIRED FOR CONSTRUCTION.
12. PAINT THE NEW MEMBERS TO MATCH THE EXISTING TOWER.
13. ALL STEEL PLATES AND OTHER MISCELLANEOUS MEMBERS SHALL MEET ASTM A36 STEEL SPECIFICATIONS, 36 KSI MIN. YIELD STRENGTH UNLESS SPECIFIED OTHERWISE.
14. ALL STEEL SHALL BE HOT DIPPED GALVANIZED AS PER ASTM A123 SPECIFICATIONS.
15. ALL LEG REINFORCEMENT HALF-PIPE AND ANGLE MEMBERS SHALL MEET A572-50, 50KSI MIN YIELD STRENGTH UNLESS SPECIFIED OTHERWISE.

16. ALL STEEL SHALL BE HOT DIPPED GALVANIZED AS PER ASTM A123 SPECIFICATIONS.
17. ALL STEEL HARDWARE SHALL BE HOT DIPPED GALVANIZED AS PER ASTM A153
18. ALL FINISHED BOLT HOLES SHALL NOT BE MORE THAN 1/16 INCH LARGER THAN THE BOLT DIAMETER UNLESS NOTED OTHERWISE
19. ALL FLANGE BOLTS SHALL BE TIGHTENED USING TURN-OFF-THE-NUT METHOD.
20. ALL FLANGE BOLT HOLES EDGE DISTANCES SHALL BE 1 1/2 INCH UNLESS OTHERWISE NOTED.
21. FOR ACCURATE FIT OF THE NEW MEMBERS SOME FIELD PUNCHING MAY BE REQUIRED. IF GALVANIZING IS REMOVED, RE-COAT WITH TWO COATS OF GAL-CON OR EQUIVALENT COATING.
22. DO NOT HEAT STRUCTURAL MATERIAL FOR STRAIGHTENING BENT OR WARPED MEMBERS.
23. CLEAN THE SITE OF ALL DEBRIS UPON COMPLETION OF THE WORK. STORE ALL SURPLUS MATERIALS NEATLY IN AN AREA APPROVED BY THE OWNER.
24. CONTRACTOR SHALL PROVIDE FIRE PROTECTION BEFORE FIELD WELDING.
25. ALL BOLTS SHALL BE DOMESTIC, NEW 1/2 INCH DIAMETER HIGH STRENGTH GALVANIZED BOLTS, BEARING TYPE 'X', UNLESS NOTED OTHERWISE IN THE DRAWINGS AND SHALL CONFORM TO ASTM A325 SPECIFICATIONS. USE ANCO LOCKNUTS & FLAT WASHERS ON ALL BOLTS.
26. ANY FIELD CUTS MUST BE THOROUGHLY CLEANED AND DOUBLE COATED..

REV	DATE	DESCRIPTION
0	07/25/2024	TOWER MOD.



152 WEST 57TH STREET 34TH FLOOR
NEW YORK, NY 10019

DATE DRAWN: 07/25/2024	DRAWN BY: ANKIT JAIN	APPROVED BY: SHIQIANG ZHANG
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TOWER MODIFICATION
DRAWINGS

SITE:
TI-OPP-18058
/P-007939

3309 N 10TH STREET
ABILENE,
TX 79603
TAYLOR COUNTY



6221 LYNDON B JOHNSON FREEWAY
SUITE 204, DALLAS, TX 75249
PHONE: 972-291-8880
FAX: 972-384-8876
WWW.ALLPROCONS.COM



SHIQIANG ZHANG
137482
LICENSED
PROFESSIONAL ENGINEER

SHIQIANG ZHANG P.E.
TX PE # 137482
PRM REG # 6342
07/25/2024
ACGI# 24-2694

SHEET NAME
**GENERAL
NOTES**

SHEET NUMBER
S-3

MODIFICATION INSPECTION NOTES:

GENERAL

THE MODIFICATION INSPECTION (MI) IS A VISUAL INSPECTION OF TOWER MODIFICATIONS AND A REVIEW OF CONSTRUCTION INSPECTIONS AND OTHER REPORTS TO ENSURE THE INSTALLATION WAS CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, NAMELY THE MODIFICATION DRAWINGS, AS DESIGNED BY THE ENGINEER OF RECORD (EOR).

THE MI IS TO CONFIRM INSTALLATION CONFIGURATION AND WORKMANSHIP ONLY AND IS NOT A REVIEW OF THE MODIFICATION DESIGN ITSELF. NOR DOES THE MI INSPECTOR TAKE OWNERSHIP OF THE MODIFICATION DESIGN. OWNERSHIP OF THE STRUCTURAL MODIFICATION DESIGN EFFECTIVENESS AND INTEGRITY RESIDES WITH THE EOR AT ALL TIMES.

TO ENSURE THAT THE REQUIREMENTS OF THE MI ARE MET, IT IS VITAL THAT THE GENERAL CONTRACTOR (GC) AND THE MI INSPECTOR BEGIN COMMUNICATING AND COORDINATING AS SOON AS A PO IS RECEIVED. IT IS EXPECTED THAT EACH PARTY WILL BE PROACTIVE IN REACHING OUT TO THE OTHER PARTY. IF CONTACT INFORMATION IS NOT KNOWN, CONTACT ALLPRO CONSULTING GROUP, INC.

MI INSPECTOR

THE MI INSPECTOR IS REQUIRED TO CONTACT THE GC AS SOON AS RECEIVING A PO FOR THE MI TO, AT A MINIMUM:

- REVIEW THE REQUIREMENTS OF THE MI CHECKLIST
- WORK WITH THE GC TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS

THE MI INSPECTOR IS RESPONSIBLE FOR COLLECTING ALL GENERAL CONTRACTOR (GC) INSPECTION AND TEST REPORTS, REVIEWING THE DOCUMENTS FOR ADHERENCE TO THE CONTRACT DOCUMENTS, CONDUCTING THE IN-FIELD INSPECTIONS, AND SUBMITTING THE MI REPORT TO ALLPRO CGI.

GENERAL CONTRACTOR

THE GC IS REQUIRED TO CONTACT THE MI INSPECTOR AS SOON AS RECEIVING A PO OR A NTP FOR THE MODIFICATION INSTALLATION , AT A MINIMUM:

- REVIEW THE REQUIREMENTS OF THE MI CHECKLIST
- WORK WITH THE MI INSPECTOR TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE MI INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS
- BETTER UNDERSTAND ALL INSPECTION AND TESTING REQUIREMENTS

THE GC SHALL PERFORM AND RECORD THE TEST AND INSPECTION RESULTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MI CHECKLIST AND AIS/IIA-222 CODE.

RECOMMENDATIONS

THE FOLLOWING RECOMMENDATIONS AND SUGGESTIONS ARE OFFERED TO ENHANCE THE EFFICIENCY AND EFFECTIVENESS OF DELIVERING A MI REPORT:

- IT IS SUGGESTED THAT THE GC PROVIDE A MINIMUM OF 5 BUSINESS DAYS NOTICE, PREFERABLY 10, TO THE MI INSPECTOR AS TO WHEN THE SITE WILL BE READY FOR THE MI TO BE CONDUCTED.
- THE GC AND MI INSPECTOR COORDINATE CLOSELY THROUGHOUT THE ENTIRE PROJECT.
- WHEN POSSIBLE, IT IS PREFERRED TO HAVE THE GC AND MI INSPECTOR ON-SITE SIMULTANEOUSLY FOR ANY GUY WIRE TENSIONING OR RE-TENSIONING OPERATIONS.
- WHEN POSSIBLE, IT IS PREFERRED TO HAVE THE GC AND MI INSPECTOR ON-SITE DURING THE MI TO HAVE ANY DEFICIENCIES CORRECTED DURING THE INITIAL MI. THEREFORE, THE GC MAY CHOOSE TO COORDINATE THE MI CAREFULLY TO ENSURE ALL CONSTRUCTION FACILITIES ARE AT THEIR DISPOSAL WHEN THE MI INSPECTOR IS ON SITE.

CANCELLATION OR DELAYS IN SCHEDULED MI

IF THE GC AND MI INSPECTOR AGREE TO A DATE ON WHICH THE MI WILL BE CONDUCTED, AND EITHER PARTY CANCELS OR DELAYS, ALLPRO CGI SHALL NOT BE RESPONSIBLE FOR ANY COSTS, FEES, LOSS OF DEPOSITS AND/OR OTHER PENALTIES RELATED TO THE CANCELLATION OR DELAY INCURRED BY EITHER PARTY FOR ANY TIME (E.G. TRAVEL AND LODGING, COSTS OF KEEPING EQUIPMENT ON-SITE, ETC.).

CORRECTION OF FAILING MIS

IF THE MODIFICATION INSTALLATION WOULD FAIL THE MI (*FAILED MI*), THE GC SHALL WORK WITH MODIFICATION INSPECTOR TO COORDINATE A REMEDIATION PLAN IN ONE OF TWO WAYS:

- CORRECT FAILING ISSUES TO COMPLY WITH THE SPECIFICATIONS CONTAINED IN THE ORIGINAL CONTRACT DOCUMENTS AND COORDINATE A SUPPLEMENT MI.
- OR, WITH TOWER OWNER'S APPROVAL, THE GC MAY WORK WITH THE EOR TO RE-ANALYZE THE MODIFICATION/REINFORCEMENT USING THE AS-BUILT CONDITION

MI VERIFICATION INSPECTIONS

TOWER'S OWNER RESERVES THE RIGHT TO CONDUCT A MI VERIFICATION INSPECTION TO VERIFY THE ACCURACY AND COMPLETENESS OF PREVIOUSLY COMPLETED MI INSPECTION(S) ON TOWER MODIFICATION PROJECTS.

ALL VERIFICATION INSPECTIONS SHALL BE HELD TO THE SAME SPECIFICATIONS AND REQUIREMENTS IN THE CONTRACT DOCUMENTS AND IN ACCORDANCE WITH AIS/IIA 222 CODE.

VERIFICATION INSPECTION MAY BE CONDUCTED BY AN INDEPENDENT AEV/AESV FIRM AFTER A MODIFICATION PROJECT IS COMPLETED, AS MARKED BY THE DATE OF AN ACCEPTED *PASSING MI* OR *PASS AS NOTED MI* REPORT FOR THE ORIGINAL PROJECT.

REQUIRED PHOTOS

BETWEEN THE GC AND THE MI INSPECTOR THE FOLLOWING PHOTOGRAPHS, AT A MINIMUM, ARE TO BE TAKEN AND INCLUDED IN THE MI REPORT:

- PRE-CONSTRUCTION GENERAL SITE CONDITION
- PHOTOGRAPHS DURING THE REINFORCEMENT MODIFICATION CONSTRUCTION/ERECTION AND INSPECTION
 - RAW MATERIALS
 - PHOTOS OF ALL CRITICAL DETAILS
 - FOUNDATION MODIFICATIONS
 - WELD PREPARATION
 - BOLT INSTALLATION AND TORQUE
 - FINAL INSTALLED CONDITION
 - SURFACE COATING REPAIR
 - POST CONSTRUCTION PHOTOGRAPHS
 - FINAL INFIELD CONDITION

PHOTOS OF ELEVATED MODIFICATIONS TAKEN FROM THE GROUND SHALL BE CONSIDERED INADEQUATE.

REV	DATE	DESCRIPTION
0	07/25/2024	TOWER MOD.



152 WEST 57TH STREET 34TH FLOOR
NEW YORK, NY 10019

DATE DRAWN: 07/25/2024	DRAWN BY: ANKIT JAIN	APPROVED BY: SHIQIANG ZHANG
---------------------------	-------------------------	--------------------------------

TOWER MODIFICATION DRAWINGS

SITE:
TI-OPP-18058
/P-007939

3309 N 10TH STREET
ABILENE,
TX 79603
TAYLOR COUNTY



8221 LYNDON B JOHNSON FREEWAY
SUITE 204, DALLAS, TX 75243
PHONE: 972-291-6983
FAX: 972-291-6176
WWW.ALLPROCGI.COM



SHIQIANG ZHANG P.E.
TX PE # 137482
07292024
ACGI# 24-2694

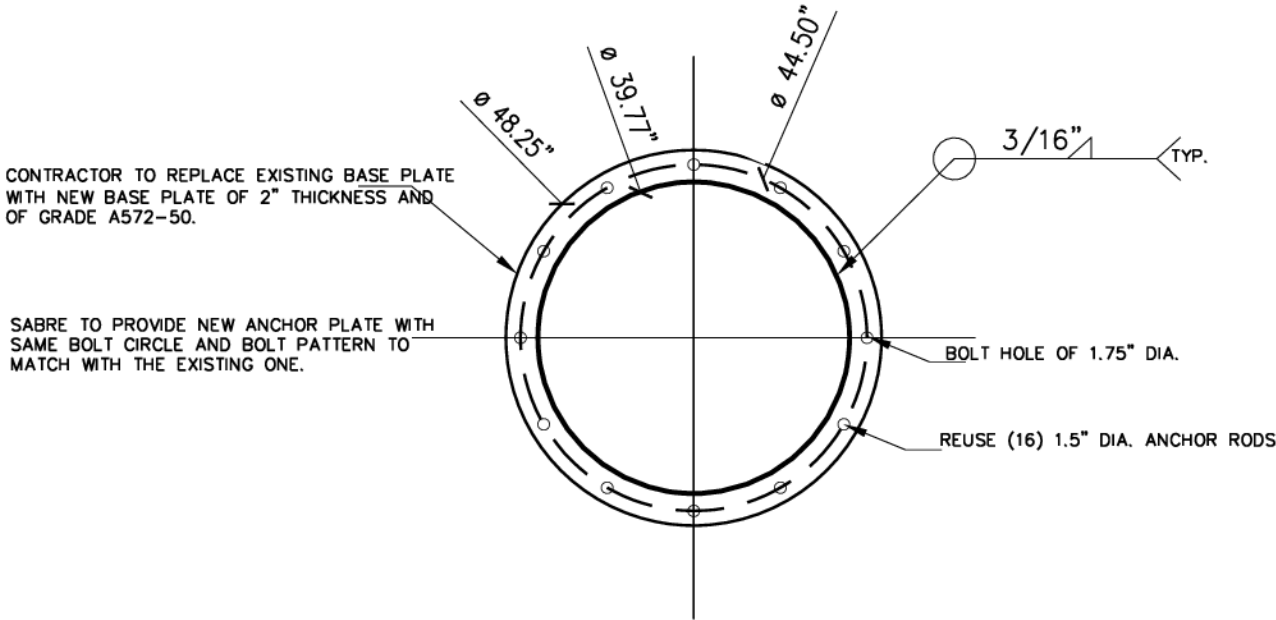
SHEET NAME
MODIFICATION INSPECTION NOTES

SHEET NUMBER
S-4

DURING FIELD WELDING, EXTRA CAUTION MUST BE GIVEN TO THE POSSIBILITY OF A FIRE HAZARD. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE FIRE PROTECTION DURING WELDING. ONLY A CONTRACTOR EXPERIENCED IN SIMILAR WORK SHALL PERFORM THE RECOMMENDED MODIFICATIONS.

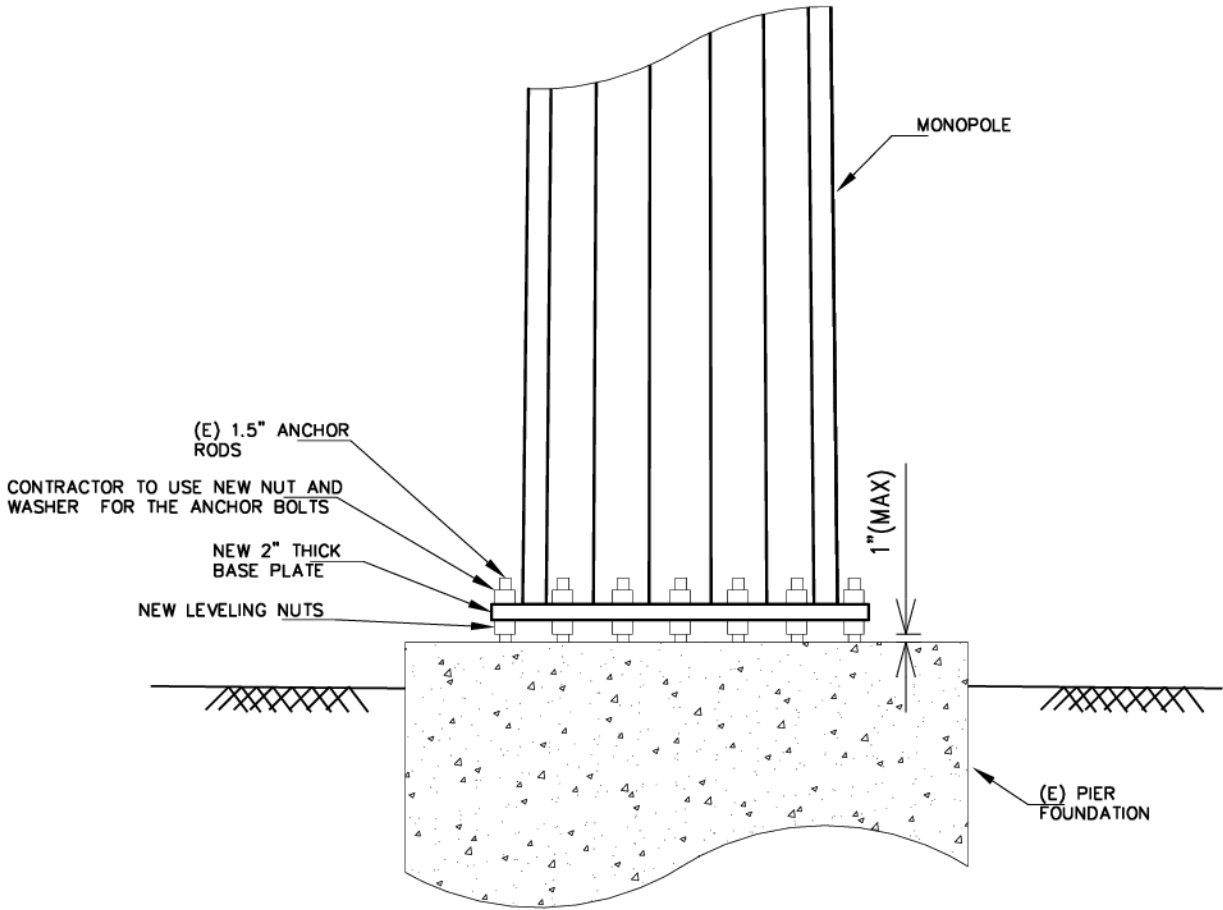
ALL INSTALLATIONS SHALL BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS

1. DO NOT MODIFY THE TOWER DURING WINDS OF MORE THAN 15 MPH.
2. DURING MODIFICATIONS, THE CONTRACTOR SHALL PRESERVE THE STRUCTURAL INTEGRITY AND THE STABILITY OF THE TOWER. BRACE THE TOWER AS NEEDED TO STABILIZE THE TOWER DURING MODIFICATION.
3. PROVIDED DIMENSIONS ARE FOR REFERENCE ONLY. BEFORE ANY FABRICATION CONTRACTOR SHALL FIELD VERIFY ALL NEW MEMBER DIMENSIONS FOR FIT & POSSIBLE INTERFERENCE.
4. FUTURE AND PROPOSED TRANSMISSION LINES SHALL BE INSTALLED AS DEPICTED IN THE TOWER CROSS SECTION SHOWN BELOW TO AVOID TOWER OVERSTRESS. THIS LINE LAYOUT IS IMPERATIVE TO THE SAFETY AND STRUCTURAL INTEGRITY OF THE TOWER. TOWER MAY OVERSTRESS WITHOUT THIS PROPOSED LINE LAYOUT.
5. GUY WIRE RE-TENSIONING WILL BE REQUIRED.
6. CLASS IV RIGGING PLAN SHALL BE REQUIRED.



1 BASE PLATE PLAN
S-2 SCALE: 1/2"=1'

1



2 MONOPOLE ELEVATION
S-2 SCALE: 1/2"=1'

ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN ARE THE PROPERTY OF ALLPRO CONSULTING GROUP, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED.

SHEET NAME
**NEW BASE
PLATE DETAILS**

SHEET NUMBER
S-2

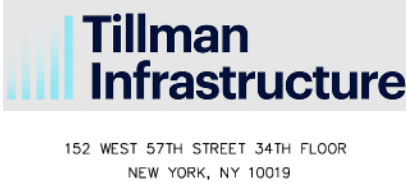


TOWER MODIFICATION
DRAWINGS
SITE:
TI-OPP-18058
/P-007939
3309 N 10TH STREET
ABILENE,
TX 79603
TAYLOR COUNTY

DATE DRAWN:
07/25/2024

DRAWN BY:
ANKIT JAIN

APPROVED BY:
SHIQIANG ZHANG



REV	DATE	DESCRIPTION
0	07/25/2024	TOWER MOD.

**Tillman
Infrastructure**

TILLMAN SITE NUMBER:
TI-OPP-18058

PROJECT ID#:
P-007939

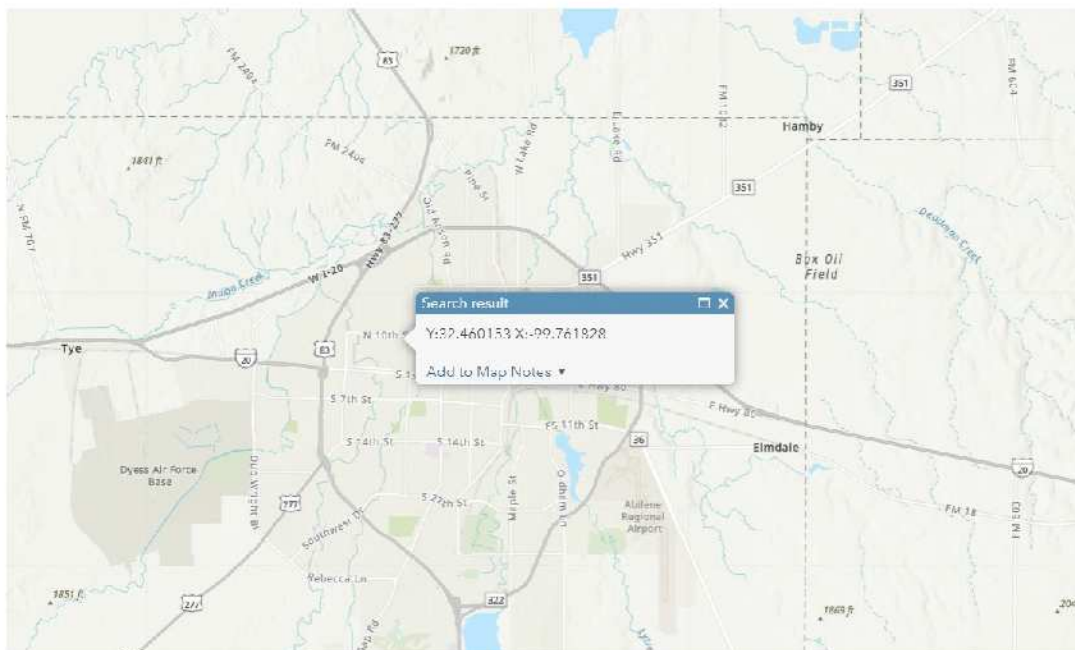
COORDINATES:
LAT: 32.460153°
LONG: -99.761828°

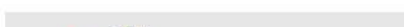
PREVIOUS STRUCTURAL ANALYSIS	
COMPANY	TILLMAN INFRASTRUCTURE
ACGI#	21-5397-TJH
DATE	04/01/2021

PROJECT DATA	
CODE AND STANDARDS	
BUILDING CODE	INTERNATIONAL BUILDING CODE (IBC 2021)
TIA STANDARD	ANSI/TIA-222-H
BASIC WIND SPEED WITHOUT ICE (MPH)	106 MPH
BASIC WIND SPEED WITH ICE (MPH)	40 MPH
SERVICE WIND SPEED (MPH)	60 MPH
ICE THICKNESS (IN)	1.5 IN
EXPOSURE CATEGORY	C
RISK CATEGORY	II
TOPOGRAPHIC CATEGORY	1
CREST HEIGHT (FT)	0 FT
S_s (G)	0.066
S_1 (G)	0.035

CONSTRUCTION CLASS

ALLPRO CONSULTING GROUP, INC. HAS DETERMINED THIS PROJECT AS A CLASS IV CONSTRUCTION PROJECT PER ANSI/ASSE A10.48

[illegible]

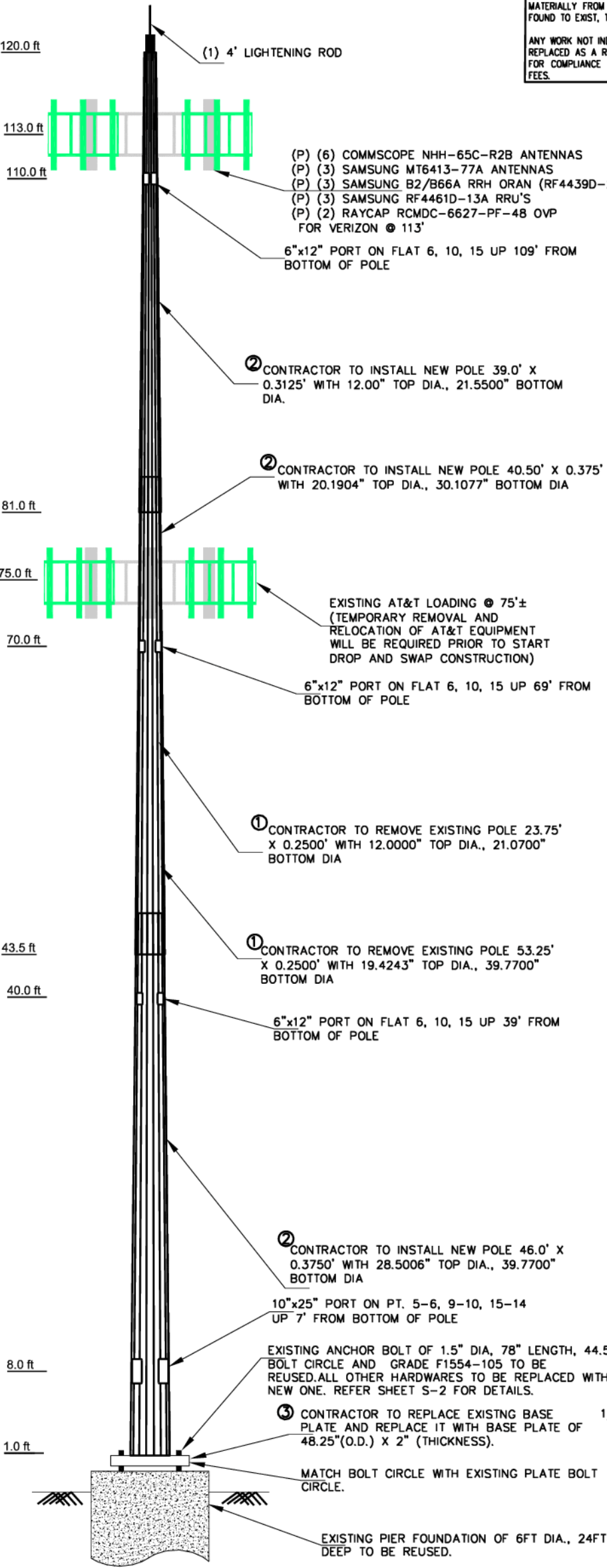
SHEET NAME TITLE PAGE						TOWER MODIFICATION DRAWINGS SITE: TI-OPP-18058 /P-007939		DATE DRAWN: 07/25/2024				REV 0		DATE 07/25/2024		DESCRIPTION TOWER MOD.	
SHEET NUMBER T-1		SHIQIANG ZHANG P.E. TX PE # 137482 FPM REG # 82482 07/28/2024 ACGI# 24-2694		8221 LYNDON B JOHNSON FREEWAY SUITE 20A, DALLAS, TX 75243 PHONE: 972-231-8883 FAX: 972-364-8375 WWW.ALLPROCONS.COM		3309 N 10TH STREET ABILENE, TX 79603 TAYLOR COUNTY		DRAWN BY: ANKIT JAIN		152 WEST 57TH STREET 34TH FLOOR NEW YORK, NY 10019							
						APPROVED BY: SHIQIANG ZHANG											

TOWER MODIFICATION SCHEDULE			
NO.	TYPE OF REPAIRS	DETAIL	ELEVATION
1	REMOVE AND DISPOSE EXISTING 75FT MONOPOLE WITH ALL ITS SECTIONS.	S-1	0'-75'
2	STACK NEW 120' MONOPOLE. REUSE EXISTING FOUNDATION AND ANCHOR BOLT.	S-1	0'-120'
3	INSTALL NEW SAFETY CLIMB SYSTEM	S-1	0'-120'
4	NEW BASE PLATE & EXISTING ANCHOR ROD DETAILS	S-2	1'
5	INSTALL NEW GROUNDING FOR THE NEW TOWER	S-1	0'

NOTE: TEMPORARY REMOVAL AND RELOCATION OF AT&T EQUIPMENT WILL BE REQUIRED PRIOR TO START DROP AND SWAP CONSTRUCTION.

MATERIAL STRENGTH		
GRADE	Fy	Fu
A572-65	65 ksi	80 ksi

1	39.00	18	0.3125	3.00	12.0000	21.5500	2.3
2	40.50	18	0.3750	3.50	20.1904	30.1077	4.3
3	46.00	18	0.3750	28.5006	39.7700	6.6	13.1
Section	Length (ft)	Number of Sides	Thickness (in)	Socket Length (ft)	Top Dia (in)	Bot Dia (in)	Grade
							Weight (K)



1 ELEVATION: NEW 120FT MONOPOLE TO REPLACE EXISTING
S-1 SCALE: 3/32"=1'

- DO NOT MODIFY THE TOWER DURING WINDS OF MORE THAN 15 MPH.
- DURING MODIFICATIONS, THE CONTRACTOR SHALL PRESERVE THE STRUCTURAL INTEGRITY AND THE STABILITY OF THE TOWER. BRACE THE TOWER AS NEEDED TO STABILIZE THE TOWER DURING MODIFICATION.
- PROVIDED DIMENSIONS ARE FOR REFERENCE ONLY. BEFORE ANY FABRICATION CONTRACTOR SHALL FIELD VERIFY ALL NEW MEMBER DIMENSIONS FOR FIT & POSSIBLE INTERFERENCE.
- FUTURE AND PROPOSED TRANSMISSION LINES SHALL BE INSTALLED AS DEPICTED IN THE TOWER CROSS SECTION SHOWN BELOW TO AVOID TOWER OVERSTRESS. THIS LINE LAYOUT IS IMPERATIVE TO THE SAFETY AND STRUCTURAL INTEGRITY OF THE TOWER. TOWER MAY OVERSTRESS WITHOUT THIS PROPOSED LINE LAYOUT.
- CLASS IV RIGGING PLAN SHALL BE REQUIRED.

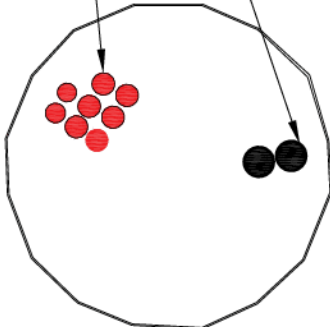
ALL INSTALLATIONS SHALL BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS

IF CONCEALED OR UNKNOWN PHYSICAL CONDITIONS ARE ENCOUNTERED AT THE SITE THAT DIFFER MATERIALLY FROM THOSE INDICATED IN THE DRAWINGS OR FROM THOSE CONDITIONS ORDINARILY FOUND TO EXIST, THE ADDITIONAL FEES MAY BE REQUIRED AS NEEDED.

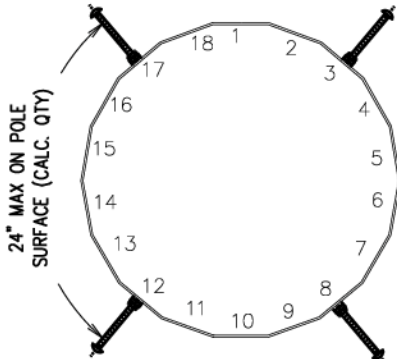
ANY WORK NOT INDICATED IN THE PLANS OR SPECIFICATIONS, THAT MUST BE ADDED, REPAIRED, OR REPLACED AS A RESULT OF HIDDEN, CONCEALED, OR CHANGED CONDITIONS, OR THAT IS REQUIRED FOR COMPLIANCE WITH BUILDING CODES OR OTHER REGULATIONS, SHALL RESULT IN ADDITIONAL FEES.

(E) (2) 0.35" FIBER
(E) (6) 0.88" CONTROL
CABLES @ 75' ± FOR AT&T

(P) (2) 1.43" HYBRID CABLES
@ 113'± FOR VERIZON



2 COAX LAYOUT
S-1 SCALE: NTS

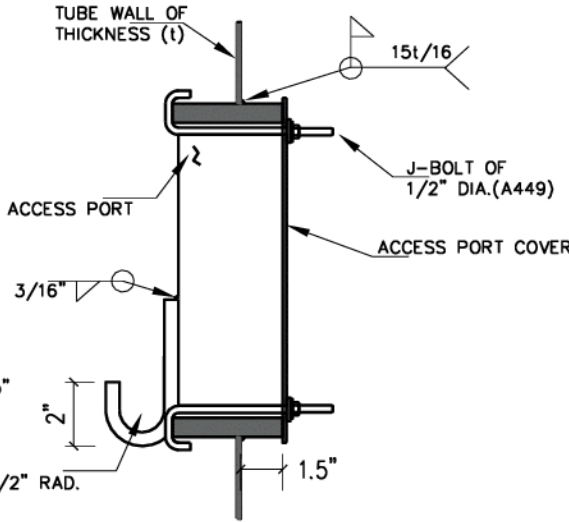


3 CLIMBING DETAILS
S-1 SCALE: NTS

5/8"-11-7" STEP BOLT (GALV.)
(A-449 GRADE)

STEP BOLT CLIP
(A36 GRADE)

4 STEP BOLTS
S-1 SCALE: NTS



5 ACCESS PORT DETAILS
S-1 SCALE: NTS

ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN ARE THE PROPERTY OF ALLPRO CONSULTING GROUP, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED.

SHEET NAME

**TOWER
PROFILE**

SHEET NUMBER

S-1



TOWER MODIFICATION
DRAWINGS

SITE:
TI-OPP-18058
/P-007939

3309 N 10TH STREET
ABILENE,
TX 79603
TAYLOR COUNTY

DATE DRAWN:
07/25/2024

DRAWN BY:
ANKIT JAIN

APPROVED BY:
SHI QIANG ZHANG



152 WEST 57TH STREET 34TH FLOOR
NEW YORK, NY 10019

REV	DATE	DESCRIPTION
0	07/25/2024	TOWER MOD.



CONSULTING GROUP, INC.

9221 Lyndon B. Johnson Freeway, #204, Dallas, TX 75243 ★ PHONE 972-231-8893 ★ FAX 1-866-364-8375
www.allprocgi.com ★ e-mail: info@allprocgi.com Firm Reg. # 8242

**Tower Drop and Swap Design for
Tillman Infrastructure, LLC.**



Proposed 120' Monopole Tower with Existing Foundation

Tillman Site Name: TAYLOR Co TX
Tillman Site ID: TI-OPP-18058
Tillman Project ID: P-007939
Carrier Name: Verizon

Tenant Site No.: 16980428

**Site Location: 3309 N 10th Street,
Abilene, TX 79603
Taylor County**

Latitude: 32.460153°
Longitude: -99.761828°

ACGI Job # 24-2694

ANALYSIS RESULTS		
Tower Components	102.0 %	Acceptable with drop and swap
Tower Foundation	82.7 %	Pass

Prepared By:
Ankit Jain
Staff Engineer



07/25/2024
Approved By:
Shiqiang, Zhang, P.E.
TX PE # 137482
Firm Reg. # 8242

TABLE OF CONTENTS

ANALYSIS SUMMARY	3
SCOPE & SOURCE OF INFORMATION.....	3
SOURCE OF INFORMATION	3
ANALYSIS METHODS & DATA.....	4
SITE DATA.....	4
TOWER DATA	4
TOWER HISTORY	4
APPURTENANCE LISTING	5
EXISTING & RESERVED LOAD DESCRIPTION*.....	5
PROPOSED VERIZON LOAD DESCRIPTION*	5
CONCLUSIONS.....	6
RESULT SUMMARY	6
DISCLAIMER.....	7
ASSUMPTIONS	7
RECOMMENDATIONS	8
SUMMARY OF WORKING PERCENTAGE OF STRUCTURAL COMPONENTS	8
APPENDIX	9
SITE DATA.....	10
COAX LAYOUT	11
TOWER ELEVATION DRAWINGS.....	12
MISCELLANEOUS PLOTS.....	13
CALCULATION PRINTOUT	14
MATHCAD CALCULATION PRINTOUT.....	15

1. ANALYSIS SUMMARY

The proposed **120' Tower and existing foundation located in Abilene, TX** was analyzed by Allpro Consulting Group, Inc. (ACGI) for the existing loads and proposed **Verizon** per Application **P-007939** as authorized by **Tillman Infrastructure, LLC**. Based on the results of the analysis, the proposed tower with below mentioned proposed and existing loading is found **to be acceptable** with *TIA-222-H, Structural Standards for Steel Antenna Towers and Antenna Supporting Structures* and *2021 International Building Code (IBC 2021)*.

2. SCOPE & SOURCE OF INFORMATION

The purpose of this structural analysis is to determine whether the existing structure is capable of supporting additional loads proposed loads.

SOURCE OF INFORMATION		
Tower Data:	Sabre Industries Allpro Consulting Group	Existing Tower Design Report by Sabre Towers & Poles, Project # 21-5397-TJH, dated 04/01/2021 dropped and to be replaced with new Tower Design by Allpro Consulting Group Inc., ACGI# 24-2694, dated 7/24/2024.
Foundation Data:	Sabre Industries Engineered Tower Solutions (ETS), PLLC	Tower Design Report by Sabre Towers & Poles, Project # 21-5397-TJH, dated 04/01/2021. Foundation Inspection report by ETS, Project: 21-095407, Dated 09/15/2021.
Geotechnical Report:	Terradyne Engineering, Inc.	Soil data as per Geotechnical Investigation Report by Terradyne Engineering, Inc., Project# D211034, dated 03/19/2021.
Loading Data:	Tillman Infrastructure, LLC.	Existing AT&T loading as per FCDs by Broadus Services, FA# 12677368, dated 07/13/2020. Proposed Verizon loading as per: "TI-OPP-18058_P-007939_Taylor Co TX_ TXAB BARROW_REPL_COLO APP 6-21-24" dated 06/21/2024.
Authorization:	Tillman Infrastructure, LLC.	

3. ANALYSIS METHODS & DATA

The analysis was performed in accordance with Telecommunication Industry Association specification TIA-222-H. The tower was modeled using TNX Tower, a 3-D finite element program. TNX Tower is a general-purpose modeling, analysis, and design program created specifically for communication towers using the EIA-222-C, EIA-222-D, TIA/EIA-222-F or TIA-222-H standards. The 3-D model included the tower, with existing appurtenances and all proposed loads.

SITE DATA	
Tillman Site Name:	TAYLOR Co TX
Tillman Site Number:	TI-OPP-18058
Carrier Site Name/ID:	TX AB BARROW RELHR/ P-007939
City, State:	Abilene, TX
County:	Taylor
Code Wind Load Requirement:	ANSI/TIA-222-H (IBC 2021)
Wind Load Used:	ANSI/TIA-222-H Code: - Basic Wind Speed of 106 mph (3 second gust wind speed) - Structure Class II. - Exposure Category C. - Topographic Category 1. - Crest Height 0.00 ft. - A wind speed of 30 mph is used in combination with ice. - Nominal ice thickness of 1.50 in.
Seismic Check:	Seismic Response Acceleration at Short Period (Ss) is 0.066 g, Seismic check calculations are included as per TIA- 222-H

*This structural analysis is based upon the tower being classified as a class II; however, if a different classification is required subsequent to the date hereof, the tower classification will be changed to meet such requirement and a new structural analysis will be run.

TOWER DATA	
Tower Type:	Monopole
Height:	120'
Cross Section:	Triangular
Steel Strength:	65 ksi
Type of Foundation:	Pier foundation
TOWER HISTORY	
Tower Manufacturer / Model:	Allpro Consulting Group, Inc.
Date of Original Design:	7/24/2024
Previous Modifications:	N/A
Original Design Code Req.:	EIA/TIA 222-H with ASCE7-16 wind speed of 106 mph with 1.5" ice.

4.

APPURTENANCE LISTING

EXISTING & RESERVED LOAD DESCRIPTION*					
<u>ELEV</u> <u>(ft.)</u>	<u>Qty.</u>	<u>Antenna Description</u>	<u>Mount Type</u> <u>& Qty.</u>	<u>TX. LINE (in)</u>	<u>TENANT</u>
75±	9	Commscope NNHH-65B-R4 Antennas	(3) Comscope MCG23-12M- 9-126 Sector Frame	(2) 0.35" Fiber (6) 0.88" Control Cables	AT&T*
	3	Ericsson 4478 B14 RRU's			
	3	Ericsson 4415 B30 RRU's			
	3	Ericsson 8843 B2/B66A RRU's			
	3	Ericsson 4449 B5/B12 RRU's			
	2	Raycap DC9-48-60-24-8C-EV OVP			

Note: *Existing AT&T Loading calculated w/40k in² EPA wind load with Ka factor of 0.8.

PROPOSED VERIZON LOAD DESCRIPTION*					
<u>ELEV</u> <u>(ft.)</u>	<u>Qty.</u>	<u>Antenna Description</u>	<u>Mount Type</u> <u>& Qty.</u>	<u>TX. LINE (in)</u>	<u>TENANT</u>
113±	6	Commscope NHH-65C-R2B Antennas	(3) PV-SFRGS- MP10M-25-EP- AP1 Sector Mount	(2) Hybrid Fiber Cables 6x12	Verizon
	3	Samsung MT6413-77A Antennas			
	3	Samsung B2/B66A RRH ORAN (RF4439d- 25A) RRU's			
	3	Samsung RF4461d-13A RRU's			
	3	Raycap RCMD-6627-PF-48 OVP			

Note: *Proposed Verizon Loading calculated w/40k in² EPA wind load with Ka factor of 0.8.

- Notes: 1. ACGI should be notified of any discrepancies found in the data listed in this report.
2. Notify Allpro Consulting Group, Inc. of any potential physical and other interference with existing antennas for a redesign.

5. CONCLUSIONS

RESULT SUMMARY			
MEMBER		% Capacity	Pass/Fail
Pole (120 - 81)		49.5 %	Pass
Pole (81-43.5)		67.0 %	Pass
Pole (43.5-1)		74.4 %	Pass
Anchor Bolts		102.0 %	Acceptable
Tower Base Foundation (Pier Foundation)	Download Capacity	21.5 %	Pass
	Uplift Capacity	32.4 %	Pass
	Length Ratio	82.7 %	Pass
Tower Overall Rating = 102.0 % (Acceptable)			

As per the results of the analysis, the existing tower is found to be acceptable for the new and existing antenna loads, after installation of proposed modification.

Upon installation of proposed modifications, Maximum tower member stress is less than 105% making it to be acceptable under the TIA-222-H code and 2021 International Building Code requirements.

6.

DISCLAIMER

Installation procedures and related loading are not within the scope of this analysis. A contractor experienced in similar work should perform all installation work. The engineering services provided by Allpro Consulting Group, Inc. (ACGI) are limited to the computer analysis and calculations of the structure with the proposed and existing loads. This analysis is considered void if the loading mentioned in this report is changed or is different as installed. It is assumed that the existing structure is properly maintained and is in good condition free of any defects.

ACGI does not make any warranties, expressed or implied in connection with this engineering analysis report and disclaims any liability arising from deficiencies or any existing conditions of the original structure. ACGI will not be responsible for consequential or incidental damages sustained by any parties as a result of any data or conclusions included in this Report. The maximum liability of ACGI pursuant to this report shall be limited to the consulting fee received for the preparation of the report.

Climbers should not latch or tie their support lanyard or gear on to antennas, radios, antenna mounts etc. without proper evaluation. They should only tie to their support lanyards or gear to or attach to main tower/building structural members that have visible bolting and connection to the larger structure.

7.

ASSUMPTIONS

This analysis was completed based on the following assumptions:

- Tower has been properly maintained
- Tower erection was in accordance to manufacturer drawings
- Leg flanges have been properly designed by manufacturer to not be a limiting reaction
- Welds have been properly designed and installed by manufacturer to not be a limiting reaction
- Foundation was constructed in accordance to manufacturer drawings
- Foundation does not have structural damage
- Bolts have been properly tightened according to manufacturer specifications
- Appurtenance, mount and transmission line sizes and weights are best estimates using the tnxTower database and manufacturer information

8. RECOMMENDATIONS

The existing tower is recommended for the final loading listed under Section 4 "Appurtenances Listing", after installing proposed tower modifications.

Modifications Required:

1. Remove and dispose existing 75ft Monopole with all its sections.
2. Stack new 120' Monopole. Reuse existing Foundation and Anchor bolts.
3. Keep the anchor rod projection (distance from top of foundation to bottom of leveling nut) less than 1in.
4. Install new safety climb system.
5. Install new grounding for the new tower.
 - Temporary removal and relocation of AT&T equipment will be required prior to start drop and swap construction.

Contractor bids are pending and will be provided shortly under separate cover.

Modification should be installed by a contractor familiar with the work to be performed.

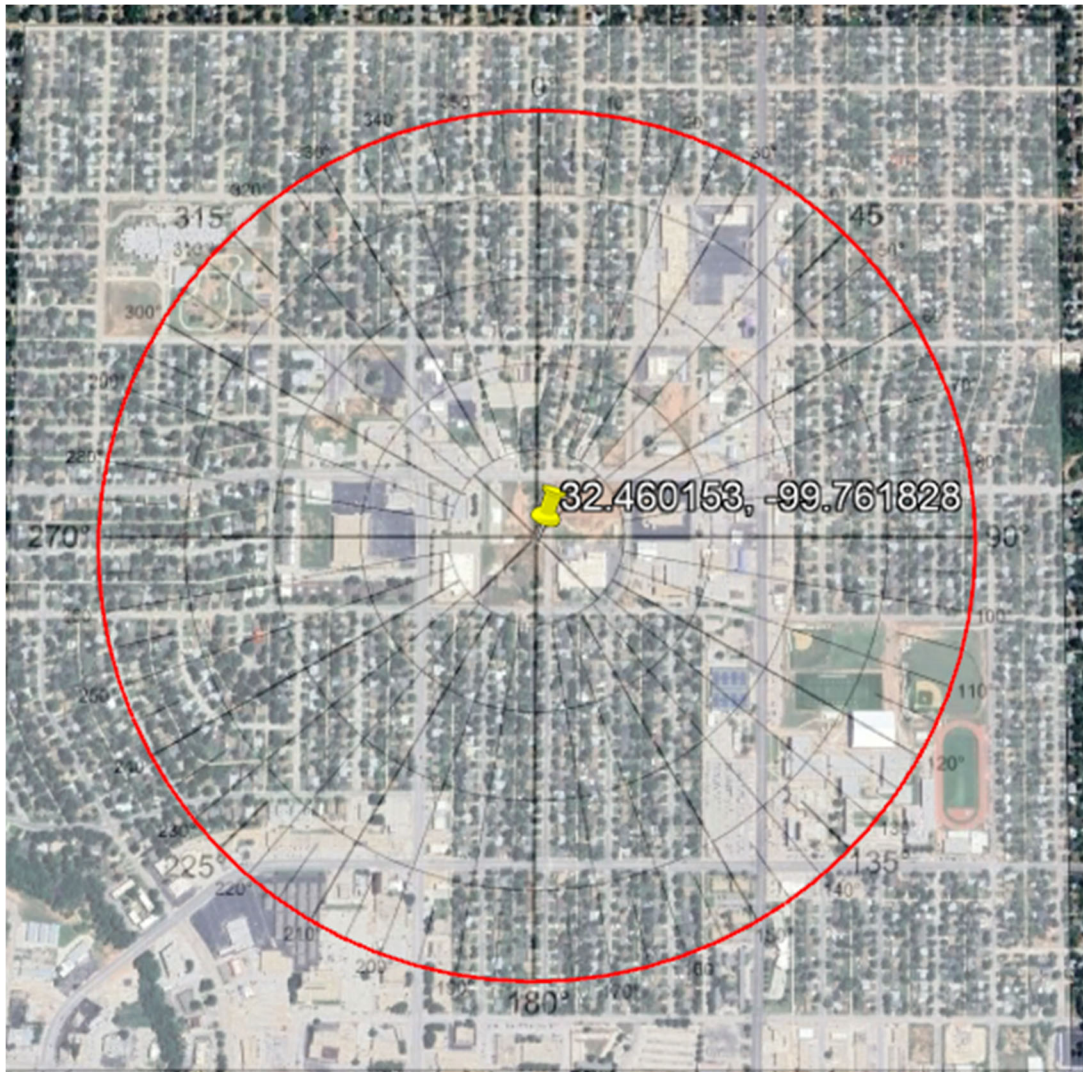
9. SUMMARY OF WORKING PERCENTAGE OF STRUCTURAL COMPONENTS

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail
L1	120 - 81	Pole	TP21.55x12x0.3125	1	-9.12	1189.67	49.5	Pass
L2	81 - 43.5	Pole	TP30.1077x20.1904x0.375	2	-21.72	2010.60	67.0	Pass
L3	43.5 - 1	Pole	TP39.77x28.5006x0.375	3	-32.11	2743.06	74.4	Pass
							Summary	
							Pole (L3)	Pass
							RATING =	74.4 Pass

APPENDIX

SITE DATA



Exposure C

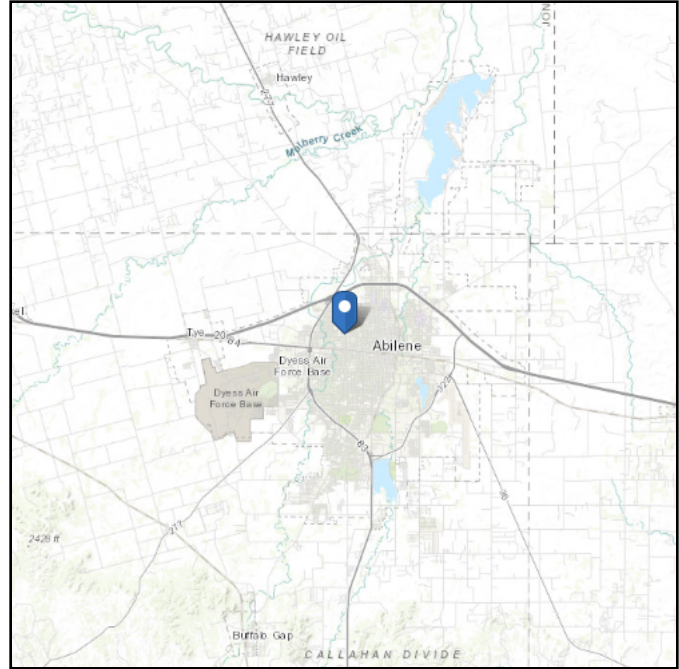
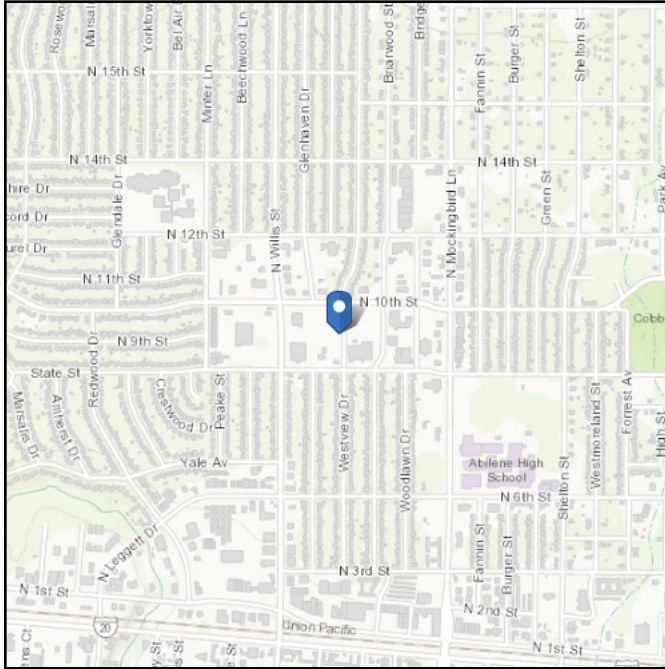
Topography 1

ASCE Hazards Report

Address:
No Address at This Location

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Default (see Section 11.4.3)

Latitude: 32.460153
Longitude: -99.761828
Elevation: 0 ft (NAVD 88)



Wind

Results:

Wind Speed	106 Vmph
10-year MRI	74 Vmph
25-year MRI	81 Vmph
50-year MRI	86 Vmph
100-year MRI	91 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2

Date Accessed: Tue Jun 25 2024

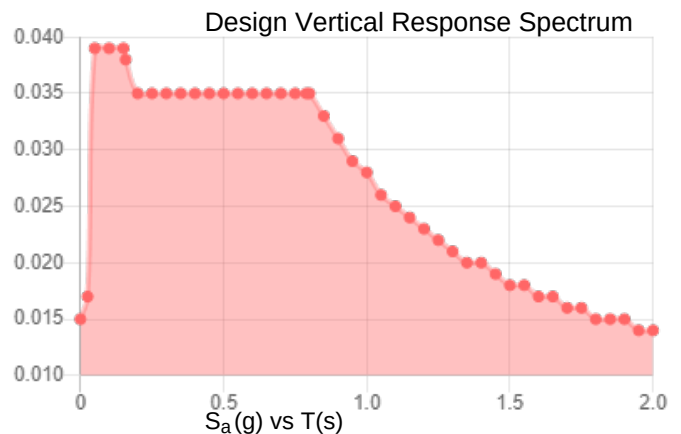
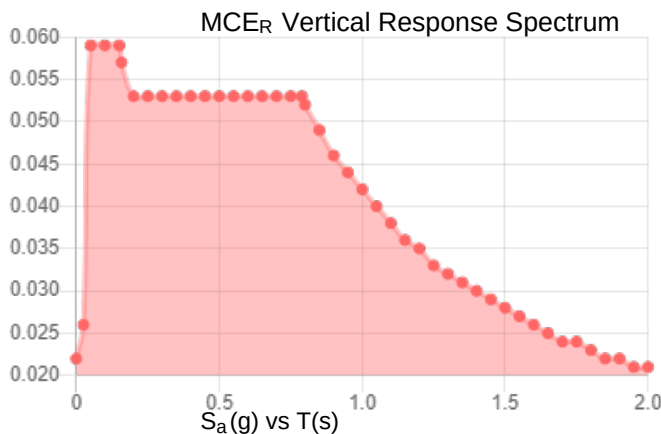
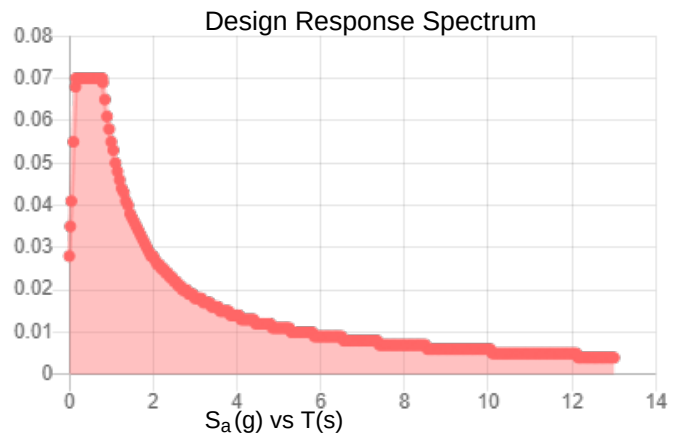
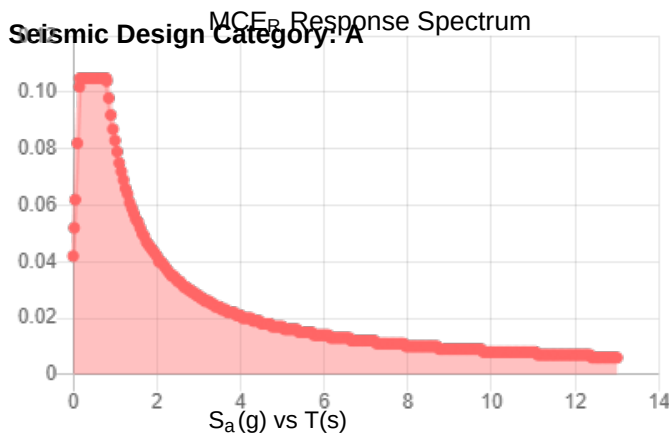
Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is not in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2.

Site Soil Class: D - Default (see Section 11.4.3)

Results:

S_S :	0.066	S_{D1} :	0.055
S_1 :	0.035	T_L :	12
F_a :	1.6	PGA :	0.03
F_v :	2.4	PGA _M :	0.049
S_{MS} :	0.105	F_{PGA} :	1.6
S_{M1} :	0.083	I_e :	1
S_{DS} :	0.07	C_v :	0.7



Data Accessed: Tue Jun 25 2024

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.

Ice

Results:

Ice Thickness: 1.50 in.
Concurrent Temperature: 15 F
Gust Speed 40 mph

Data Source: Standard ASCE/SEI 7-16, Figs. 10-2 through 10-8

Date Accessed: Tue Jun 25 2024

Ice thicknesses on structures in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

Values provided are equivalent radial ice thicknesses due to freezing rain with concurrent 3-second gust speeds, for a 500-year mean recurrence interval, and temperatures concurrent with ice thicknesses due to freezing rain. Thicknesses for ice accretions caused by other sources shall be obtained from local meteorological studies. Ice thicknesses in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided "as is" and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

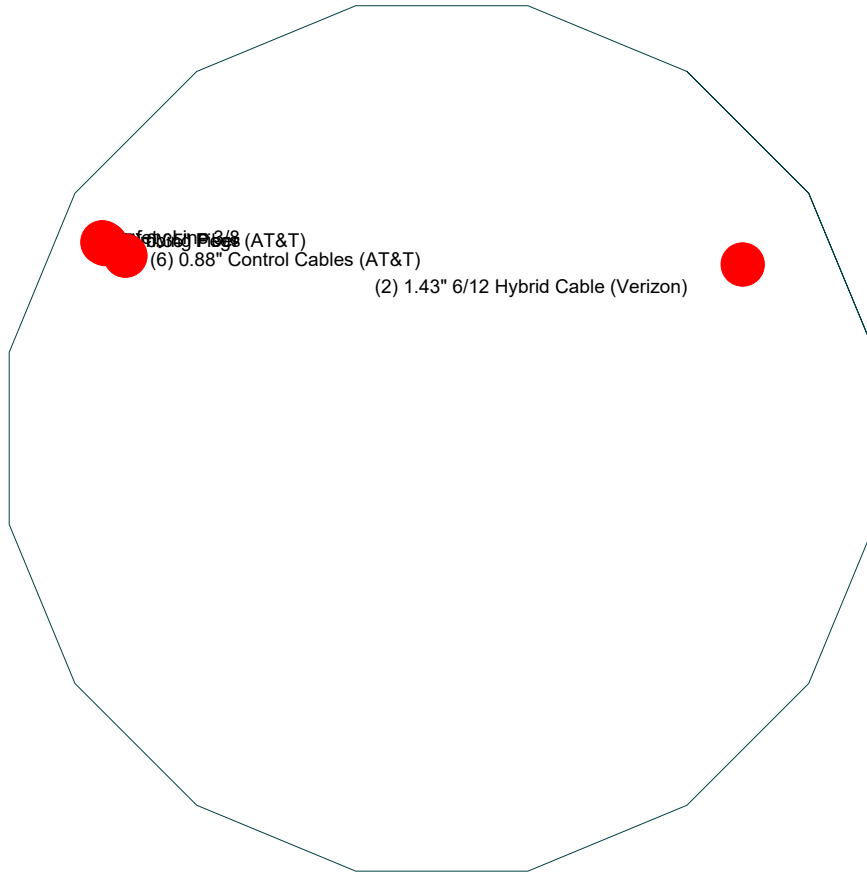
ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE Hazard Tool.

COAX LAYOUT

Feed Line Plan

Round Flat App In Face App Out Face



Allpro Consulting Group Inc.
9221 Lyndson B. Jhonson Fwy Suite#204
Dallas.T.X.75243
Consulting Engineers Phone: 972-231-8893
FAX: 886-364-8375

Job: 24-2694		
Project: Ti-OPP-18058_P-007939		
Client: Tillman Infrastructure	Drawn by: AJain	App'd:
Code: TIA-222-H	Date: 07/25/24	Scale: NTS
Path:		Dwg No. E-7

TOWER ELEVATION DRAWINGS

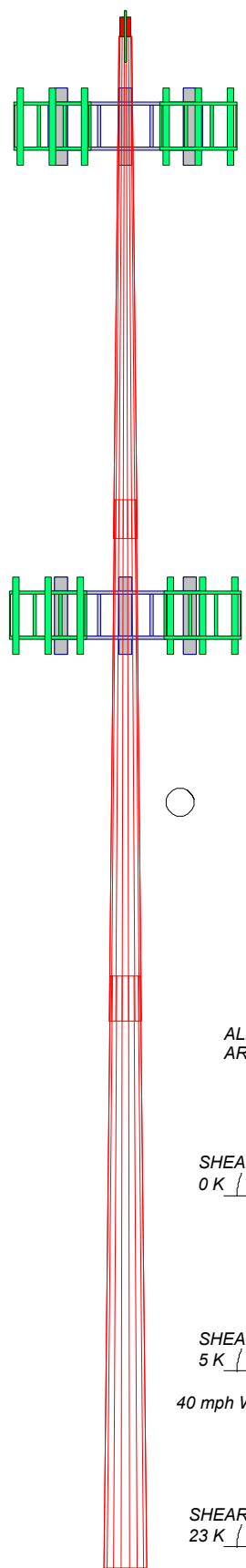
Section	1	2	3	
Length (ft)	39.00	40.50	46.00	
Number of Sides	18	18	18	
Thickness (in)	0.3125	0.3750	0.3750	
Socket Length (ft)	3.00	3.50	28.5006	
Top Dia (in)	12.0000	20.1904	39.7700	
Bot Dia (in)	21.5500	30.1077		
Grade		A572-65		
Weight (K)	2.3	4.3	6.6	13.1

120.0 ft

81.0 ft

43.5 ft

1.0 ft



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
L1	121	L2	82
Beacon	120	Loadings (40K EPA) (ATI)	75
Lightning Rod	120	L3	44.5
Loadings (40K EPA) (Verizon)	113		

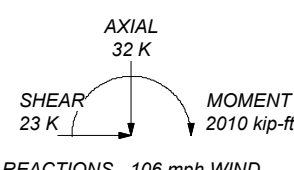
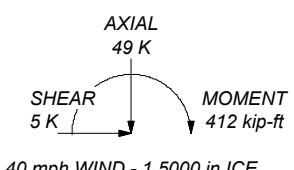
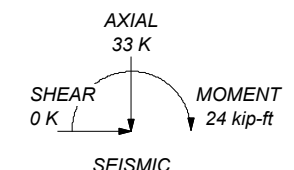
MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-65	65 ksi	80 ksi			

TOWER DESIGN NOTES

1. Tower designed for Exposure C to the TIA-222-H Standard.
2. Tower designed for a 106 mph basic wind in accordance with the TIA-222-H Standard.
3. Tower is also designed for a 40 mph basic wind with 1.50 in ice. Ice is considered to increase in thickness with height.
4. Deflections are based upon a 60 mph wind.
5. Tower Risk Category II.
6. Topographic Category 1 with Crest Height of 0.00 ft
7. TOWER RATING: 74.4%

ALL REACTIONS
ARE FACTORED

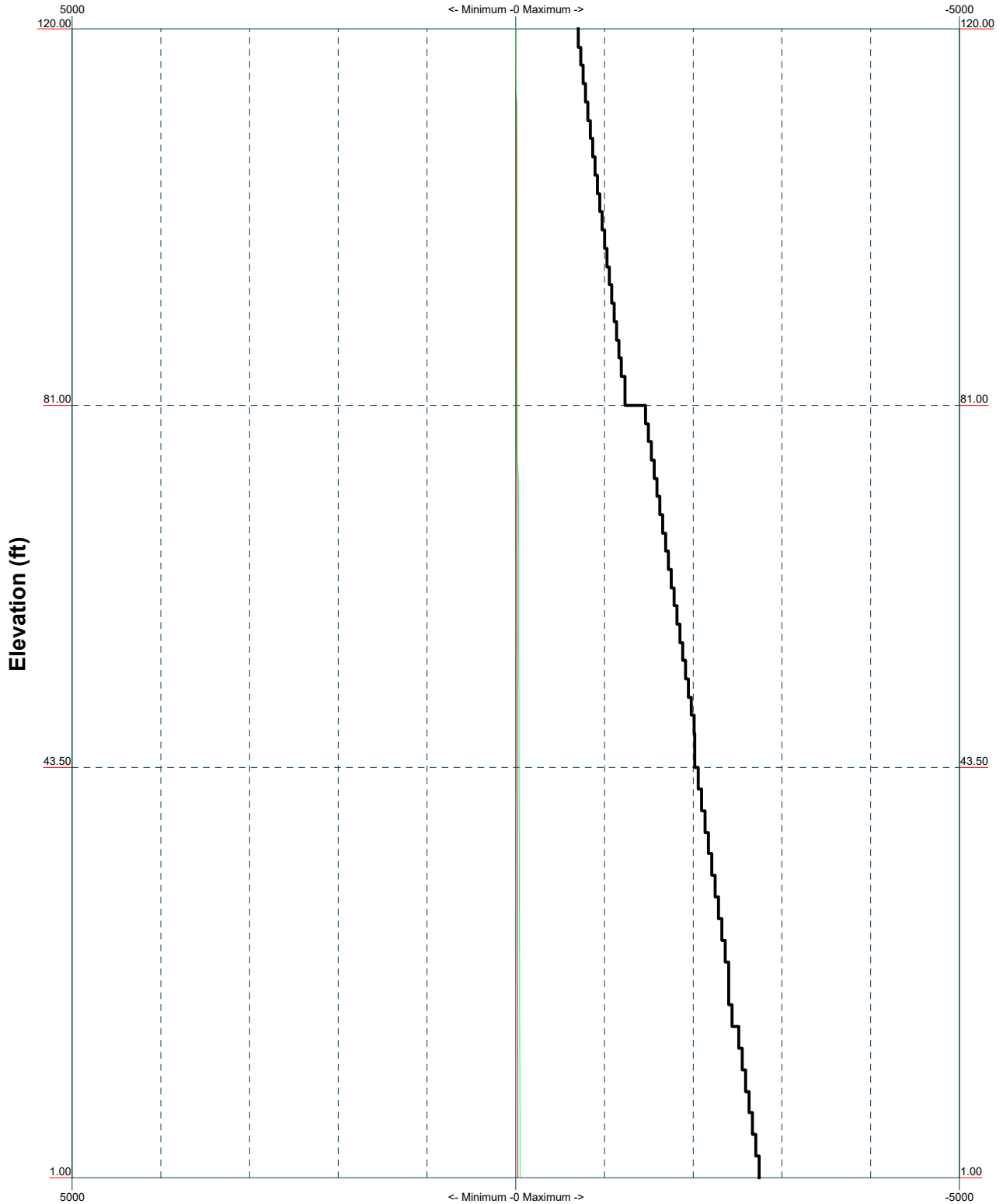


MISCELLANEOUS PLOTS

TIA-222-H - 106 mph/40 mph 1.5000 in Ice Exposure C

Leg Capacity ———

Leg Compression (K)



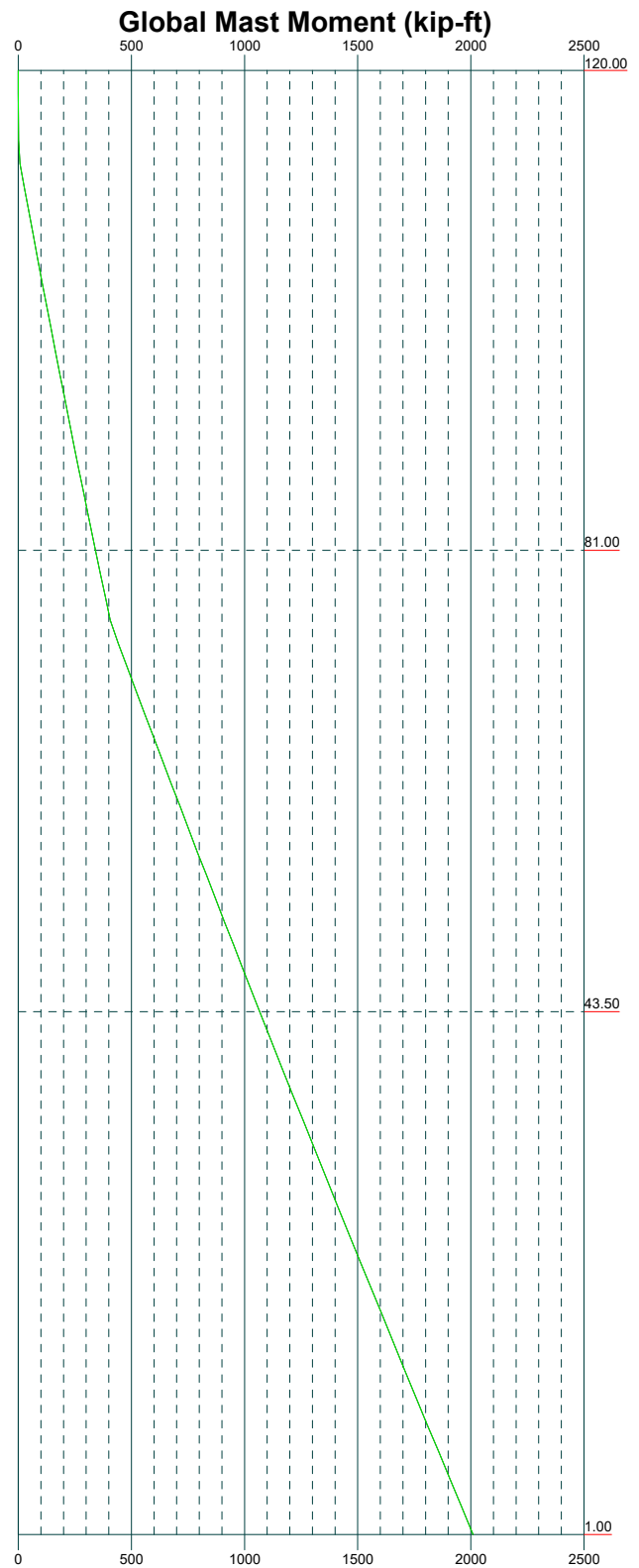
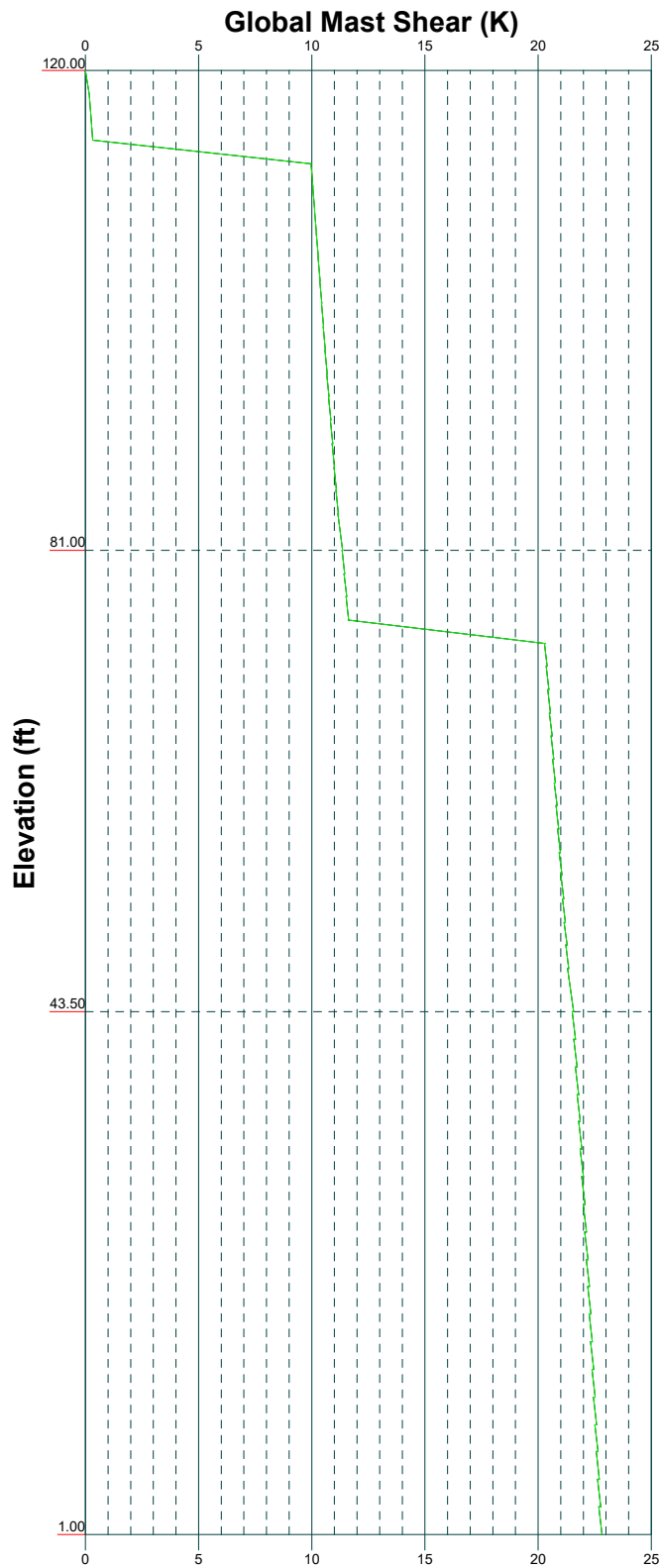
Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas.T.X.75243 Phone: 972-231-8893 FAX: 886-364-8375 Consulting Engineers		Job: 24-2694		
		Project: TI-OPP-18058_P-007939		
		Client: Tillman Infrastructure	Drawn by: AJain	App'd:
		Code: TIA-222-H	Date: 07/25/24	Scale: NTS
		Path:		Dwg No. E-3

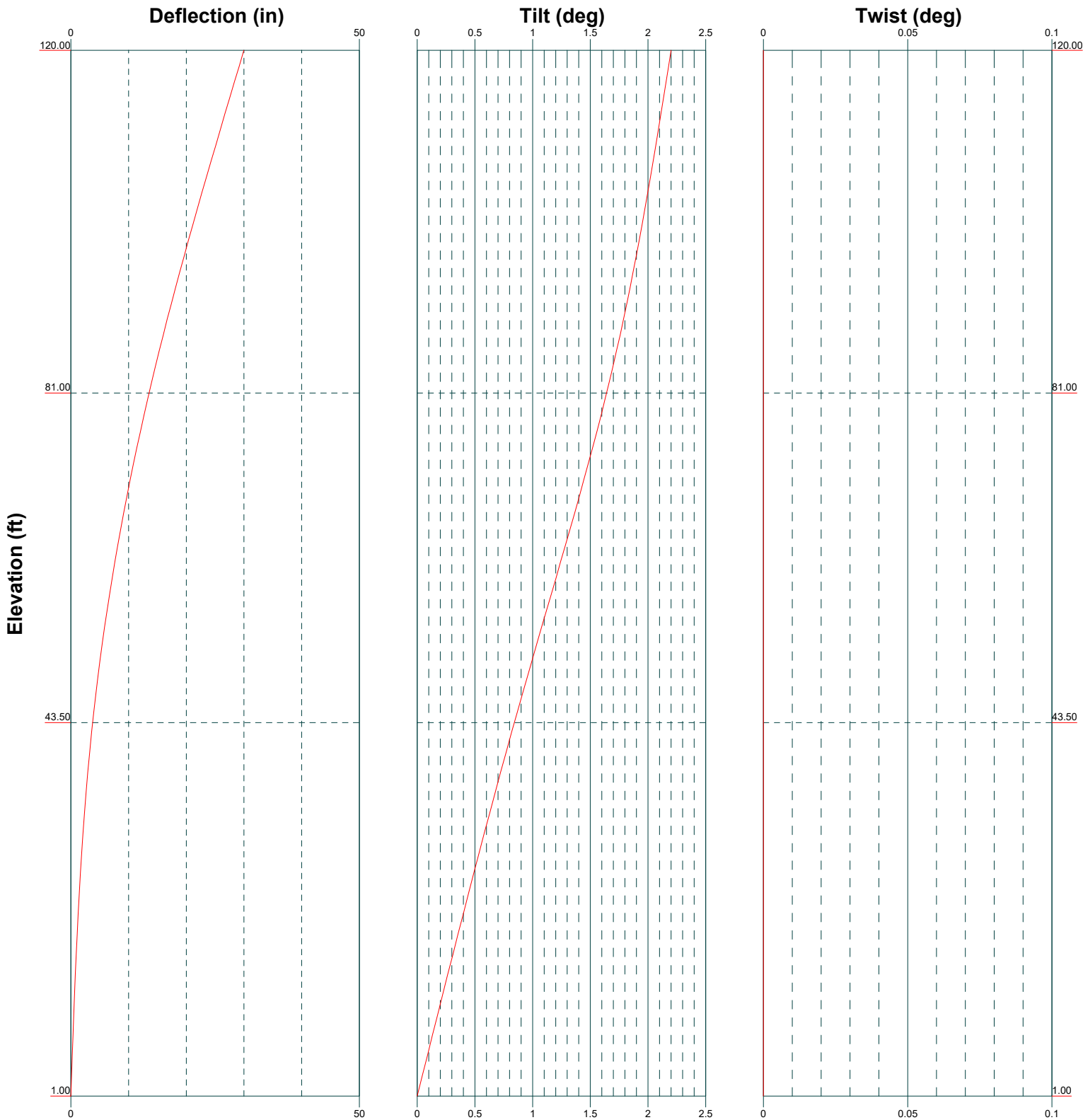
Vx

Vz

Mx

Mz

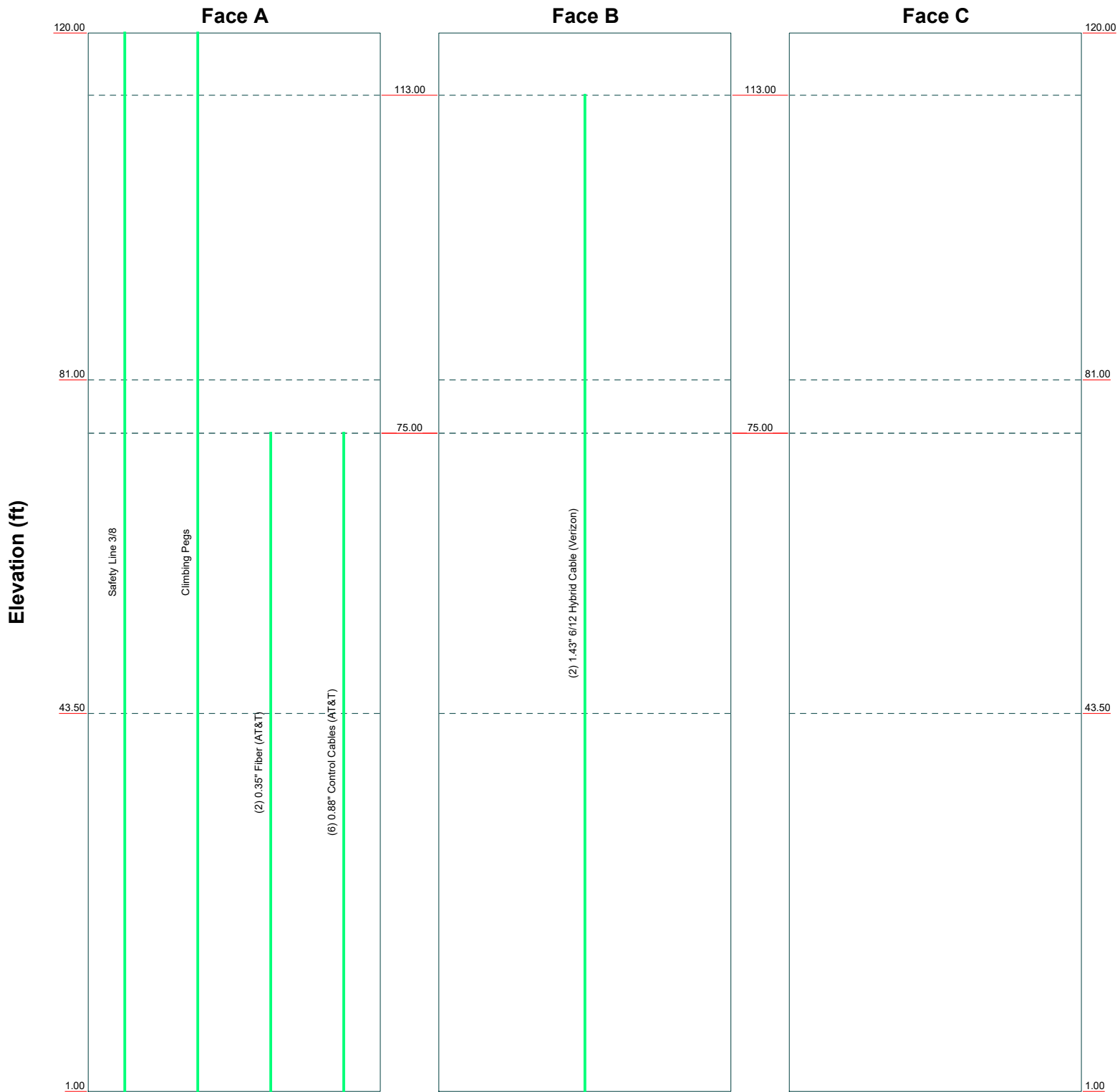




Feed Line Distribution Chart

1' - 120'

Round Flat App In Face App Out Face Truss Leg



Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas.T.X.75243 Phone: 972-231-8893 FAX: 886-364-8375			Job: 24-2694 Project: TI-OPP-18058_P-007939		
Consulting Engineers		Client: Tillman Infrastructure		Drawn by: AJain	App'd:
		Code: TIA-222-H		Date: 07/25/24	Scale: NTS
		Path:		Dwg No. E-7	

CALCULATION PRINTOUT

tnxTower Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas, T.X. 75243 Phone: 972-231-8893 FAX: 886-364-8375	Job 24-2694	Page 1 of 16
	Project TI-OPP-18058_P-007939	Date 21:05:50 07/25/24
	Client Tillman Infrastructure	Designed by AJain

Tower Input Data

The tower is a monopole.

This tower is designed using the TIA-222-H standard.

The following design criteria apply:

Tower base elevation above sea level: 1.00 ft.

Basic wind speed of 106 mph.

Risk Category II.

Exposure Category C.

Simplified Topographic Factor Procedure for wind speed-up calculations is used.

Topographic Category: 1.

Crest Height: 0.00 ft.

Nominal ice thickness of 1.5000 in.

Ice thickness is considered to increase with height.

Ice density of 56 pcf.

A wind speed of 40 mph is used in combination with ice.

Temperature drop of 5 °F.

Deflections calculated using a wind speed of 60 mph.

A non-linear (P-delta) analysis was used.

Pressures are calculated at each section.

Stress ratio used in pole design is 1.

Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Options

Consider Moments - Legs	Assume Legs Pinned	√ Calculate Redundant Bracing Forces
Consider Moments - Horizontals	√ Assume Rigid Index Plate	Ignore Redundant Members in FEA
Consider Moments - Diagonals	√ Use Clear Spans For Wind Area	SR Leg Bolts Resist Compression
Use Moment Magnification	√ Use Clear Spans For KL/r	√ All Leg Panels Have Same Allowable
√ Use Code Stress Ratios	√ Retension Guys To Initial Tension	Offset Girt At Foundation
√ Use Code Safety Factors - Guys	√ Bypass Mast Stability Checks	√ Consider Feed Line Torque
Escalate Ice	√ Use Azimuth Dish Coefficients	√ Include Angle Block Shear Check
Always Use Max Kz	√ Project Wind Area of Appurtenances	Use TIA-222-H Bracing Resist. Exemption
Use Special Wind Profile	Alternative Appurt. EPA Calculation	Use TIA-222-H Tension Splice Exemption
√ Include Bolts In Member Capacity	√ Autocalc Torque Arm Areas	Poles
√ Leg Bolts Are At Top Of Section	Add IBC .6D+W Combination	√ Include Shear-Torsion Interaction
√ Secondary Horizontal Braces Leg	Sort Capacity Reports By Component	Always Use Sub-Critical Flow
Use Diamond Inner Bracing (4 Sided)	√ Triangulate Diamond Inner Bracing	Use Top Mounted Sockets
SR Members Have Cut Ends	Treat Feed Line Bundles As Cylinder	Pole Without Linear Attachments
SR Members Are Concentric	Ignore KL/ry For 60 Deg. Angle Legs	Pole With Shroud Or No Appurtenances
Distribute Leg Loads As Uniform	Use ASCE 10 X-Brace Ly Rules	Outside and Inside Corner Radii Are Known

Tapered Pole Section Geometry

Section	Elevation	Section Length	Splice Length	Number of Sides	Top Diameter	Bottom Diameter	Wall Thickness	Bend Radius	Pole Grade
	ft	ft	ft		in	in	in	in	
L1	120.00-81.00	39.00	3.00	18	12.0000	21.5500	0.3125	1.2500	A572-65 (65 ksi)
L2	81.00-43.50	40.50	3.50	18	20.1904	30.1077	0.3750	1.5000	A572-65 (65 ksi)

tnxTower Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas, T.X. 75243 Phone: 972-231-8893 FAX: 886-364-8375	Job	Page
	24-2694	2 of 16
	Project	Date
	TI-OPP-18058_P-007939	21:05:50 07/25/24
	Client	Designed by
	Tillman Infrastructure	AJain

Section	Elevation ft	Section Length ft	Splice Length ft	Number of Sides	Top Diameter in	Bottom Diameter in	Wall Thickness in	Bend Radius in	Pole Grade
L3	43.50-1.00	46.00		18	28.5006	39.7700	0.3750	1.5000	A572-65 (65 ksi)

Tapered Pole Properties

Section	Tip Dia. in	Area in ²	I in ⁴	r in	C in	I/C in ³	J in ⁴	It/Q in ²	w in	w/t
L1	12.1369	11.5925	200.0595	4.1491	6.0960	32.8182	400.3823	5.7974	1.5620	4.998
	21.8342	21.0649	1200.3408	7.5393	10.9474	109.6462	2402.2610	10.5345	3.2428	10.377
L2	21.1900	23.5853	1169.9928	7.0345	10.2567	114.0709	2341.5251	11.7949	2.8935	7.716
	30.5143	35.3893	3952.5588	10.5551	15.2947	258.4266	7910.3184	17.6980	4.6390	12.371
L3	29.7531	33.4765	3345.6687	9.9846	14.4783	231.0812	6695.7396	16.7415	4.3561	11.616
	40.3257	46.8899	9193.8826	13.9852	20.2032	455.0715	18399.8628	23.4494	6.3395	16.905

Tower Elevation ft	Gusset Area (per face) ft ²	Gusset Thickness in	Gusset Grade	Adjust. Factor A _f	Adjust. Factor A _r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals in	Double Angle Stitch Bolt Spacing Horizontals in	Double Angle Stitch Bolt Spacing Redundants in
L1 120.00-81.00				1	1	1.05			
L2 81.00-43.50				1	1	1.05			
L3 43.50-1.00				1	1	1.05			

Feed Line/Linear Appurtenances - Entered As Round Or Flat

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Total Number	Number Per Row	Clear Spacing in	Width or Diameter in	Perimeter in	Weight plf

Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Total Number		C _A A _A ft ² /ft	Weight plf
Safety Line 3/8	A	No	No	Inside Pole	120.00 - 1.00	1	No Ice 1/2" Ice 1" Ice 2" Ice	0.00 0.00 0.00 0.00	0.22 0.22 0.22 0.22
Climbing Pegs	A	No	No	Inside Pole	120.00 - 1.00	1	No Ice 1/2" Ice 1" Ice 2" Ice	0.00 0.00 0.00 0.00	7.90 7.90 7.90 7.90
0.35" Fiber (AT&T)	A	No	No	Inside Pole	75.00 - 1.00	2	No Ice 1/2" Ice 1" Ice	0.00 0.00 0.00	0.08 0.08 0.08

tnxTower Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas.T.X.75243 Phone: 972-231-8893 FAX: 886-364-8375	Job	24-2694	Page	3 of 16
	Project	TI-OPP-18058_P-007939	Date	21:05:50 07/25/24
	Client	Tillman Infrastructure	Designed by	AJain

<i>Description</i>	<i>Face or Leg</i>	<i>Allow Shield</i>	<i>Exclude From Torque Calculation</i>	<i>Component Type</i>	<i>Placement ft</i>	<i>Total Number</i>		<i>C_{AA}</i> <i>ft²/ft</i>	<i>Weight</i> <i>plf</i>
0.88" Control Cables (AT&T)	A	No	No	Inside Pole	75.00 - 1.00	6	2" Ice	0.00	0.08
							No Ice	0.00	0.15
							1/2" Ice	0.00	0.15
							1" Ice	0.00	0.15
							2" Ice	0.00	0.15

1.43" 6/12 Hybrid Cable (Verizon)	B	No	No	Inside Pole	113.00 - 1.00	2	No Ice	0.00	2.40
							1/2" Ice	0.00	2.40
							1" Ice	0.00	2.40
							2" Ice	0.00	2.40

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A_R ft ²	A_F ft ²	$C_A A_A$ In Face ft ²	$C_A A_A$ Out Face ft ²	Weight K
L1	120.00-81.00	A	0.000	0.000	0.000	0.000	0.32
		B	0.000	0.000	0.000	0.000	0.15
		C	0.000	0.000	0.000	0.000	0.00
L2	81.00-43.50	A	0.000	0.000	0.000	0.000	0.34
		B	0.000	0.000	0.000	0.000	0.18
		C	0.000	0.000	0.000	0.000	0.00
L3	43.50-1.00	A	0.000	0.000	0.000	0.000	0.39
		B	0.000	0.000	0.000	0.000	0.20
		C	0.000	0.000	0.000	0.000	0.00

Feed Line/Linear Appurtenances Section Areas - With Ice

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A_R ft ²	A_F ft ²	$C_A A_A$ In Face ft ²	$C_A A_A$ Out Face ft ²	Weight K
L1	120.00-81.00	A	1.674	0.000	0.000	0.000	0.000	0.32
		B		0.000	0.000	0.000	0.000	0.15
		C		0.000	0.000	0.000	0.000	0.00
L2	81.00-43.50	A	1.596	0.000	0.000	0.000	0.000	0.34
		B		0.000	0.000	0.000	0.000	0.18
		C		0.000	0.000	0.000	0.000	0.00
L3	43.50-1.00	A	1.441	0.000	0.000	0.000	0.000	0.39
		B		0.000	0.000	0.000	0.000	0.20
		C		0.000	0.000	0.000	0.000	0.00

Feed Line Center of Pressure

tnxTower Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas.T.X.75243 Phone: 972-231-8893 FAX: 886-364-8375	Job	Page
	24-2694	4 of 16
	Project	Date
	TI-OPP-18058_P-007939	21:05:50 07/25/24
	Client	Designed by
	Tillman Infrastructure	AJain

Section	Elevation	CP _x	CP _z	CP _x Ice	CP _z Ice
	ft	in	in	in	in
L1	120.00-81.00	0.0000	0.0000	0.0000	0.0000
L2	81.00-43.50	0.0000	0.0000	0.0000	0.0000
L3	43.50-1.00	0.0000	0.0000	0.0000	0.0000

Note: For pole sections, center of pressure calculations do not consider feed line shielding.

User Defined Loads - Seismic

Description	Elevation	Offset From Centroid	Azimuth Angle	E _v	E _{hx}	E _{hz}	E _h
	ft	ft	°	K	K	K	K
L1	121.00	0.00	0.0000	0.12	0.00	0.00	0.12
L2	82.00	0.00	0.0000	0.15	0.00	0.00	0.10
L3	44.50	0.00	0.0000	0.10	0.00	0.00	0.03

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert ft ft ft	Azimuth Adjustment	Placement	C _A A _A Front	C _A A _A Side	Weight
			°		ft	ft ²	ft ²	K
Lightning Rod	B	None		0.0000	120.00	No Ice 1/2" Ice 1" Ice 2" Ice	0.25 0.66 0.97 1.49	0.03 0.03 0.04 0.06
Beacon	B	None		0.0000	120.00	No Ice 1/2" Ice 1" Ice 2" Ice	2.00 2.50 3.00 4.00	0.02 0.03 0.04 0.06

Loadings (40K EPA) (Verizon)	A	None		0.0000	113.00	No Ice 1/2" Ice 1" Ice 2" Ice	278.00 300.00 322.20 366.60	6.00 7.50 9.00 12.00

Loadings (40K EPA) (AT&T)	A	None		0.0000	75.00	No Ice 1/2" Ice 1" Ice 2" Ice	278.00 300.00 322.20 366.60	6.00 7.50 9.00 12.00

tnxTower Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas.T.X.75243 Phone: 972-231-8893 FAX: 886-364-8375	Job	Page
	24-2694	5 of 16
	Project	Date
	TI-OPP-18058_P-007939	21:05:50 07/25/24
	Client	Designed by
	Tillman Infrastructure	AJain

Load Combinations

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.0 Wind 0 deg - No Ice
3	0.9 Dead+1.0 Wind 0 deg - No Ice
4	1.2 Dead+1.0 Wind 30 deg - No Ice
5	0.9 Dead+1.0 Wind 30 deg - No Ice
6	1.2 Dead+1.0 Wind 60 deg - No Ice
7	0.9 Dead+1.0 Wind 60 deg - No Ice
8	1.2 Dead+1.0 Wind 90 deg - No Ice
9	0.9 Dead+1.0 Wind 90 deg - No Ice
10	1.2 Dead+1.0 Wind 120 deg - No Ice
11	0.9 Dead+1.0 Wind 120 deg - No Ice
12	1.2 Dead+1.0 Wind 150 deg - No Ice
13	0.9 Dead+1.0 Wind 150 deg - No Ice
14	1.2 Dead+1.0 Wind 180 deg - No Ice
15	0.9 Dead+1.0 Wind 180 deg - No Ice
16	1.2 Dead+1.0 Wind 210 deg - No Ice
17	0.9 Dead+1.0 Wind 210 deg - No Ice
18	1.2 Dead+1.0 Wind 240 deg - No Ice
19	0.9 Dead+1.0 Wind 240 deg - No Ice
20	1.2 Dead+1.0 Wind 270 deg - No Ice
21	0.9 Dead+1.0 Wind 270 deg - No Ice
22	1.2 Dead+1.0 Wind 300 deg - No Ice
23	0.9 Dead+1.0 Wind 300 deg - No Ice
24	1.2 Dead+1.0 Wind 330 deg - No Ice
25	0.9 Dead+1.0 Wind 330 deg - No Ice
26	1.2 Dead+1.0 Ice+1.0 Temp
27	1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp
28	1.2 Dead+1.0 Wind 30 deg+1.0 Ice+1.0 Temp
29	1.2 Dead+1.0 Wind 60 deg+1.0 Ice+1.0 Temp
30	1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp
31	1.2 Dead+1.0 Wind 120 deg+1.0 Ice+1.0 Temp
32	1.2 Dead+1.0 Wind 150 deg+1.0 Ice+1.0 Temp
33	1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp
34	1.2 Dead+1.0 Wind 210 deg+1.0 Ice+1.0 Temp
35	1.2 Dead+1.0 Wind 240 deg+1.0 Ice+1.0 Temp
36	1.2 Dead+1.0 Wind 270 deg+1.0 Ice+1.0 Temp
37	1.2 Dead+1.0 Wind 300 deg+1.0 Ice+1.0 Temp
38	1.2 Dead+1.0 Wind 330 deg+1.0 Ice+1.0 Temp
39	Dead+Wind 0 deg - Service
40	Dead+Wind 30 deg - Service
41	Dead+Wind 60 deg - Service
42	Dead+Wind 90 deg - Service
43	Dead+Wind 120 deg - Service
44	Dead+Wind 150 deg - Service
45	Dead+Wind 180 deg - Service
46	Dead+Wind 210 deg - Service
47	Dead+Wind 240 deg - Service
48	Dead+Wind 270 deg - Service
49	Dead+Wind 300 deg - Service
50	Dead+Wind 330 deg - Service
51	1.2 Dead+1.0 Ev+1.0 Eh 0 deg
52	0.9 Dead-1.0 Ev+1.0 Eh 0 deg
53	1.2 Dead+1.0 Ev+1.0 Eh 30 deg
54	0.9 Dead-1.0 Ev+1.0 Eh 30 deg
55	1.2 Dead+1.0 Ev+1.0 Eh 60 deg
56	0.9 Dead-1.0 Ev+1.0 Eh 60 deg
57	1.2 Dead+1.0 Ev+1.0 Eh 90 deg
58	0.9 Dead-1.0 Ev+1.0 Eh 90 deg
59	1.2 Dead+1.0 Ev+1.0 Eh 120 deg

tnxTower Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas, T.X. 75243 Phone: 972-231-8893 FAX: 886-364-8375	Job	Page
	24-2694	6 of 16
	Project	Date
	TI-OPP-18058_P-007939	21:05:50 07/25/24
	Client	Designed by
	Tillman Infrastructure	AJain

Comb. No.	Description
60	0.9 Dead-1.0 Ev+1.0 Eh 120 deg
61	1.2 Dead+1.0 Ev+1.0 Eh 150 deg
62	0.9 Dead-1.0 Ev+1.0 Eh 150 deg
63	1.2 Dead+1.0 Ev+1.0 Eh 180 deg
64	0.9 Dead-1.0 Ev+1.0 Eh 180 deg
65	1.2 Dead+1.0 Ev+1.0 Eh 210 deg
66	0.9 Dead-1.0 Ev+1.0 Eh 210 deg
67	1.2 Dead+1.0 Ev+1.0 Eh 240 deg
68	0.9 Dead-1.0 Ev+1.0 Eh 240 deg
69	1.2 Dead+1.0 Ev+1.0 Eh 270 deg
70	0.9 Dead-1.0 Ev+1.0 Eh 270 deg
71	1.2 Dead+1.0 Ev+1.0 Eh 300 deg
72	0.9 Dead-1.0 Ev+1.0 Eh 300 deg
73	1.2 Dead+1.0 Ev+1.0 Eh 330 deg
74	0.9 Dead-1.0 Ev+1.0 Eh 330 deg

Maximum Tower Deflections - Service Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	120 - 81	29.976	39	2.1993	0.0000
L2	84 - 43.5	14.642	39	1.6962	0.0000
L3	47 - 1	4.366	39	0.9151	0.0000

Critical Deflections and Radius of Curvature - Service Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
121.00	L1	39	29.976	2.1993	0.0000	18496
120.00	Lightning Rod	39	29.976	2.1993	0.0000	18496
113.00	Loadings (40K EPA)	39	26.805	2.1145	0.0000	13212
82.00	L2	39	13.912	1.6599	0.0000	2551
75.00	Loadings (40K EPA)	39	11.506	1.5240	0.0000	2454
44.50	L3	39	3.933	0.8612	0.0000	2288

Maximum Tower Deflections - Design Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	120 - 81	105.500	2	7.7572	0.0000
L2	84 - 43.5	51.555	2	5.9814	0.0000
L3	47 - 1	15.372	8	3.2242	0.0000

Critical Deflections and Radius of Curvature - Design Wind

tnxTower Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas.T.X.75243 Phone: 972-231-8893 FAX: 886-364-8375	Job	Page
	24-2694	7 of 16
	Project	Date
	TI-OPP-18058_P-007939	21:05:50 07/25/24
	Client	Designed by
	Tillman Infrastructure	AJain

<i>Elevation</i>	<i>Appurtenance</i>	<i>Gov. Load Comb.</i>	<i>Deflection</i>	<i>Tilt</i>	<i>Twist</i>	<i>Radius of Curvature</i>
<i>ft</i>			<i>in</i>	<i>°</i>	<i>°</i>	<i>ft</i>
121.00	L1	2	105.500	7.7572	0.0000	5399
120.00	Lightning Rod	2	105.500	7.7572	0.0000	5399
113.00	Loadings (40K EPA)	2	94.347	7.4580	0.0000	3856
82.00	L2	2	48.985	5.8531	0.0000	738
75.00	Loadings (40K EPA)	2	40.518	5.3732	0.0000	707
44.50	L3	8	13.845	3.0344	0.0000	651

Compression Checks

Pole Design Data

<i>Section No.</i>	<i>Elevation</i>	<i>Size</i>	<i>L</i>	<i>L_u</i>	<i>Kl/r</i>	<i>A</i>	<i>P_u</i>	ϕP_n	<i>Ratio</i>
	<i>ft</i>		<i>ft</i>	<i>ft</i>		<i>in²</i>	<i>K</i>	<i>K</i>	$\frac{P_u}{\phi P_n}$
L1	120 - 118.105	TP21.55x12x0.3125	39.00	0.00	0.0	12.0527	-0.31	705.09	0.000
	118.105 - 116.211					12.5129	-0.28	732.01	0.000
	116.211 - 114.316					12.9731	-0.40	758.93	0.001
	114.316 - 112.421					13.4333	-6.49	785.85	0.008
	112.421 - 110.526					13.8935	-6.62	812.77	0.008
	110.526 - 108.632					14.3537	-6.76	839.69	0.008
	108.632 - 106.737					14.8139	-6.91	866.62	0.008
	106.737 - 104.842					15.2741	-7.06	893.54	0.008
	104.842 - 102.947					15.7343	-7.22	920.46	0.008
	102.947 - 101.053					16.1945	-7.39	947.38	0.008
	101.053 - 99.1579					16.6547	-7.56	974.30	0.008
	99.1579 - 97.2632					17.1149	-7.74	1001.22	0.008
	97.2632 - 95.3684					17.5751	-7.92	1028.14	0.008
	95.3684 - 93.4737					18.0353	-8.11	1055.07	0.008
	93.4737 - 91.5789					18.4955	-8.30	1081.99	0.008
	91.5789 - 89.6842					18.9557	-8.50	1108.91	0.008
	89.6842 - 87.7895					19.4159	-8.70	1135.83	0.008
	87.7895 - 85.8947					19.8761	-8.91	1162.75	0.008
	85.8947 - 84					20.3363	-9.12	1189.67	0.008
	84 - 81					21.0649	-4.52	1232.30	0.004
L2	84 - 81	TP30.1077x20.1904x0.375	40.50	0.00	0.0	24.4596	-5.23	1430.89	0.004
	81 - 79.1111					25.0102	-9.99	1463.10	0.007

tnxTower Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas, T.X. 75243 Phone: 972-231-8893 FAX: 886-364-8375	Job	Page
	24-2694	8 of 16
	Project	Date
	TI-OPP-18058_P-007939	21:05:50 07/25/24
	Client	Designed by
	Tillman Infrastructure	AJain

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
L3	79.1111 - 77.2222	TP39.77x28.5006x0.375	46.00	0.00	0.0	25.5607	-10.24	1495.30	0.007
	77.2222 - 75.3333					26.1112	-10.50	1527.51	0.007
	75.3333 - 73.4444					26.6618	-17.19	1559.71	0.011
	73.4444 - 71.5556					27.2123	-17.48	1591.92	0.011
	71.5556 - 69.6667					27.7628	-17.77	1624.13	0.011
	69.6667 - 67.7778					28.3134	-18.07	1656.33	0.011
	67.7778 - 65.8889					28.8639	-18.38	1688.54	0.011
	65.8889 - 64					29.4144	-18.69	1720.74	0.011
	64 - 62.1111					29.9650	-19.01	1752.95	0.011
	62.1111 - 60.2222					30.5155	-19.33	1785.16	0.011
	60.2222 - 58.3333					31.0660	-19.66	1817.36	0.011
	58.3333 - 56.4444					31.6166	-19.99	1849.57	0.011
	56.4444 - 54.5556					32.1671	-20.33	1881.78	0.011
	54.5556 - 52.6667					32.7176	-20.67	1913.98	0.011
	52.6667 - 50.7778					33.2682	-21.02	1946.19	0.011
	50.7778 - 48.8889					33.8187	-21.37	1978.39	0.011
	48.8889 - 47					34.3692	-21.72	2010.60	0.011
	47 - 43.5					35.3893	-11.59	2070.28	0.006
	47 - 43.5					34.4971	-11.27	2018.08	0.006
	43.5 - 41.2632					35.1494	-23.28	2056.24	0.011
	41.2632 - 39.0263					35.8016	-23.72	2094.40	0.011
	39.0263 - 36.7895					36.4539	-24.17	2132.55	0.011
	36.7895 - 34.5526					37.1061	-24.62	2170.71	0.011
	34.5526 - 32.3158					37.7584	-25.08	2208.87	0.011
	32.3158 - 30.0789					38.4106	-25.54	2247.02	0.011
	30.0789 - 27.8421					39.0629	-26.01	2285.18	0.011
	27.8421 - 25.6053					39.7151	-26.49	2323.34	0.011
	25.6053 - 23.3684					40.3674	-26.97	2361.49	0.011
	23.3684 - 21.1316					41.0196	-27.46	2399.65	0.011
	21.1316 - 18.8947					41.0196	-27.73	2399.65	0.012
	18.8947 - 16.6579					41.6719	-28.23	2437.81	0.012
	16.6579 - 14.4211					42.9764	-28.95	2514.12	0.012
	14.4211 - 12.1842					43.6286	-29.46	2552.28	0.012

tnxTower Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas.T.X.75243 Phone: 972-231-8893 FAX: 886-364-8375	Job	Page
	24-2694	9 of 16
	Project	Date
	TI-OPP-18058_P-007939	21:05:50 07/25/24
	Client	Designed by
	Tillman Infrastructure	AJain

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio $\frac{P_u}{\phi P_n}$
	12.1842 - 9.94737					44.2809	-29.98	2590.43	0.012
	9.94737 - 7.71053					44.9331	-30.50	2628.59	0.012
	7.71053 - 5.47368					45.5854	-31.03	2666.75	0.012
	5.47368 - 3.23684					46.2376	-31.57	2704.90	0.012
	3.23684 - 1					46.8899	-32.11	2743.06	0.012

Pole Bending Design Data

Section No.	Elevation ft	Size	M _{ux} kip-ft	φM _{ux} kip-ft	Ratio $\frac{M_{ux}}{\phi M_{ux}}$	M _{uy} kip-ft	φM _{uy} kip-ft	Ratio $\frac{M_{uy}}{\phi M_{uy}}$
L1	120 - 118.105	TP21.55x12x0.3125	0.33	219.86	0.002	0.00	219.86	0.000
	118.105 - 116.211		0.64	237.19	0.003	0.00	237.19	0.000
	116.211 - 114.316		1.17	255.17	0.005	0.00	255.17	0.000
	114.316 - 112.421		7.41	273.81	0.027	0.00	273.81	0.000
	112.421 - 110.526		26.38	293.12	0.090	0.00	293.12	0.000
	110.526 - 108.632		45.50	313.07	0.145	0.00	313.07	0.000
	108.632 - 106.737		64.76	333.69	0.194	0.00	333.69	0.000
	106.737 - 104.842		84.17	354.96	0.237	0.00	354.96	0.000
	104.842 - 102.947		103.73	376.89	0.275	0.00	376.89	0.000
	102.947 - 101.053		123.43	399.48	0.309	0.00	399.48	0.000
	101.053 - 99.1579		143.28	422.73	0.339	0.00	422.73	0.000
	99.1579 - 97.2632		163.27	446.63	0.366	0.00	446.63	0.000
	97.2632 - 95.3684		183.42	471.19	0.389	0.00	471.19	0.000
	95.3684 - 93.4737		203.71	496.41	0.410	0.00	496.41	0.000
	93.4737 - 91.5789		224.16	522.29	0.429	0.00	522.29	0.000
	91.5789 - 89.6842		244.76	548.82	0.446	0.00	548.82	0.000
	89.6842 - 87.7895		265.52	576.01	0.461	0.00	576.01	0.000
	87.7895 - 85.8947		286.43	603.86	0.474	0.00	603.86	0.000
	85.8947 - 84		307.50	632.37	0.486	0.00	632.37	0.000
	84 - 81		163.68	678.85	0.241	0.00	678.85	0.000
L2	84 - 81	TP30.1077x20.1904x0.375	177.61	760.08	0.234	0.00	760.08	0.000
	81 - 79.1111		362.81	795.00	0.456	0.00	795.00	0.000
	79.1111 - 77.2222		384.51	830.69	0.463	0.00	830.69	0.000

tnxTower Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas, T.X. 75243 Phone: 972-231-8893 FAX: 886-364-8375	Job	Page
	24-2694	10 of 16
	Project	Date
	TI-OPP-18058_P-007939	21:05:50 07/25/24
	Client	Designed by
	Tillman Infrastructure	AJain

Section No.	Elevation ft	Size	M_{ux} kip-ft	ϕM_{ux} kip-ft	Ratio $\frac{M_{ux}}{\phi M_{ux}}$	M_{uy} kip-ft	ϕM_{uy} kip-ft	Ratio $\frac{M_{uy}}{\phi M_{uy}}$
	77.2222 - 75.3333		406.37	867.17	0.469	0.00	867.17	0.000
	75.3333 - 73.4444		441.78	904.44	0.488	0.00	904.44	0.000
	73.4444 - 71.5556		480.20	942.49	0.509	0.00	942.49	0.000
	71.5556 - 69.6667		518.76	981.33	0.529	0.00	981.33	0.000
	69.6667 - 67.7778		557.46	1020.95	0.546	0.00	1020.95	0.000
	67.7778 - 65.8889		596.30	1061.35	0.562	0.00	1061.35	0.000
	65.8889 - 64		635.27	1102.54	0.576	0.00	1102.54	0.000
	64 - 62.1111		674.38	1144.51	0.589	0.00	1144.51	0.000
	62.1111 - 60.2222		713.63	1187.27	0.601	0.00	1187.27	0.000
	60.2222 - 58.3333		753.01	1230.81	0.612	0.00	1230.81	0.000
	58.3333 - 56.4444		792.53	1275.13	0.622	0.00	1275.13	0.000
	56.4444 - 54.5556		832.19	1320.24	0.630	0.00	1320.24	0.000
	54.5556 - 52.6667		871.99	1366.13	0.638	0.00	1366.13	0.000
	52.6667 - 50.7778		911.92	1412.81	0.645	0.00	1412.81	0.000
	50.7778 - 48.8889		952.00	1460.27	0.652	0.00	1460.27	0.000
	48.8889 - 47		992.21	1508.52	0.658	0.00	1508.52	0.000
	47 - 43.5		554.37	1599.98	0.346	0.00	1599.98	0.000
L3	47 - 43.5	TP39.77x28.5006x0.375	512.86	1519.83	0.337	0.00	1519.83	0.000
	43.5 - 41.2632		1115.50	1578.22	0.707	0.00	1578.22	0.000
	41.2632 - 39.0263		1163.92	1637.72	0.711	0.00	1637.72	0.000
	39.0263 - 36.7895		1212.52	1698.31	0.714	0.00	1698.31	0.000
	36.7895 - 34.5526		1261.27	1760.00	0.717	0.00	1760.00	0.000
	34.5526 - 32.3158		1310.17	1822.79	0.719	0.00	1822.79	0.000
	32.3158 - 30.0789		1359.23	1886.68	0.720	0.00	1886.68	0.000
	30.0789 - 27.8421		1408.44	1951.67	0.722	0.00	1951.67	0.000
	27.8421 - 25.6053		1457.80	2017.78	0.722	0.00	2017.78	0.000
	25.6053 - 23.3684		1507.31	2084.97	0.723	0.00	2084.97	0.000
	23.3684 - 21.1316		1556.97	2153.27	0.723	0.00	2153.27	0.000
	21.1316 - 18.8947		1556.83	2153.27	0.723	0.00	2153.27	0.000
	18.8947 - 16.6579		1606.62	2222.66	0.723	0.00	2222.66	0.000
	16.6579 - 14.4211		1706.80	2357.50	0.724	0.00	2357.50	0.000
	14.4211 - 12.1842		1757.03	2421.05	0.726	0.00	2421.05	0.000
	12.1842 - 9.94737		1807.39	2485.15	0.727	0.00	2485.15	0.000

tnxTower Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas.T.X.75243 Phone: 972-231-8893 FAX: 886-364-8375	Job	Page
	24-2694	11 of 16
	Project	Date
	TI-OPP-18058_P-007939	21:05:50 07/25/24
	Client	Designed by
	Tillman Infrastructure	AJain

Section No.	Elevation ft	Size	M_{ux} kip-ft	ϕM_{nx} kip-ft	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	M_{uy} kip-ft	ϕM_{ny} kip-ft	Ratio $\frac{M_{uy}}{\phi M_{ny}}$
	9.94737 - 7.71053		1857.89	2549.79	0.729	0.00	2549.79	0.000
	7.71053 - 5.47368		1908.53	2614.97	0.730	0.00	2614.97	0.000
	5.47368 - 3.23684		1959.29	2680.67	0.731	0.00	2680.67	0.000
	3.23684 - 1		2010.18	2746.88	0.732	0.00	2746.88	0.000

Pole Shear Design Data

Section No.	Elevation ft	Size	Actual V_u K	ϕV_n K	Ratio $\frac{V_u}{\phi V_n}$	Actual T_u kip-ft	ϕT_n kip-ft	Ratio $\frac{T_u}{\phi T_n}$
L1	120 - 118.105	TP21.55x12x0.3125	0.12	211.53	0.001	0.00	225.10	0.000
	118.105 - 116.211		0.24	219.60	0.001	0.00	242.62	0.000
	116.211 - 114.316		0.32	227.68	0.001	0.00	260.79	0.000
	114.316 - 112.421		9.97	235.75	0.042	0.00	279.62	0.000
	112.421 - 110.526		10.05	243.83	0.041	0.00	299.11	0.000
	110.526 - 108.632		10.13	251.91	0.040	0.00	319.25	0.000
	108.632 - 106.737		10.21	259.98	0.039	0.00	340.05	0.000
	106.737 - 104.842		10.29	268.06	0.038	0.00	361.50	0.000
	104.842 - 102.947		10.37	276.14	0.038	0.00	383.62	0.000
	102.947 - 101.053		10.45	284.21	0.037	0.00	406.38	0.000
	101.053 - 99.1579		10.53	292.29	0.036	0.00	429.81	0.000
	99.1579 - 97.2632		10.60	300.37	0.035	0.00	453.89	0.000
	97.2632 - 95.3684		10.68	308.44	0.035	0.00	478.63	0.000
	95.3684 - 93.4737		10.76	316.52	0.034	0.00	504.02	0.000
	93.4737 - 91.5789		10.85	324.60	0.033	0.00	530.07	0.000
	91.5789 - 89.6842		10.93	332.67	0.033	0.00	556.78	0.000
	89.6842 - 87.7895		11.01	340.75	0.032	0.00	584.14	0.000
	87.7895 - 85.8947		11.10	348.83	0.032	0.00	612.16	0.000
	85.8947 - 84		11.18	356.90	0.031	0.00	640.83	0.000
	84 - 81		5.49	369.69	0.015	0.00	687.58	0.000
L2	84 - 81	TP30.1077x20.1904x0.375	5.88	429.27	0.014	0.00	772.54	0.000
	81 - 79.1111		11.46	438.93	0.026	0.00	807.70	0.000
	79.1111 - 77.2222		11.55	448.59	0.026	0.00	843.66	0.000
	77.2222 - 75.3333		11.64	458.25	0.025	0.00	880.38	0.000

tnxTower Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas, T.X. 75243 Phone: 972-231-8893 FAX: 886-364-8375	Job	Page
	24-2694	12 of 16
	Project	Date
	TI-OPP-18058_P-007939	21:05:50 07/25/24
	Client	Designed by
	Tillman Infrastructure	AJain

Section No.	Elevation ft	Size	Actual V_u K	ϕV_n K	Ratio $\frac{V_u}{\phi V_n}$	Actual T_u kip-ft	ϕT_n kip-ft	Ratio $\frac{T_u}{\phi T_n}$
	75.3333 - 73.4444		20.33	467.91	0.043	0.00	917.90	0.000
	73.4444 - 71.5556		20.40	477.58	0.043	0.00	956.20	0.000
	71.5556 - 69.6667		20.48	487.24	0.042	0.00	995.28	0.000
	69.6667 - 67.7778		20.55	496.90	0.041	0.00	1035.15	0.000
	67.7778 - 65.8889		20.62	506.56	0.041	0.00	1075.79	0.000
	65.8889 - 64		20.70	516.22	0.040	0.00	1117.22	0.000
	64 - 62.1111		20.77	525.88	0.039	0.00	1159.43	0.000
	62.1111 - 60.2222		20.84	535.55	0.039	0.00	1202.43	0.000
	60.2222 - 58.3333		20.92	545.21	0.038	0.00	1246.21	0.000
	58.3333 - 56.4444		20.99	554.87	0.038	0.00	1290.77	0.000
	56.4444 - 54.5556		21.06	564.53	0.037	0.00	1336.11	0.000
	54.5556 - 52.6667		21.13	574.19	0.037	0.00	1382.23	0.000
	52.6667 - 50.7778		21.21	583.86	0.036	0.00	1429.15	0.000
	50.7778 - 48.8889		21.28	593.52	0.036	0.00	1476.83	0.000
	48.8889 - 47		21.36	603.18	0.035	0.00	1525.31	0.000
	47 - 43.5		11.26	621.08	0.018	0.00	1617.20	0.000
L3	47 - 43.5	TP39.77x28.5006x0.375	10.32	605.42	0.017	0.00	1536.68	0.000
	43.5 - 41.2632		21.65	616.87	0.035	0.00	1595.34	0.000
	41.2632 - 39.0263		21.73	628.32	0.035	0.00	1655.10	0.000
	39.0263 - 36.7895		21.80	639.77	0.034	0.00	1715.96	0.000
	36.7895 - 34.5526		21.87	651.21	0.034	0.00	1777.91	0.000
	34.5526 - 32.3158		21.94	662.66	0.033	0.00	1840.97	0.000
	32.3158 - 30.0789		22.00	674.11	0.033	0.00	1905.12	0.000
	30.0789 - 27.8421		22.07	685.55	0.032	0.00	1970.37	0.000
	27.8421 - 25.6053		22.14	697.00	0.032	0.00	2036.72	0.000
	25.6053 - 23.3684		22.21	708.45	0.031	0.00	2104.17	0.000
	23.3684 - 21.1316		22.27	719.89	0.031	0.00	2172.72	0.000
	21.1316 - 18.8947		22.33	731.34	0.031	0.00	2172.72	0.000
	18.8947 - 16.6579		22.40	742.79	0.030	0.00	2242.36	0.000
	16.6579 - 14.4211		22.46	754.24	0.030	0.00	2384.95	0.000
	14.4211 - 12.1842		22.52	765.68	0.029	0.00	2457.89	0.000
	12.1842 - 9.94737		22.59	777.13	0.029	0.00	2531.93	0.000
	9.94737 - 7.71053		22.65	788.58	0.029	0.00	2607.07	0.000

tnxTower Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas, T.X. 75243 Phone: 972-231-8893 FAX: 886-364-8375	Job	Page
	24-2694	13 of 16
	Project	Date
	TI-OPP-18058_P-007939	21:05:50 07/25/24
	Client	Designed by
	Tillman Infrastructure	AJain

Section No.	Elevation ft	Size	Actual V_u K	ϕV_n K	Ratio $\frac{V_u}{\phi V_n}$	Actual T_u kip-ft	ϕT_n kip-ft	Ratio $\frac{T_u}{\phi T_n}$
	7.71053 - 5.47368		22.71	800.02	0.028	0.00	2683.31	0.000
	5.47368 - 3.23684		22.76	811.47	0.028	0.00	2760.64	0.000
	3.23684 - 1		22.82	822.92	0.028	0.00	2839.08	0.000

Pole Interaction Design Data

Section No.	Elevation ft	Ratio $\frac{P_u}{\phi P_n}$	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	Ratio $\frac{M_{uy}}{\phi M_{ny}}$	Ratio $\frac{V_u}{\phi V_n}$	Ratio $\frac{T_u}{\phi T_n}$	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
L1	120 - 118.105	0.000	0.002	0.000	0.001	0.000	0.002	1.000	✓
	118.105 - 116.211	0.000	0.003	0.000	0.001	0.000	0.003	1.000	✓
	116.211 - 114.316	0.001	0.005	0.000	0.001	0.000	0.005	1.000	✓
	114.316 - 112.421	0.008	0.027	0.000	0.042	0.000	0.037	1.000	✓
	112.421 - 110.526	0.008	0.090	0.000	0.041	0.000	0.100	1.000	✓
	110.526 - 108.632	0.008	0.145	0.000	0.040	0.000	0.155	1.000	✓
	108.632 - 106.737	0.008	0.194	0.000	0.039	0.000	0.204	1.000	✓
	106.737 - 104.842	0.008	0.237	0.000	0.038	0.000	0.247	1.000	✓
	104.842 - 102.947	0.008	0.275	0.000	0.038	0.000	0.284	1.000	✓
	102.947 - 101.053	0.008	0.309	0.000	0.037	0.000	0.318	1.000	✓
	101.053 - 99.1579	0.008	0.339	0.000	0.036	0.000	0.348	1.000	✓
	99.1579 - 97.2632	0.008	0.366	0.000	0.035	0.000	0.375	1.000	✓
	97.2632 - 95.3684	0.008	0.389	0.000	0.035	0.000	0.398	1.000	✓
	95.3684 - 93.4737	0.008	0.410	0.000	0.034	0.000	0.419	1.000	✓
	93.4737 - 91.5789	0.008	0.429	0.000	0.033	0.000	0.438	1.000	✓
	91.5789 - 89.6842	0.008	0.446	0.000	0.033	0.000	0.455	1.000	✓
	89.6842 - 87.7895	0.008	0.461	0.000	0.032	0.000	0.470	1.000	✓
	87.7895 - 85.8947	0.008	0.474	0.000	0.032	0.000	0.483	1.000	✓
	85.8947 - 84	0.008	0.486	0.000	0.031	0.000	0.495	1.000	✓

tnxTower Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas.T.X.75243 Phone: 972-231-8893 FAX: 886-364-8375	Job	24-2694	Page	14 of 16
	Project	TI-OPP-18058_P-007939	Date	21:05:50 07/25/24
	Client	Tillman Infrastructure	Designed by	AJain

Section No.	Elevation ft	Ratio P_u	Ratio M_{ux}	Ratio M_{uy}	Ratio V_u	Ratio T_u	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
	84 - 81	0.004	0.241	0.000	0.015	0.000	0.245	1.000	✓
L2	84 - 81	0.004	0.234	0.000	0.014	0.000	0.238	1.000	✓
	81 - 79.1111	0.007	0.456	0.000	0.026	0.000	0.464	1.000	✓
	79.1111 - 77.2222	0.007	0.463	0.000	0.026	0.000	0.470	1.000	✓
	77.2222 - 75.3333	0.007	0.469	0.000	0.025	0.000	0.476	1.000	✓
	75.3333 - 73.4444	0.011	0.488	0.000	0.043	0.000	0.501	1.000	✓
	73.4444 - 71.5556	0.011	0.509	0.000	0.043	0.000	0.522	1.000	✓
	71.5556 - 69.6667	0.011	0.529	0.000	0.042	0.000	0.541	1.000	✓
	69.6667 - 67.7778	0.011	0.546	0.000	0.041	0.000	0.559	1.000	✓
	67.7778 - 65.8889	0.011	0.562	0.000	0.041	0.000	0.574	1.000	✓
	65.8889 - 64	0.011	0.576	0.000	0.040	0.000	0.589	1.000	✓
	64 - 62.1111	0.011	0.589	0.000	0.039	0.000	0.602	1.000	✓
	62.1111 - 60.2222	0.011	0.601	0.000	0.039	0.000	0.613	1.000	✓
	60.2222 - 58.3333	0.011	0.612	0.000	0.038	0.000	0.624	1.000	✓
	58.3333 - 56.4444	0.011	0.622	0.000	0.038	0.000	0.634	1.000	✓
	56.4444 - 54.5556	0.011	0.630	0.000	0.037	0.000	0.643	1.000	✓
	54.5556 - 52.6667	0.011	0.638	0.000	0.037	0.000	0.650	1.000	✓
	52.6667 - 50.7778	0.011	0.645	0.000	0.036	0.000	0.658	1.000	✓
	50.7778 - 48.8889	0.011	0.652	0.000	0.036	0.000	0.664	1.000	✓
	48.8889 - 47	0.011	0.658	0.000	0.035	0.000	0.670	1.000	✓
	47 - 43.5	0.006	0.346	0.000	0.018	0.000	0.352	1.000	✓
L3	47 - 43.5	0.006	0.337	0.000	0.017	0.000	0.343	1.000	✓
	43.5 - 41.2632	0.011	0.707	0.000	0.035	0.000	0.719	1.000	✓
	41.2632 - 39.0263	0.011	0.711	0.000	0.035	0.000	0.723	1.000	✓
	39.0263 - 36.7895	0.011	0.714	0.000	0.034	0.000	0.726	1.000	✓
	36.7895 - 34.5526	0.011	0.717	0.000	0.034	0.000	0.729	1.000	✓

tnxTower Allpro Consulting Group Inc. 9221 Lyndson B. Jhonson Fwy Suite#204 Dallas, T.X. 75243 Phone: 972-231-8893 FAX: 886-364-8375	Job	24-2694	Page	15 of 16
	Project	TI-OPP-18058_P-007939	Date	21:05:50 07/25/24
	Client	Tillman Infrastructure	Designed by	AJain

Section No.	Elevation ft	Ratio P_u	Ratio M_{ux}	Ratio M_{uy}	Ratio V_u	Ratio T_u	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
	34.5526 - 32.3158	0.011	0.719	0.000	0.033	0.000	0.731	1.000	✓
	32.3158 - 30.0789	0.011	0.720	0.000	0.033	0.000	0.733	1.000	✓
	30.0789 - 27.8421	0.011	0.722	0.000	0.032	0.000	0.734	1.000	✓
	27.8421 - 25.6053	0.011	0.722	0.000	0.032	0.000	0.735	1.000	✓
	25.6053 - 23.3684	0.011	0.723	0.000	0.031	0.000	0.735	1.000	✓
	23.3684 - 21.1316	0.011	0.723	0.000	0.031	0.000	0.735	1.000	✓
	21.1316 - 18.8947	0.012	0.723	0.000	0.031	0.000	0.735	1.000	✓
	18.8947 - 16.6579	0.012	0.723	0.000	0.030	0.000	0.735	1.000	✓
	16.6579 - 14.4211	0.012	0.724	0.000	0.030	0.000	0.736	1.000	✓
	14.4211 - 12.1842	0.012	0.726	0.000	0.029	0.000	0.738	1.000	✓
	12.1842 - 9.94737	0.012	0.727	0.000	0.029	0.000	0.740	1.000	✓
	9.94737 - 7.71053	0.012	0.729	0.000	0.029	0.000	0.741	1.000	✓
	7.71053 - 5.47368	0.012	0.730	0.000	0.028	0.000	0.742	1.000	✓
	5.47368 - 3.23684	0.012	0.731	0.000	0.028	0.000	0.743	1.000	✓
	3.23684 - 1	0.012	0.732	0.000	0.028	0.000	0.744	1.000	✓

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail
L1	120 - 81	Pole	TP21.55x12x0.3125	1	-9.12	1189.67	49.5	Pass
L2	81 - 43.5	Pole	TP30.1077x20.1904x0.375	2	-21.72	2010.60	67.0	Pass
L3	43.5 - 1	Pole	TP39.77x28.5006x0.375	3	-32.11	2743.06	74.4	Pass
							Summary	
							Pole (L3)	Pass
							RATING =	Pass

Seismic Load Analysis Output

Project Data

ACGI#	24-2694
Site Name/ID	TI-OPP-18058 P-007939
TIA Code	TIA-222-H
Type of Tower	MP
Risk Category	II

Output Result

Total Weight W	26.430	k
Fundamental Period (T)	3.975	s
Total Seismic Shear	0.244	k

Seismic Design Data

SDS	0.07
SD1	0.055
S1	0.035
TL(sec)	12

L1	120.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.122	0.115
L2	81.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.149	0.095
L3	43.50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.099	0.034

MATHCAD CALCULATION PRINTOUT

Monopole Circular Baseplate & Anchor Bolts Calculations

Site Data	
ACGI #	24-2694
Site Name / ID	TI-OPP-18058
TIA Code	TIA-222-H

Reactions		
Mu	2010	ft-Kips
Axial, Pu	32	Kips
Shear, Vu	23	Kips
ETA Factor, η	0.5	

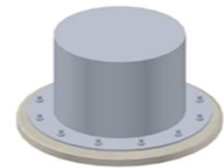
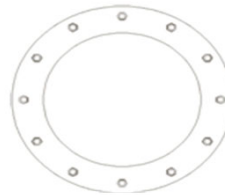
Anchor Rod Data		
Qty.	16	
Diameter	1.5	in
Yield Strength, Fy	105	ksi
Ultimate Strength, Fu	125	ksi
Bolt Circle	44.5	in
Anchor Rod Projection, lar	1	in

Base Plate Data		
Diameter	48.25	in
Thickness	2	in
Yield Strength, Fy	50	ksi
Ultimate Strength, Fu	65	ksi

Pole Data at Base		
Diameter	39.77	in
Thickness	0.375	in
Number of sides	18	"0" For round
Yield Strength, Fy	65	Ksi
Ultimate Strength, Fu	80	Ksi

Stiffener Data	
Configuration	0

Modification of Anchor bolts	No
------------------------------	----



OUTPUT

Base Plate Results		
Base Plate Stress	24.84	Ksi
Allowable Plate Stress	45.00	Ksi
Base Plate Stress Ratio	55.20%	PASS
Annex Q (Informative):	79.09%	PASS

Anchor Rod Results		
Anchor Rod Stress Ratio	102.03%	Acceptal

Proposed 120ft Monopole with Existing Pier Foundation Check

Customer Name: Tillman Corp
Customer Site Number: TI-OPP-18058
Customer Site Name: Taylor Co TX

Carrier Name: Verizon

Site Location: Abilene, TX

ACGI #24-2694

Allpro Consulting Group, Inc.
9221 Lyndon B. Johnson Freeway, Suite 204
Dallas, TX 75243
Tel: 972-231-8893, Fax: 866-364-8375

APPLICABLE CODES

- **ASCE7-16/TIA-222-H/IBC2021 - ACI 318-14 CODE**

INPUT DATA**-Foundation Reactions-(factored)**

(As per tnxTower Reaction)

Down Load: $P_{\text{down}} := 32 \cdot \text{kips}$

Uplift Load: $P_{\text{up}} := 0 \cdot \text{kips}$

Shear Load: $V := 23 \cdot \text{kips}$

Moment: $M := 2010 \cdot \text{ft} \cdot \text{kips}$

-Pier Dimensions-

(Note: Foundation design by Sabre Job #21-5397-TJH dated 4/1/2021)

Diameter: $D_{\text{pier}} := 6 \text{ ft}$

Extension above grade: $E_{\text{pier}} := 0.5 \cdot \text{ft}$

Concrete density See below

Concrete strength $F_c := 4500 \cdot \text{psi}$

Rebar F_y $F_y := 60 \cdot \text{ksi}$

-Reinforcement Data-

Typical concrete cover $cc := 3 \cdot \text{in}$ No. of vertical rebars $NRB_{\text{use}} := 18$

Vertical rebar size $d_{\text{bar}} := 10$ Tiebar size $d_{\text{tie}} := 5$

ACI Strength reduction factors

$\phi_{\text{comp}} := 0.65$ (ACI 9.3.2.2)

$\phi_{\text{tens}} := 0.9$ (ACI 9.3.2.2a)

$\phi_{\text{shear}} := 0.75$ (ACI 9.3.2.3)

-Factor of Safety for soil strength-

$\phi_{s_bear} := 0.75$ as per TIA-222-H code for bearing, 9.7 - for MP/SST

$\phi_{s_friction} := 0.75$ as per TIA-222-H code for skin friction resistance, 9.7

$\phi_{s_lateral} := 0.75$ as per TIA-222-H code for lateral resistance, 9.7

$\phi_{s_uplift} := 0.75$ as per TIA-222-H code for lateral resistance, 9.7

-Soil Properties-

(Note: As per geotech report by Terradyne Project #D211034 dated 3/19/2021)

Number of soil layers $NSL := 4$ $i_{\text{neg}} := 1$ $j := 1 \dots NSL$

Neglected soil height $L_{\text{ngl}} := 5.0 \cdot \text{ft}$ $\geq 1.0 \times \text{Pier Diam.}$ $k := 1 \dots NSL$

$\alpha := 0.4$ Estimated cohesion $i := 1 \dots NSL$

Ground Water @ 10ft depth below ground level

Height	PHI	Cu	Soil Dens	Conc Dens	Ult Skin friction	
$H_j :=$	$\phi_j :=$	$Cu_j :=$	$\gamma_{s_j} :=$	$\gamma_{c_j} :=$	$SKU_{\text{dn}_j} :=$	$SKU_{\text{up}_j} :=$
6.ft	0.deg	0.ksf	105.pcf	150.pcf	0.ksf	0.ksf
4.ft	30.deg	0.ksf	105.pcf	150.pcf	0.ksf	0.ksf
3.5.ft	30.deg	0.ksf	42.6.pcf	87.6.pcf	1.ksf	1.ksf
10.5.ft	0.deg	1.5.ksf	27.6.pcf	87.6.pcf	0.6.ksf	0.6.ksf

$$L_{\text{pier}} := \sum_{j=1}^{\text{NSL}} H_j \quad L_{\text{pier}} = 24 \text{ ft}$$

Soil Bearing Safety factor: $SF := 2$ (As per GEO report)

Allowable bearing capacity: $BC_{\text{all}} := 4.95 \text{ksf}$ (As per GEO report)

End Ultimate bearing capacity: $BC_{\text{ult}} := BC_{\text{all}} \cdot SF = 9.9 \cdot \text{ksf}$

CALCULATIONS

-Pier calculation-

Aspect ratio $A_r := \frac{(L_{\text{pier}} + E_{\text{pier}})}{D_{\text{pier}}} = 4.08$

Pier area $A_{\text{pier}} := \pi \cdot \frac{D_{\text{pier}}^2}{4} \quad A_{\text{pier}} = 28.27 \text{ ft}^2$

Pier perimeter $PM_{\text{pier}} := \pi \cdot D_{\text{pier}} \quad PM_{\text{pier}} = 18.85 \text{ ft}$

Pier volume $V_{\text{pier}} := A_{\text{pier}} \cdot (L_{\text{pier}} + E_{\text{pier}}) \quad V_{\text{pier}} = 25.66 \cdot \text{cy}$

Weighted average unit weight of concrete

$$\gamma_{\text{cave}} := \frac{\sum_{n=1}^{\text{NSL}} (\gamma_{c_n} \cdot H_n)}{\sum_{n=1}^{\text{NSL}} H_n} \quad \gamma_{\text{cave}} = 113.6 \cdot \text{pcf}$$

$$\gamma_{\text{net}} := \frac{\sum_{n=1}^{\text{NSL}} [(\gamma_{c_n} - \gamma_{s_n}) \cdot H_n]}{\sum_{n=1}^{\text{NSL}} H_n} \quad \gamma_{\text{net}} = 51.56 \cdot \text{pcf}$$

Pier concrete weight $W_{\text{pier}} := V_{\text{pier}} \cdot \gamma_{\text{cave}} \quad W_{\text{pier}} = 78.69 \cdot \text{kips}$

Pier net weight $W_{\text{pier_net}} := V_{\text{pier}} \cdot \gamma_{\text{net}} \quad W_{\text{pier_net}} = 35.72 \cdot \text{kips}$

-Download capacity-

$$SKFN_k := SKU_{dn_k} \cdot PM_{pier} \cdot H_k \quad P_k := \text{if}[k = NSL, [A_{pier} \cdot (BC_{ult})], 0 \cdot \text{kips}] \quad SKUFN_k := SKU_{up_k} \cdot PM_{pier} \cdot H_k$$

$$SKFN_k =$$

0
0
65973.45
118752.2

·lb

$$P_k =$$

0
0
0
279915.91

·lb

$$P_{dcap} := \sum_k P_k \cdot \phi_{s_Bear} + \sum_k SKFN_k \cdot \phi_{s_friction}$$

$$P_{dwn_total} := P_{dwn} + 1.2 W_{pier_net}$$

$$P_{dcap} = 348.48 \cdot \text{kips} > P_{dwn_total} = 74.86 \cdot \text{kips}$$

OK!

$$\frac{P_{dwn_total}}{P_{dcap}} = 21.48\%$$

-Uplift capacity-

$$SKFUN_k := \pi \cdot D_{pier} \cdot H_k \cdot SKU_{up_k}$$

$$\text{Negative skin friction:} \quad N_{sf} := 500 \text{psf} \quad (\text{per soil report})$$

$$P_{upsoil} := N_{sf} \cdot \pi \cdot D_{pier} \cdot (H_1) \quad P_{upsoil} = 56.55 \cdot \text{kips}$$

$$P_{upmax} := \max(P_{up}, 1.2 \cdot P_{upsoil}) \quad P_{upmax} = 67.86 \cdot \text{kips} \quad \text{Maximum uplift load}$$

$$SKFUN_k =$$

0
0
65973.45
118752.2

lb

$$P_{ucap} := \sum_k SKFUN_k \cdot \phi_{s_friction} + 0.9 W_{pier}$$

$$P_{ucap} = 209.37 \cdot \text{kips} > P_{upmax} = 67.86 \cdot \text{kips}$$

OK!

$$\frac{P_{upmax}}{P_{ucap}} = 32.41\%$$

$$\alpha = 0.4 \quad - \quad (\text{average value for soils } 0.4)$$

$$\sigma_{v_0} := 0.0 \cdot \text{ksf}$$

$$TL_0 := 0 \cdot \text{ft}$$

$$\sigma_{v_i} := \sigma_{v_{i-1}} + 1.0 \cdot \gamma_{s_i} \cdot H_i$$

-Required Pier Length Based on Brohm's method-

Weighted average cohesion

$$C_u := \frac{\sum_{j=1}^{NSL} (C_{uj} \cdot H_j)}{\sum_{j=1}^{NSL} H_j - L_{ngl}} \quad C_u = 0.83 \cdot \text{ksf}$$

$$PP_i := \text{if} \left[i > i_{neg}, \left(2 \cdot C_{ui} \cdot \sqrt{\tan \left(45 \cdot \text{deg} + \frac{\phi_i}{2} \right)^2} + \sigma_{vi} \cdot \tan \left(45 \cdot \text{deg} + \frac{\phi_i}{2} \right) \right) \cdot \phi_{s_lateral}, 0 \cdot \text{kips} \right]$$

PP_j =

0
2362.5
2697.97
3366.67

·psf

PP_j =

0
2362.5
2697.97
3366.67

·psf

$$PP := \frac{\left[\sum_j \left[(PP_j + PP_{j-1}) \cdot \frac{H_j}{2} \right] \right]^2}{\sum_j (H_j) - L_{ngl}}$$

$$PP = 4.78 \cdot \text{ksf}$$

Passive pressure

$$PP_{allw} := \frac{PP}{L_{pier} - L_{ngl}}$$

$$PP_{allw} = 0.25 \cdot \text{kcf}$$

Depth to the point of zero shear

$$f := \text{if} \left[\sum_{j=1}^{NSL} \phi_j > 0 \text{deg}, 0.816 \cdot \left(\frac{S}{D_{pier} \cdot PP_{allw}} \right)^{\frac{1}{2}}, \frac{S}{9 \cdot C_u \cdot D_{pier}} \right]$$

$$f = 3.18 \text{ ft}$$

g ultimate for moment calculation

$$g_u := \text{if} \left[\sum_{j=1}^{NSL} \phi_j > 0 \text{deg}, 0, \sqrt{\frac{S \cdot [(E_{pier} + L_{ngl}) + .5 \cdot f] + M}{2.25 \cdot C_u \cdot D_{pier}}} \right]$$

$$g_u = 0 \text{ ft}$$

g allowable with $\phi_{s_lateral} = 0.75$

$$g_a := \text{if} \left[\sum_{j=1}^{NSL} \phi_j > 0 \text{deg}, 0, \sqrt{\frac{S \cdot [(E_{pier} + L_{ngl}) + .5 \cdot f] + M}{2.25 \cdot (C_u \cdot \phi_{s_lateral}) \cdot D_{pier}}} \right]$$

$$g_a = 0 \text{ ft}$$

-Required pier length-

$$L_1 := 5 \cdot \text{ft}$$

$$A := \text{root} \left[S \cdot (E_{\text{pier}} + L_{\text{ngl}} + L_1) + M - \left[D_{\text{pier}} \cdot PP_{\text{allw}} \cdot L_1^3 \cdot (.5) \right], L_1 \right] \quad A = 14.86 \text{ ft}$$

$$L_{\text{req}} := \text{if} \left[\sum_{j=1}^{\text{NSL}} \phi_j > 0 \text{ deg}, A + L_{\text{ngl}}, (f + L_{\text{ngl}}) + g_a \right]$$

$$L_{\text{req}} = 19.86 \text{ ft} < L_{\text{pier}} = 24 \text{ ft}$$

OK!

$$\frac{L_{\text{req}}}{L_{\text{pier}}} = 82.76\%$$

OK!

Max. bending moment,

$$M_{\text{max}} := \text{if} \left[\sum_{j=1}^{\text{NSL}} \phi_j > 0 \text{ deg}, S \cdot (E_{\text{pier}} + L_{\text{ngl}} + f) - S \cdot \frac{f}{3} + M, 2.25 \cdot C_u \cdot D_{\text{pier}} \cdot g_u^2 \right] = 302133.36$$

Location @ $f + L_{\text{ngl}} = 8.18 \text{ ft}$ below ground levelREINFORCEMENT CALCULATIONS

Effective pier diameter

$$D_{\text{eff}} := D_{\text{pier}} - cc \cdot 2$$

$$D_{\text{eff}} = 5.5 \text{ ft}$$

-Minimum required area of steel per ACI-

$$\text{Area}_{\text{stlmin}} := 0.005 \cdot \frac{\pi}{4} \cdot D_{\text{pier}}^2 \quad - (\text{ACI } 10.8.4) \quad \& \quad (\text{ACI } 10.9.1) \quad (\text{TIA-222-H } 9.4.1)$$

$$\text{Area}_{\text{stlmin}} = 20.36 \cdot \text{in}^2$$

-Rebar details-

Selected rebar size

$$d_{\text{bar}} = 10$$

-Rebar details-

$$\text{No} := (0 \ 1 \ 2 \ 3 \ 4 \ 5 \ 6 \ 7 \ 8 \ 9 \ 10 \ 11 \ 12 \ 13 \ 14 \ 15 \ 16 \ 17 \ 18)^T$$

$$d_b := (0 \ 0 \ 0 \ 0.375 \ 0.5 \ 0.625 \ 0.75 \ 0.875 \ 1.00 \ 1.125 \ 1.25 \ 1.41 \ 0 \ 0 \ 1.693 \ 0 \ 0)$$

$$A_b := (0 \ 0 \ 0 \ 0.11 \ 0.20 \ 0.31 \ 0.44 \ 0.60 \ 0.79 \ 1.00 \ 1.27 \ 1.56 \ 0 \ 0 \ 2.25 \ 0 \ 0 \ 0 \ 4)$$

$$B := d_{\text{bar}} \quad d_b = 1.25 \cdot \text{in} \quad \text{Bar area} = \quad \text{Area}_{\text{abar}} := A_{b_B} \quad \text{Area}_{\text{abar}} = 1.27 \cdot \text{in}^2$$

-Number of vertical rebars required-

$$NRB := \text{ceil}\left(\frac{Area_{stlmin}}{Area_{abar}}\right) \quad NRB = 17 \quad Area_{stluse} := Area_{abar} \cdot NRB \quad Area_{stluse} = 21.59 \cdot \text{in}^2$$

Number rebars provided as per drawings

$$NRB_{use} = 18$$

$$\frac{P_{dwn}}{\phi_{tens}} = 35.56 \cdot \text{kips}$$

$$Mn := 43365.729 \cdot \text{in} \cdot \text{kips}$$

$$0.9 \cdot Mn = 3252.43 \cdot \text{kips} \cdot \text{ft} > M_{max} = 2185.33 \cdot \text{kips} \cdot \text{ft}$$

$$\text{Vertical bar spacing} \quad S_{bar} := D_{eff} \cdot \frac{\pi}{NRB} - d_{b_B} \quad S_{bar} = 10.95 \cdot \text{in}$$

$$Area_{use} := Area_{abar} \cdot NRB \quad Area_{use} = 21.59 \cdot \text{in}^2$$

-Check pier in compression-

$$P_{comp} := 0.80 \cdot \phi_{comp} \cdot [0.85 \cdot F_c \cdot (A_{pier} - Area_{use}) + F_y \cdot Area_{use}] \quad (\text{ACI } 10.3.6.2 - (10-2))$$

$$P_{comp} = 8728.89 \cdot \text{kips} > P_{dwn} = 32 \cdot \text{kips}$$

OK!

$$\frac{P_{dwn}}{P_{comp}} = 0.37\%$$

SUMMARY**-Pier Dimensions-**

Depth of pier	$L_{\text{pier}} = 24 \text{ ft}$	Concrete strength	$F_c = 4500 \cdot \text{psi}$
Extension above grade	$E_{\text{pier}} = 0.5 \text{ ft}$	Rebar F_y	$F_y = 60 \cdot \text{ksi}$
Total length of pier	$L_{\text{tot}} := L_{\text{pier}} + E_{\text{pier}}$	$L_{\text{tot}} = 24.5 \text{ ft}$	
Diameter	$D_{\text{pier}} = 6 \text{ ft}$		
Volume of pier concrete	$V_{\text{pier}} = 25.66 \cdot \text{cy}$		
Weight of pier concrete	$W_{\text{pier}} = 78.69 \cdot \text{kips}$		

Calculations summary**-Download capacity-**

$$P_{\text{dcap}} = 348.48 \cdot \text{kips} > P_{\text{dwn_total}} = 74.86 \cdot \text{kips} \quad \text{OK!} \quad \frac{P_{\text{dwn_total}}}{P_{\text{dcap}}} = 21.48 \cdot \%$$

-Uplift capacity-

$$P_{\text{ucap}} = 209.37 \cdot \text{kips} > P_{\text{upmax}} = 67.86 \cdot \text{kips} \quad \text{OK!} \quad \frac{P_{\text{upmax}}}{P_{\text{ucap}}} = 32.41 \cdot \%$$

-Required Pier Length Based on Brohm's method-

$$L_{\text{req}} = 19.86 \text{ ft} < L_{\text{pier}} = 24 \text{ ft} \quad \text{OK!} \quad \frac{L_{\text{req}}}{L_{\text{pier}}} = 82.76 \cdot \%$$

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LFile for Windows, Version 2022-12.007

Analysis of Individual Piles and Drilled Shafts
Subjected to Lateral Loading Using the p-y Method
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Files Used for Analysis

Path to file locations:

\Structural\24-2694 TI-OPP-18058_P-007939_Taylor Co. TX__VZW_Tower Modification
Design_06-24-2024\L-Pile\

Name of input data file:

TI-OPP-18058- Pier foundation.lp12d

Name of output report file:

TI-OPP-18058- Pier foundation.lp12o

Name of plot output file:

TI-OPP-18058- Pier foundation.lp12p

Name of runtime message file:

TI-OPP-18058- Pier foundation.lp12r

Date and Time of Analysis

Date: July 23, 2024

Time: 21:34:41

 Problem Title

24-2694
 Job Number: TI-OPP-18058
 Client: Tillman
 Engineer: Ankit Jain
 Description: Pier

 Program Options and Settings

Computational Options:
 - Compute nonlinear bending properties of pile only
 Engineering Units Used for Data Input and Computations:
 - US Customary System Units (pounds, feet, inches)

Output Options:
 - Output files use decimal points to denote decimal symbols.
 - Print using wide report formats

 File Structural Properties and Geometry

Number of pile sections defined	=	1
Total length of pile	=	24.000 ft
Depth of ground surface below top of pile	=	0.0000 ft

Pile diameters used for p-y curve computations are defined using 2 points.

p-y curves are computed using pile diameter values interpolated with depth over the length of the pile. A summary of values of pile diameter vs. depth follows.

Point No.	Depth Below Pile Head feet	Pile Diameter inches
1	0.000	72.0000
2	24.000	72.0000

Input Structural Properties for Pile Sections:

Pile Section No. 1:

Section 1 is a round drilled shaft, bored pile, or CIDH pile

Length of section = 24.000000 ft
 Shaft Diameter = 72.000000 in

 Computations of Nominal Moment Capacity and Nonlinear Bending Stiffness

Axial thrust force values were determined from input values

Number of Pile Sections Analyzed = 1

Pile Section No. 1:

Dimensions and Properties of Drilled Shaft (Bored Pile):

Length of Section = 24.000000 ft
 Shaft Diameter = 72.000000 in
 Concrete Cover Thickness (to edge of trans. reinf.) = 3.000000 in
 Number of Reinforcing Bars = 18 bars
 Yield Stress of Reinforcing Bars = 60000. psi
 Modulus of Elasticity of Reinforcing Bars = 29000000. psi
 Gross Area of Shaft = 4072. sq. in.
 Total Area of Reinforcing Steel = 22.860000 sq. in.
 Area Ratio of Steel Reinforcement = 0.56 percent
 Edge-to-Edge Bar Spacing = 9.753186 in
 Maximum Concrete Aggregate Size = 0.750000 in
 Ratio of Bar Spacing to Aggregate Size = 13.00
 Offset of Center of Rebar Cage from Center of Pile = 0.0000 in
 Transverse Reinforcement
 Type: Hoop
 Number of Transverse Reinf. (per spacing) = 25
 Spacing of Transverse Reinf. = 12.000000 in
 Yield Stress of Transverse Reinf. = 60000. psi
 Diameter of Transverse Reinf. = 0.625000 in

Axial Structural Capacities:

Nom. Axial Structural Capacity = $0.85 F_c A_c + F_y A_s$ = 16857.664 kips
 Tensile Load for Cracking of Concrete = -1859.041 kips
 Nominal Axial Tensile Capacity = -1371.600 kips

Reinforcing Bar Dimensions and Positions Used in Computations:

Bar Number	Bar Diam. inches	Bar Area sq. in.	X inches	Y inches
-----	-----	-----	-----	-----
1	1.270000	1.270000	31.740000	0.00000
2	1.270000	1.270000	29.825844	10.855719
3	1.270000	1.270000	24.314251	20.402079

4	1.270000	1.270000	15.870000	27.487646
5	1.270000	1.270000	5.511593	31.257798
6	1.270000	1.270000	-5.51159	31.257798
7	1.270000	1.270000	-15.87000	27.487646
8	1.270000	1.270000	-24.31425	20.402079
9	1.270000	1.270000	-29.82584	10.855719
10	1.270000	1.270000	-31.74000	0.00000
11	1.270000	1.270000	-29.82584	-10.85572
12	1.270000	1.270000	-24.31425	-20.40208
13	1.270000	1.270000	-15.87000	-27.48765
14	1.270000	1.270000	-5.51159	-31.25780
15	1.270000	1.270000	5.511593	-31.25780
16	1.270000	1.270000	15.870000	-27.48765
17	1.270000	1.270000	24.314251	-20.40208
18	1.270000	1.270000	29.825844	-10.85572

NOTE: The positions of the above rebars were computed by LPILE

Minimum spacing between any two bars not equal to zero = 9.753 inches
between bars 14 and 15.

Ratio of bar spacing to maximum aggregate size = 13.00

Concrete Properties:

Compressive Strength of Concrete	=	4500. psi
Modulus of Elasticity of Concrete	=	3823676. psi
Modulus of Rupture of Concrete	=	-503.11529 psi
Compression Strain at Peak Stress	=	0.002001
Tensile Strain at Fracture of Concrete	=	-0.0001152
Maximum Coarse Aggregate Size	=	0.750000 in

Input Axial Thrust Forces:

Number of Axial Thrust Force Values Determined from Input Data = 1

Number	Axial Thrust Force kips
-----	-----
1	35.556

Definitions of Run Messages and Notes:

C = concrete in section has cracked in tension.
Y = stress in reinforcing steel has reached yield stress.
T = ACI 318 criteria for tension-controlled section met, tensile strain in reinforcement exceeds 0.005 while simultaneously compressive strain in concrete more than 0.003. See ACI 318-14, Section 21.2.3.
Z = depth of tensile zone in concrete section is less than 10 percent of

section depth.

Bending Stiffness (EI) = Computed Bending Moment / Curvature.

Position of neutral axis is measured from edge of compression side of pile.

Compressive stresses and strains are positive in sign.

Tensile stresses and strains are negative in sign.

Axial Thrust Force = 35.556 kips

Bending Max Conc Curvature Stress rad/in. ksi	Bending Max Steel Run Moment Stress in-kip ksi	Bending Stiffness kip-in2	Depth to N Axis in	Max Comp Strain in/in	Max Tens Strain in/in
-----	-----	-----	-----	-----	-----
4.16667E-07	2584.	6201130185.	40.5348768	0.00001689	-0.00001311
0.0749868	0.4419464				
8.33333E-07	5155.	6186460461.	38.2744152	0.00003190	-0.00002810
0.1410076	0.8292650				
0.00000125	7714.	6171594849.	37.5209691	0.00004690	-0.00004310
0.2065324	1.2165851				
0.00000167	10261.	6156679955.	37.1442701	0.00006191	-0.00005809
0.2715611	1.6039064				
0.00000208	12795.	6141745327.	36.9182693	0.00007691	-0.00007309
0.3360938	1.9912288				
0.00000250	15317.	6126800819.	36.7676171	0.00009192	-0.00008808
0.4001304	2.3785522				
0.00000292	17826.	6111850664.	36.6600214	0.0001069	-0.000103
0.4636709	2.7658768				
0.00000333	17826.	5347869331.	17.1799357	0.00005727	-0.000183
0.2486778	-4.916473 C				
0.00000375	17826.	4753661627.	16.8854634	0.00006332	-0.000207
0.2744533	-5.563056 C				
0.00000417	17826.	4278295464.	16.6396913	0.00006933	-0.000231
0.2999658	-6.210871 C				
0.00000458	17826.	3889359513.	16.4392472	0.00007535	-0.000255
0.3254138	-6.858600 C				
0.00000500	17826.	3565246220.	16.2728005	0.00008136	-0.000279
0.3507973	-7.506244 C				
0.00000542	17826.	3290996511.	16.1288768	0.00008736	-0.000303
0.3760314	-8.154372 C				
0.00000583	17826.	3055925332.	16.0026824	0.00009335	-0.000327
0.4011176	-8.802980 C				
0.00000625	17826.	2852196976.	15.8938018	0.00009934	-0.000351
0.4261404	-9.451498 C				
0.00000667	17826.	2673934665.	15.7989899	0.0001053	-0.000375
0.4510995	-10.099929 C				
0.00000708	17826.	2516644391.	15.7157650	0.0001113	-0.000399
0.4759950	-10.748270 C				
0.00000750	17826.	2376830814.	15.6421972	0.0001173	-0.000423
0.5008268	-11.396522 C				
0.00000792	17826.	2251734455.	15.5767625	0.0001233	-0.000447
0.5255948	-12.044685 C				

0.00000833	17826.	2139147732.	15.5182421	0.0001293	-0.000471
0.5502988	-12.692758 C				
0.00000875	17826.	2037283555.	15.4648622	0.0001353	-0.000495
0.5749099	-13.340941 C				
0.00000917	17826.	1944679757.	15.4147830	0.0001413	-0.000519
0.5993845	-13.989537 C				
0.00000958	17826.	1860128463.	15.3693959	0.0001473	-0.000543
0.6237961	-14.638039 C				
0.00001000	17826.	1782623110.	15.3281154	0.0001533	-0.000567
0.6481445	-15.286446 C				
0.00001042	17826.	1711318186.	15.2904496	0.0001593	-0.000591
0.6724297	-15.934760 C				
0.00001083	17826.	1645498256.	15.2559823	0.0001653	-0.000615
0.6966516	-16.582979 C				
0.00001125	17826.	1584553876.	15.2243588	0.0001713	-0.000639
0.7208101	-17.231103 C				
0.00001167	17826.	1527962666.	15.1952753	0.0001773	-0.000663
0.7449052	-17.879132 C				
0.00001208	17826.	1475274298.	15.1684697	0.0001833	-0.000687
0.7689366	-18.527065 C				
0.00001250	17826.	1426098488.	15.1437151	0.0001893	-0.000711
0.7929043	-19.174903 C				
0.00001292	17826.	1380095311.	15.1208137	0.0001953	-0.000735
0.8168083	-19.822645 C				
0.00001333	17826.	1336967333.	15.0995924	0.0002013	-0.000759
0.8406484	-20.470291 C				
0.00001375	17826.	1296453171.	15.0798992	0.0002073	-0.000783
0.8644246	-21.117841 C				
0.00001417	17826.	1258322195.	15.0615999	0.0002134	-0.000807
0.8881367	-21.765293 C				
0.00001458	17826.	1222370133.	15.0445758	0.0002194	-0.000831
0.9117847	-22.412648 C				
0.00001500	17826.	1188415407.	15.0287211	0.0002254	-0.000855
0.9353685	-23.059906 C				
0.00001542	17826.	1156296071.	15.0139418	0.0002315	-0.000879
0.9588879	-23.707067 C				
0.00001583	17826.	1125867227.	15.0001535	0.0002375	-0.000902
0.9823429	-24.354129 C				
0.00001625	17826.	1096998837.	14.9872806	0.0002435	-0.000926
1.0057333	-25.001094 C				
0.00001708	17826.	1043486699.	14.9640154	0.0002556	-0.000974
1.0523204	-26.294727 C				
0.00001792	17826.	994952434.	14.9436767	0.0002677	-0.001022
1.0986481	-27.587965 C				
0.00001875	17826.	950732325.	14.9258787	0.0002799	-0.001070
1.1447159	-28.880803 C				
0.00001958	17826.	910275631.	14.9103011	0.0002920	-0.001118
1.1905229	-30.173241 C				
0.00002042	17826.	873121523.	14.8966760	0.0003041	-0.001166
1.2360683	-31.465276 C				
0.00002125	17826.	838881464.	14.8847777	0.0003163	-0.001214
1.2813514	-32.756906 C				
0.00002208	17826.	807225559.	14.8744145	0.0003285	-0.001262
1.3263713	-34.048127 C				
0.00002292	18219.	795008409.	14.8654226	0.0003407	-0.001309
1.3711272	-35.338938 C				

0.00002375	18847.	793559880.	14.8576612	0.0003529	-0.001357
1.4156183	-36.629336 C				
0.00002458	19475.	792190952.	14.8510088	0.0003651	-0.001405
1.4598437	-37.919318 C				
0.00002542	20102.	790893701.	14.8453598	0.0003773	-0.001453
1.5038028	-39.208883 C				
0.00002625	20729.	789661207.	14.8406218	0.0003896	-0.001500
1.5474945	-40.498027 C				
0.00002708	21355.	788487403.	14.8367142	0.0004018	-0.001548
1.5909181	-41.786747 C				
0.00002792	21981.	787366943.	14.8335659	0.0004141	-0.001596
1.6340727	-43.075042 C				
0.00002875	22606.	786295101.	14.8311139	0.0004264	-0.001644
1.6769575	-44.362909 C				
0.00002958	23231.	785267684.	14.8293026	0.0004387	-0.001691
1.7195716	-45.650344 C				
0.00003042	23855.	784280956.	14.8280825	0.0004510	-0.001739
1.7619141	-46.937345 C				
0.00003125	24479.	783331579.	14.8274092	0.0004634	-0.001787
1.8039841	-48.223910 C				
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1.8457808	-49.510036 C				
0.00003292	25725.	781533212.	14.8275487	0.0004881	-0.001882
1.8873032	-50.795719 C				
0.00003375	26348.	780679107.	14.8282939	0.0005005	-0.001930
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1.9695216	-53.365747 C				
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2.4104535	-60.000000 CY				
0.00004542	33243.	731960310.	14.6151382	0.0006638	-0.002606
2.4411639	-60.000000 CY				
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2.4716762	-60.000000 CY				

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3.0748414	-60.000000 CY				
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3.8507676	-60.000000 CY				
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4.0282272	-60.000000 CY				
0.0001229	41056.	334015094.	11.5927075	0.0014249	-0.007425
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4.4849248	-60.000000 CY				
0.0002829	43169.	152585573.	9.5640020	0.0027058	-0.017664
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4.4823130	-60.000000 CYT				
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4.4623549	60.0000000 CYT				

0.0004429 43495. 98200525. 9.0271581 0.0039983 -0.027892
 4.4936317 60.0000000 CYT

 Summary of Results for Nominal Moment Capacity for Section 1

Moment values interpolated at maximum compressive strain = 0.003
 or maximum developed moment if pile fails at smaller strains.

Load No.	Axial Thrust kips	Nominal Mom. Cap. in-kip	Max. Comp. Strain	Max. Tens. Strain
----	-----	-----	-----	-----
1	35.556	43365.729	0.00300000	-0.02000896

Note that the values of moment capacity in the table above are not
 factored by a strength reduction factor (phi-factor).

In ACI 318, the value of the strength reduction factor depends on whether
 the transverse reinforcing steel bars are tied hoops (0.65) or spirals (0.75).

The above values should be multiplied by the appropriate strength reduction
 factor to compute ultimate moment capacity according to ACI 318,
 or the value required by the design standard being followed.

The following table presents factored moment capacities and corresponding
 bending stiffnesses computed for common resistance factor values used for
 reinforced concrete sections.

Axial Stiff. Load Mom No. kip-in^2	Resist. Factor	Nominal Ax. Thrust kips	Nominal Moment Cap in-kips	Ult. (Fac) Ax. Thrust kips	Ult. (Fac) Moment Cap in-kips	Bend. at Ult
-----	-----	-----	-----	-----	-----	-----
1 778302204.	0.65	35.555560	43366.	23.111114	28188.	
1 750378335.	0.75	35.555560	43366.	26.666670	32524.	
1 480331003.	0.90	35.555560	43366.	32.000004	39029.	

The analysis ended normally.

BASE PLATE AND MONOPOLE CONNECTION CALCULATIONS

Tillman Site ID: TI-OPP-18058
Tillman Site Name: TAYLOR Co TX

**3309 N 10th Street,
Abilene, TX 79603
Taylor County**

ACGI #24-2694

By:

Allpro Consulting Group, Inc.
9221 Lyndon B. Johnson Fwy., Suite 204
Dallas, TX 75243

Check Gusset Plate Weld Connection:

Base Plate Size: 48.25"x39.77"x2" (Outer Dia x Inner Dia x Thickness)

Base Plate Thickness : $t_{\text{flange}} := 2\text{ in}$

Pole base Thickness : $t_{\text{pole}} := 0.375\text{ in}$

Use 3/16" E-70 fillet welds $a := 0.1875\text{ in}$

effective throat: $t_e := a \cdot 0.707$ $t_e = 0.13\text{ in}$

strength of weld metal for E70 electrodes

$$\phi F_w := 31.5\text{ ksi}$$

stress capacity: $f_r := t_e \cdot \phi F_w$ $f_r = 4.18 \cdot \frac{\text{kips}}{\text{in}}$

Weld length: $L_{\text{weld}} := 124.94\text{ in} = 124.94\text{ in}$

Total weld capacity $\text{Weld}_{\text{cap}} := L_{\text{weld}} \cdot f_r$ $\text{Weld}_{\text{cap}} = 521.71\text{ kips}$

Maximum shear reaction as per trn Output:

$$\text{Shear}_{\text{max}} := P_z = 32\text{ kips} < \text{Weld}_{\text{cap}} = 521.71\text{ kips} \quad \textbf{OK}$$



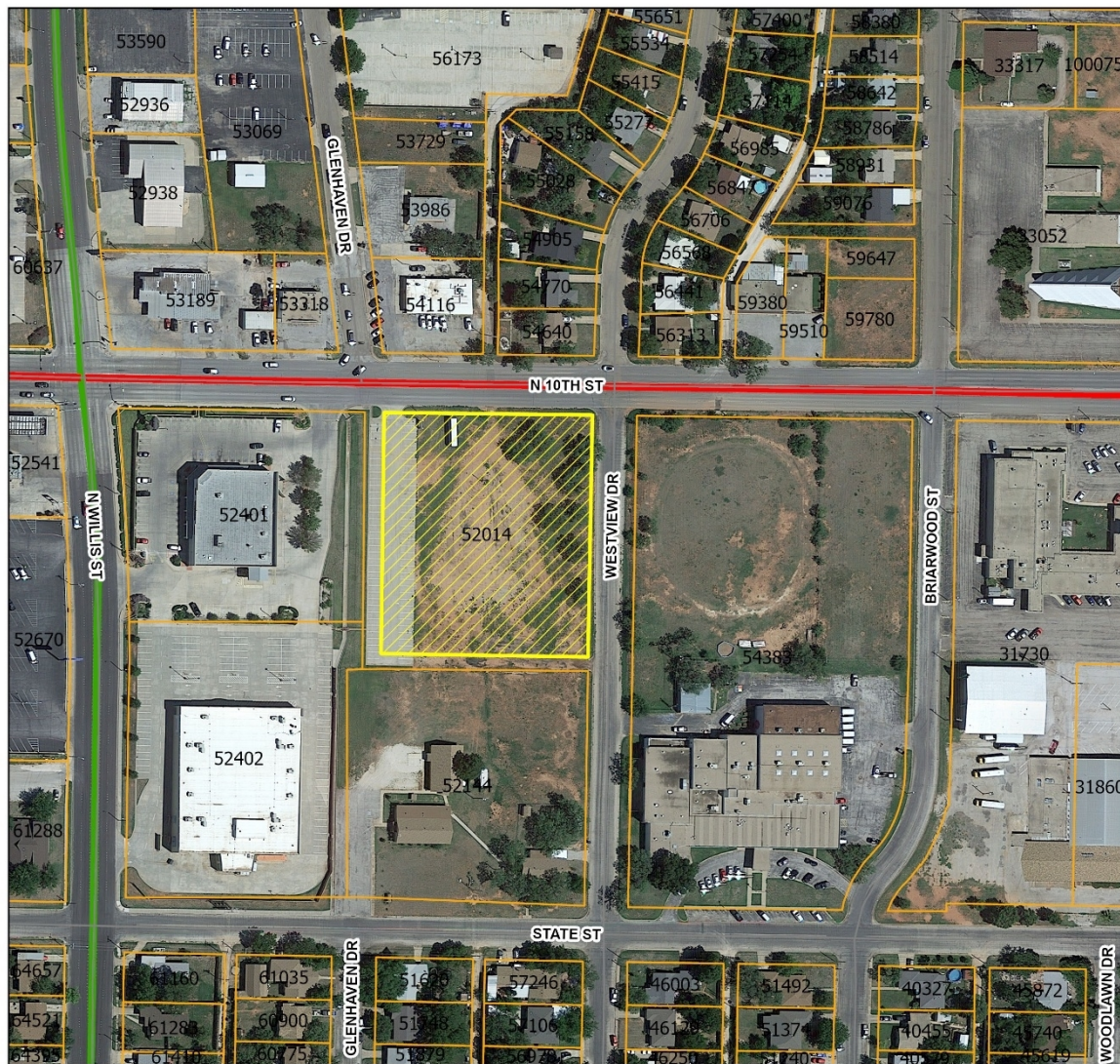
CONDITIONAL USE PERMIT

Case:	CUP-2025-07
Agent:	Victor Buenrostro
Request:	A Conditional Use Permit to replace an existing 75' tall monopole with a new 120' tall monopole within General Retail (GR) zoning.
Location:	920x Westview Drive
Notification:	0 in Favor, 0 in Opposition
Planning & Zoning:	April 1, 2025
Council Hearing:	April 24, 2025 May 8, 2025





AERIAL LOCATION MAP

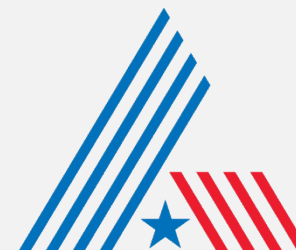


Legend

-  CUP-2025-07
-  Courier Parcels
-  Arterial
-  Collector

0.03

Miles



CITY OF
ABILENE
TEXAS



Legend

-  CUP-2025-07
 Courier Parcels
 GC (General Commercial)
 GR (General Retail)
 O (Office)
 MD (Residential - Medium Density)
 MF (Residential - Multi-family)
 RS (Residential - Single Family)
 Arterial
 Collector

0.03

Miles





USES IN GENERAL RETAIL ZONING

RESIDENTIAL USES:

- P Bed & Breakfast
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Institutional
- C Dwelling – Multiple-Family
- P Dwelling – Single Family Detached
- P Hotel/Motel

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/C Day Care Operation – Home Based
- P Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Freight Container
- P Fuel Sales
- P Garage Sales
- P Home Occupation
- TP Itinerant Business
- P Manufacturing (incidental)
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment, Mobile (storage and parking)
- P Recycling Collection Point
- P Subdivision Sales Office (temporary)
- P Swimming Pools, Private (accessory to residential use)
- P Tennis Courts, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- C Ambulance Service
- P Fire/Police Station
- P Medical/Dental Laboratory
- P Post Office
- C Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

- P/C Automobile Wash
- C Funeral Home/ Mortuary/Morgue
- P Kennel (Without Outdoor Pens)
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)
- P Personal Services
- C Printing, Copying, Reproduction, Publishing
- P Repair and Maintenance Services - Automobile/Small Truck (minor)
- P Repair and Maintenance Services (indoor)
- C Tattoo Parlor
- P Veterinary Service (small animals)

TRADE – RETAIL USES:

- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P Fuel Sales
- P Liquor Store (Off Premises Consumption) (*Defined under Liquor Store*)
- P Liquor Store (On Premises Consumption) (*Defined under Liquor Store*)
- P Restaurant, Brew Pub
- P Restaurant, Fast Food
- P Restaurant, Standard
- P Retail Sales/Rental (indoor)
- C Retail Sales/Rental (outdoors, non-vehicle)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

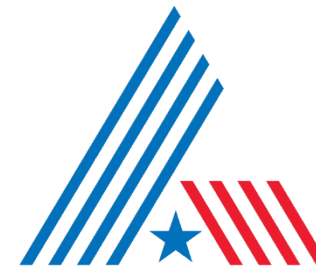
- C Antenna Tower- Commercial
- P Automobile Parking Lot or Structure - Commercial
- P Broadcast Studio
- P Public Utility Facility

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



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TEXAS

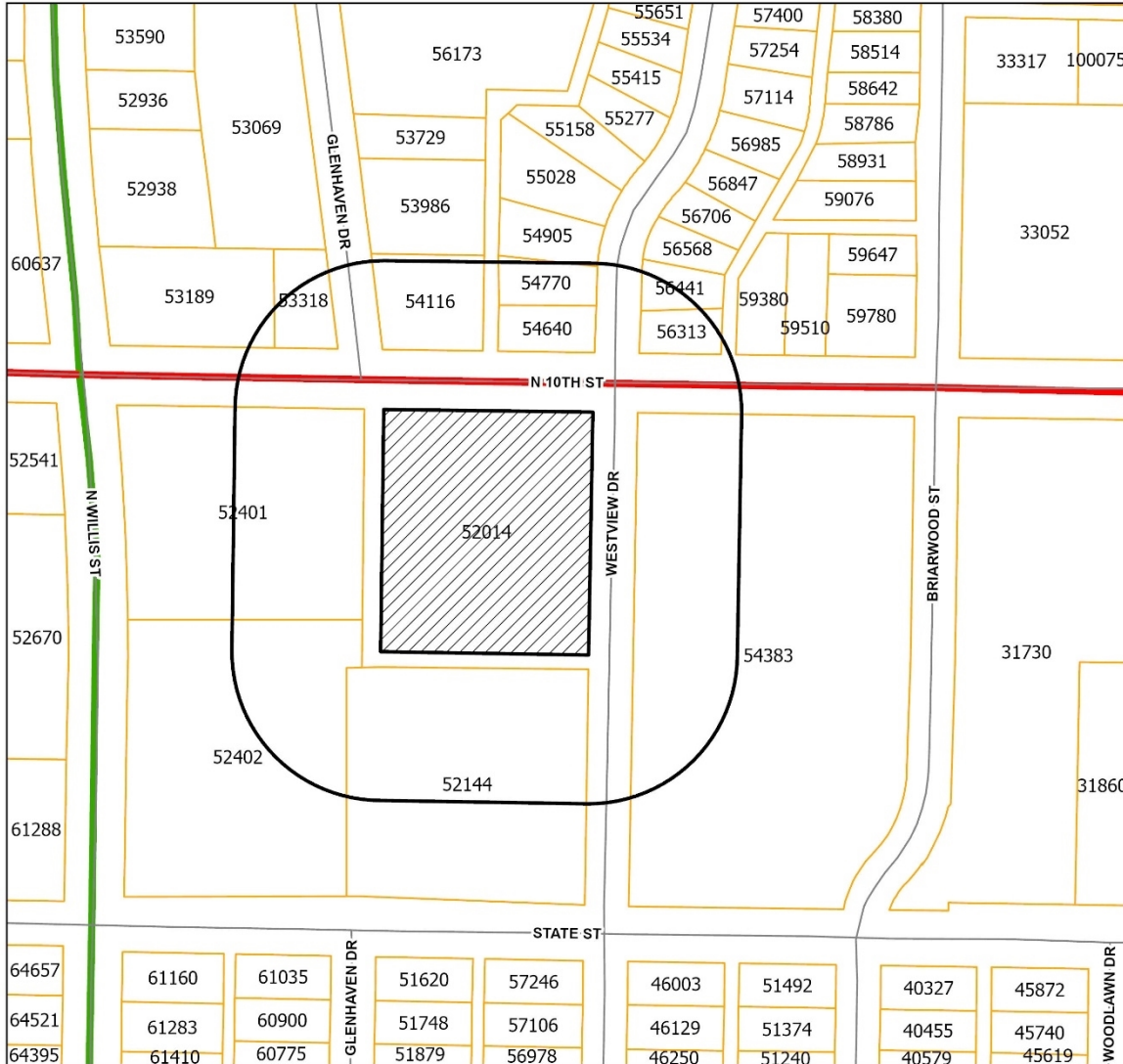


PROPERTY VIEWS





NOTIFICATION AREA MAP

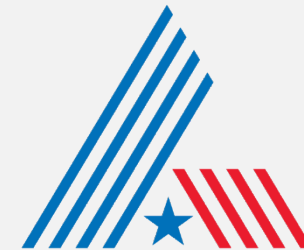


Legend

- CUP-2025-07
- Notification Area
- Courier Parcels
- Arterial
- Collector

0- In Favor- ●

0- Opposed- ●



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

P&Z Recommendation: **Approval**





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 5/8/2025

TO: Mindy Patterson, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **5. Ordinance (Final Reading) CUP-2025-08: 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 Allow a Tattoo Parlor in Neighborhood Retail (NR). Located at 1720 S Clack Street. *(Tim Littlejohn)***

GENERAL INFORMATION

The applicant is requesting a Conditional Use Permit to allow a tattoo parlor in Neighborhood Retail (NR) Zoning. The subject property was annexed into the City of Abilene in 1954 and has been zoned Neighborhood Retail (NR) since at least 1961 when the retail suites were built. The prior business was a hair salon at this location which has since closed.

SPECIAL CONSIDERATIONS

This property lies within the 500-year flood zone.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit, subject to the submitted Plan of Operation.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval, subject to the Plan of Operation, by a vote of 6-0.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. Plan of Operation for 1720 S Clack Street
4. Address location
5. 1733 Sherman Dr
6. Presentation

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY APPROVING A CONDITIONAL USE PERMIT (CUP) AFFECTING A CERTAIN PROPERTY; 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 23 of the Land Development Code of the City of Abilene, is hereby amended by approving a Conditional Use Permit (CUP) 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 Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 24th day of April, 2025.

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 17th day of March, 2025, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 8th day of May, 2025, 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 FINAL READING THIS 8th day of May, 2025.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

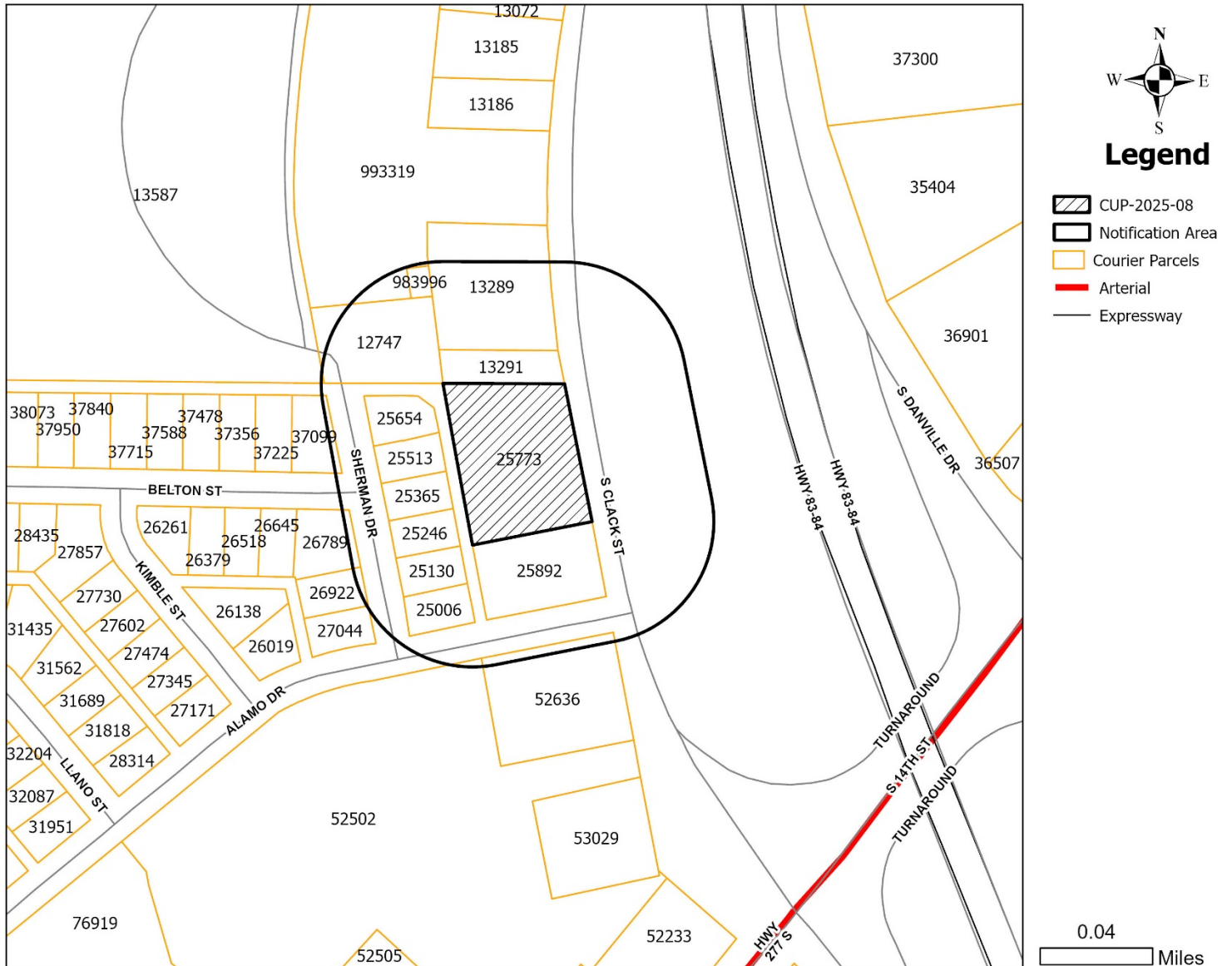
EXHIBIT A

Apply a Conditional Use Permit allow a Tattoo Parlor in Neighborhood Retail (NR) zoning subject to:

1. The Plan of Operation shown as **Exhibit B**.

Legal description being Lot 7, Block 1, Baker Heights Addn. Sec 1, Abilene, Taylor County, Texas.

Located at 1720 South Clack Street.



ORDINANCE NO. _____

EXHIBIT B

Plan of Operation for 1720 S Clack Street

- The hours of operation will be from 10am to 11pm
- The days of operation will be Monday through Sunday (all days of the week)
- This is a standard tattoo and piercing studio
- No activities will be performed outside of the building.

END

ZONING CASE CUP-2025-08 STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: April 1, 2025
City Council 1st Read: April 24, 2025
City Council 2nd Read: May 8, 2025

Applicant

Owner: BAGA INC
Agent: Mike Diaz

Case Manager

Kera Valois – Planner

Request

The applicant is requesting a Conditional Use Permit to allow a tattoo parlor in Neighborhood Retail (NR) Zoning.

Location

The subject property is located at 1720 S Clack Street. Legal description being Lot 7, Block 1, Baker Heights Addn. Sec 1, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City of Abilene in 1954 and has been zoned Neighborhood Retail (NR) since at least 1961 when the retail suites were built. The prior business was a hair salon at this location which has since closed. This property lies within the 500-year flood zone.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	GC	Car Lot
East		HWY 83-84
South	GR	Creative Graphic Solutions
West	RS-6	Residential Zoning

Criteria Assessment

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

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

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

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

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

The proposed use will not generate additional pedestrian or vehicular traffic than any other retail use.

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

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

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

The proposed use will not generate any adverse effect on any adjacent properties.

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

The proposed use complies with the Neighborhood Retail standards and is compatible with the surrounding uses at this location.

Planning & Zoning Recommendation

P&Z recommends **approval** of the Conditional Use Permit, subject to the Plan of Operation.

Attachments

- Plan of Operation
- Address Location
- PowerPoint Presentation

Notification

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

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
BAGA INC	25773	1758 S CLACK ST	
BAGA INC	25773	1710 S CLACK ST	
BAGA INC	25773	1750 S CLACK ST	
BAGA INC	25773	1702 S CLACK ST	
BAGA INC	25773	1720 S CLACK ST	
BJSH PROPERTY INC	52636	1802 S CLACK ST	
CLAYTON JOHN THOMAS & SHELBY	25365	1733 SHERMAN DR	F
DITMORE PATRICIA A	25246	1749 SHERMAN DR	
HP REAL ESTATE VENTURES LTD	52502	1850 S CLACK ST	
HP REAL ESTATE VENTURES LTD	52502	1806 S CLACK ST	
HP REAL ESTATE VENTURES LTD	52502	1874 S CLACK ST	

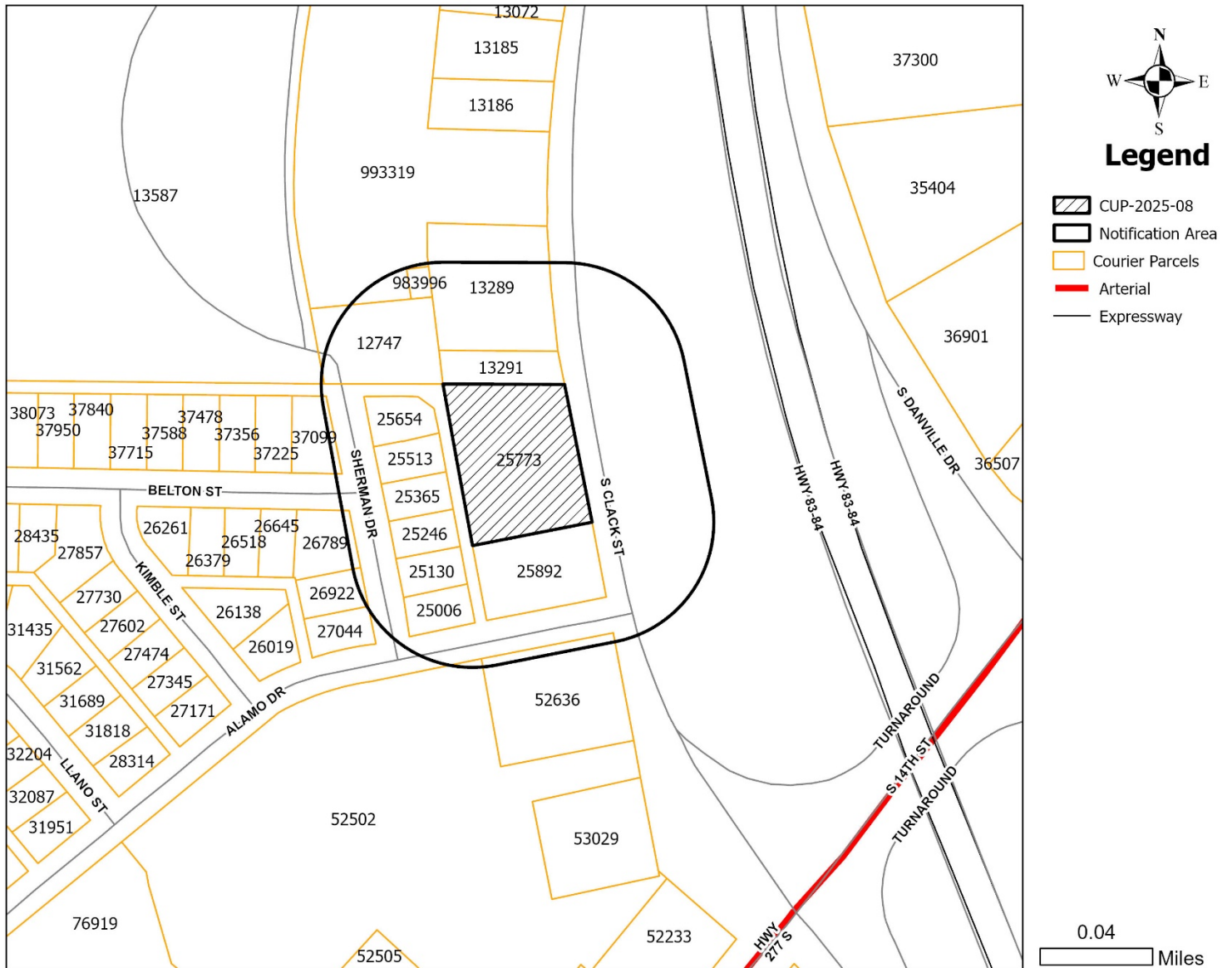
HP REAL ESTATE VENTURES LTD	52502	1816 S CLACK ST	
HP REAL ESTATE VENTURES LTD	52502	1824 S CLACK ST	
HP REAL ESTATE VENTURES LTD	52502	1812 S CLACK ST	
HP REAL ESTATE VENTURES LTD	52502	1820 S CLACK ST	
HP REAL ESTATE VENTURES LTD	52502	1828 S CLACK ST	
KPLB 1620 LLC	13289	1602 S CLACK ST	
PAK HARRIS ENTERPRISES LTD	983996		
PETTY RUSS	25892	1766 S CLACK ST	
PORTER CODY	25513	1717 SHERMAN DR	
RCD HOLDINGS LLC	26922	1766 SHERMAN DR	
RICE RYAN & JENNIFER	37099	5202 BELTON ST	
S & S MARTIN FAMILY PTSH LTD	12747	5157 CENTRAL DR	
S & S MARTIN FAMILY PTSH LTD	993319	1580 S CLACK ST	
SCOGGIN WEY	25130	1765 SHERMAN DR	
SMITH STARLA G	25006	1797 SHERMAN DR	
ST JOHNS EPISCOPAL SCHL	13587	1600 SHERMAN DR	
STATE OF TEXAS	13291	1650 S CLACK ST	
STEVENSON MORGAN	27044	1798 SHERMAN DR	
STONEHENGE INVESTMENTS LLC	26789	5201 BELTON ST	
WASHINGTON TRACY L JR	25654	1701 SHERMAN DR	

Legend: O - Opposed, F - In Favor

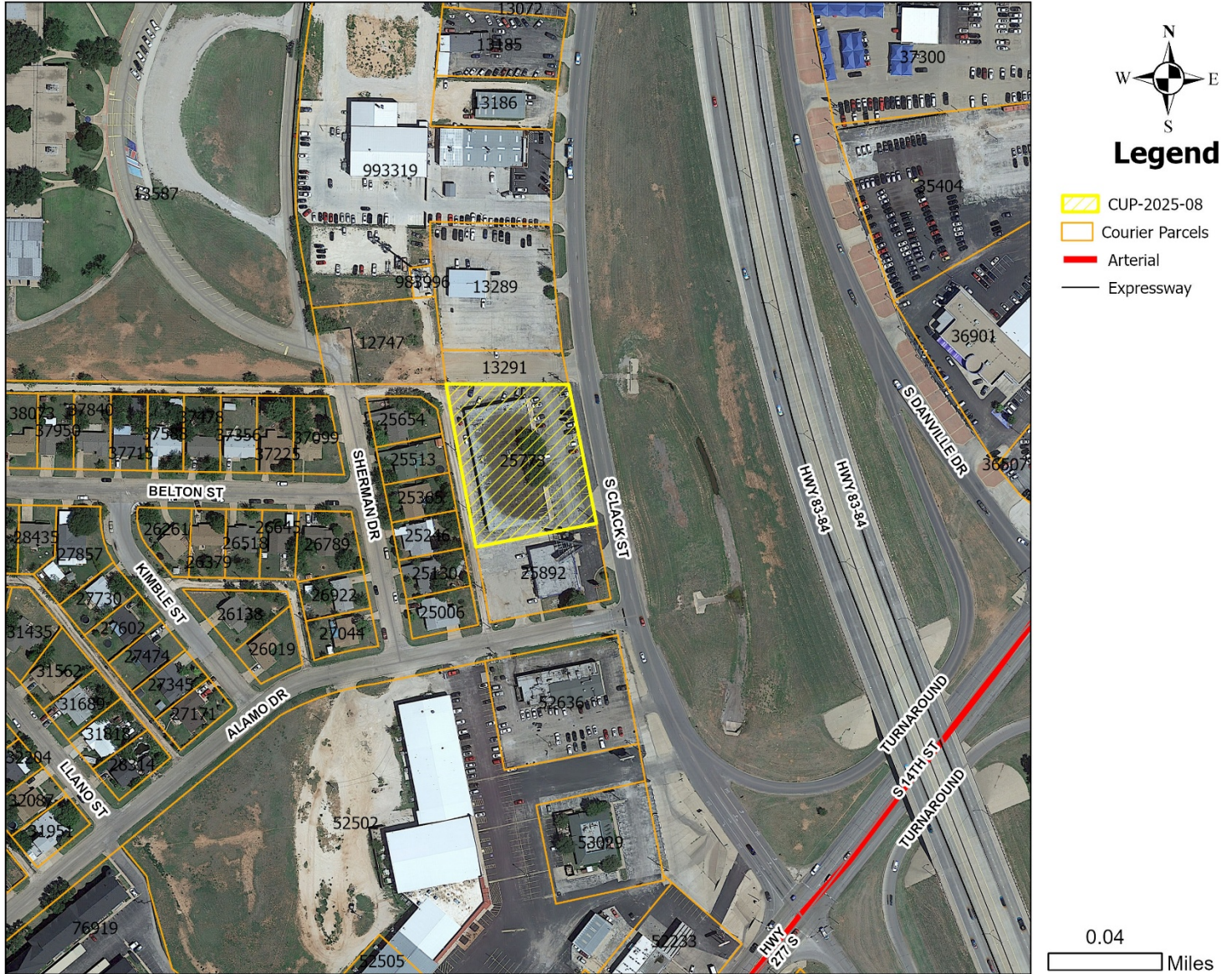
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DITMORE PATRICIA A	25246	1749 SHERMAN DR	
PORTER CODY	25513	1717 SHERMAN DR	
WASHINGTON TRACY L JR	25654	1701 SHERMAN DR	
BAGA INC	25773	1758 S CLACK ST	
BAGA INC	25773	1710 S CLACK ST	
BAGA INC	25773	1750 S CLACK ST	
BAGA INC	25773	1702 S CLACK ST	
BAGA INC	25773	1720 S CLACK ST	
PETTY RUSS	25892	1766 S CLACK ST	
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RICE RYAN & JENNIFER	37099	5202 BELTON ST	
CLAYTON JOHN THOMAS & SHELBY	25365	1733 SHERMAN DR	F
HP REAL ESTATE VENTURES LTD	52502	1850 S CLACK ST	
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HP REAL ESTATE VENTURES LTD	52502	1874 S CLACK ST	
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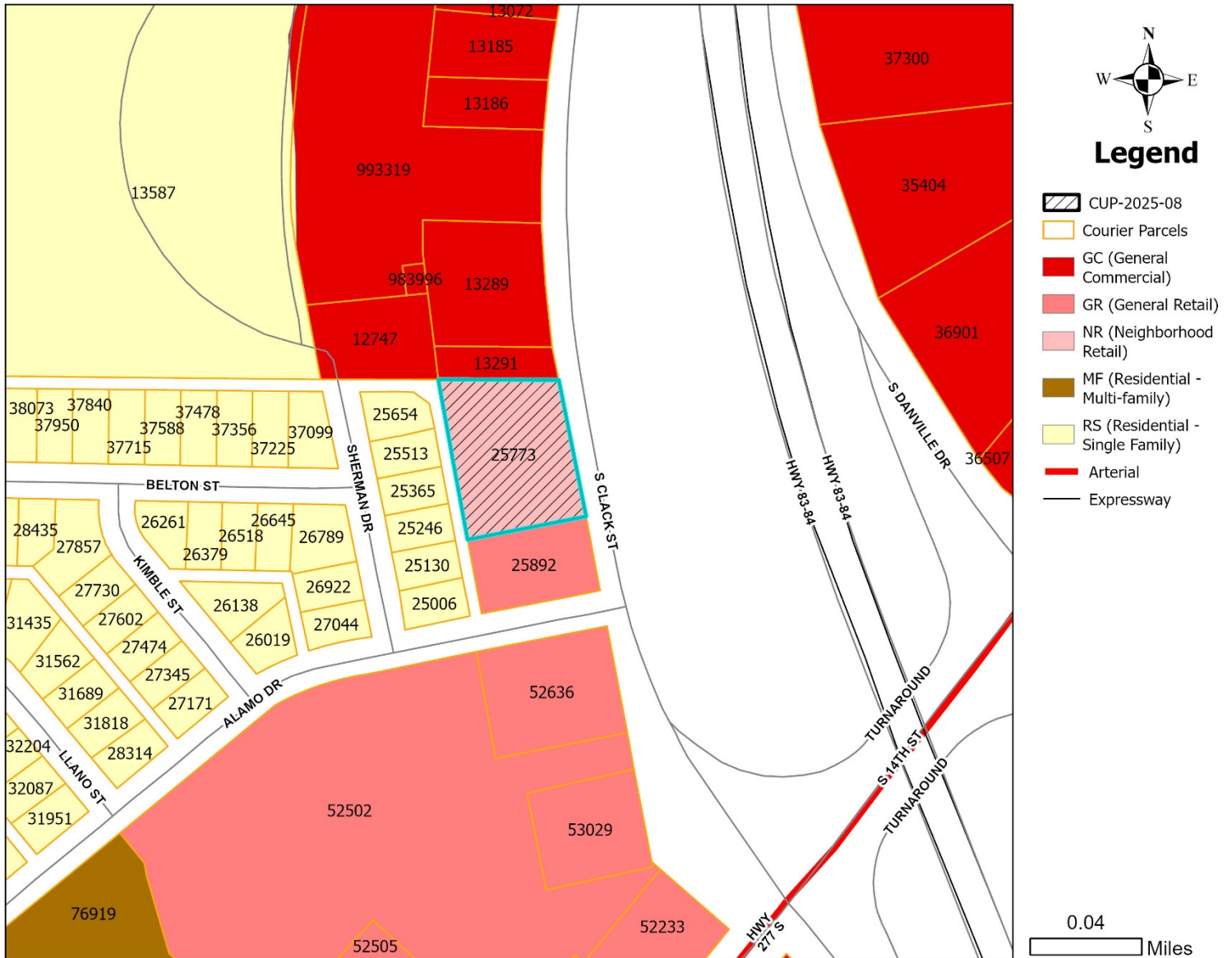
NOTIFICATION MAP



LOCATION MAP

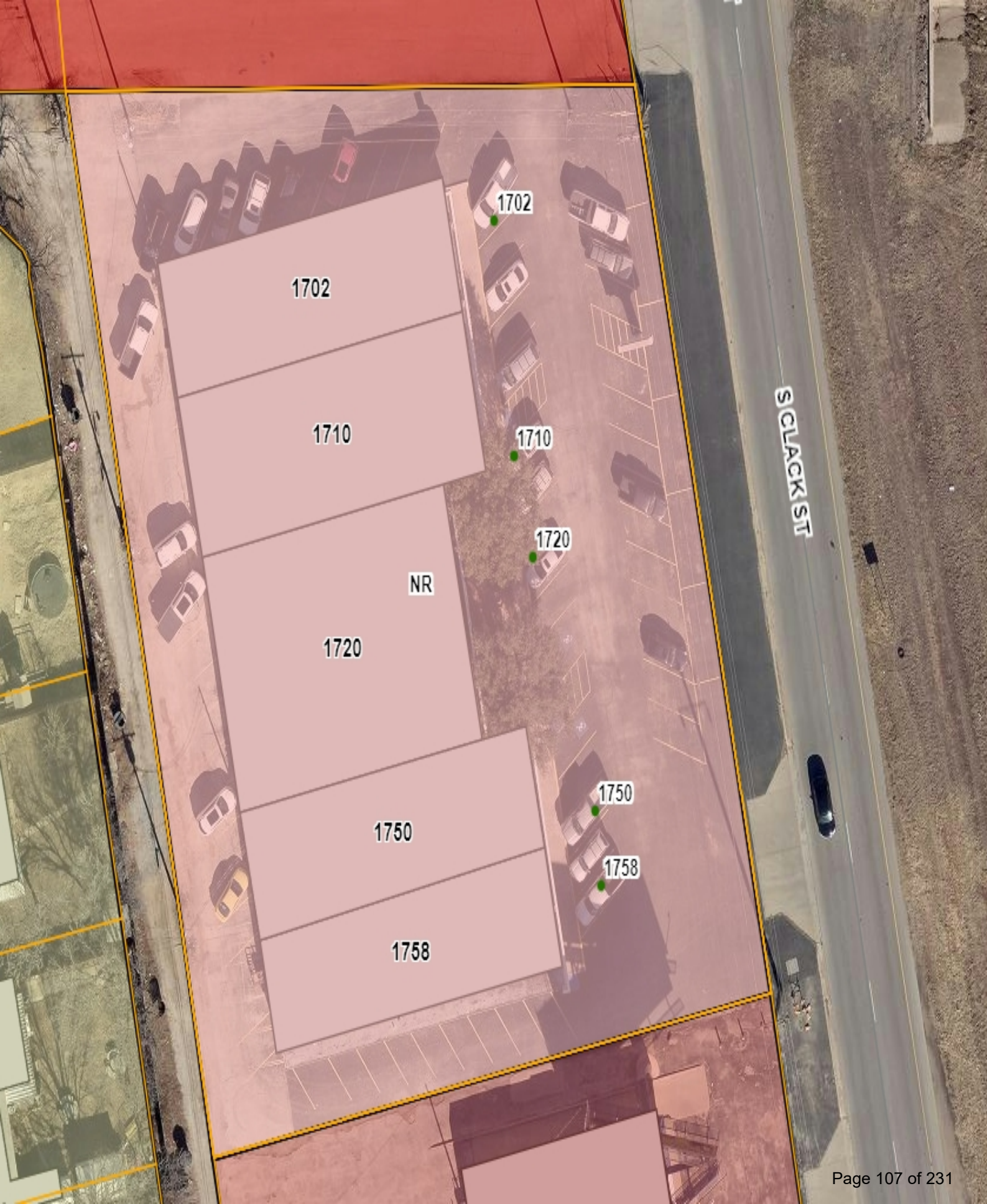


ZONING MAP



Plan of Operation for 1720 S Clack Street

- The hours of operation will be from 10am to 11pm
- The days of operation will be Monday through Sunday (all days of the week)
- This is a standard tattoo and piercing studio
- No activities will be performed outside of the building.



1702

1710

1720

NR

1750

1758

1702

1710

1720

1750

1758

S CLACK ST



CLAYTON JOHN THOMAS & SHELBY
1733 SHERMAN DR
ABILENE, TX 79605-4527

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number CUP-2025-08

March 6, 2025

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **April 1, 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. The property being considered for a Conditional Use Permit is approximately 1.14 acres zoned Neighborhood Retail (NR) to allow a tattoo parlor. Located at 1702 S Clack St. Legal description being Lot 7, Block 1, Baker Heights Addn. Sec. 1, Abilene, Taylor County, Texas. The property is currently zoned Neighborhood Retail (NR), and the request is to allow a tattoo parlor.

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 Conditional Use Permit request. Only the area highlighted on the map by striped lines is being considered for a Conditional Use Permit. 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 **May 8, 2025, at 8:30 AM** in the Council Chambers.

If you have any questions, please contact Kera Valois at telephone 325-676-6493 or by email address planning@abilenetx.gov

ZONING NOTIFICATION RESPONSE FORM CASE #: CUP-2025-08

You may indicate your position on the Conditional Use Permit 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: 25773
Requestor's Property Zoning: NR
Requestor's Proposed Zoning: NR/CUP

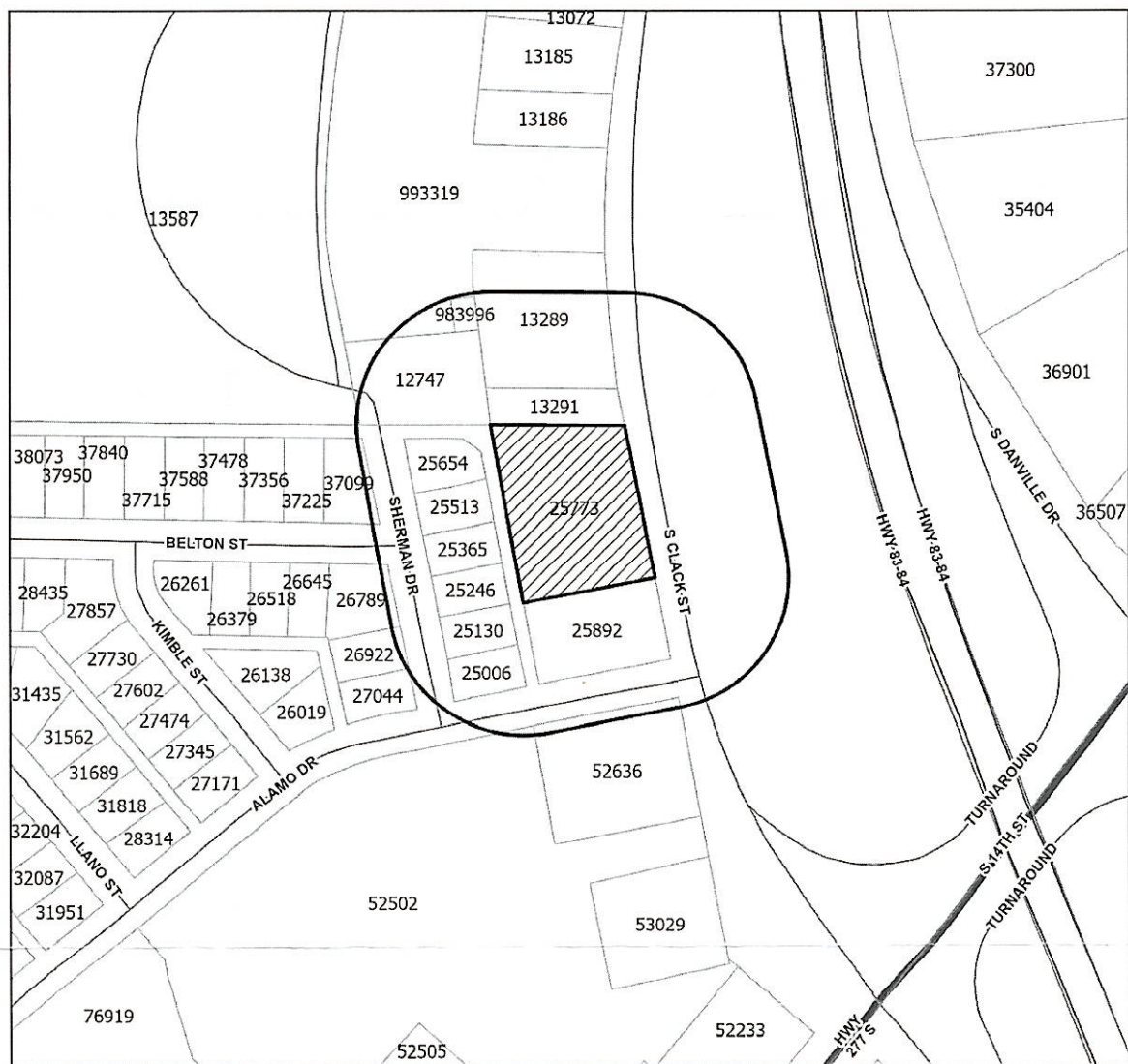
Your Name: CLAYTON JOHN THOMAS & SHELBY
Your Property Address: 1733 SHERMAN DR
Your Parcel ID: 25365

I am in favor of the request ☒
I am opposed to the request ☐

Signature: *Shelby Clayton*



 CUP-2025-08
 Notification Area
 Courier Parcels
 Arterial
 Expressway



Additional Comments:



CONDITIONAL USE PERMIT

Case: CUP-2025-08

Agent: Mike Diaz

Request: A Conditional Use Permit to allow a tattoo parlor in Neighborhood Retail (NR) zoning.

Location: 1720 S Clack Street

Notification: 1 in Favor, 0 in Opposition

Planning & Zoning: April 1, 2025

Council Hearing: April 24, 2025
May 8, 2025





AERIAL LOCATION MAP

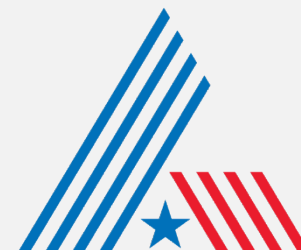


Legend

- CUP-2025-08
- Courier Parcels
- Arterial
- Expressway

0.04

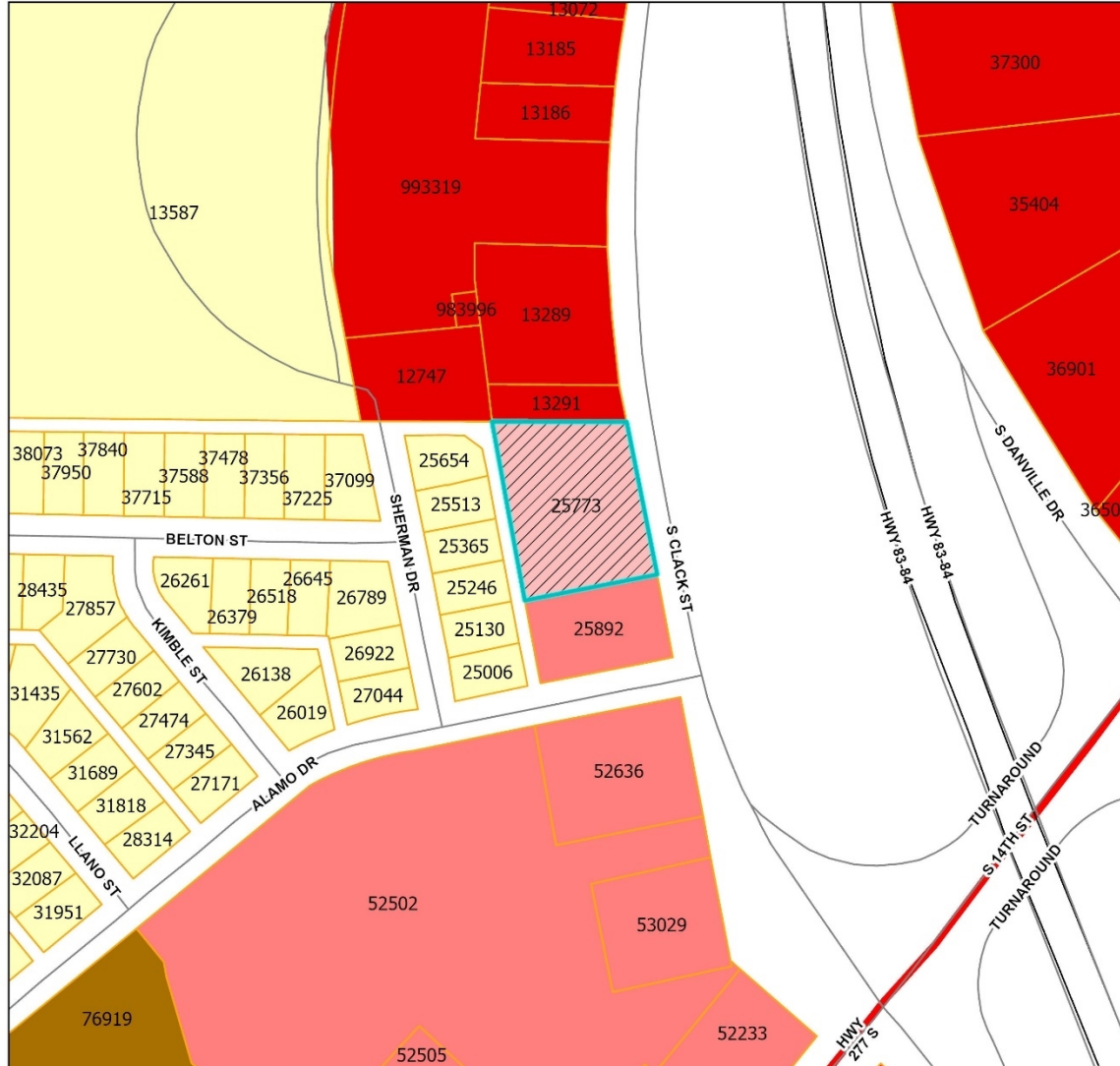
Miles



CITY OF
ABILENE
TEXAS



ZONING MAP

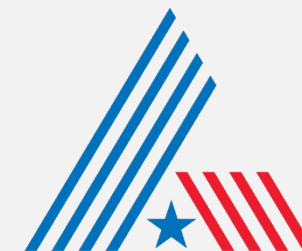


Legend

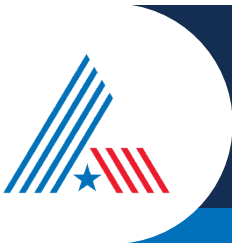
- CUP-2025-08
- Courier Parcels
- GC (General Commercial)
- GR (General Retail)
- NR (Neighborhood Retail)
- MF (Residential - Multi-family)
- RS (Residential - Single Family)
- Arterial
- Expressway

0.04

Miles



CITY OF
ABILENE
TEXAS



USES IN NEIGHBORHOOD RETAIL ZONING

RESIDENTIAL USES:

- P Bed & Breakfast
- P Dwelling - Duplex
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Institutional
- C Dwelling – Multiple-Family
- P Dwelling – Single Family Detached
- C Hotel/Motel

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/C Day Care Operation – Home Based
- C Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Fuel Sales
- P Garage Sales
- P Home Occupation
- C Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment, Mobile (storage and parking)
- C Recycling Collection Point
- P Subdivision Sales Office (temporary)
- P Swimming Pools, Private (accessory to residential use)
- P Tennis Courts, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Civic, Social, and Fraternal Organization
- C Cultural Facilities
- P Recreation – Outdoors (passive)
- C Recreation and Commercial Entertainment - Indoor

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Fire/Police Station
- C Medical/Dental Laboratory
- P Post Office
- C Social Service Facility

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

- C Automobile Wash
- P Laundry/Dry Cleaning Services & Facilities
- P Office (general, professional, financial)
- P Personal Services
- C Printing, Copying, Reproduction, Publishing
- P Repair and Maintenance Services (indoor)
- C Tattoo Parlor
- P Veterinary Service (small animals)

TRADE – RETAIL USES:

- P ATM's, Self-Serve Kiosks, and Similar Facilities
- C Fuel Sales
- P Liquor Store (Off Premises Consumption) (*Defined under Liquor Store*)
- C Restaurant, Brew Pub
- C Restaurant, Fast Food
- P Restaurant, Standard
- P Retail Sales/Rental (indoor)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- C Broadcast Studio
- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

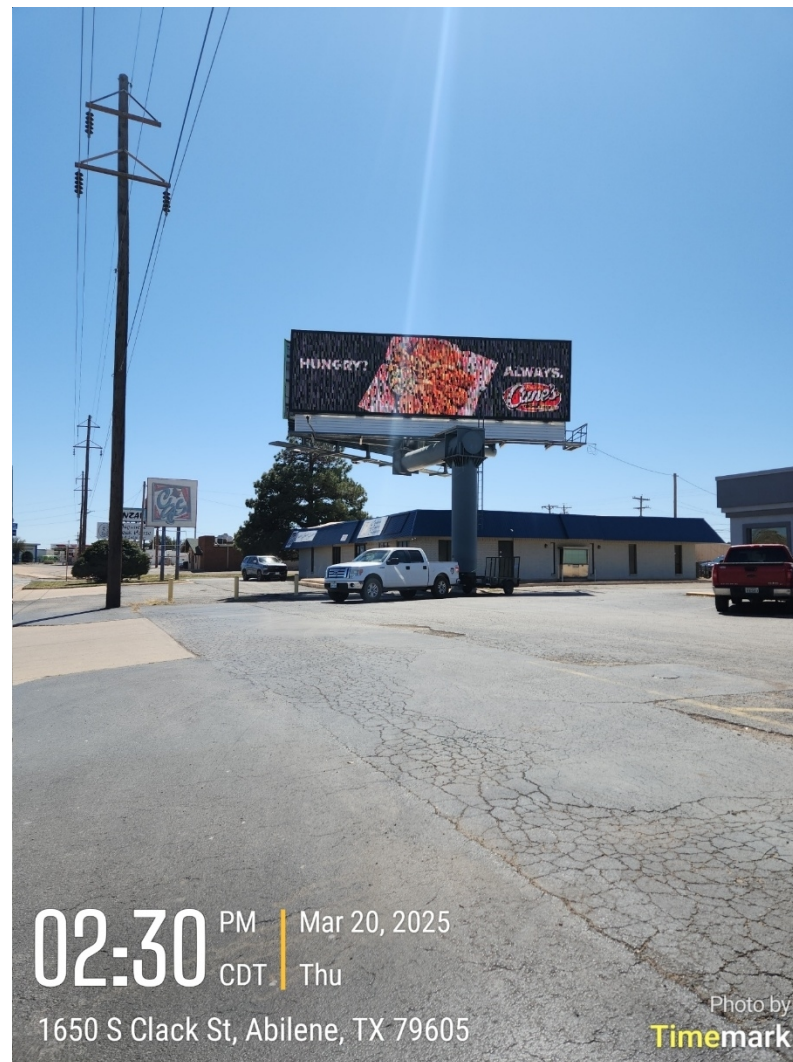
LEGEND

- 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



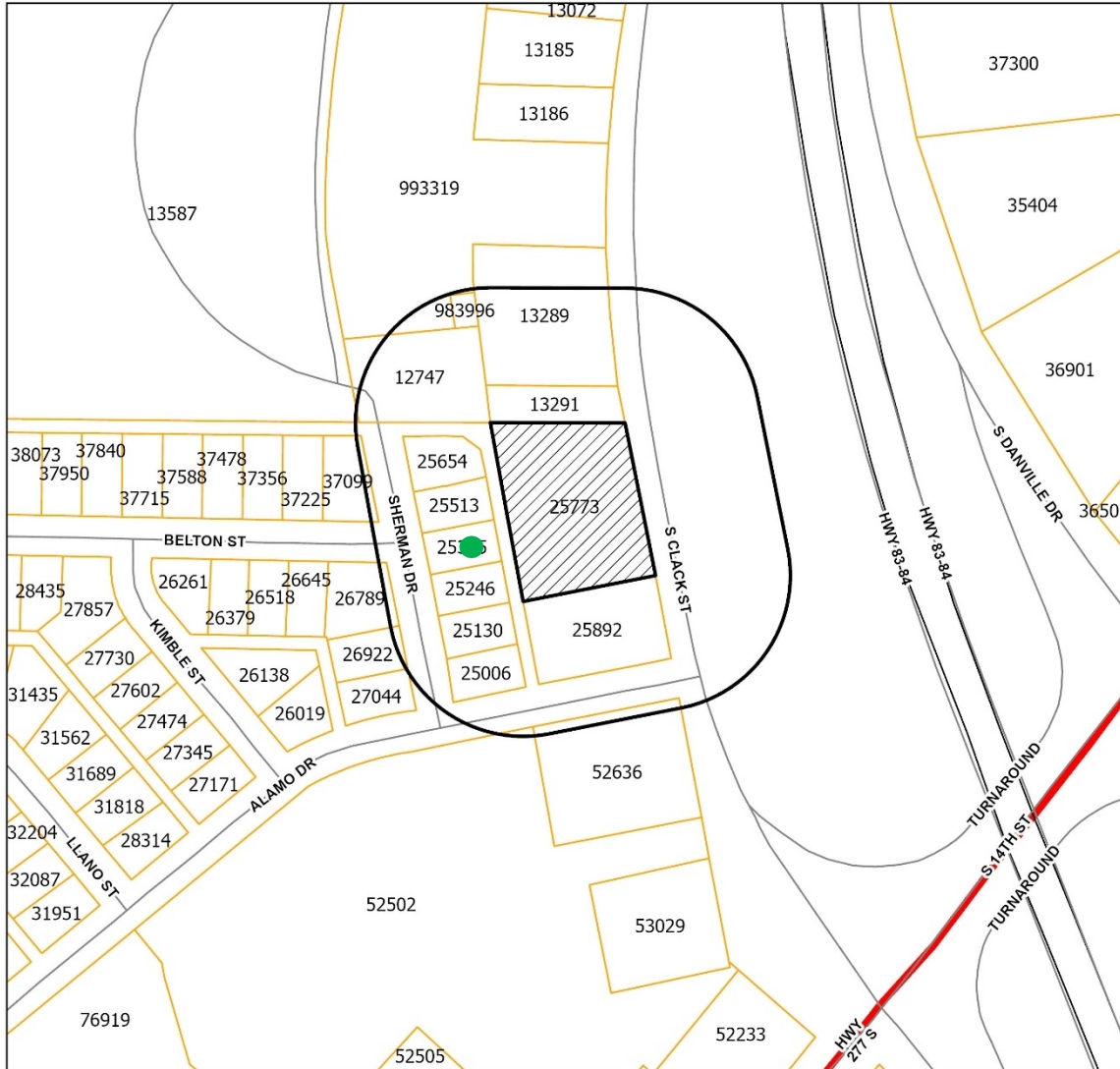


PROPERTY VIEWS





NOTIFICATION AREA MAP



Legend

- CUP-2025-08
- Notification Area
- Courier Parcels
- Arterial
- Expressway

1- In Favor-

0- Opposed-



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

P&Z Recommendation: **Approval** subject to the Plan of Operations.





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 5/8/2025

TO: Mindy Patterson, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **6. Ordinance (Final Reading) 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 Ridgmont Dr. (Tim Littlejohn)

GENERAL INFORMATION

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 through Schuman Equipment.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval with conditions by a vote of 6-0.

ATTACHMENTS:

1. Ordinance
2. Z-2025-05 Staff Report
3. Application
4. PDD-15 Original
5. Plan of Operation
6. Concept Plan
7. 4150 Ridgemont Dr
8. Z-2025-05 Powerpoint

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, CONCERNING PDD-15 AND ORDINANCE NO. 53-1982 A 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 23 of the Land Development Code of the City of Abilene, is hereby amended by changing Ordinance No. 53-1982, 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 Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 24th day of April 2025.

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 17th day of March, 2025, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 8th day of May, 2025, 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 FINAL READING THIS 8th day of May 2025.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT A

4th Amendment to Planned Development District 15

LEGAL DESCRIPTION AS FOLLOWS:

Lot 101, Block A, Rhodes Plaza Addition, Abilene, Taylor County, Texas.

Located at 4250 Ridgemont Dr, Abilene, Taylor County, Texas.

AMEND: 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.

ADD: A total of four (4) freight containers shall be allowed in accordance with “Exhibit D”. All freight containers must be screened on all sides and painted to match the surrounding fence. Additionally, freight containers cannot be stacked, nor can anything be stored on top of them.

ADD: Attachment for “Exhibit D”.

EXHIBIT “D”

CONCEPT PLAN



-END-

ZONING CASE: Z-2025-05 STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: April 1, 2025
City Council 1st Read: April 24, 2025
City Council 2nd Read: May 8, 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 four (4) freight containers.

Location

4250 Ridgemont 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 four (4) freight containers. The containers will be relocated to an area near the existing dumpster enclosure, and a 9-foot-tall wooden fence will be built around them. Both the containers and the fence will be painted black to match the existing wooden fence surrounding the dumpsters. A new gate will be installed facing east. "No Parking" signs will be posted on both the east and west sides of the fence, along with a sign on the gate that reads, "Keep Gate Closed – For Hotel Use Only."

Previous Request

On March 4, 2025 the applicant requested 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. Said containers were to be located over 18 parking spaces along the easternmost part of the parking lot. The Planning and Zoning Commission tabled the case and suggested the applicant propose a different plan.

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 consistent with the Comprehensive Plan and Future Land Use Map as the applicant is proposing screening that will typically be required for any of the surrounding properties seeking to obtain a Conditional Use Permit (CUP).

(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 appropriate in the immediate area because the containers will be screened from public view as required for zoning districts that surround the 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.

P&Z Recommendation

P&Z recommends **approval** subject to the following:

- Total of four (4) freight containers are allowed.
- Must be screened on all sides.
- Must be painted to match fencing surrounding the containers.
- Freight containers may not be stacked.
- Nothing may be stored on top of containers.

Attachments

- Application
- Plan of Operation
- Concept Plan
- PowerPoint
- Original Ordinance
- Ordinance

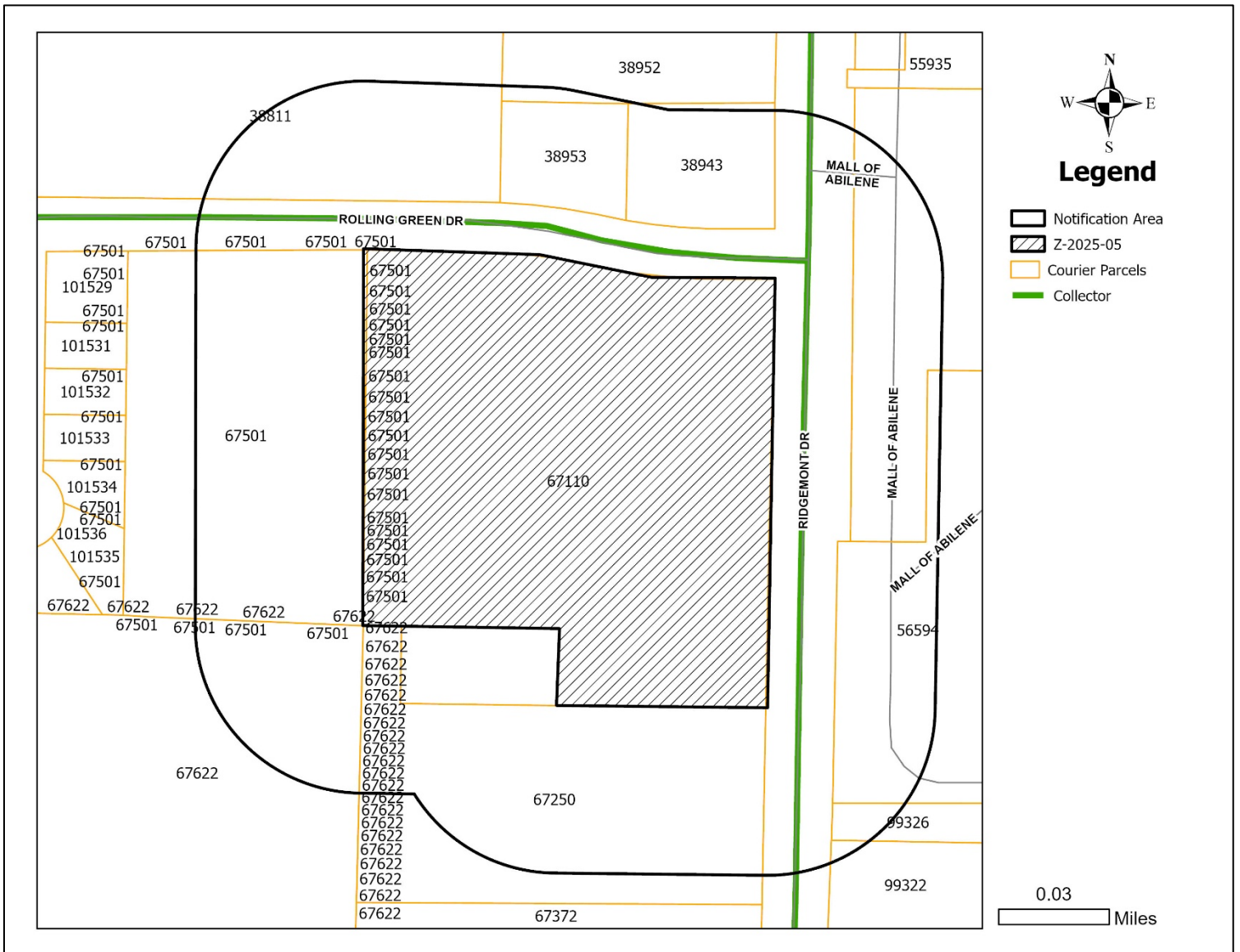
Notification

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:

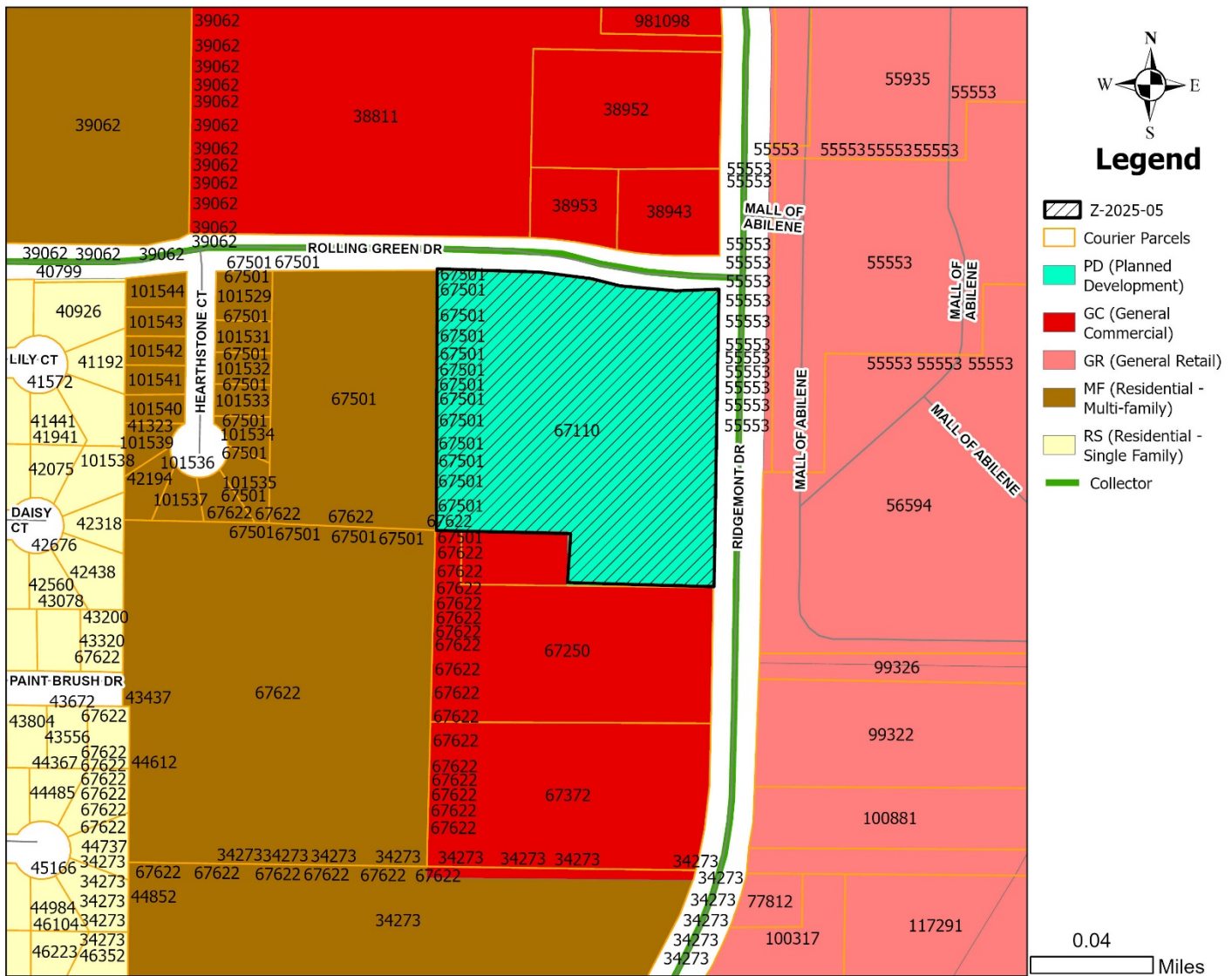
Legend: O - Opposed, F - In Favor

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	F
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	

NOTIFICATION MAP



ZONING MAP



Concept Plan



The fence will be made of wood with metal posts. The units are 8' 5 " in height, 9' or 10' fencing will be used to make sure it is in-line with the other fence by the dumpsters. The units and fencing will be painted black .

The gate on the new fencing will be facing to the east of the units and will match the dumpster area gate. "No Parking" signs will be posted on the east and west side of the fence as well as a "Keep Gate Closed – For hotel use only" on the gates.



2025 Development Application

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

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

Project Name: MCM Elegante Suites
Address: 4250 Ridgemoor 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

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

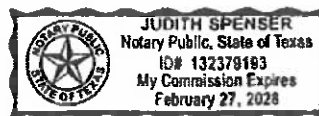
Property Owner's Signature: Ed Lasater, President Date: 1-9-25

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: _____


01/13/2025

DATE: _____



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

Schibi

*(cross out the inapplicable phrase)

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, Clerk
CITY SECRETARY

L. S. Hall
MAYOR

APPROVED:

Mary Sanders
CITY ATTORNEY

Exhibit "A"

ORDINANCE NO. 53-1982

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" -

<u>ITEM</u>	<u>PROJECT COMPLETION DATE</u>
-------------	--------------------------------

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.

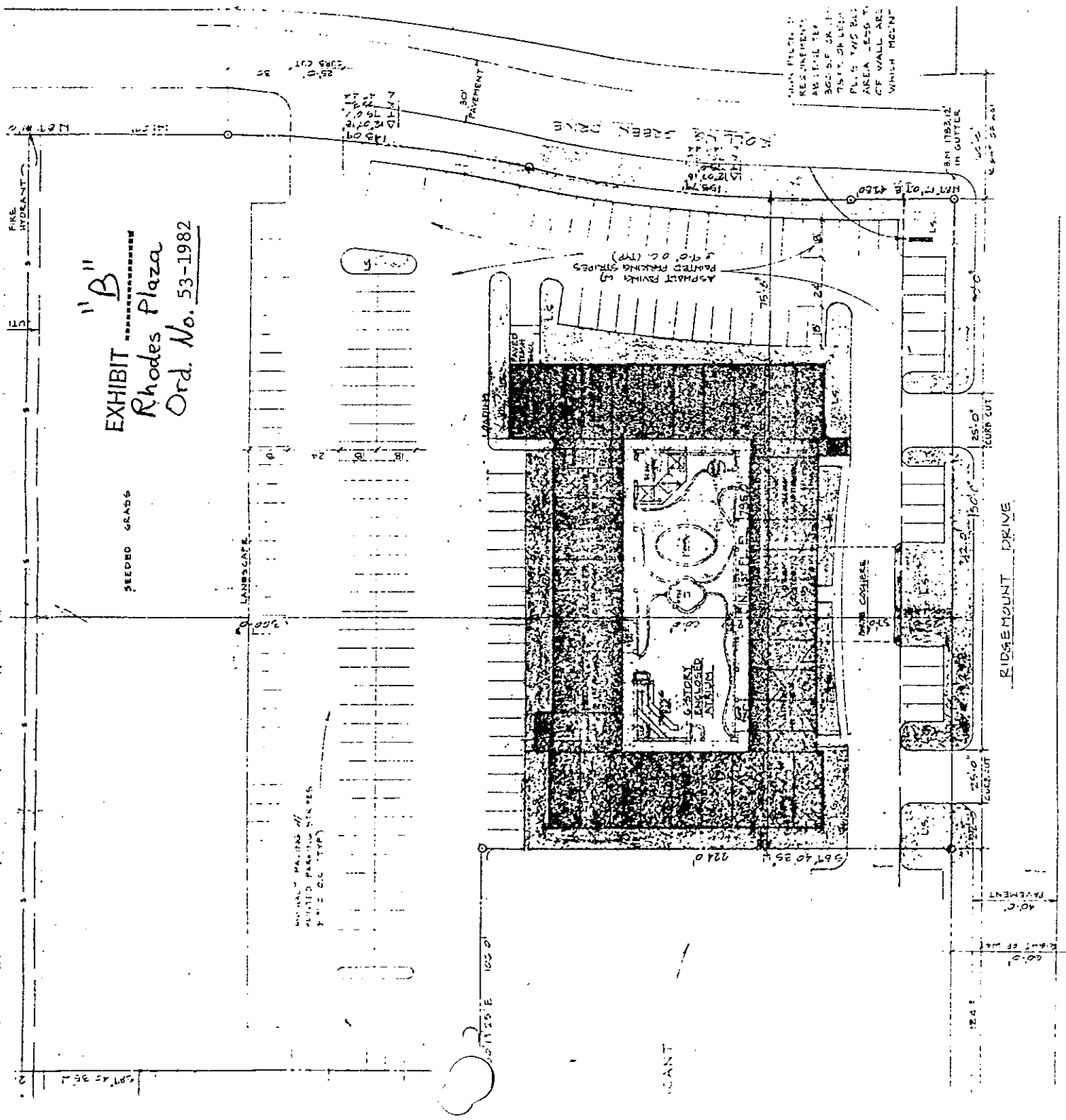


EXHIBIT "B"
Rhodes Plaza
Ord. No. 53-1982

SITE PLAN
SCALE 1" = 30'-0"

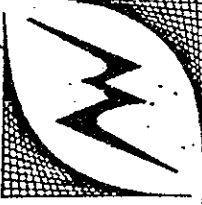
BUILDING DESCRIPTION
6 STORY HOTEL
SOURCE FOOTAGE
1ST FLOOR 20,144 SQ. FT.
TOTAL FLOOR AREA 120,132 SQ. FT.
BUILDING HEIGHT 62'-4"

DESIGN DATA

INVEST UNIT ²	
DRIVEWAYS	91
KINDS	7 (2 HUNDRED)
SUITES	177
TOTAL	177
PARKING REQ.	177 SPACES
PARKING PROVIDED	204 SPACES
LAND AREA (TOTAL)	4.3 ACRES
LESS EXISTING	.5 ACRES
LAND USAGE	3.8 ACRES

LANDSCAPE AREAS (L.S.)
CONSISTING OF ALGONQUIL TREES
ON B1 AND TREES TO BE SETBACK

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



A GRANADA ROYALE HOME
ENERGY CENTRE ABILENE, TEXAS

ART WILLIAMS JR. ARCHITECTS
AND ASSOCIATES
4000 S. 11TH ST. SUITE 100
ABILENE, TEXAS 79605
PHONE (512) 672-1111



Ivey, Clarissa <clarissa.ivey@abilenetx.gov>

[Planning] FW:

jschibi@mcmelegante.com <jschibi@mcmelegante.com>
To: "Ivey, Clarissa" <clarissa.ivey@abilenetx.gov>, planning@abilenetx.gov

Thu, Mar 13, 2025 at 2:46 PM

Good Afternoon Clarissa,

Texas 811 has been scheduled to come out to the property and completed by Monday.

The fence will be made of wood with metal posts. The units are 8' 5 " in height, so we will be using 9' or 10' to make sure it is in-line with the other fence by the dumpsters. The units and fencing will be painted black as discussed.

The gate on the new fencing will be facing to the east of the units and will match the picture as close as we can to the dumpster area gate above. "No Parking" signs will be posted on the east and west side of the fence. We will be placing the same "Keep Gate

Closed – For hotel use only" on the gates.

Further details to follow after we receive the reports from Texas 811.

If you have questions, please feel free to call my cell, as I will be away from my desk frequently.

Jo Ann Schibi

General Manager

MCM Elegante Suites

4250 Ridgemont Drive

Abilene, TX 79606

P 325.698.1234 ext 409

F 325.698.2771

C 325.669.8173

Do not forget to show hospitality to strangers for by so doing some people have shown hospitality to Angels without knowing it. Hebrews 13:2 NIV

From: 3256698173@mms.att.net <3256698173@mms.att.net>

Sent: Wednesday, March 12, 2025 3:33 PM

To: jschibi@mcmelegante.com

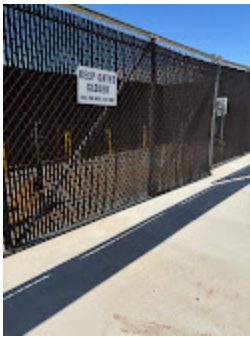
Subject:

--

You received this message because you are subscribed to the Google Groups "Planning Services" group.

To unsubscribe from this group and stop receiving emails from it, send an email to planning+unsubscribe@abilenetx.gov.

To view this discussion visit <https://groups.google.com/a/abilenetx.gov/d/msgid/planning/029c01db9450%249f9331c0%24deb99540%24%40mcmelegante.com>.



IMG_0945.jpg
725K



ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-05

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.

MAR 4 AM 10:31

Requestor's Parcel ID: 67110
Requestor's Property Zoning: PDD-15
Requestor's Proposed Zoning: PDD-15

Your Name: LEDYARD PROPERTIES LLC
Your Property Address: 4150 RIDGEMONT DR
Your Parcel ID: 38943

I am in favor of the request ☒
I am opposed to the request ☐

Signature:

David E. Anderson
d/b/a Ledyard Properties, LLC



PD 15 Amendment

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 four (4) freight containers.
Location:	4250 Ridgemont Dr
Notification:	1 in Favor, 0 in Opposition
Planning & Zoning:	April 1, 2025
Council Hearing:	April 24, 2025 May 8, 2025





AERIAL LOCATION MAP







NEIGHBORING VIEWS



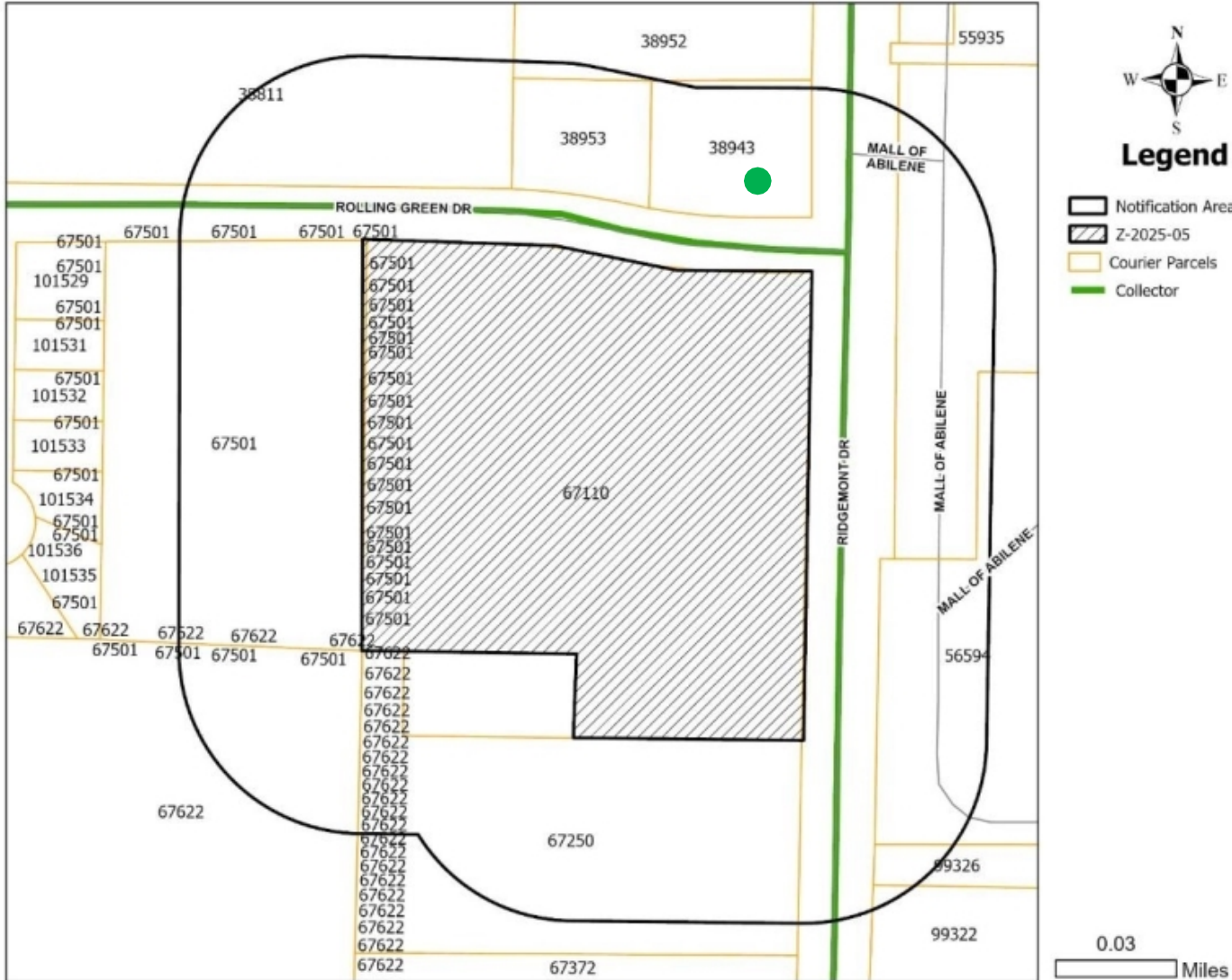


SITE PLAN





NOTIFICATION AREA MAP



1- In Favor- ●

0- Opposed- ●





FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

P&Z Recommendation:

P&Z recommends **approval** subject to the following conditions:

- Total of four (4) freight containers are allowed.
- Must be screened on all sides.
- Must be painted to match fencing surrounding the containers.
- Freight containers may not be stacked.
- Nothing may be stored on top of containers.





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 5/8/2025

TO: Mindy Patterson, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: 7. Ordinance (Final Reading) Z-2025-08: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owner, to Change the Zoning of Approximately 1.31 Acres from Heavy Commercial (HC) to a Planned Development District (PDD-193). Specifically, to Allow a Base Zoning of Patio Homes (PH) with Alternative Setbacks and Lot Dimensions. Located at 1402 Pine Street. *(Tim Littlejohn)*

GENERAL INFORMATION

The subject property is zoned Heavy Commercial (HC).

The applicant proposes to use the property for single-family residences with specific modifications. The applicant has proposed sixteen (16) 32-foot x 90-foot lots creating a density of 11.5 units per acre. The concept plan also proposes a road within the subdivision for access.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 6-0.

ATTACHMENTS:

1. ordinance
2. Staff Report
3. Metes and Bounds Description
4. concept plan
5. PD Verbiage
6. 1402 Pine St.
7. 1441 Cypress Street
8. Presentation

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; 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 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries 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 Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 24th day of April, 2025.

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 17th day of March, 2025, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 8th day of May, 2025, 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 FINAL READING THIS 8th day of May, 2025.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT B

(Base Zoning Districts/Land Uses/Development Standards)

Purpose: The purpose of this Planned Development District (PDD) is to allow a single-family residential development similar to what would be found within Patio Home (PH) zoning, as illustrated in the concept plan (EXHIBIT C).

Specific Modifications: This Planned Development District shall be generally subject to the requirements of the Patio Home (PH) zoning district except as modified below:

- Minimum lot depth: 85'
- Minimum lot width: 30'
- Minimum setbacks:
 - Front yard – 15'
 - Garage – 20'
 - Side yard, including Right of Way – 5'
 - Rear yard – 10'

Signage – Monument and wayfinding signs along the entrances from Pine Street are permitted to identify and direct visitors to each unique residential community within the Planned Development.

EXHIBIT C

X:\CM_Edge_Construction\2007-Pine Street Meadow Development-EDGE Construction\Drawings_Preliminary\2023-03-18-24001- Townhome Layout.dwg



END

ZONING CASE

Z-2025-08

STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: April 1, 2025
City Council 1st Reading: April 24, 2025
City Council 2nd Reading: May 8, 2025

Applicant

Edge Construction

Case Manager

Adam Holland – Planner

Request

Change the zoning of approximately 1.39 acres from Heavy Commercial to a Planned Development District (PDD-193).

Location

1402-1442 Pine St.

Background

The subject property is zoned Heavy Commercial (HC).

The applicant proposes to use the property for single-family residences with specific modifications. The applicant has proposed sixteen (16) 32-foot x 90-foot lots creating a density of 11.5 units per acre. The concept plan also proposes a road within the subdivision for access.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	HC/COR	Restaurant
East	HC/COR, PD-124/COR	Office/College University
South	HC/COR	Vacant
West	MD	Residential (Single Family)

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 is currently serviced by all public utilities. The property would be required to replat before development can occur, this will require the extension of public utilities.

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

None known.

P&Z Recommendation

P&Z recommends **approval**.

Attachments

- PowerPoint Presentation
- Concept plan
- Metes and Bounds Description
- PD Verbiage

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 17th, 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

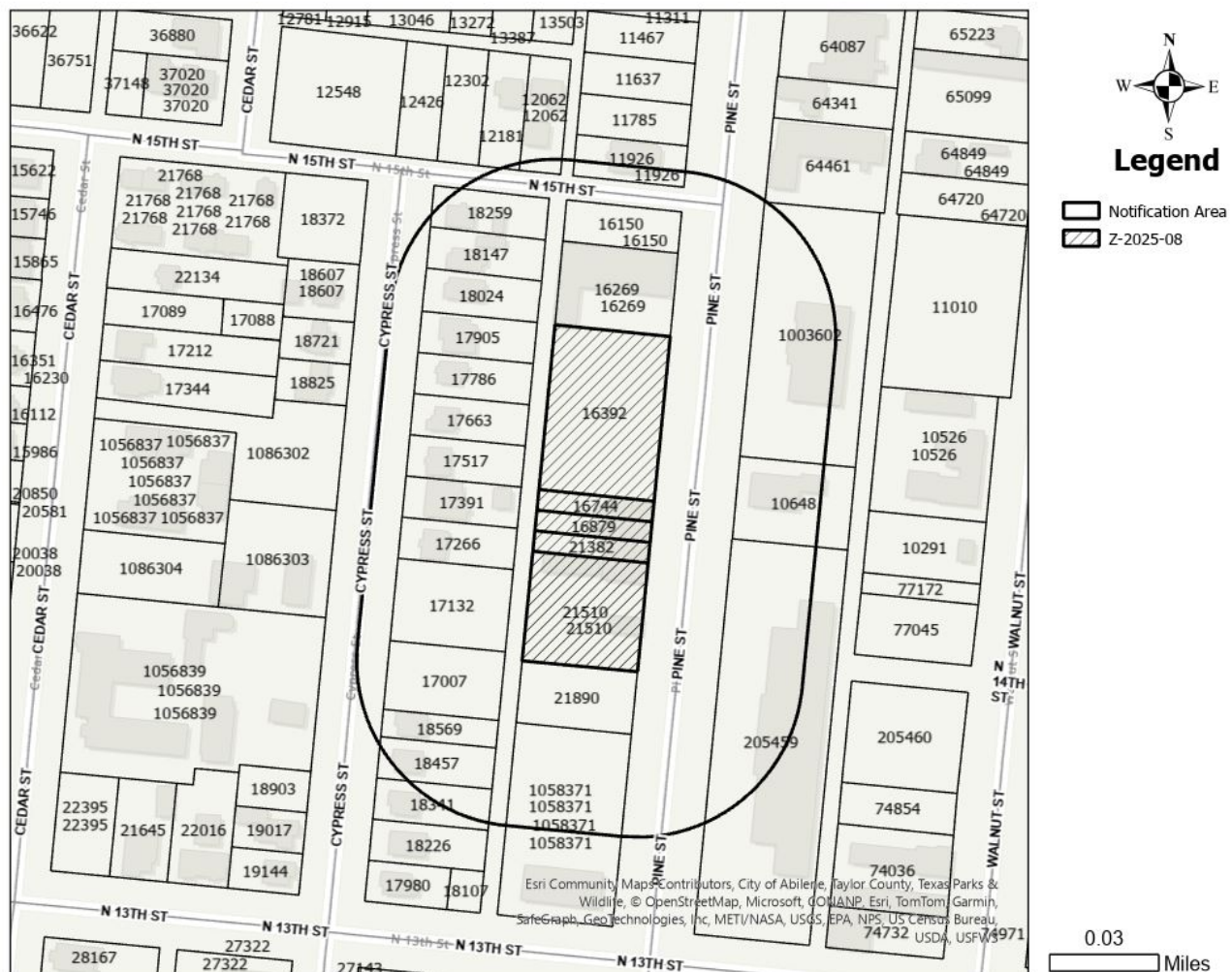
OWNER	SITUS	PROP_ID	RESPONSE
ABILENE IMPROVEMENT CORP	1402 PINE ST	21510	F
ABILENE IMPROVEMENT CORP	1410 PINE ST	21510	F
ABILENE IMPROVEMENT CORP	1424 PINE ST	16744	F
ABILENE IMPROVEMENT CORP	1418 PINE ST	16879	F
ABILENE IMPROVEMENT CORP	1341 CYPRESS ST	17007	F
ABILENE IMPROVEMENT CORP	1414 PINE ST	21382	F
ABILENE IMPROVEMENT CORP	1442 PINE ST	16392	F
EDGE STREET CAPITAL LLC	1466 PINE ST	16269	
EDGE STREET CAPITAL LLC	1466 PINE ST STE 200	16269	
EDGE STREET CAPITAL LLC	1474 PINE ST	16150	
EDGE STREET CAPITAL LLC	1019 N 15TH ST APT 8	16150	
GUTIERREZ AMELIA M LF EST	1433 PINE ST	10648	
HARDIN SIMMONS UNIVERSITY	1325 PINE ST	205459	
HARRIGER CHARLES RAYMOND	1401 CYPRESS ST	17517	
HENDRICK MEDICAL CENTER	1026 N 15TH ST	12062	
HENDRICK MEDICAL CENTER	1026 1/2 N 15TH ST	12062	

HENDRICK MEDICAL CENTER	1034 N 15TH ST	12181	
HILLEY ROGER	1425 CYPRESS ST	17905	
INGALSBE DOTTIE B AKA	1441 CYPRESS ST	18147	F
JIMENEZ JOE & BETTY	1041 N 15TH ST	18259	
KCAP RE FUND II LLC	1317 CYPRESS ST	18341	
KELLER FAMILY TRUST	1018 N 13TH ST	1058371	
LATOUR COMMERCIAL PROPERTIES LLC	1334 PINE ST	21890	
MANCHA BILLY JOE	1409 CYPRESS ST	17663	
MENDEZ JOSEPHINE C	1433 CYPRESS ST	18024	
PEDROZA JOSEFINA VILANUEVA ROSAS	1417 CYPRESS ST	17786	
POPE JOHN MICHAEL	1333 CYPRESS ST	18569	
SILLER MARIA	1325 CYPRESS ST	18457	
SSW PROPERTIES LLC	1441 PINE ST	1003602	
STEVENS TOMMY	1517 PINE ST	64461	
TORRES ERNEST JR	1357 CYPRESS ST	17266	
TORRES ERNEST JR	1349 CYPRESS ST	17132	
VASQUEZ WILLIE CRUZ	1365 CYPRESS ST	17391	
WILSON COLE F	1018 N 15TH ST	11926	
WILSON COLE F	1502 PINE ST	11926	

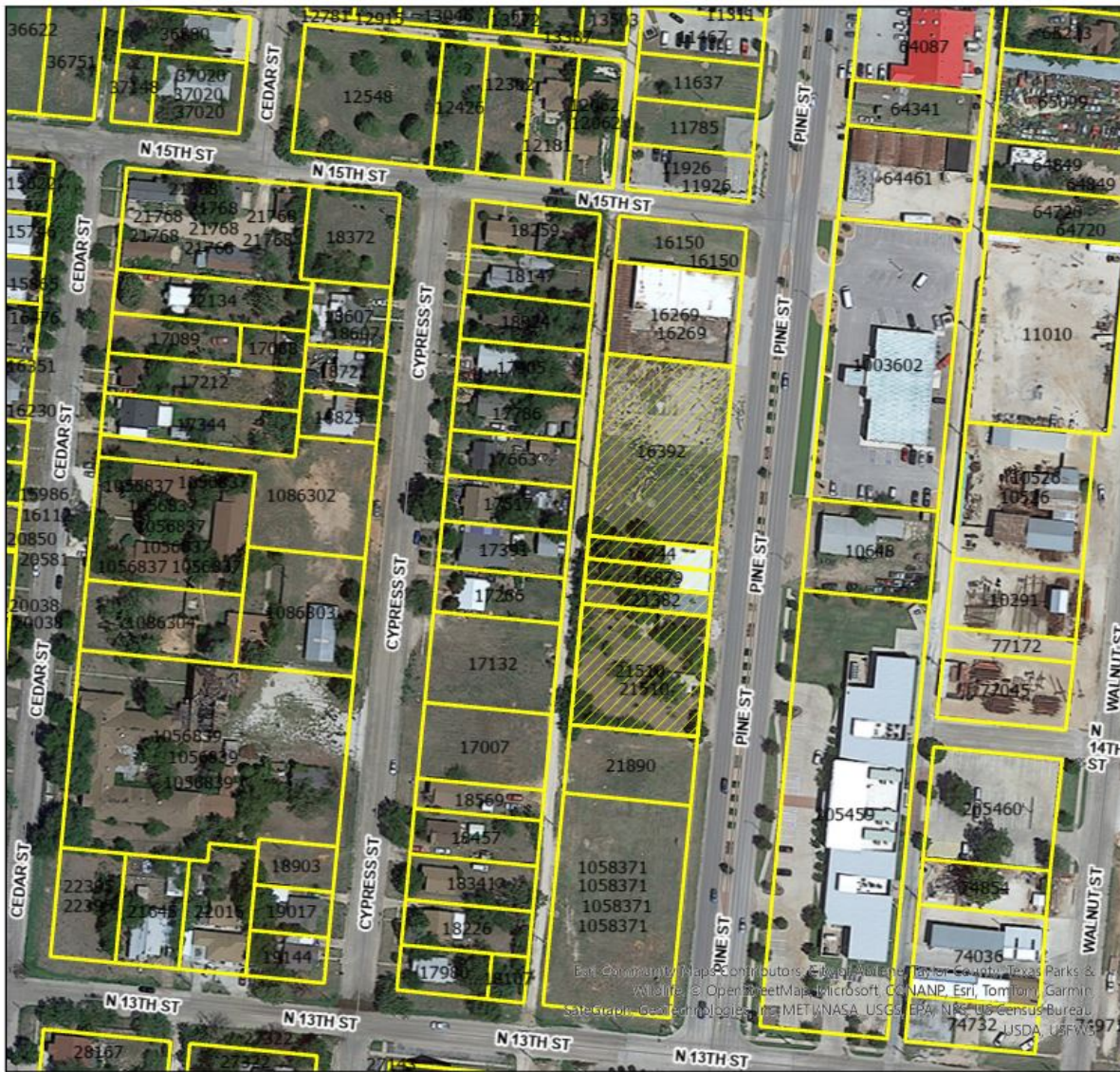
PROPERTY ID		Legend: O - Opposed, F - In Favor	
OWNER	SITUS	PROP_ID	RESPONSE
GUTIERREZ AMELIA M LF EST	1433 PINE ST	10648	
WILSON COLE F	1018 N 15TH ST	11926	
WILSON COLE F	1502 PINE ST	11926	
HENDRICK MEDICAL CENTER	1026 N 15TH ST	12062	
HENDRICK MEDICAL CENTER	1026 1/2 N 15TH ST	12062	
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INGALSBE DOTTIE B AKA	1441 CYPRESS ST	18147	F
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KCAP RE FUND II LLC	1317 CYPRESS ST	18341	
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POPE JOHN MICHAEL	1333 CYPRESS ST	18569	
ABILENE IMPROVEMENT CORP	1414 PINE ST	21382	F
ABILENE IMPROVEMENT CORP	1402 PINE ST	21510	F
ABILENE IMPROVEMENT CORP	1410 PINE ST	21510	F
LATOUR COMMERCIAL PROPERTIES LLC	1334 PINE ST	21890	
STEVENS TOMMY	1517 PINE ST	64461	
HARDIN SIMMONS UNIVERSITY	1325 PINE ST	205459	
SSW PROPERTIES LLC	1441 PINE ST	1003602	
KELLER FAMILY TRUST	1018 N 13TH ST	1058371	

NOTIFICATION MAP



LOCATION MAP



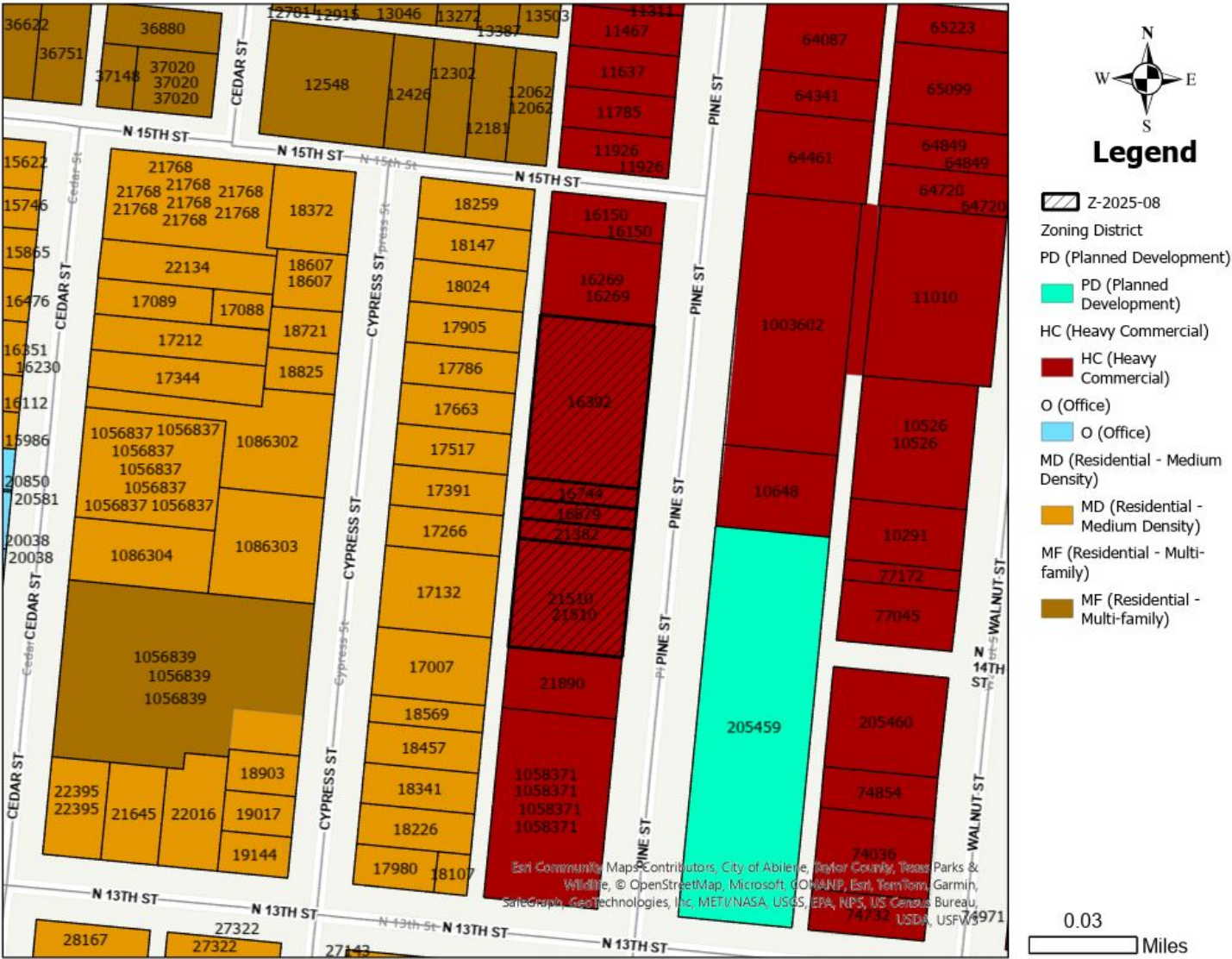
Legend

 Z-2025-08

0.03

 Miles

ZONING MAP



BEING 1.312-acre out of the easterly 140 feet of Lot No. 2, Block No. 202, ORIGINAL TOWN OF ABILENE, City of Abilene, Taylor County, Texas as shown by Plat recorded in Cabinet 4, Slide 254, Plat Records, Taylor County, Texas, and said 1.312 acre being comprised of the following:

- 1) Lot Nos. 4, 5, 6, 7 and 8 of the HALE'S SUBDIVISION, a replat of a portion of said Lot No. 2, Block No. 202, City of Abilene, Taylor County, Texas as shown by Plat recorded in Volume 2, Page 158, Plat Records, Taylor County, Texas;
- 2) The North 158.17 feet (158 feet 2 inches) of the South 466.33 feet (466-1/3 feet) of the East 140 feet of Lot No. 2, Block No. 202, City of Abilene, Taylor County, Texas as shown by said Plat recorded in Volume 4, Page 254, Plat Records, Taylor County, Texas.

X:\CM_EDGE_Construction\24309 - Pine Street Mixed Use Development - EDGE Construction\Drafting\ Preliminary\ (2025-03-18) 24309 - Townhome Layout 02.dwg



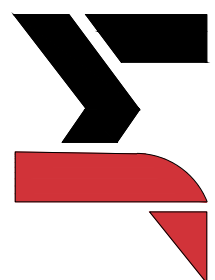
SHEET		NO.		REVISION	DATE	SCALE	1" = 20'
SEQ.						PROJECT #	24309
						DESIGNED	
						DRAWN	
		BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING. CHECK SCALE & ADJUST ACCORDINGLY.					
						CHECKED	
		EDGE CONSTRUCTION					
		PRELIMINARY LAYOUT					
		ABILENE, TEXAS					
		PRELIMINARY LAYOUT					
		 JACOB MARTIN 3465 CURRY LANE ABILENE, TEXAS 79606 325.695.1070					
				TBPTEL FIRM # 2448		TBAE FIRM # BR 2261	
				TBPTEL FIRM # 10194493			

EXHIBIT “A”

(Base Zoning Districts/Land Uses/Development Standards)

Purpose: The purpose of this Planned Development District (PDD) is to allow a single-family residential development similar to what would be found within Patio Home (PH) zoning, as illustrated in the concept plan (EXHIBIT B).

Specific Modifications: This Planned Development District shall be generally subject to the requirements of the Patio Home (PH) zoning district except as modified below:

- Minimum lot depth: 85’
- Minimum lot width: 30’
- Minimum setbacks:
 - Front yard – 15’
 - Garage – 20’
 - Side yard, including Right of Way – 5’
 - Rear yard – 10’

Signage – Monument and wayfinding signs along the entrances from Pine Street are permitted to identify and direct visitors to each unique residential community within the Planned Development.

ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-08

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: 16392, 16744,
16879, 21382, 21510
Requestor's Property Zoning: HC
Requestor's Proposed Zoning: PDD-193

Your Name: ABILENE IMPROVEMENT CORP
Your Property Address: 1402 PINE ST
Your Parcel ID: 21510

I am in favor of the request ☒

I am opposed to the request ☐

Signature:



APR 10 AM 9:21

ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-08

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:

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Requestor's Parcel ID: 16392, 16744,
16879, 21382, 21510
Requestor's Property Zoning: HC
Requestor's Proposed Zoning: PDD-193

Your Name: INGALSBE DOTTIE B AKA
Your Property Address: 1441 CYPRESS ST
Your Parcel ID: 18147

I am in favor of the request ☒

I am opposed to the request ☐

Signature:

Dottie Ingalsbe

MAR 24 AM 10:14



REZONE REQUEST

Case: Z-2025-08

Owner: Edge Construction

Agent: Jacob Martin

Requests: Change the zoning of approximately 1.39 acres from Heavy Commercial to a Planned Development District (PDD-193).

Location: 1402-1442 Pine St.

Notification: 7 in Favor, 0 in Opposition

Planning & Zoning: April 1, 2025

Council Hearing: April 24, 2025
May 8, 2025





AERIAL LOCATION MAP

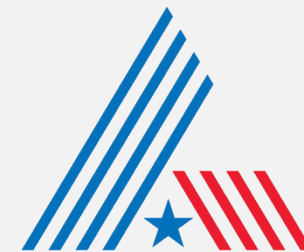


Legend

 Z-2025-08

0.03

Miles



CITY OF
ABILENE
TEXAS



ZONING MAP



Legend

- Z-2025-08
- Zoning District
- PD (Planned Development)
- PD (Planned Development)
- HC (Heavy Commercial)
- HC (Heavy Commercial)
- O (Office)
- O (Office)
- MD (Residential - Medium Density)
- MD (Residential - Medium Density)
- MF (Residential - Multi-family)
- MF (Residential - Multi-family)

0.03

Miles



CITY OF
ABILENE
TEXAS





PROPERTY VIEWS

East neighboring property



Southeast neighboring property



Subject property



West neighboring property

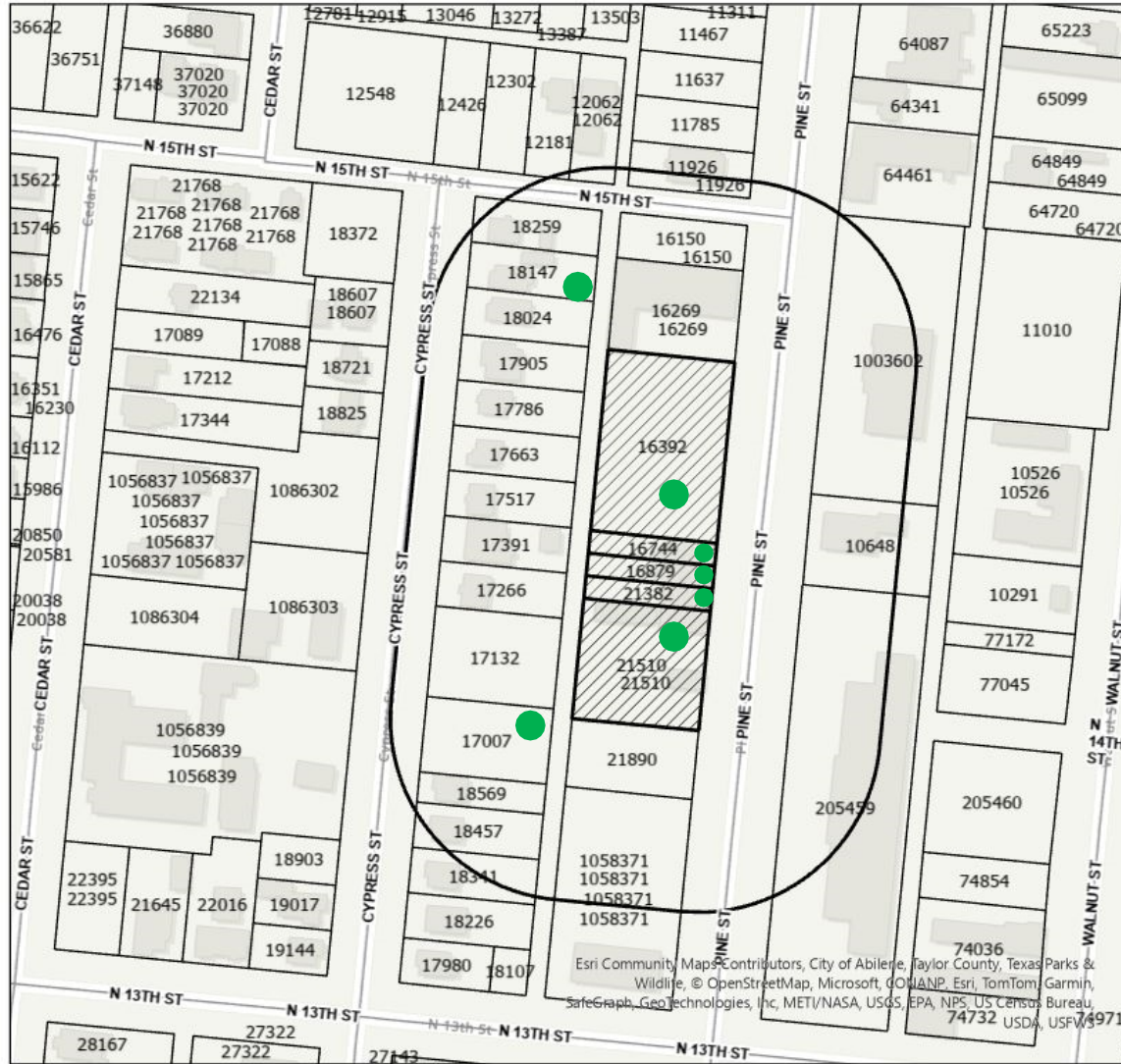


Subject property





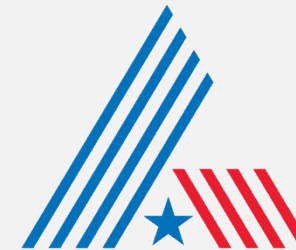
NOTIFICATION AREA MAP



Legend

- Notification Area
- Z-2025-08

- 7- In Favor- ●
- 0- Opposed- ●



CITY OF
ABILENE
TEXAS



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.

P&Z Recommendation:

P&Z recommends **approval**.





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 5/8/2025

TO: Mindy Patterson, City Manager

FROM: Tim Littlejohn, Director of Planning & Development Services

SUBJECT: **8. Ordinance (Final Reading) Z-2025-09:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Request from the Owners, to Rezone Approximately 6.49 Acres from Medium Density (MD) to Patio Home (PH). Located Along Nikhil Lane and Nitin Way. *(Tim Littlejohn)*

GENERAL INFORMATION

In 1980, the property was annexed into Abilene City Limits and given a base zoning of Agricultural Open Space (AO) zoning. The property has since gone through several residential zoning changes, leading to a final rezone to Medium Density (MD) in 2022. The applicant proposes to rezone from Medium Density (MD) to Patio Home (PH) zoning which doesn't increase density of the area. Additionally, the Patio Home (PH) zoning interior side yard setback allows a 0-foot while still requiring a 10-foot separation between homes.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 6-0.

ATTACHMENTS:

1. Ordinance
2. Z-2025-09 Staff Report
3. Application
4. 3509 Hari Texan Court
5. 3510 Hari Texan Ct
6. 3517 Hari Texan Ct.
7. 7141 Tin Cup
8. Mesa Ridge Estates
9. Z-2025-09 Powerpoint

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; 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 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries 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 Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 24th day of April, 2025.

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 17th day of March, 2025, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 8th day of May, 2025, 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 FINAL READING THIS 8th day of May, 2025.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

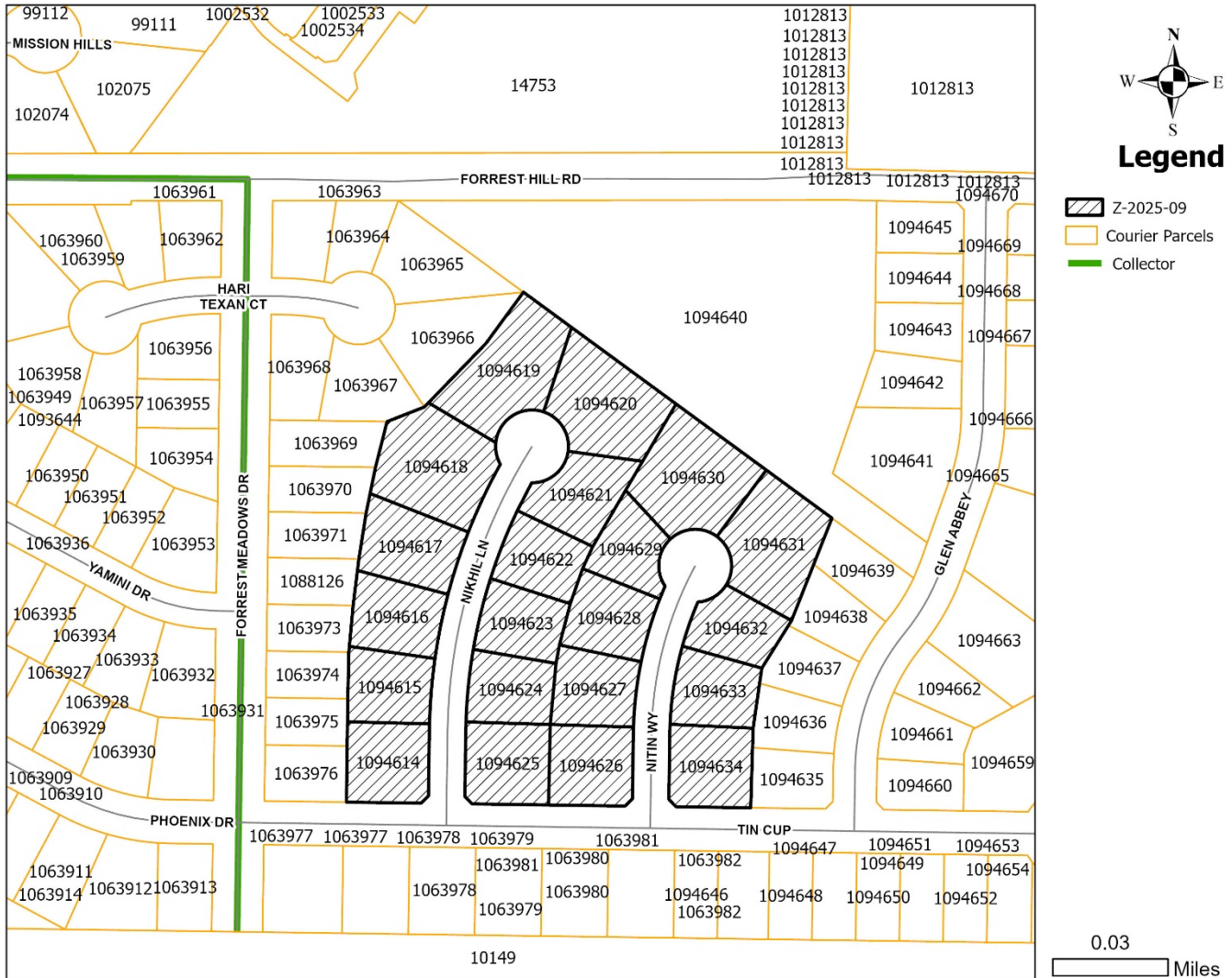
CITY ATTORNEY

EXHIBIT A

Change the zoning of approximately 6.49 acres from Medium Density (MD) to Patio Home (PH).
Legal description as follows:

Lots 15-35, Block C, of the Forrest Meadows Section 2 Addition, Abilene, Taylor County, Texas.

Located along Nikhil Lane and Nitin Way.



-END-

ZONING CASE: Z-2025-09 STAFF REPORT

Scheduled Hearings

Planning & Zoning Commission: April 1, 2025
City Council 1st Read: April 24, 2025
City Council 2nd Read: May 8, 2025

Applicant

Owner: Abilene Forrest Hill, LLC
Owner: Gene Lantrip
Agent: Jacob & Martin, LLC

Case Manager

Clarissa Ivey – Planner

Request

Rezone approximately 6.49 acres from Medium Density (MD) to Patio Home (PH).

Location

Located along Nikhil Lane and Nitin Way. Legal description being Lots 15-35, Block C, of the Forrest Meadows Section 2 Addition, Abilene, Taylor County, Texas.

Background

In 1980, the property was annexed into Abilene City Limits and given a base zoning of Agricultural Open Space (AO) zoning. The property has since gone through several residential zoning changes, leading to a final rezone to Medium Density (MD) in 2022.

Existing Uses/Zoning

	Zoning	Existing Land Use
North	RS-6	Undeveloped
East	MD	Undeveloped
South	MD	Duplex
West	RS-6	Residential Single Family

Proposed Modification

The applicant proposes to rezone from Medium Density (MD), which allows multi-family homes, to Patio Home (PH) zoning which doesn't increase density for the area. Additionally, the Patio Home (PH) zoning interior side yard setback allows a 0-foot while still requiring a 10-foot separation between homes.

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 consistent with the Comprehensive Plan and Future Land Use Map as these intend for this area to be characterized by primarily single family detached residential subdivisions.

(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 uses permitted by the proposed zone change are consistent with the surrounding properties in the immediate vicinity.

(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.

P&Z Recommendation

P&Z recommends **approval**.

Attachments

- Application
- PowerPoint
- Ordinance

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on March 17, 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:

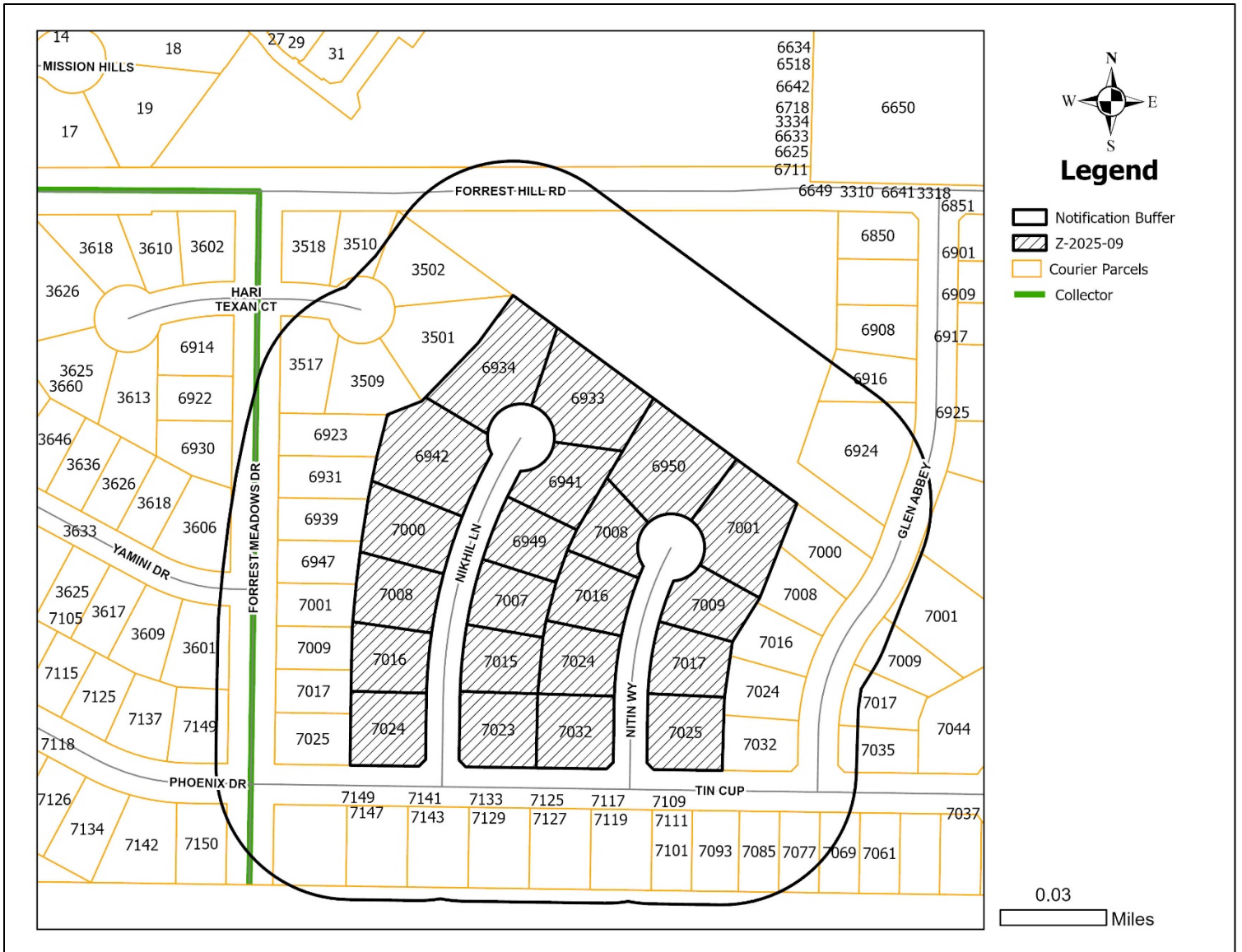
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	Response
HUMMINGBIRD HILL DEVELOPMENT LLC	10149		
MESA RIDGE ESTATES INC	14753		F
MARTINEZ JEAN CARL RODRIGUEZ & MELANIE FONTANEZ RIVERA	1063913	7150 PHOENIX DR	
RCAZ, LLC	1063931	7149 PHOENIX DR	
RCAZ, LLC	1063932	3601 YAMINI DR	
FOOTER DEREK & SADIE	1063953	3606 YAMINI DR	
KAGLEY VERONICA	1063964	3510 HARI TEXAN CT	F
WINK DUSTIN MCCRAY & SIERRA K	1063965	3502 HARI TEXAN CT	
CATALINA DAVID & MARILYN	1063966	3501 HARI TEXAN CT	
COOPER ANNIE J	1063967	3509 HARI TEXAN CT	F
CLEARVIEW FAMILY LTD PTR	1063968	3517 HARI TEXAN CT	F
LE NIKKI	1063969	6923 FORREST MEADOWS DR	
ANDERSON DALTON WILLIAM	1063970	6931 FORREST MEADOWS DR	
MYLANDER CHARLES B & JUDY A	1063971	6939 FORREST MEADOWS DR	

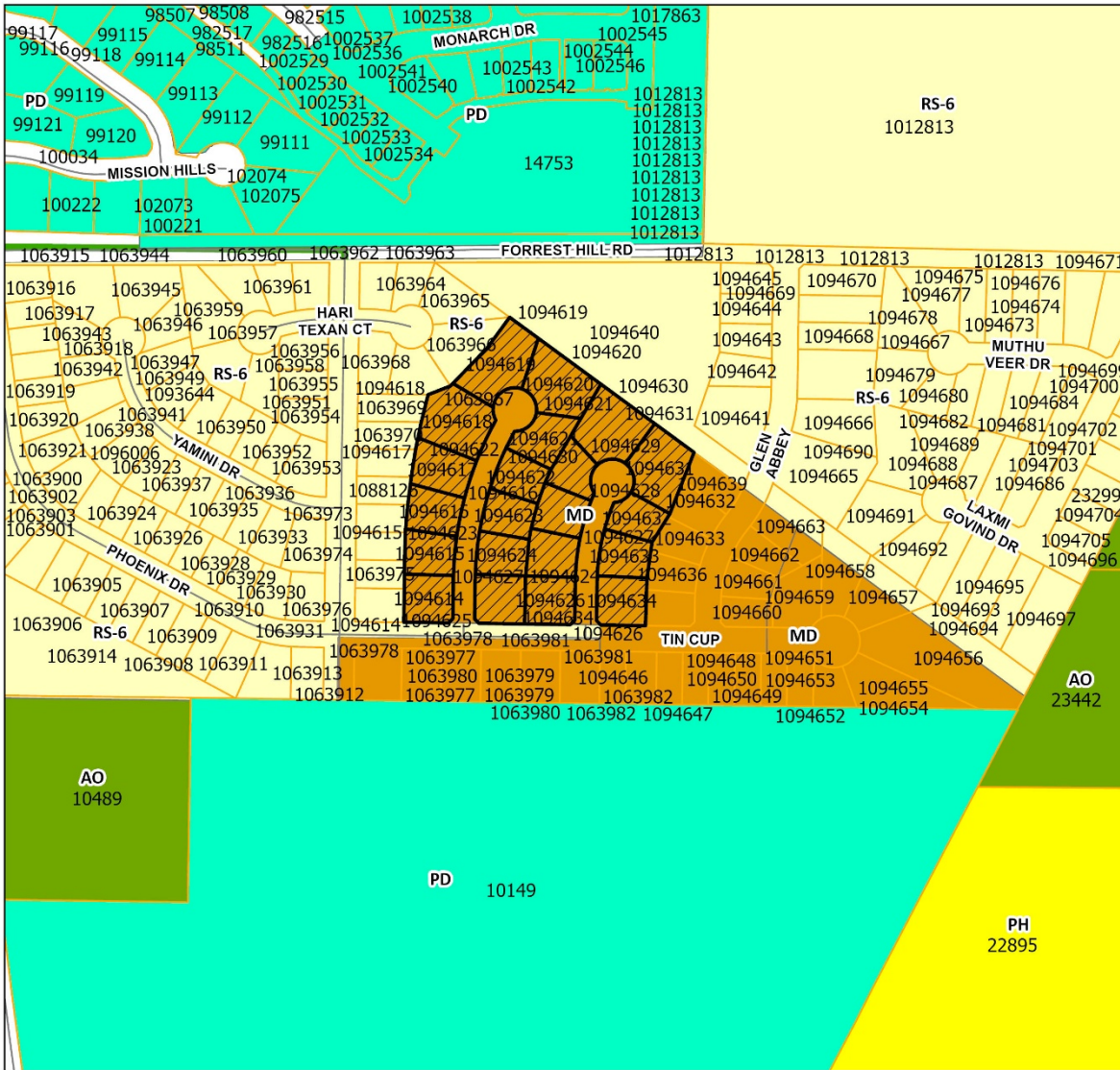
DENNIS KYLE JAMES & BRANDI	1063973	7001 FORREST MEADOWS DR	
DAHL JARRED & NICOLE	1063974	7009 FORREST MEADOWS DR	
GUTIERREZ DAVID & SOPHIA LYNN DEVITA	1063975	7017 FORREST MEADOWS DR	
BOWLING JOHN LOREN & PAMELA ANN	1063976	7025 FORREST MEADOWS DR	
FLORES MAXIMO & LIAD	1063977	7149 TIN CUP	
PUGSLEY JOHN E & REBECCA J	1063978	7141 TIN CUP	F
DANDAMUDI SRINIVASU	1063979	7133 TIN CUP	
ORION PROPERTY HOLDING LLC	1063980	7125 TIN CUP	
CLEARVIEW FAMILY LTD PTR	1063981	7117 TIN CUP	
SSPR FAMILY GROUP LLC	1063982	7109 TIN CUP	
MONHOLLON JOSHUA &	1088126	6947 FORREST MEADOWS DR	
LANTRIP KENNETH EUGENE & CINDY KAY	1094614	7024 NIKHIL LN	
LANTRIP KENNETH EUGENE & CINDY KAY	1094615	7016 NIKHIL LN	
LANTRIP KENNETH EUGENE & CINDY KAY	1094616	7008 NIKHIL LN	
LANTRIP KENNETH EUGENE & CINDY KAY	1094617	7000 NIKHIL LN	
ABILENE FORREST HILL LLC	1094618	6942 NIKHIL LN	
ABILENE FORREST HILL LLC	1094619	6934 NIKHIL LN	
ABILENE FORREST HILL LLC	1094620	6933 NIKHIL LN	
ABILENE FORREST HILL LLC	1094621	6941 NIKHIL LN	
ABILENE FORREST HILL LLC	1094622	6949 NIKHIL LN	
ABILENE FORREST HILL LLC	1094623	7007 NIKHIL LN	
ABILENE FORREST HILL LLC	1094624	7015 NIKHIL LN	
ABILENE FORREST HILL LLC	1094625	7023 NIKHIL LN	
ABILENE FORREST HILL LLC	1094626	7032 NITIN WY	
ABILENE FORREST HILL LLC	1094627	7024 NITIN WY	
ABILENE FORREST HILL LLC	1094628	7016 NITIN WY	
ABILENE FORREST HILL LLC	1094629	7008 NITIN WY	
ABILENE FORREST HILL LLC	1094630	6950 NITIN WY	
ABILENE FORREST HILL LLC	1094631	7001 NITIN WY	
ABILENE FORREST HILL LLC	1094632	7009 NITIN WY	
ABILENE FORREST HILL LLC	1094633	7017 NITIN WY	
ABILENE FORREST HILL LLC	1094634	7025 NITIN WY	
LANTRIPS CUSTOM HOMES INC	1094635	7032 GLEN ABBEY	
LANTRIPS CUSTOM HOMES INC	1094636	7024 GLEN ABBEY	
LANTRIPS CUSTOM HOMES INC	1094637	7016 GLEN ABBEY	
LANTRIPS CUSTOM HOMES INC	1094638	7008 GLEN ABBEY	
LANTRIPS CUSTOM HOMES INC	1094639	7000 GLEN ABBEY	
CITY OF ABILENE	1094640		N/A
LANTRIPS CUSTOM HOMES INC	1094641	6924 GLEN ABBEY	
LANTRIPS CUSTOM HOMES INC	1094642	6916 GLEN ABBEY	
LANTRIPS CUSTOM HOMES INC	1094646	7101 TIN CUP	
LANTRIPS CUSTOM HOMES INC	1094647	7093 TIN CUP	
LANTRIPS CUSTOM HOMES INC	1094648	7085 TIN CUP	
LANTRIPS CUSTOM HOMES INC	1094649	7077 TIN CUP	
LANTRIPS CUSTOM HOMES INC	1094650	7069 TIN CUP	

LANTRIPS CUSTOM HOMES INC	1094660	7035 GLEN ABBEY	
LANTRIPS CUSTOM HOMES INC	1094661	7017 GLEN ABBEY	
LANTRIPS CUSTOM HOMES INC	1094662	7009 GLEN ABBEY	
LANTRIPS CUSTOM HOMES INC	1094663	7001 GLEN ABBEY	
LANTRIPS CUSTOM HOMES INC	1094665		

NOTIFICATION MAP



ZONING MAP



Legend

- Z-2025-09
- Courier Parcels
- PD (Planned Development)
- MD (Residential - Medium Density)
- PH (Residential - Patio Home)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- Collector

0.06

Miles

PROJECT OVERVIEW

Project Type: Zoning Application | **Project Title:** Z-2025-09 MD to PH (Nikhil Ln. & Nitin Wy.)

ID # 25-000041 | **Started** 02/24/2025 at 8:02 AM



Address

7024 Nikhil Ln, Abilene, TX USA 79606

Legal

Forrest Meadows Add Sec 2 Blk Block C Lot Lot 15
A1366 T C Garner, Tract E Part 1 & 2, Acres 36.638

Description

Rezoning lots 15-35, Block C of the Forrest Meadows, Section 2 Addition

PROPERTY DETAILS

Property ID	1094614
GEO ID	85083
Enforcement Area	Far Southside

PROPERTY ADDITIONAL INFORMATION

Account Number	A1366000400
Property ID	85083
Land Use	Vacant
High School	Wylie
Middle School	Wylie
Elementary School	Wylie
Super Neighborhood	Far Southside
Courier - Building Square Feet	0

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Abilene Forrest Hill Llc	-	545 S Us Highway 83 Apt-D Abilene, TX 79602-5484		Property Owner
Clayton Farrow	cfarrow@jacobmartin.com 3256951070	3465 Curry Lane Abilene, TX 79606-2287	Engineer	APPLICANT

PROJECT STEPS	DATE & TIME	RESULT	USER
Request	02/24/2025 at 10:09 AM	Accept	Clarissa Ivey
Zoning Application Review	02/28/2025 at 1:24 PM	Accepted	Mason Teegardin
Planning Payment	02/28/2025 at 1:30 PM	Paid	Adam Holland

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

Abilene Forrest Hill, LLC. & Gene Lantrip

Agent Name

Jacob & Martin

Block

C

Lot

15-35

Acreage

-

Legal Description of property

Lots 15-35, Block C, Forrest Meadows Addition, Section 2

Subdivision Name

-

Current Zoning

MD

Proposed Zoning

PH

Agree to Terms

Clayton Farrow 2-24-2025

INVOICES	DUE DATE	CONTACT	TOTAL	PAID	DUE																				
25-000971	03/05/2025	Clayton Farrow	\$ 1,500.00	\$ 1,500.00	\$ 0.00																				
<table><tr><th>Fees</th><th>Account No</th><th>Total</th><th>Paid</th><th>Due</th></tr><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><th colspan="5">Receipts</th></tr><tr><td colspan="5">25-000914</td></tr></table>						Fees	Account No	Total	Paid	Due	Zoning - Zone change request	1004002-42001	\$ 1,500.00	\$ 1,500.00	\$ 0.00	Receipts					25-000914				
Fees	Account No	Total	Paid	Due																					
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Receipts																									
25-000914																									
TOTALS			\$ 1,500.00	\$ 1,500.00	\$ 0.00																				

CREDENTIALS

Developer

Homeowner

Engineer

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

Surveyor

GENERATED DOCUMENTS	PRINTED ON	PRINTED BY	ISSUED TO
Project Overview	03/25/2025 at 1:33 PM		-

ATTACHED DOCUMENTS	UPLOADED ON	UPLOADED BY
20250228124317.pdf	02/28/2025 at 1:25 PM	Mason Teegardin
SKM_300i25022508520.pdf	02/28/2025 at 1:25 PM	Mason Teegardin
Owner Authorization.pdf	02/24/2025 at 10:09 AM	Clarissa Ivey

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

GENERAL COMMENTS

 **Clarissa Ivey**, *Planning Division, Feb 24, 2025 at 10:09 AM*
Please complete the owner authorization.

 **Mason Teegardin**, *Feb 28, 2025 at 1:25 PM*
owner authorization

ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-09

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: See Map on Back

Requestor's Property Zoning: MD

Requestor's Proposed Zoning: PH

Your Name: COOPER ANNIE J

Your Property Address: 3509 HARI TEXAN CT

Your Parcel ID: 1063967

Signature:

I am in favor of the request ☒

I am opposed to the request ☐

MAR 25 AM 10:57



Ivey, Clarissa <clarissa.ivey@abilenetx.gov>

[Planning] Z-2025-09

1 message

Veronica Kagley <roni.kagley@gmail.com>
To: "planning@abilenetx.gov" <planning@abilenetx.gov>

Fri, Mar 21, 2025 at 1:11 PM

I, Veronica Kagley of [3510 Hari Texan Ct, Abilene, TX 79696](#) am in favor of the zoning request referenced above.

--

You received this message because you are subscribed to the Google Groups "Planning Services" group.
To unsubscribe from this group and stop receiving emails from it, send an email to planning+unsubscribe@abilenetx.gov.
To view this discussion visit <https://groups.google.com/a/abilenetx.gov/d/msgid/planning/BL0PR04MB4675CDECA5D6023311A14466F5DB2%40BL0PR04MB4675.namprd04.prod.outlook.com>.

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Requestor's Parcel ID: See Map on Back

Your Name: CLEARVIEW FAMILY LTD PTR

I am in favor of the request ☒

Requestor's Property Zoning: MD

Your Property Address: 3517 HARI TEXAN CT

Requestor's Proposed Zoning: PH

Your Parcel ID: 1063968

I am opposed to the request ☐

Signature:

MAR 28 AM 9:52

ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-09

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

MAR 28 PM 12:20

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

Requestor's Parcel ID: See Map on Back

Your Name: PUGSLEY JOHN E & REBECCA J

I am in favor of the request ☒

Requestor's Property Zoning: MD

Your Property Address: 7141 TIN CUP

Requestor's Proposed Zoning: PH

Your Parcel ID: 1063978

I am opposed to the request ☐

Signature:

John Pugsley

ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-09

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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:	See Map on Back	Your Name:	MESA RIDGE ESTATES INC	I am in favor of the request	☒
Requestor's Property Zoning:	MD	Your Property Address:			
Requestor's Proposed Zoning:	PH	Your Parcel ID:	14753	I am opposed to the request	☐
		Signature:			

MAR 31 AM 10:18



Case: Z-2025-09

Owner: Abilene Forrest Hill, LLC
Gene Lantrip

Agent: Jacob & Martin

Request: Rezone approximately 6.49 acres from Medium Density (MD) to Patio Home (PH).

Location: Nikhil Ln & Nitin Wy

Notification: 5 in Favor, 0 in Opposition

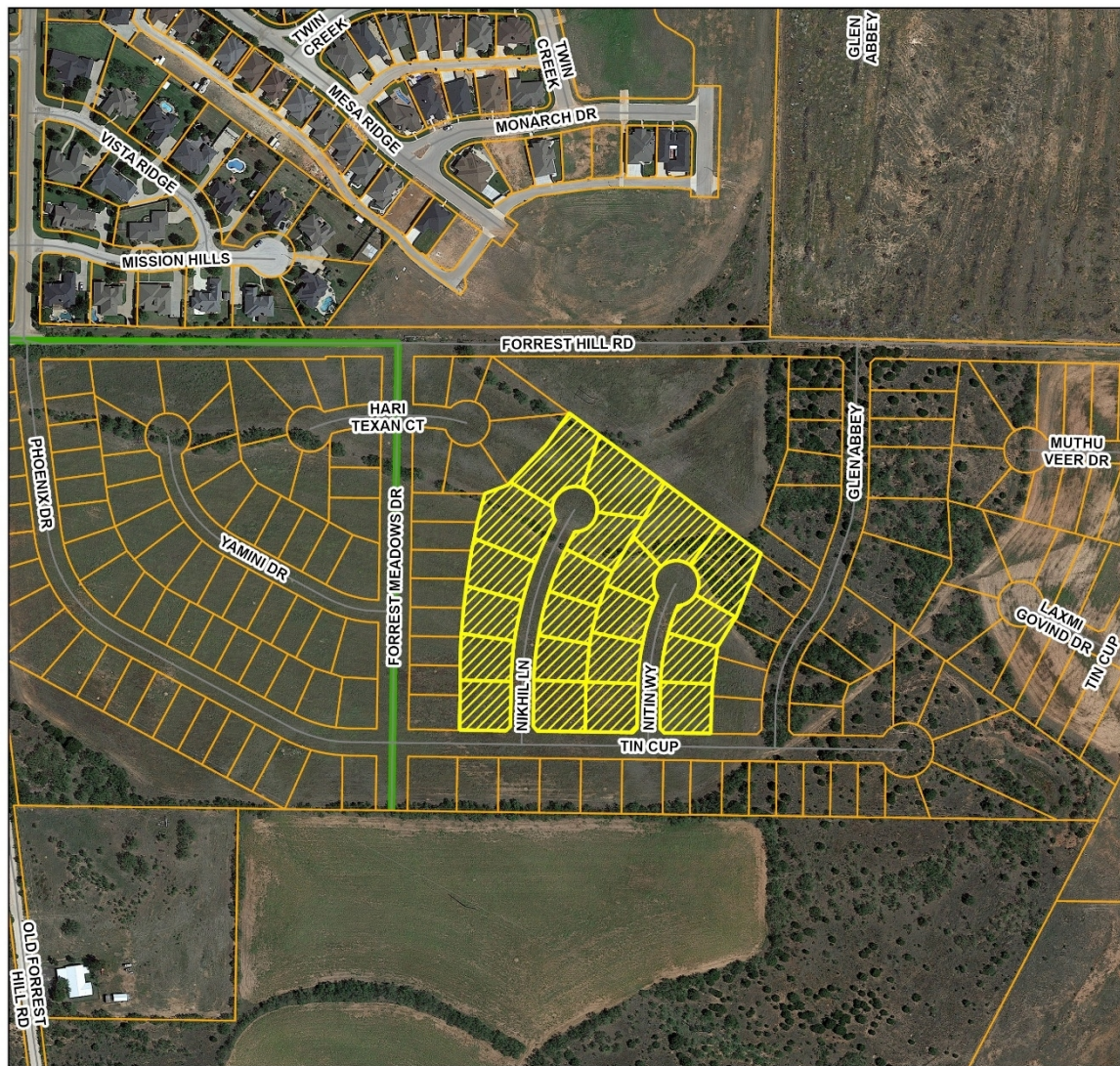
Planning & Zoning: April 1, 2025

Council Hearing: April 24, 2025
May 8, 2025





AERIAL LOCATION MAP



Legend

-  Z-2025-09
-  Courier Parcels
-  Collector

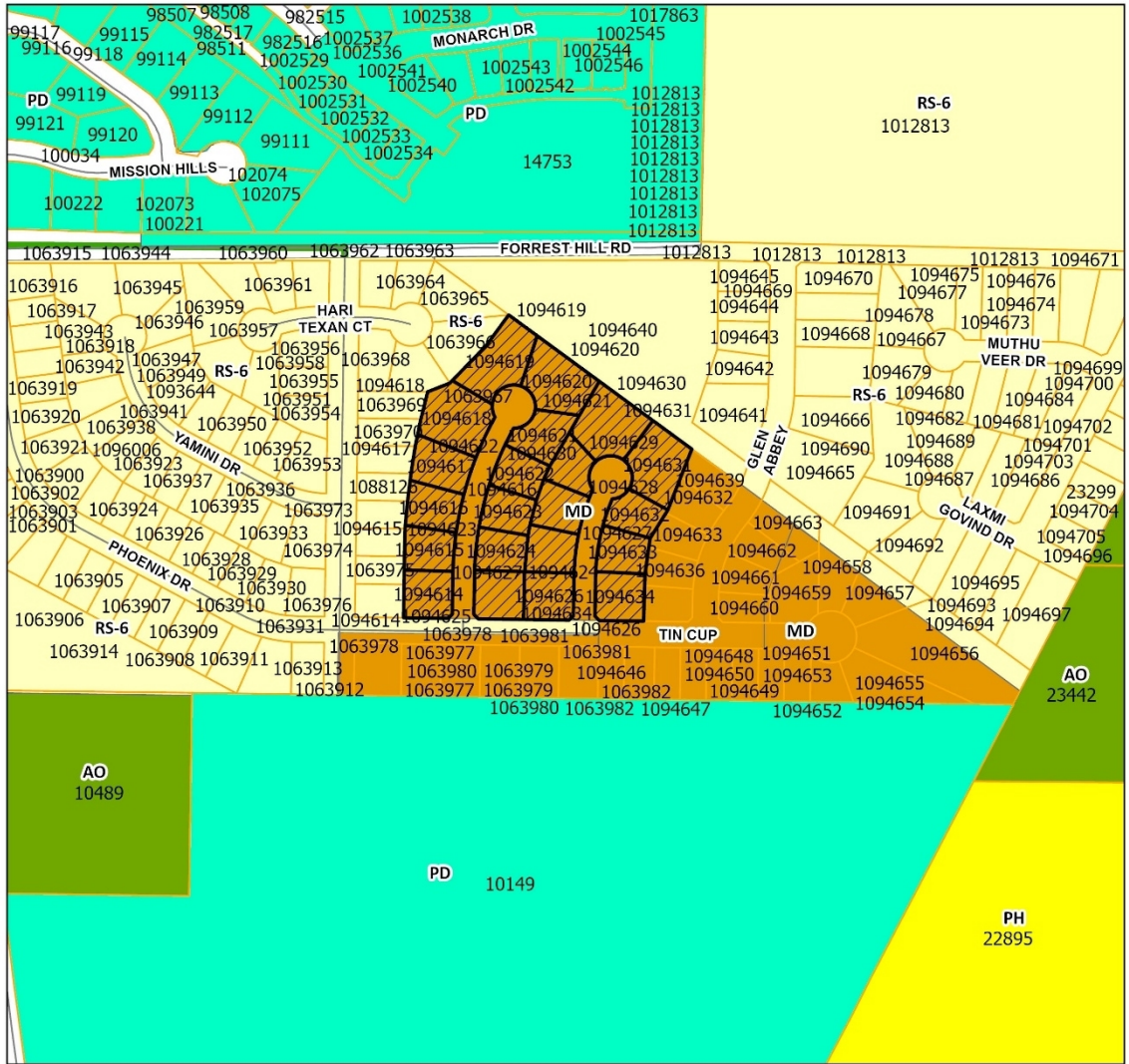
0.06
Miles



CITY OF
ABILENE
TEXAS



ZONING MAP



Legend

- Z-2025-09
- Courier Parcels
- PD (Planned Development)
- MD (Residential - Medium Density)
- PH (Residential - Patio Home)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- Collector

0.06

Miles





SUBJECT & NEIGHBORING VIEWS





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)
- P Tennis Court, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station
- C Homeless/Emergency Shelter
- C 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



USES IN PATIO HOME ZONING

RESIDENTIAL USES:

- C Bed & Breakfast
- P Dwelling – Industrialized Housing Unit
- P Dwelling – Patio Home
- P Dwelling – Single-Family Detached

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
- 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 Recreation – Outdoors (active)
- P Recreation – Outdoors (passive)

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station

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

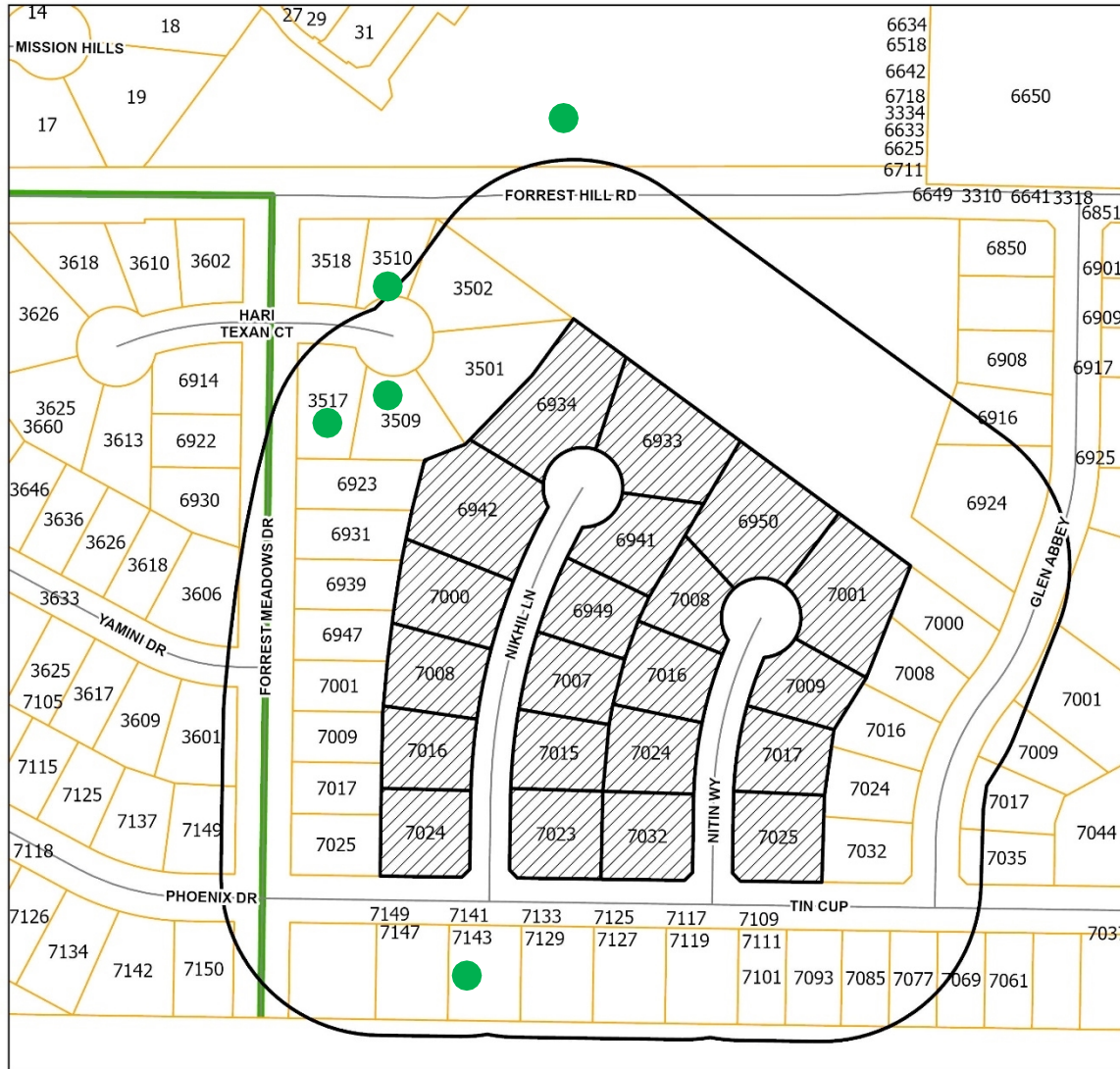
LEGEND

- 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





NOTIFICATION AREA MAP



Legend

- Notification Buffer
- Z-2025-09
- Courier Parcels
- Collector

5- In Favor- ●

0- Opposed- ●

0.03

Miles



CITY OF
ABILENE
TEXAS



FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

P&Z Recommendation:

P&Z recommends **approval**.





Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 5/8/2025

TO: Mindy Patterson, City Manager

FROM: Max Johnson, Director of Public Works

SUBJECT: 9. Ordinance (Final Reading): Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Amending Chapter 18, "Motor Vehicles and Traffic," Article XIII, "Schedules," Section 18-286, "Decreased Speed Limits-School Zones," of the Abilene Municipal Code (Max Johnson)

GENERAL INFORMATION

The Ordinance Amendment creates new school zone next to Wylie West Elementary. The new school zone is on Waldrop Drive between Tuscany Drive and Hardwick Road. The school zone will reduce speed to 20 mph for hours designated on school days, where school signs are posted or at any time when electrical control devices are in operation.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 2025 Redlline_Ord_Amend_School_Zones Wylie West Elementary 4-15-2025
2. 2025 Clean_Ord_Amend_School_Zones Wylie West Elementary 4-15-2025

3. Project Location Map - Waldrop - Wylie West Elem School Zone 4-16-2025
4. Ordinance Wylie West Elem Presentation 4-16-2025

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 18, “MOTOR VEHICLES AND TRAFFIC,” ARTICLE XIII, “SCHEDULES,” SECTION 18-286, “DECREASED SPEED LIMITS-SCHOOL ZONES,” OF THE ABILENE MUNICIPAL CODE, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING A PENALTY

WHEREAS, an engineering study has resulted in a recommendation for amending the existing school zone at Wylie West Elementary School; and

WHEREAS, the City Code of Ordinance provides for decreased speed limits for established school zones; and

WHEREAS, there is a need to amend the City Code of Ordinances to implement the changes to the school speed zones.

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

PART 1: That Chapter 18, Article XIII, Section 18-286, “Decreased Speed Limits – School Zones,” of the Abilene Municipal Code be amended as set out in Exhibit “A”, attached hereto and made a part of this ordinance for all purposes.

PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force or effect.

PART 3: That any persons, firm, or corporation violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine in accordance with Chapter 1 (Section 1-9) of this Code. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. 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 FIRST READING this 24th day of April 2025.

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 4th day of May, 2025, the same being more than 24 hours prior to a public hearing being held in the Council Chamber of City Hall in Abilene, Texas, at 8:30 a.m. on the 8th day of May, 2025, to permit the public to be heard.

PASSED ON SECOND AND FINAL READING this 8th day of May 2025.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

Exhibit A

Sec. 18-286. – Decreased Speed Limits—School zones.

- (a) In accordance with the provisions of this chapter, and when traffic-control devices or signs are erected giving notice thereof, the prima facie speed limit shall be twenty (20) miles per hour for hours designated on school days, where school signs are posted or at any time when electrical control devices are in operation, on the following streets or portions of streets:

School	Street	Extent
Alcorta Elementary	South 32 nd St.	260 feet west of Buffalo Gap Rd. to 210 feet west of Marshall St.
	Marshall St.	South 32 nd St. to 550 feet north of South 32 nd St.
Austin Elementary	South 23rd St.	170 feet east of South Elmwood Dr. to 175 west of Greenbriar Dr.
	South 25th St.	South Elmwood Dr. to Greenbriar Dr.
	Elmwood Dr., South	South 23rd St. to South 25th St.
	Greenbriar Dr.	South 23rd St. to 245 feet south of South 25th St.
Bonham Elementary	South 7th St.	175 feet west of Buccaneer Dr. to 150 feet east of Hawthorne St.
	Buccaneer Dr.	South 7th St. to Potomac Ave.
	Potomac Ave.	Buccaneer Dr. to 255 feet west of Hawthorne St.
Bowie Elementary	South 20th St.	255 feet west of Vine St. to 310 feet east of Jeanette St.
	South 21st St.	Vine St. to Jeanette St.
	Jeanette St.	South 20th St. to South 22nd St.
	Vine St.	South 20th St. to South 22nd St.
Clack Middle School	Corsicana Ave.	Alamo Dr. to 300 feet north of Sagehen Ridge Dr.
	Sagehen Ridge Dr.	Corsicana Ave. to Snipe Ln.
	Hartford St	160 feet west of Corsicana Ave. to Reagan Circle (west side)

School	Street	Extent
Craig Middle School	Prof Bynum Way	From Judge Ely to 200 east of Sunrise Ave.
Dyess Elementary	Jennings Dr.	275 feet east of Delaware Rd. to Hampton Hills St.
	Delaware Rd.	Jennings Dr. to Hampton Hills St.
	Hampton Hills St	Delaware Rd to Jennings Dr
Jefferson Campus	Vine St.	S. 14th St. to S. 17th St.
	Jeanette St.	S. 14th St. to S. 17th St.
	S. 17th St.	Jeanette St. to Vine St.
Kenley Private School	Matador St.	South 14 th St. to South 15 th St.
Madison Middle School	Barrow St.	South 32 nd St. to Edgemont Dr.
Mann Middle School	Mimosa Dr.	Vogel Ave. to Iris St.
	Vogel Ave.	Westview Dr. to Mimosa Dr.
Martinez Elementary	North 12 th St.	200 feet west of Clinton St. to 260 feet east of Merchant St.
	Clinton St.	North 12 th St. to North 14 th St.
	Merchant St.	North 12 th St. to North 14 th St.
Ortiz Elementary	Vogel Ave.	Burger St. To Catclaw Creek
Purcell Elementary	North 12 th St.	Glendale Dr. to Minter Lane
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	Glendale Dr.	Laurel Dr. to North 14 th St.
	Minter Lane	North 12 th St. to North 14 th St.
Stafford Elementary	North 10 th St.	250 feet east of Pioneer Dr. to 140 feet west of North San Jose Dr.
	Pioneer Dr.	North 10 th St. to San Jose Dr.

School	Street	Extent
Stafford Elementary	San Jose Dr.	North 10 th St. to Pioneer Dr.
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Ward Elementary	Rebecca Ln.	Alley between Pamela Dr. and Carrie Ann Ln. to 430 feet East of Bruce Dr.
	Paint Brush Dr.	Pennington Dr. to Bruce Dr.
Woodson Skill Center	Cockerell Dr.	650 feet north of East Highway 80 to 500 feet south of EN 7 th St.
<u>Wylie West Elementary</u>	<u>Waldrop Dr.</u>	<u>Tuscany Dr. to Hardwick Rd.</u>

ORDINANCE NO. _____

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ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

Exhibit A

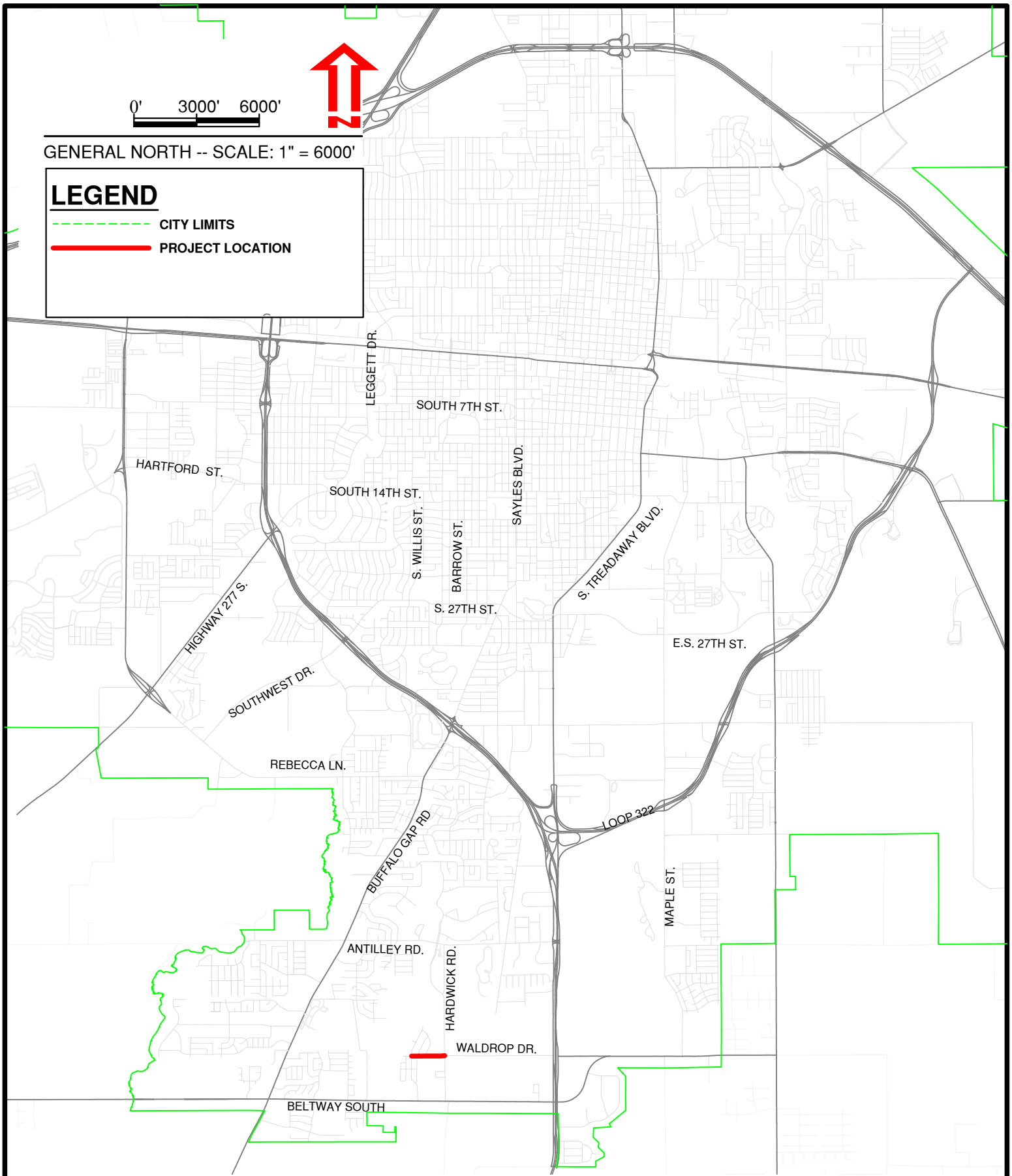
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Wylie West Elementary	Waldrop Dr.	Tuscany Dr. to Hardwick Rd.



Sheet
1
of
1

CITY OF ABILENE, TEXAS
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

WALDROP DR. SCHOOL ZONE PROPOSAL

Designed By: M. JOHNSON

Drawn By: M. MILLER

Checked By: M. JOHNSON

Horizontal Scale: 1"=6000'

Vertical Scale: N.T.S.

Computer File Name:
Project Location Map

Date: MARCH 2025

Ordinance: Amending Chapter 18, “Motor Vehicles and Traffic,” Article XIII, “Schedules,” Section 18-286, “Decreased Speed Limits-School Zones” of the Abilene Municipal Code

(Max Johnson)





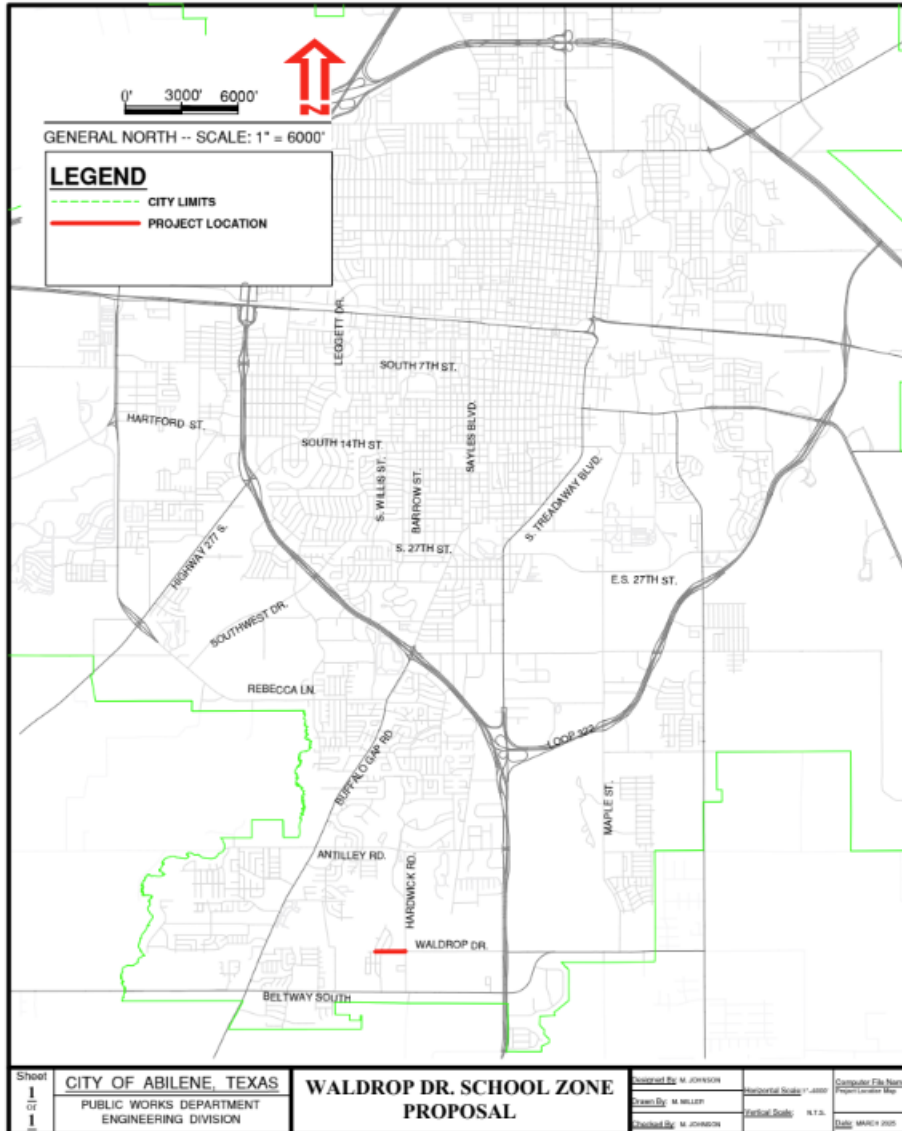
Amending Chapter 18 of the Abilene Municipal Code

- Creates school zone for Wylie West Elementary on Waldrop Dr.
- New school zone extends between Tuscan Drive to Hardwick Road
- School zone slows traffic to 20 mph during designated times on school days





Amending Chapter 18 of the Abilene Municipal Code



- Located in South Abilene
- Proposed new school zone at Wylie West Elementary – Waldrop Dr.





Amending Chapter 18 of the Abilene Municipal Code

Questions?





**City Council
Agenda Memo**

City Council Meeting Date: 5/8/2025

TO: Honorable Mayor & Members of City Council

FROM: Stanley Smith, City Attorney

SUBJECT: 10. The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:

GENERAL INFORMATION

The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:

A. 551.071 (Consultation with Attorney)

1. City of Abilene v. 3118 South 22nd Street, Abilene, Texas, et al.; Cause No. 11968-D, In the 350th Judicial District Court, Taylor County, Texas; filed October 11, 2019
2. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-007028, In the 459th Judicial District Court, Travis County, Texas; filed November 18, 2020
3. Alton H. Smith, Jr. and Alicia Malorie Smith v. City of Abilene, Texas; Cause No. 51055-A, In the 42nd Judicial District Court, Taylor County, Texas; filed March 11, 2021
4. Steve Van Horne, et al. v. City of Abilene, et al.; Cause No. 12530-D, In the 350th Judicial District Court, Taylor County, Texas; filed September 7, 2021
5. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-21-006299, In the 250th Judicial District Court, Travis County, Texas; filed October 20, 2021
6. Richard Scheriger, et al. v. City of Abilene; Cause No. CV33253, In the 90th Judicial District Court, Stephens County, Texas, filed April 21, 2023
7. The Woodlands Pride, Inc., et al. v. Ken Paxton, Attorney General of Texas, et al., Case No. 4:23-cv-02847, In the United States District Court, Southern District of Texas, Houston Division, filed August 2, 2023
8. PFAS Litigation
9. Ginger Robertson v. City of Abilene and Abilene Zoological Society; Cause No. 13179-D, In the 350th Judicial District Court, Taylor County, Texas; filed December 5, 2023
10. City of Dallas, et al, v. Disney DTC, LLC, et al., Cause No. DC-22-09128, In the 14th Judicial District Court, Dallas County, Texas, filed August 3, 2022
11. Patricia Anderson v. City of Abilene; Cause No. 51867-A, In the 42nd Judicial District Court, Taylor County, Texas; filed March 1, 2024

12. Mary Lou Gonzales v. City of Abilene, Board of Building Standards; Cause No. 29156-B; In the District Court, 104th Judicial District, Taylor County, Texas; filed April 10, 2024

13. CWS Investments, Inc. v. City of Abilene, City of Abilene Board of Building Standards; Cause No. 52138-A, In the 42nd Judicial District Court, Taylor County, Texas, filed March 25, 2025

B. 551.072 (Deliberations about Real Property)

C. 551.073 (Deliberations about Gifts and Donations)

D. 551.074 (Personnel Matters)

1. City Council may consider appointment, employment, compensation, reassignment, duties, discipline, or dismissal of public officers or employees, City Manager, City Attorney, Municipal Court Judge, City Secretary, and City Board and Commission Members

2. City of Abilene Boards and Commissions may be discussed, as needed for (re)appointment

E. 551.076 (Deliberations about Security Devices)

F.551.087 (Business Prospect/Economic Development)

1. DCOA Project Surf

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

None



**City Council
Agenda Memo**

City Council Meeting Date: 5/8/2025

TO: Honorable Mayor & Members of City Council

FROM: Shawna Atkinson, City Secretary

SUBJECT: 11.

Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Appointing Members to Various Boards and Commissions per the City Charter (*Shawna Atkinson*)

- **West Central Texas Water Development Board of Directors**

GENERAL INFORMATION

The item provides for reappointment of members as well as appointing members to certain boards and commissions.

SPECIAL CONSIDERATIONS

Member terms vary per board and commission and are outlined in Exhibit A of the resolution.

FUNDING/FISCAL IMPACT

No cost consideration to the city.

STAFF RECOMMENDATION

(Re)Appointment

BOARD OR COMMISSION RECOMMENDATION

N/A

ATTACHMENTS:

1. B&C Resolution
2. Exhibit A
3. B&C Presentation Slide

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, APPOINTING MEMBERS TO VARIOUS BOARDS AND COMMISSIONS AS REQUIRED BY THE CHARTER OF THE CITY OF ABILENE AND STATUTES OF THE STATE OF TEXAS

WHEREAS, the Charter of the City of Abilene and the Statutes of the State of Texas require that certain Boards and Commissions be established with a portion of the memberships thereof to be filled by appointment each year; and

WHEREAS, the City Council is of the opinion that the following members should be appointed to the designated Boards and Commissions, and has requested the Mayor to appoint same with the approval of the Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That the list of Members is attached hereto as Exhibit A, shall be in all things, approved.

PART 2: That this resolution shall take effect immediately from and after its passage.

PASSED this 9th day of May, 2025.

ATTEST:

Shawna Atkinson, City Secretary

Weldon Hurt, Mayor

APPROVED:

Stanley Smith, City Attorney

RESOLUTION NO. _____ EXHIBIT "A"		
Place #	Board	Term End Date
	<i>West Central Texas Municipal Water District</i>	
1	Russell Berry [Reappointment]	May 2027
3	Robert Benham [Reappointment]	May 2027
6	Norm Archibald [Reappointment]	May 2027



Resolution: Appointing Member(s) to Various Boards and Commissions per the City Charter

- West Central Texas Municipal Water District Board
 - Norm Archibald [Reappointment]
 - Russel Berry [Reappointment]
 - Robert Benham [Reappointment]





**City Council
Agenda Memo**

City Council Meeting Date: 5/8/2025

TO: Honorable Mayor and City Council Members

FROM: Mindy Patterson, City Manager

SUBJECT: 12. Oral Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Appointing a City Manager

GENERAL INFORMATION

Information will be presented at the meeting.

SPECIAL CONSIDERATIONS

N/A

FUNDING/FISCAL IMPACT

N/A

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

N/A

ATTACHMENTS:

1. City Manager

Oral Resolution: Appointing a City Manager

