



City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the Planning & Zoning Commission of City of Abilene to be held on Tuesday, June 3, 2025 at 1:30 PM at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Minutes from the Regular Meeting Held on April 1, 2025

ZONING

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

2. **CUP-2025-09:** 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 freight container within General Retail (GR) zoning. Located at 6410A Buffalo Gap Road. Legal description being, Lot 1, Block A, Casey Addition, Abilene, Taylor County, Texas ***(Clarissa Ivey)***
3. **CUP-2025-10:** 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 for a Social Organization within Medium Density (MD) zoning. Located at 1726 Swenson Street. Legal description being, Block 43, College Heights, Abilene, Taylor County, Texas. ***(Kera Valois)***
4. **CUP-2025-11:** 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 for ambulance services within General Retail (GR) zoning. Located at 3301 S 14th St Suite 34A. Legal description being Section 1, Block Remainder 1 of the Wychwood Addition, Abilene, Taylor County, Texas. ***(Clarissa Ivey)***
5. **Z-2025-10:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner, to rezone approximately 12.5 acres from Agricultural Open (AO) to Patio Home (PH) Located at the 3400-3500 blocks of Maple Street. Legal description being 12.5 acres out of the southeast quarter of Survey 63, Blind Asylum Lands, Abilene, Taylor County, Texas. ***(Adam Holland)***
6. **Z-2025-11:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner, to rezone approximately 0.32 acres from

Medium Density (MD) to Heavy Industrial (HI). Located at 1233 and 1241 Cherry Street. Legal description being Lots 7 & 8, Block T, Johnston Subdivision of Lot 1, Block 209, Original Town, Abilene, Taylor County, Texas. **(Clarissa Ivey)**

7. **Z-2025-12:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner, to change the zoning of approximately 0.31 acres from General Retail (GR) to General Commercial (GC). Located at 1801 Grape Street. Legal description being Lot 3 & 4, Block 11, College Heights, Abilene, Taylor County, Texas. **(Kera Valois)**
8. **Z-2025-13:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owners, to amend the terms and conditions of a Planned Development District (PDD-177), specifically to allow residential single-family uses with alternative lot dimensions. Located along Jolly Rogers Road. Legal description being 76.5 acres out of Survey 83 L Bowerman, Abilene, Taylor County, Texas. **(Adam Holland)**
9. **Z-2025-14:** Receive a Report, Hold a Discussion and Public Hearing and Take Action on a request from the owners to amend the terms and conditions of a Planned Development District (PDD-104), specifically to allow for Multi-Family (MF) base zoning in Tract 5. Located along East South 27th Street. **(Adam Holland)**
10. **Z-2025-15:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owners, to rezone approximately 11.25 acres from Agricultural Open (AO) and Planned Development (PDD-120) to Multi Family (MF). Located at 1717 Musgrave Boulevard. Legal description being approximately 11.25 acres of Section No. 25, Blind Asylum Lands, Abstract No. 1006, Abilene, Taylor County, Texas. **(Kera Valois)**
11. **Z-2025-16:** 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-188). Specifically, to reduce the interior side yard setback to 5 feet. Located at 894-970 Minda St and 933-985 Hailey St. Legal description being Lots 1-34, Block A, Sanford Addition, Abilene, Taylor County, Texas. **(Clarissa Ivey)**
12. **Z-2025-17:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner, to rezone approximately 2.06 acres from Agricultural Open (AO) to Multi-Family (MF). Located at 5233 Old Andy Street. Legal description being approximately 2.06 acres out of Lot 8, Anderson and Berry's Subdivision of the A. Thompson Survey NO. 37, Abilene, Taylor County, Texas. **(Kera Valois)**
13. **Z-2025-18:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner, to rezone approximately 12.96 acres from Patio Home (PH), Neighborhood Office (NO), Medium Density (MD), and Office (O) to Neighborhood Retail (NR) and General Retail (GR). Located at 6817X Horse Head Crossing. Legal description being Lot 201, Block C, The Denali Addition, Abilene, Taylor County, Texas. **(Clarissa Ivey)**

EXECUTIVE SESSION

The Planning & Zoning Commission of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting for consultation with attorney pursuant to Texas Government Code Section 551.071.

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 30th day of May, 2025, at 1:45 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*