



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*

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

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on April 1, 2025, at 1:31 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas. Chairman Brad Benham was present and presiding, along with **Commissioners** Mitch Barnett, Chairman Pro Tem, Gary House, Kristen Dressen-Kyker, Kevin Halliburton, Sergeant-at-Arms, and Shawnté Fleming-Lewis.

Also present were Mr. Michael Rice, Assistant City Manager, Mr. Tim Littlejohn, Director of Planning and Development Services, Ms. Kelley Messer, First Assistant City Attorney, Mr. Adam Holland, Planner II, Ms. Clarissa Ivey, Planner I, Ms. Melissa Farr, Executive Assistant, and Ms. Julie Roy, Planning Technician.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

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

Commissioners voted unanimously to approve the minutes from the previous meeting held on March 4, 2025, with the revision to the vote for TC-2025-01 (Chairman Benham abstained from the first item.) The motion prevailed by the following vote:

AYES: Barnett, House, Kyker, Halliburton, Lewis, Benham

NAYS: None

INVOCATION

Commissioner Halliburton delivered the invocation.

ZONING

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. Legal Description Being Lot All Of Block 103, Replat Of Lots 1-10, Westlawn Addition, Abilene, Taylor County, Texas.

Ms. Kera Valois presented this 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.

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.

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

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

STAFF RECOMMENDATION: Approval

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

AYES: Barnett, House, Kyker, Halliburton, Lewis, Benham

NAYS: None

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. Legal Description Being Lot 7, Block 1, Baker Heights Addition Section 1, Abilene, Taylor County, Texas

Ms. Kera Valois presented this request. 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. This property lies within the 500-year flood zone.

Chairman Benham opened the public hearing. Those who stepped forward were Ms. Cheri Carter and Mr. Mike Diaz. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

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

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

AYES: Barnett, House, Kyker, Halliburton, Lewis, Benham

NAYS: None

Z-2025-05 (Tabled): Receive A Report, Hold A Discussion And Public Hearing, And Take Action On A Request From The Owner, To Amend The Terms And Conditions Of Planned Development District 15 (PDD-15) To Allow Freight Containers. Located At 4250 Ridgemont Dr. Legal Description Being Lot 101, Block A, Rhodes Plaza Addition, Abilene, Taylor County, Texas.

Commissioner Halliburton moved to **remove this item from the table.** Commissioner Fleming-Lewis seconded the motion.

Ms. Clarissa Ivey presented this request Amend the terms and conditions of Planned Development District Number 15 (PDD-15) to allow four (4) freight containers. 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."

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

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

STAFF RECOMMENDATION: Staff recommends approval subject to the following:

- Total of four (4) freight containers are allowed.
- Must be screened on all sides.
- Must be painted to match fencing surrounding the containers.
- May not be stacked.

Commissioner Dressen-Kyker moved to **approve** this request **with the conditions as indicated in the staff report.** Commissioner Fleming-Lewis seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, House, Kyker, Halliburton, Sitzes, Benham

NAYS: None

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. Legal Description Being 31.0 Acres Out Of Survey 55 T&P Railway Company And 28.58 Acres Out Of Survey 54 T&P Railway Company, Block 16, Abilene, Taylor County, Texas.

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

Lancium intends to incorporate the property within lots 1 and 3 of the initially approved conceptual plan to extend the Industrial uses further west.

Chairman Benham opened the public hearing. Those who stepped forward were Mr. Charles Baucum and Mr. Nelson.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor, with three (3) in opposition.

STAFF RECOMMENDATION: Approval

Commissioner Halliburton moved to **approve** this request. Commissioner Dressen-Kyker seconded the motion. The motion prevailed by the following vote:

AYES: Barnett, House, Kyker, Halliburton, Sitzes, Benham

NAYS: None

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. Legal Description Being Lots 4-8 Of The Hale Addition And The North 158.17 Feet Of The South 466.33 Feet Of The East 140 Feet Of Lot 2, Block 202 Of Original Town Of Abilene, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. 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.

Chairman Benham opened the public hearing. Mr. Clayton Farrow stepped forward. Seeing no one else present and desiring to speak, the public hearing was closed.

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

STAFF RECOMMENDATION: Approval

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

AYES: Barnett, House, Kyker, Halliburton, Sitzes, Benham

NAYS: None

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. Legal Description Being Lots 15- 35, Block C, Of The Forrest Meadows Section 2 Addition, Abilene, Taylor County, Texas.

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

Chairman Benham opened the public hearing. Mr. Clayton Farrow stepped forward. Seeing no one else present and desiring to speak, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. There were two (2) responses received in favor with none (0) in opposition.

STAFF RECOMMENDATION: Approval

Commissioner Kyker moved to approve this request. Commissioner House seconded the motion. The motion to approve prevailed by the following vote:

AYES: Barnett, House, Kyker, Halliburton, Sitzes, Benham

NAYS: None

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 2:16 p.m.

APPROVED

Brad Benham, Chair

DRAFT

ZONING CASE: CUP-2025-09 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 3, 2025
 City Council 1st Read: June 12, 2025
 City Council 2nd Read: June 26, 2025

Applicant

Owner: T and C Casey Enterprises, LLC
 Agent: Ramon Moreno Jr – Blue Barrel Bar & Grill, LLC

Case Manager

Clarissa Ivey – Planner

Request

Apply a Conditional Use Permit to allow a freight container within General Retail (GR) zoning.

Location

Located at 6410A Buffalo Gap Road.
 Legal description being, Lot 1, Block A, Casey Addition, Abilene, Taylor County, Texas

Background

In 2016, the newly constructed retail building welcomed its first occupants. Several businesses have made it their home; it wasn't until July 2022 that Blue Barrel Bar & Grill began operations. Most recently Blue Barrel Bar & Grill has found themselves in need of additional storage and prompting the use of a freight container.

Existing Uses/Zoning

	Zoning	Existing Land Use
North	GC	Offices
East	GR	Undeveloped
South	GR	Vacant Lot
West	GR	Undeveloped/Floodway

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 use 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 freight container as proposed is not appropriate. For the use to be appropriate in the immediate area this will need to be screened from view. This is typically achieved by building a fence around the freight container, given the unique layout of this property the freight container will need to be relocated completely behind the building and out of view from Buffalo Gap Rd.

(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.

It is the opinion of the staff that there are no other factors present that substantially affect the public health, safety, morals, or general welfare of the City of Abilene.

Staff Recommendation

Staff recommends **approval**, with the following conditions;

- Freight container must be located completely behind the building and out of view from the right-of-way.
- Container must be of a solid color to match the dominant color of principal structure.
- Freight containers may not be stacked, or have any other items stacked on top.

Attachments

- Application
- Plan of Operation
- PowerPoint

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 23, 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

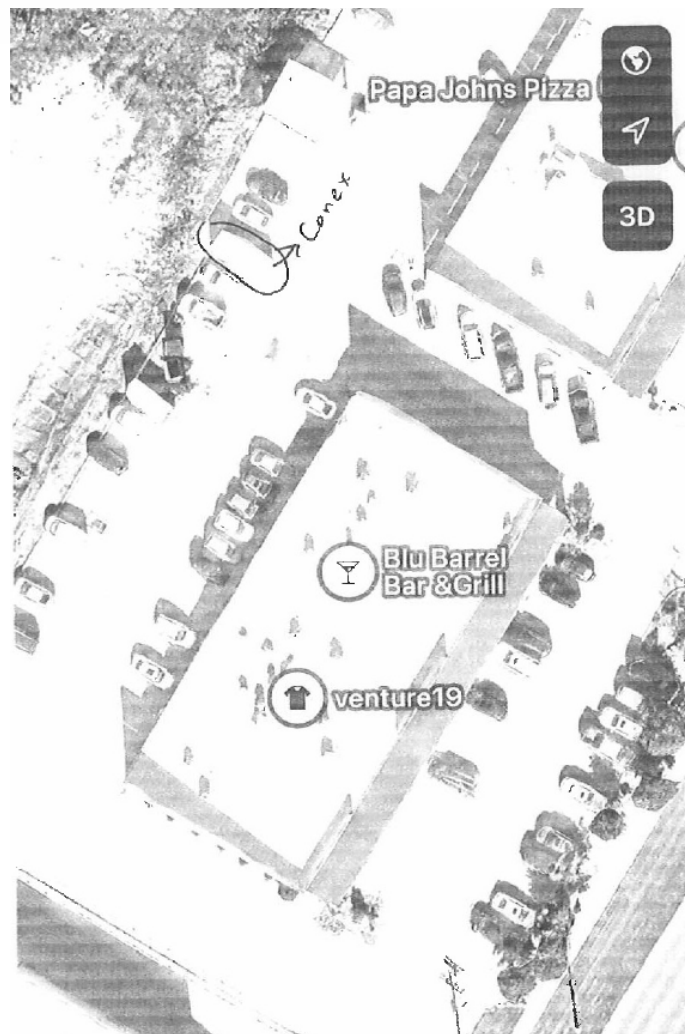
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
D & K LLC	110882	6326 BUFFALO GAP RD	
HAMIL ROBERT ELLIOTT	971947	6501 BUFFALO GAP RD	
HEB GROCERY CO LP	55390	6301 BUFFALO GAP RD	
HEB GROCERY COMPANY LP	55396	6381 BUFFALO GAP RD	
HEB GROCERY COMPANY LP	55515	6401 BUFFALO GAP RD	
HUNTLEY BRIAN	13872	4117 ANTILLEY RD	
HUNTLEY BRIAN	13875	4121 ANTILLEY RD	
KEMP CYNTHIA YVETTE	94230	6502 BUFFALO GAP RD	
KILCON PROPERTIES LLC	13191	6466 BUFFALO GAP RD	
LEGACY FUNERAL HOLDINGS INC	55636	6449 BUFFALO GAP RD	
TERRY CRAIG CASEY REV TRUST	13411	6458 BUFFALO GAP RD	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD	
WALKER GLYNN	107911	6350 BUFFALO GAP RD	

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
KILCON PROPERTIES LLC	13191	6466 BUFFALO GAP RD	
TERRY CRAIG CASEY REV TRUST	13411	6458 BUFFALO GAP RD	
HUNTLEY BRIAN	13872	4117 ANTILLEY RD	
HUNTLEY BRIAN	13875	4121 ANTILLEY RD	
HEB GROCERY CO LP	55390	6301 BUFFALO GAP RD	
HEB GROCERY COMPANY LP	55396	6381 BUFFALO GAP RD	
HEB GROCERY COMPANY LP	55515	6401 BUFFALO GAP RD	
LEGACY FUNERAL HOLDINGS INC	55636	6449 BUFFALO GAP RD	
KEMP CYNTHIA YVETTE	94230	6502 BUFFALO GAP RD	
WALKER GLYNN	107911	6350 BUFFALO GAP RD	
D & K LLC	110882	6326 BUFFALO GAP RD	
HAMIL ROBERT ELLIOTT	971947	6501 BUFFALO GAP RD	
TIGRIS XIII LTD	1002028	4333 ANTILLEY RD	

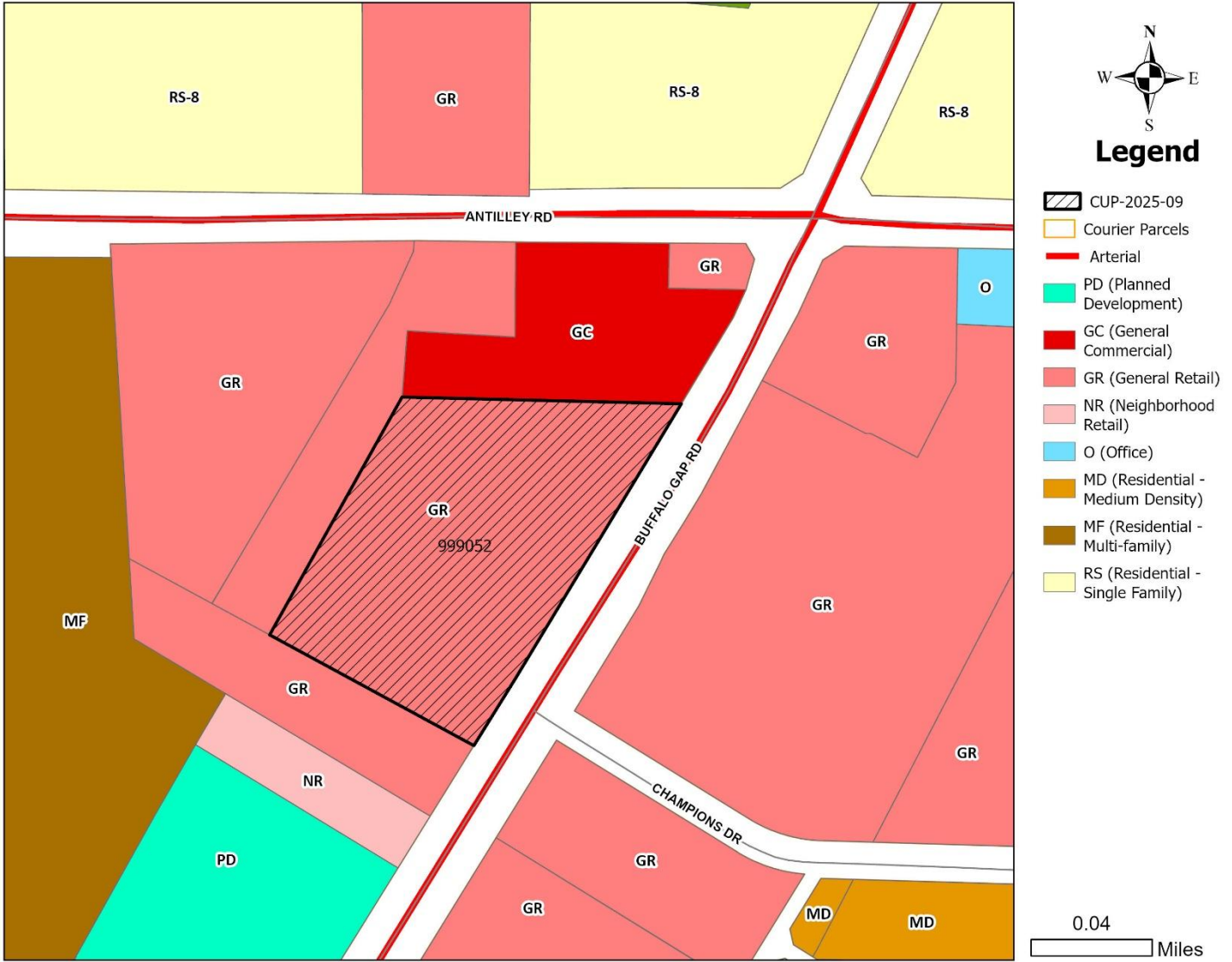
Proposed Location

CUP Plan of Operation

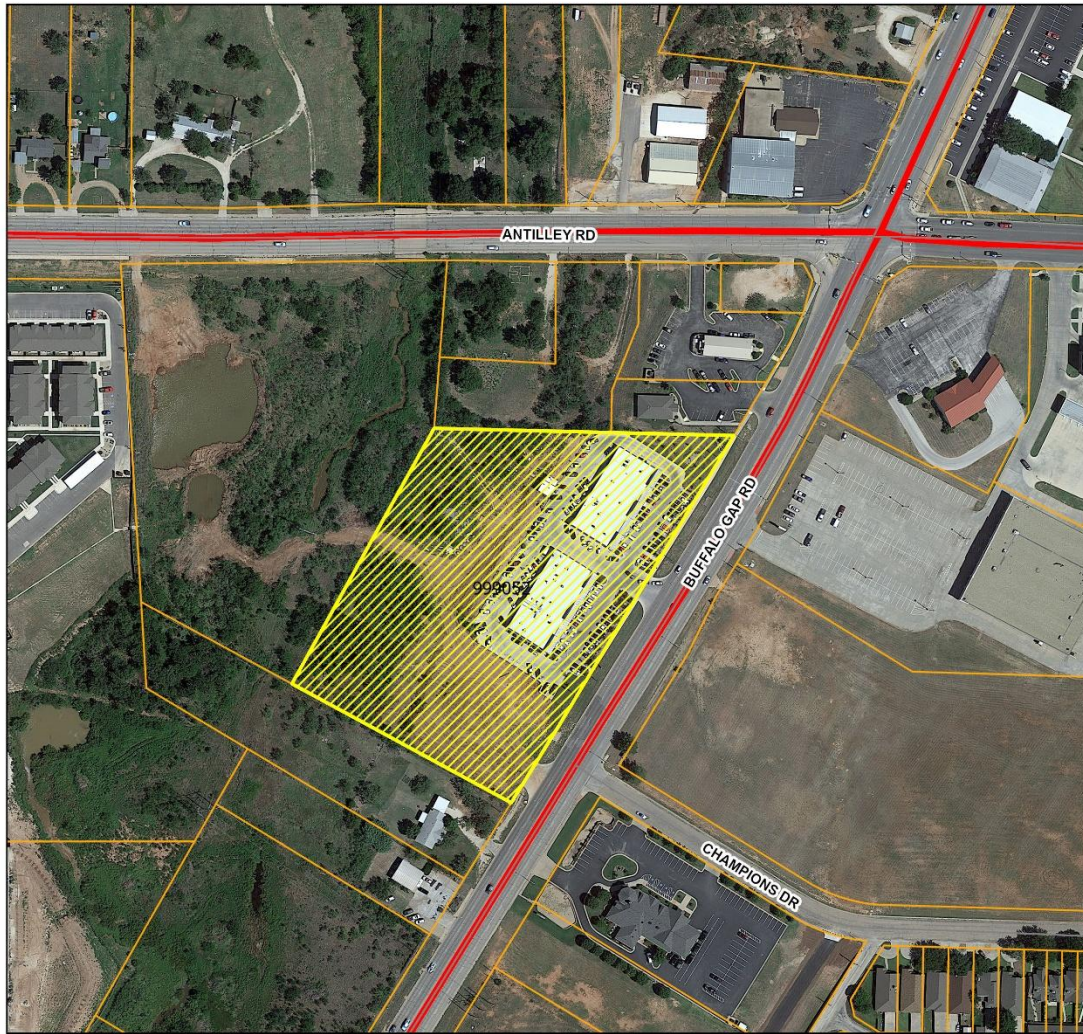
1. We have purchased one conex(storage) for storage of restaurant materials that do not require refrigeration, i.e. cups, paper towels, silverware, etc.
2. Our staff arrives around 10AM to prepare for start of business at 11AM and closes at Midnight 7 days a week.
2. The conex is a stand-alone storage mini building positioned behind the restaurant for easy accessibility when supplies are needed. It allows clearance for any vehicles that may need to enter behind the buildings.



ZONING MAP



Location Map





CONDITIONAL USE PERMIT

Case: CUP-2025-09

Agent: Ramon Moreno Jr – Blue Barrel Bar & Grill, LLC

Request: Conditional Use Permit to allow a freight container.

Location: 6410A Buffalo Gap Rd

Notification: 0 in Favor, 0 in Opposition

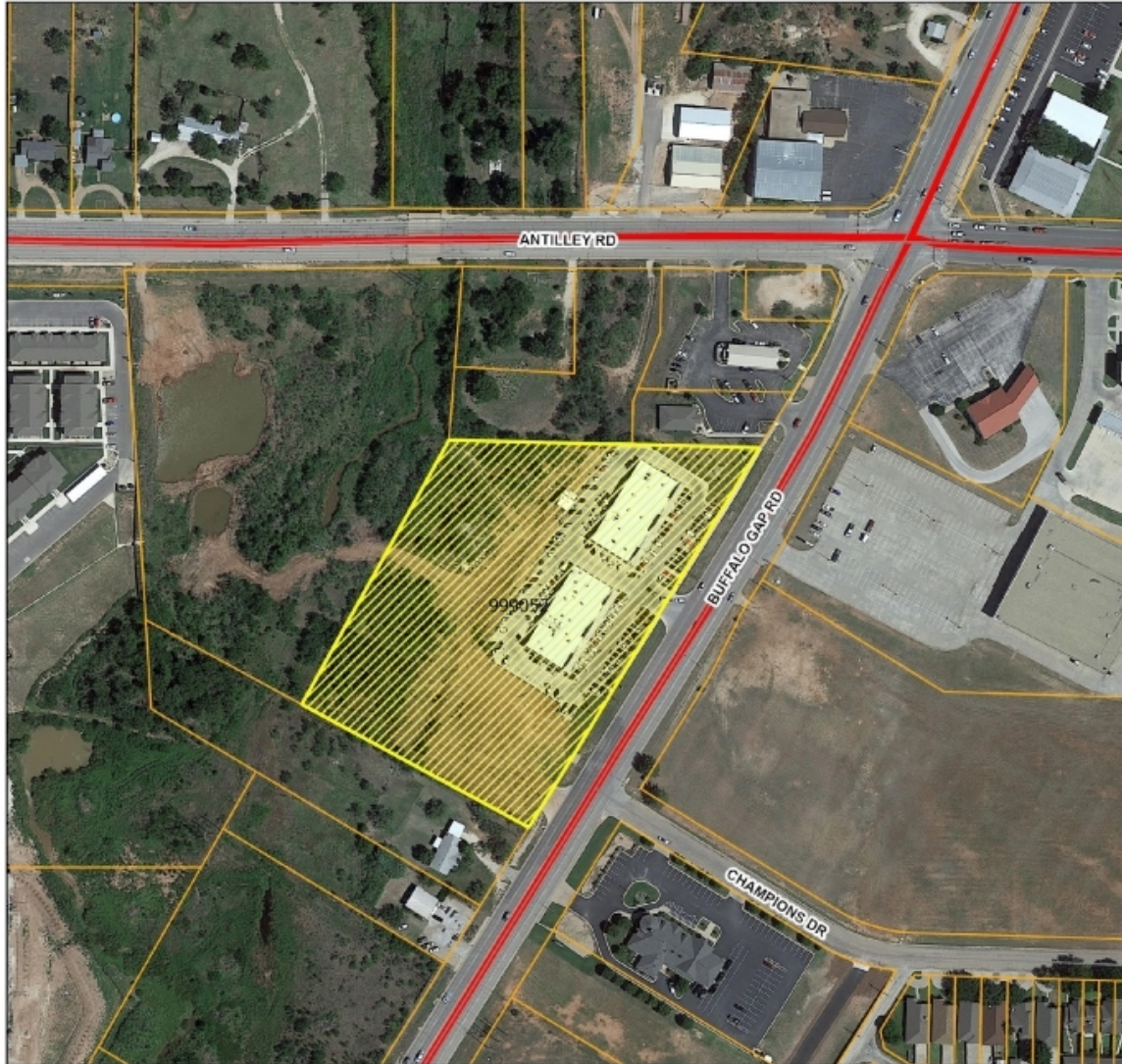
Planning & Zoning: June 3, 2025

Council Hearing: June 12, 2025
June 26, 2025





AERIAL LOCATION MAP



Legend

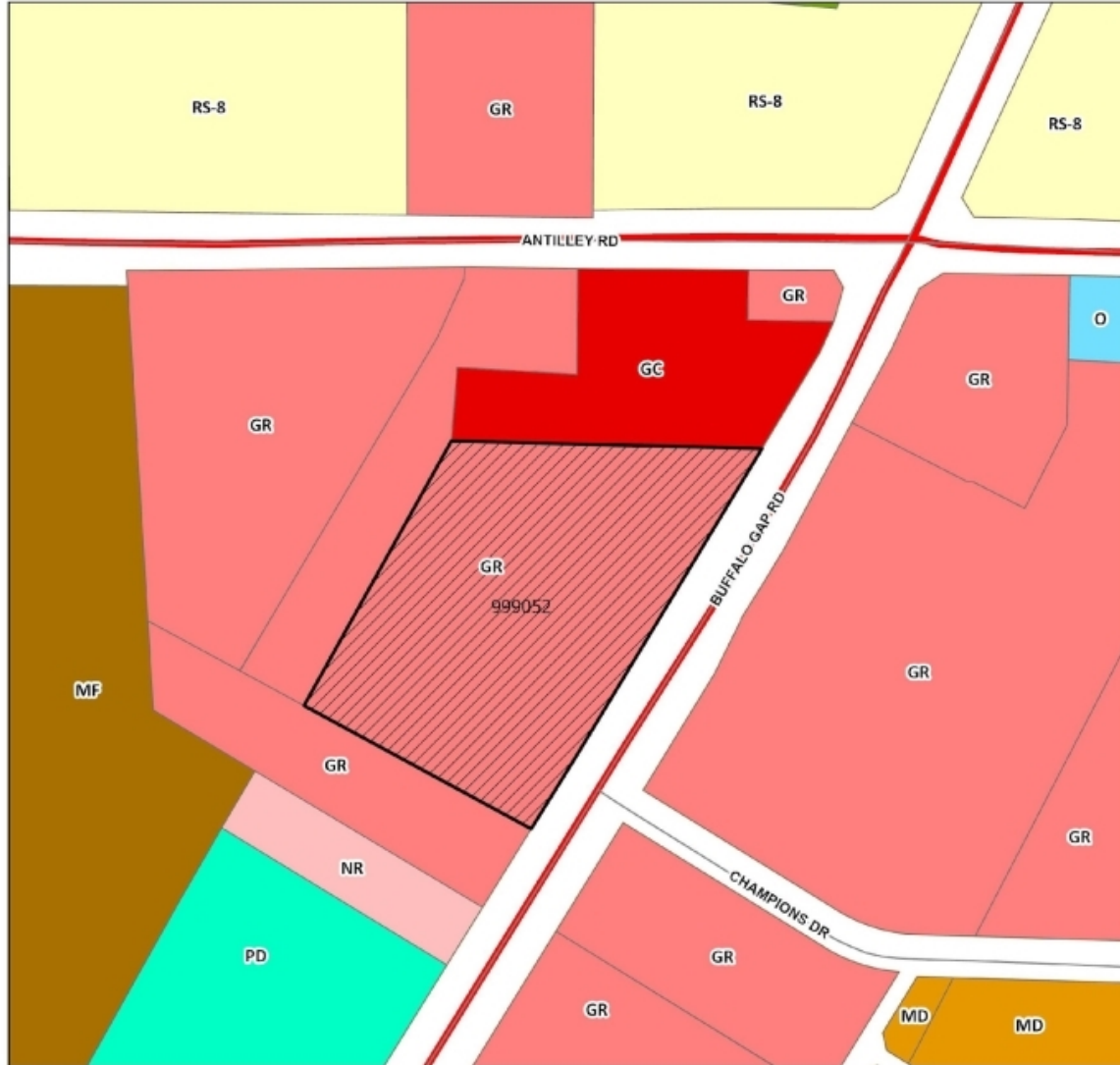
-  CUP-2025-09
-  Courier Parcels
-  Arterial

0.04
Miles





ZONING MAP



Legend

- CUP-2025-09
- Courier Parcels
- Arterial
- PD (Planned Development)
- GC (General Commercial)
- GR (General Retail)
- NR (Neighborhood Retail)
- O (Office)
- MD (Residential - Medium Density)
- MF (Residential - Multi-family)
- RS (Residential - Single Family)

0.04 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

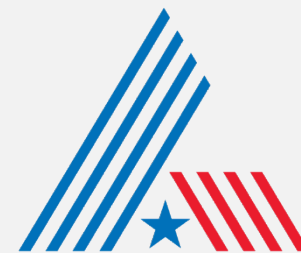
LEGEND

- 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





PROPERTY VIEWS



CITY OF
ABILENE
TEXAS



SURROUNDING PROPERTY VIEWS



East Neighboring Property



West Neighboring Property



South Neighboring Property

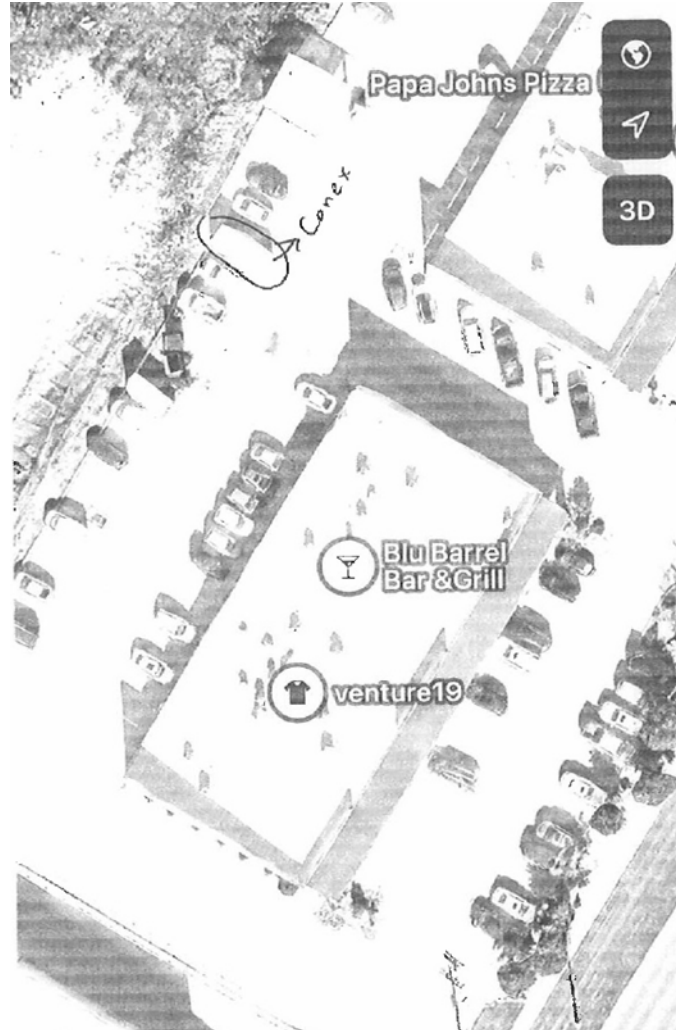




PLAN OF OPERATIONS

CUP Plan of Operation

1. We have purchased one conex(storage) for storage of restaurant materials that do not require refrigeration, i.e. cups, paper towels, silverware, etc.
2. Our staff arrives around 10AM to prepare for start of business at 11AM and closes at Midnight 7 days a week.
2. The conex is a stand-alone storage mini building positioned behind the restaurant for easy accessibility when supplies are needed. It allows clearance for any vehicles that may need to enter behind the buildings.





FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

Staff Recommendation: **Approval** subject to:

- Freight container must be located completely behind the building and out of view from the right-of-way.
- Container must be of a solid color to match the dominant color of principal structure.
- Freight containers may not be stacked, or have any other items stacked on top.





Questions?



CUP Plan of Operation

1. We have purchased one conex(storage) for storage of restaurant materials that do not require refrigeration, i.e. cups, paper towels, silverware, etc.

2. Our staff arrives around 10AM to prepare for start of business at 11AM and closes at Midnight 7 days a week.

2. The conex is a stand-alone storage mini building positioned behind the restaurant for easy accessibility when supplies are needed. It allows clearance for any vehicles that may need to enter behind the buildings.



2025 Development Application

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

- Petition for Relief
- Proportionality Appeal
- Vested Rights Petition
- Appeal

Other: _____

Project Name: Blu Barrel Bar + Grill, LLC

Address: 6410 Buffalo Gap Rd #A Number of Lots: _____ Acreage: _____

Legal Description: _____

Subdivision Name: _____ Block: _____ Lot: _____

Current Zoning: _____ Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: Ramon Moreno Jr

Address: 173 Western Trl

City, State, Zip: Buffalo Gap, TX 79508 Fax: _____

Phone: 325-268-6853 Email: ramon.moreno.tx@gmail.com

Agent Name: _____ Email: hfreesdom52@gmail.com

Address: _____

City, State, Zip: _____ Fax: _____

Phone: _____ Email: _____

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

Signature of Owner: Ramon Moreno for Ramon Date: 3-6-2025

FOR OFFICE USE ONLY

Received: _____ Fee: \$ _____ Receipt No.: _____

Case No.: _____ Reviewed By: _____



2025 Development Application

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

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?

NA

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?

NA

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?

NA

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

NA

Other Required Forms - Disclosure of Interest (See Attached)



2025 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: Casey Addn Lot 1 Block A Total Number of Acres: 5.3
 Zoning Classification(s): GR/COR Total Number of Lots: A
 Location: 6410 Buffalo Gap Rd Ste A

Property Owner Information & Authorization

Name/Company: Tand C Casey Enterprises, LLC
 Address: 6382 Buffalo Gap Rd Suite B
 City: Abilene State: Tx Zip Code: 79606
 Phone: 325 669 8460 Email: platinumbuildings14@yahoo.com

Project Representation (check one):

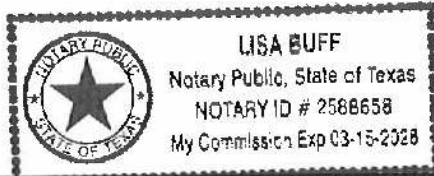
- I will represent the application myself; OR
 I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all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

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

Property Owner's Signature: T S Date: 3-21-25
 STATE OF: Texas
 COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Trevor Casey (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 21 day of March, 2025



Lisa Buff
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

- Engineer Purchaser Tenant Preparer Other(specify): _____

Name: Ramon Moccia Jr Company: Blu Barrel Bar & Grill, LLC
 Address: 6410 Buffalo Gap Rd Ste A City: Abilene, TX 79606 State: TX
 Zip Code: 79606 Number: 325-704-3133 Email: bfreedom52@gmail.com



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): Trevor Casey

Property Owner Project Representative

Signature of Certifying Person: T. Casey



*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: Melvin Mores for Lannon Mores, Jr
DATE: 3-6-2025



2025 Development Application

THE STATE OF TEXAS)

)

COUNTY OF TAYLOR)

Know all men by these presents that the undersigned ^{tenant} ~~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 3-6, 2025

*(cross out the inapplicable phrase)

1:43

89

Papa Johns Pizza

Conex

Map navigation controls including a globe icon, a compass icon, and a 3D button.

Blu Barrel Bar & Grill

venture19

81°
AQI 44

Search Maps

Search and navigation icons including a microphone and a location pin icon.

CUP Plan of Operation

1. We have purchased one conex(storage) for storage of restaurant materials that do not require refrigeration, i.e. cups, paper towels, silverware, etc.

2. Our staff arrives around 10AM to prepare for start of business at 11AM and closes at Midnight 7 days a week.

2. The conex is a stand-alone storage mini building positioned behind the restaurant for easy accessibility when supplies are needed. It allows clearance for any vehicles that may need to enter behind the buildings.

DIMENSIONS AND WEIGHTS

EXTERNAL

LENGTH	6,058 MM	19 FT	10-1/2 IN
WIDTH	2,438 MM	8 FT	0 IN
HEIGHT	2,591 MM	8 FT	6 IN

INTERNAL

LENGTH	5,898 MM	19 FT	4-13/64 IN
WIDTH	2,352 MM	7 FT	8-19/32 IN
HEIGHT	2,393 MM	7 FT	10-7/32 IN

DOOR OPENING

WIDTH	2,340 MM	7 FT	8-1/8 IN
HEIGHT	2,280 MM	7 FT	5-49/64 IN

CUBIC CAPACITY 33.2 CU.M 1,170 CU.FT

TARE	2,040 KG	4,500 LB
NET	28,440 KG	62,700 LB
MAX. GROSS	30,480 KG	67,200 LB

ZONING CASE CUP-2025-10 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 3, 2025
 City Council 1st Read: June 12, 2025
 City Council 2nd Read: June 26, 2025

Applicant

Owner: Swenson House Historical Society
 Agent: Tami Conaway

Case Manager

Kera Valois – Planner

Request

The applicant is requesting a Conditional Use Permit to allow for a Social Organization within Medium Density (MD) zoning.

Location

The subject property is located at 1726 Swenson Street. Legal description being Block 43, College Heights, Abilene, Taylor County, Texas.

Background

The subject property was built in 1910 before being annexed into the City in 1911 as Medium Density (MD) zoning. Historic Overlay was added to the subject property in 1989. The subject property is owned by the Swenson House Historical Society, and is currently operating as a Social Organization to fund the upkeep of the property. This request is to allow for an existing non-compliance to become compliant.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	MD	Residential Zoning
East	MD	Residential Zoning
South	MD	Residential Zoning
West	MD	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 the Medium Density 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 generate additional pedestrian or vehicular traffic but it will not be hazardous or conflicting with the existing traffic for the neighborhood.

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 Medium Density standards and is compatible with the surrounding uses at this location.

Staff Recommendation

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

Attachments

- Plan of Operation
- PowerPoint Presentation
- Owner Authorization

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 23, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

Property Owner

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
1802 GRAPE HOLDING LLC	62814	1742 N 18 TH ST	
1802 GRAPE HOLDING LLC	62811	1750 N 18 TH ST	
BARRERA JESSE	73118	1771 N 17 TH ST	
BASSINGER SHARON GWEN	61640	1725 SWENSON ST	
CONFIDENTIAL OWNER	73248	1789 N 17 TH ST	
DALZELL FAMILY LP	61362	1701 SWENSON ST	
DURAN KARLA VANESSA &	1063473	1626 MERCHANT ST	
GARCIA ANDRES	13228	1718 MERCHANT ST	
GARRISON NICOLLE	71539	1790 N 18 TH ST	

GYSLAIN HURUMA B &	12990	1742 MERCHANT ST	
GYSLAIN HURUMA B &	12990	1742 ½ MERCHANT ST	
GYSLAIN HURUMA B &	12990	1736 MERCHANT ST	
HERNANDEZ MIKE P & GLORIA	61496	1717 SWENSON ST	
HIGHT MATTHEW J	14242	1638 MERCHANT ST	
HOOD DICKIE LYNN &	61899	1741 SWENSON ST	
LARA SANDRA	13336	1710 MERCHANT ST	
LEET ANTHONY ANDRADE	62947	1817 SWENSON ST	
LEET ANTHONY W & KATHRYN A	71417	1802 SWENSON ST	
LOPEZ PHILLIP A & ELVA H	60571	1625 SWENSON ST	
LYMAN JULIE LYNN	12133	1802 MERCHANT ST	
M G THORNTON PROPERTIES LLC	12005	1810 MERCHANT ST	
PECINA LINA SANCHEZ	71659	1782 N 18 TH ST	
PIERSALL PAUL R & MARIAN S	1002358	1642 SWENSON ST	
POMPA LYDIA YANEZ	71294	1820 SWENSON ST	
SHRODE CHERYL JEAN	72438	1626 SWENSON ST	
STEPTOE SYNDRIC &	13450	1702 SWENSON ST	
SWENSON HOUSE HISTORICAL SOCIETY	72196	1726 SWENSON ST	
TEXAS MIDWEST HOLDINGS LLC	60724	1641 SWENSON ST	
VILLARREAL GUADALUPE	61780	1733 SWENSON ST	

PROPERTY ID

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
M G THORNTON PROPERTIES LLC	12005	1810 MERCHANT ST	
LYMAN JULIE LYNN	12133	1802 MERCHANT ST	
GYSLAIN HURUMA B &	12990	1742 MERCHANT ST	
GYSLAIN HURUMA B &	12990	1742 ½ MERCHANT ST	
GYSLAIN HURUMA B &	12990	1736 MERCHANT ST	
GARCIA ANDRES	13228	1718 MERCHANT ST	
LARA SANDRA	13336	1710 MERCHANT ST	
STEPTOE SYNDRIC &	13450	1702 SWENSON ST	
HIGHT MATTHEW J	14242	1638 MERCHANT ST	
LOPEZ PHILLIP A & ELVA H	60571	1625 SWENSON ST	
TEXAS MIDWEST HOLDINGS LLC	60724	1641 SWENSON ST	
DALZELL FAMILY LP	61362	1701 SWENSON ST	
HERNANDEZ MIKE P & GLORIA	61496	1717 SWENSON ST	
BASSINGER SHARON GWEN	61640	1725 SWENSON ST	
VILLARREAL GUADALUPE	61780	1733 SWENSON ST	
HOOD DICKIE LYNN &	61899	1741 SWENSON ST	
1802 GRAPE HOLDING LLC	62814	1742 N 18 TH ST	
1802 GRAPE HOLDING LLC	62811	1750 N 18 TH ST	
LEET ANTHONY ANDRADE	62947	1817 SWENSON ST	
POMPA LYDIA YANEZ	71294	1820 SWENSON ST	
LEET ANTHONY W & KATHRYN A	71417	1802 SWENSON ST	
GARRISON NICOLLE	71539	1790 N 18 TH ST	
PECINA LINA SANCHEZ	71659	1782 N 18 TH ST	
SWENSON HOUSE HISTORICAL SOCIETY	72196	1726 SWENSON ST	

SHRODE CHERYL JEAN	72438	1626 SWENSON ST	
BARRERA JESSE	73118	1771 N 17 TH ST	
CONFIDENTIAL OWNER	73248	1789 N 17 TH ST	
PIERSALL PAUL R & MARIAN S	1002358	1642 SWENSON ST	
DURAN KARLA VANESSA &	1063473	1626 MERCHANT ST	

NOTIFICATION MAP

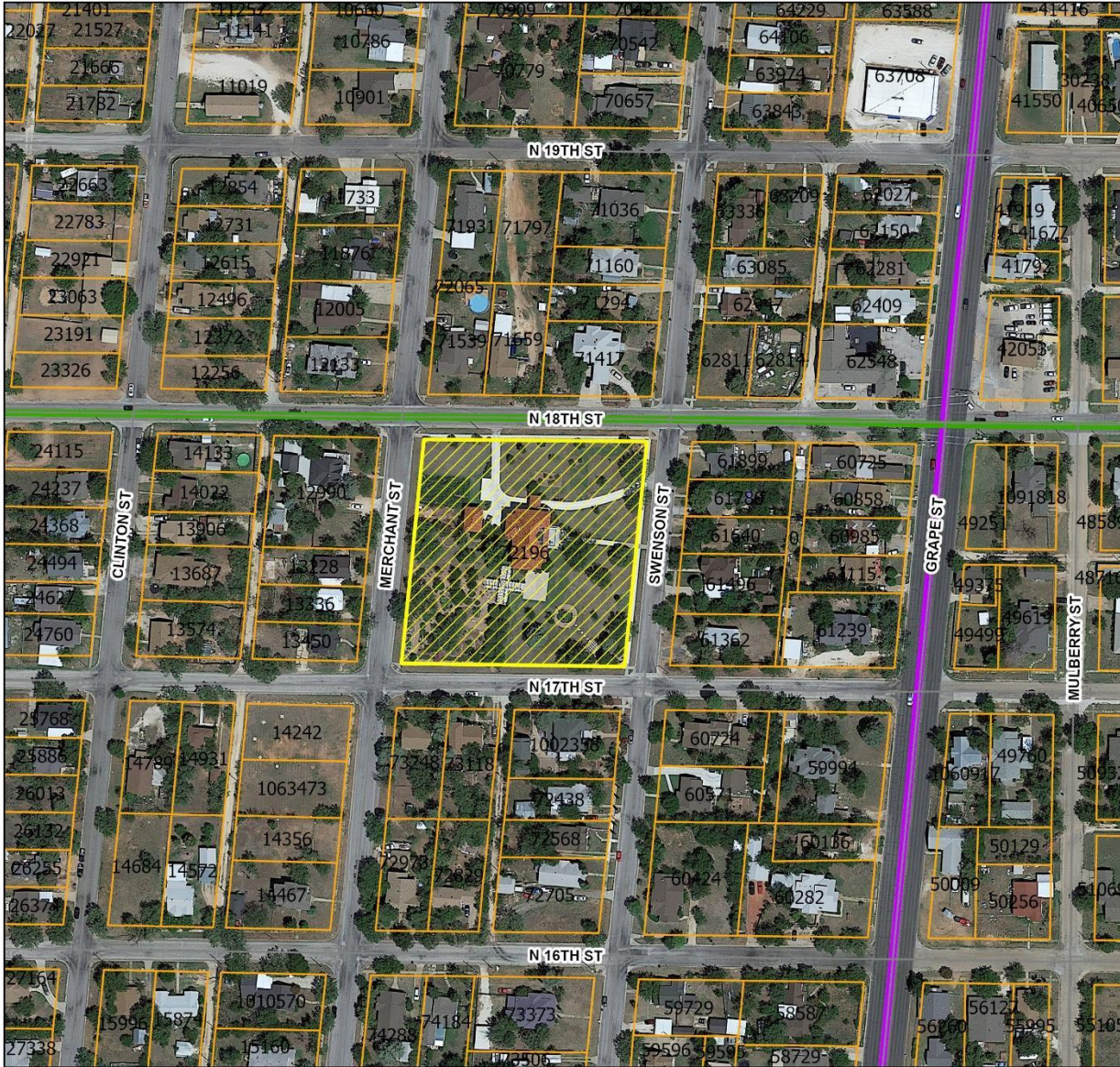


Legend

-  CUP-2025-10
-  Notification Area
-  Courier Parcels
-  Collector
-  Minor

0.03 Miles

LOCATION MAP



Legend

-  CUP-2025-10
-  Courier Parcels
-  Collector
-  Minor

0.03
Miles

ZONING MAP



Legend

- CUP-2025-10
- Courier Parcels
- PD (Planned Development)
- GC (General Commercial)
- MX (Mixed Use)
- GR (General Retail)
- O (Office)
- MD (Residential - Medium Density)
- RS (Residential - Single Family)
- Collector
- Minor

0.03
 Miles

PLAN OF OPERATION

1. The Swenson House will conduct fund-raising events and be a venue for weddings, showers and other private events between the hours of 9am and 10pm. Some events will serve alcohol but will be TABC certified and will utilize hired security services if the event is not limited to 2 drinks per consumer. Events held outdoors will be tasteful and end no later than 10pm. Noise will be kept to a minimum after 9pm. Music will be conducted indoors and outdoors and will sometimes have music playing outdoors. The music will be tasteful and volume will be contained to the space near the house.

For free community events, we will have vendor stations at these events which are an addition to the fund raising. These vendor booths and food trucks help draw in crowds to the house and bring awareness to the community.

2. The Swenson House Historical Society has a good relationship with the surrounding neighbors and will continue to maintain the property and good will in accordance with the CUP.
3. The Swenson House Historical Society will utilize the existing property, gardens, lawns, parking area and the block of 1726 for its events. No more than three (3) vendor/food trucks will be on the street.
4. Hours of Operation will be from 9am to 10pm. with the dates to be determined. Generally, Friday and Saturday for public events. Private events are subject to change. Monday to Saturday for museum tours.
5. The property will host several major fund raising events, specifically Haunted Abilene, Boo Bash, Christmas Parties, and Spring events, all of which will be indoors and outdoors. There will be in accordance with noise compliance and will have security for any events serving more than 2 drinks per person.



CONDITIONAL USE PERMIT

Case: CUP-2025-10

Agent: Swenson House Historical Society

Request: A Conditional Use Permit to allow for a Social Organization within
Medium Density (MD) zoning.

Location: 1726 Swenson Street

Notification: 0 in Favor, 0 in Opposition

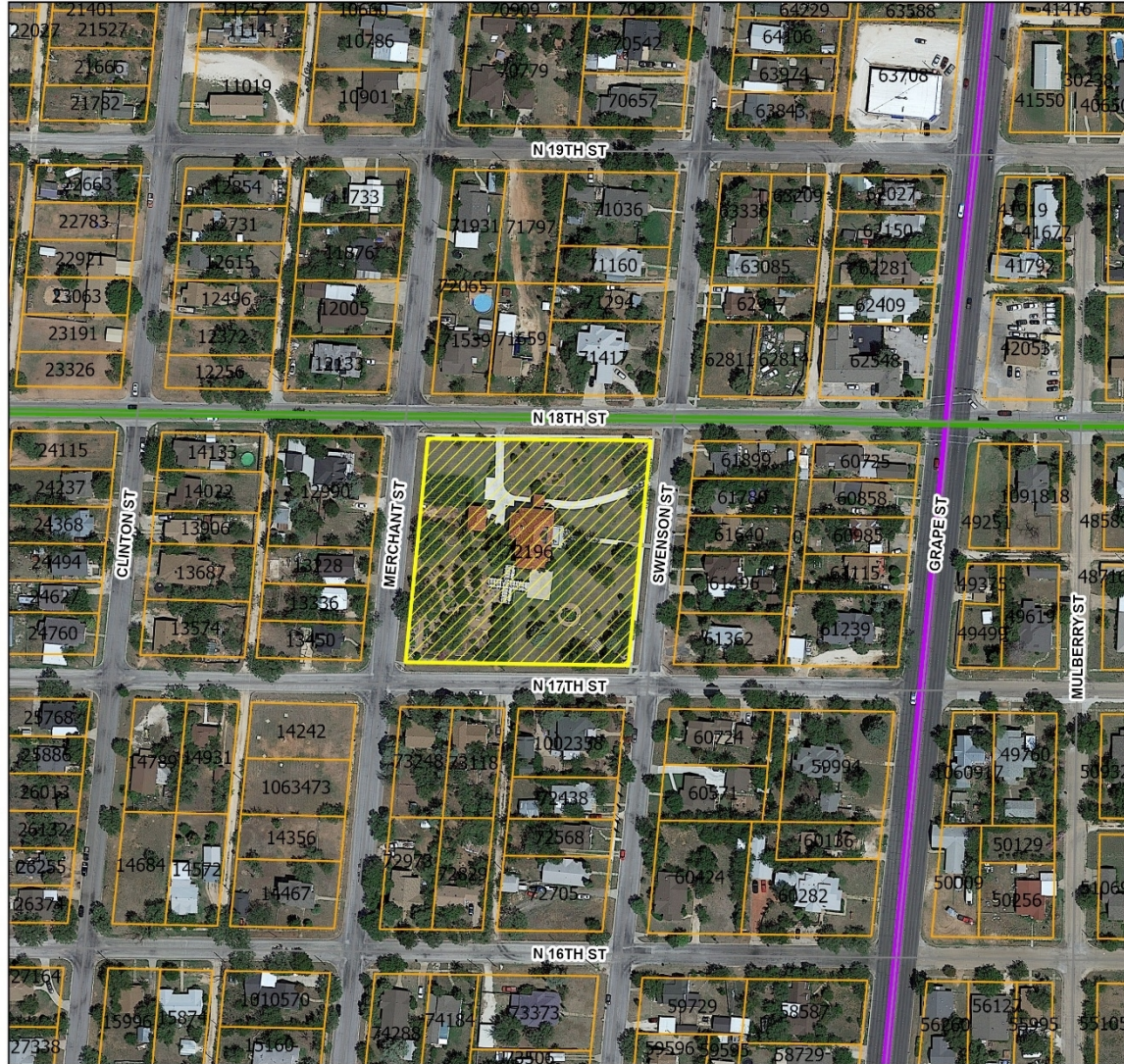
Planning & Zoning: June 3, 2025

Council Hearing: June 12, 2025
June 26, 2025





AERIAL LOCATION MAP



Legend

-  CUP-2025-10
-  Courier Parcels
-  Collector
-  Minor

0.03
Miles





ZONING MAP



Legend

- CUP-2025-10
- Courier Parcels
- PD (Planned Development)
- GC (General Commercial)
- MX (Mixed Use)
- GR (General Retail)
- O (Office)
- MD (Residential - Medium Density)
- RS (Residential - Single Family)
- Collector
- Minor

0.03
Miles





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



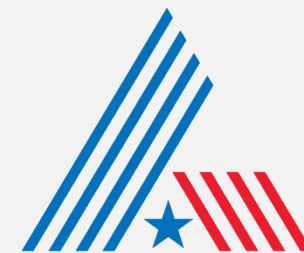


PROPERTY VIEWS





SURROUNDING PROPERTY VIEWS



CITY OF
ABILENE
T E X A S



PLAN OF OPERATION

1. The Swenson House will conduct fund-raising events and be a venue for weddings, showers and other private events between the hours of 9am and 10pm. Some events will serve alcohol but will be TABC certified and will utilize hired security services if the event is not limited to 2 drinks per consumer. Events held outdoors will be tasteful and end no later than 10pm. Noise will be kept to a minimum after 9pm. Music will be conducted indoors and outdoors and will sometimes have music playing outdoors. The music will be tasteful and volume will be contained to the space near the house.

For free community events, we will have vendor stations at these events which are an addition to the fund raising. These vendor booths and food trucks help draw in crowds to the house and bring awareness to the community.

1. The Swenson House Historical Society has a good relationship with the surrounding neighbors and will continue to maintain the property and good will in accordance with the CUP.
1. The Swenson House Historical Society will utilize the existing property, gardens, lawns, parking area and the block of 1726 for its events. No more than three (3) vendor/food trucks will be on the street.
1. Hours of Operation will be from 9am to 10pm. with the dates to be determined. Generally, Friday and Saturday for public events. Private events are subject to change. Monday to Saturday for museum tours.
1. The property will host several major fund raising events, specifically Haunted Abilene, Boo Bash, Christmas Parties, and Spring events, all of which will be indoors and outdoors. There will be in accordance with noise compliance and will have security for any events serving more than 2 drinks per person.





NOTIFICATION AREA MAP



Legend

- CUP-2025-10
- Notification Area
- Courier Parcels
- Collector
- Minor

- 0 - In Favor-
- 0 - Opposed-

0.03
Miles





FINDINGS AND RECOMMENDATION

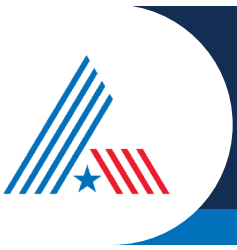
The proposed request is consistent with:

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

Staff Recommendation: **Approval** subject to:

1. The proposed Plan of Operation.





Questions?



Swenson House Historical Society, Plan of Operations

Mission of the Swenson House Historical Society:

- Preserve, protect, and maintain the historical home and its contents.
- Be accessible to schools, universities, and civic groups.
- Provide educational opportunities.
- Be a physical anchor for neighborhood renewal.
- Serve as a resource for the preservation of Abilene residences of historical significance.

1. A Plan of Operation must be submitted with Conditional Use Permit applications to:

The Swenson House will conduct fund-raising events and be a venue for weddings, showers and other private events between the hours of 9 am and 10 pm. Some events will serve alcohol but will be TABC certified and will utilize hired security services if the event is not limited to 2 drinks per consumer. Events held outdoors will be tasteful and end no later than 10 pm. Noise will be kept to a minimum after 9 pm.

For free community events we will have vendor stations at these events which are an addition to the fund raising. These vendor booths and food trucks help draw in crowds to the house and bring awareness to the community.

2. The Plan of Operation will be incorporated into an ordinance if the CUP is approved to protect the rights of the applicant to operate and to protect the rights of the surrounding owners.

The Swenson House Historical Society has a good relationship with the surrounding neighbors and will continue to maintain the property and good will in accordance with the CUP.

3. Each CUP is unique with respect to how an applicant proposes to operate, the layout of the subject property, and the type of uses surrounding the subject site.

The Swenson House Historical Society will utilize the existing property, gardens, lawns, parking area and the block of 1726 for it's events. No more than 3 vendor/food trucks will be on the street.

4. Typical details that are addressed in a Plan of Operation are:

- Hours of Operation: 9 am to 10 pm
- Days of Operation: TBD based on Dates. Generally, Friday and Saturday for public events. Private events subject to change. M-Sat for museum ours

Use will be conducted indoors and outdoors and will sometimes have music playing outdoors. The music will be tasteful and volume will be contained to the space near the house.

5. The most important detail on the Plan of Operation is a thorough description of the proposed use(s) because if the CUP is approved, the only CUP use allowed is precisely what is described in the CUP application. An example is a CUP to allow auto repairs. The following details should be addressed:

- The property will host several major fund raising events, specifically Haunted Abilene, Boo Bash, Christmas Parties, Spring events and will be indoors and outdoors. These will be in accordance with noise compliance and will have security for any events serving more than 2 drinks per person.

7. Good rules of thumb in preparing a Plan of Operation are:

- If you were one of the adjoining property owners, what would be your concern(s) about the proposed CUP, and how can those concerns be addressed?

Noise and parking is a potential concern but the Swenson House has been compliant and respectful of the neighbors. If anyone raises a concern we ensure that we address it and respect their wishes going forward.

- What measures can be taken to ensure that the CUP, if granted, will be compatible with the surrounding properties? We will continue to retain our relationship with neighboring properties and will respect the compliance of the CUP.

Owner Information and Representative Designation

OWNER INFORMATION			
Name: Swenson House Historical Society			
Address: 1726 Swenson St.			
City: Abilene		State: TX	Zip: 79603
Number:		Email: swensonhousefriends@gmail.com	

AGENT INFORMATION (if applicable)			
Name: Tami Conaway			
Address: 1341 Clarks Dr			
City: Abilene		State: TX	Zip: 79602
Number:		Email: tccway47@outlook.com	

Project Representation (check one):

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

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

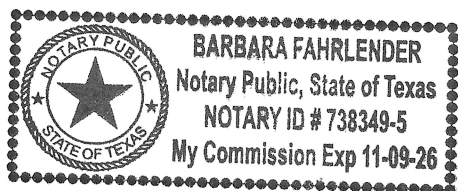
Property Owner's Signature: Tami Conaway

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Tami Conaway (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 28th day of March, 2025



Barbara Fahrlander
NOTARY PUBLIC in and for the State of Texas

ZONING CASE: CUP-2025-11 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 3, 2025
 City Council 1st Read: June 12, 2025
 City Council 2nd Read: June 26, 2025

Applicant

Owner: Mark Kaufman – Waco Parkdale LP
 Agent: Brooke Dalenberg – Kinetic Design & Development

Case Manager

Clarissa Ivey – Planner

Request

Apply a Conditional Use Permit to allow for ambulance services within General Retail (GR) zoning.

Location

Located at 3301 S 14th St Suite 34A.
 Legal description being Section 1, Block Remainder 1 of the Wychwood Addition, Abilene, Taylor County, Texas.

Background

The property is home to a multi-tenant commercial building constructed in 1973. The tenant is proposing to utilize Suite 34A as an ambulance deployment center with ambulance crews working 24-hour shifts.

Existing Uses/Zoning

	Zoning	Existing Land Use
North	O	Pharmacy
East	GR	Retail
South	RS-8	Residential
West	O	Offices

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 use 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 use is appropriate in the immediate area.

(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.

It is the opinion of the staff that there are no other factors present that substantially affect the public health, safety, morals, or general welfare of the City of Abilene.

Staff Recommendation

Staff recommends **approval**, subject to the plan of operation.

Attachments

- Application
- Plan of Operation
- PowerPoint

Notification

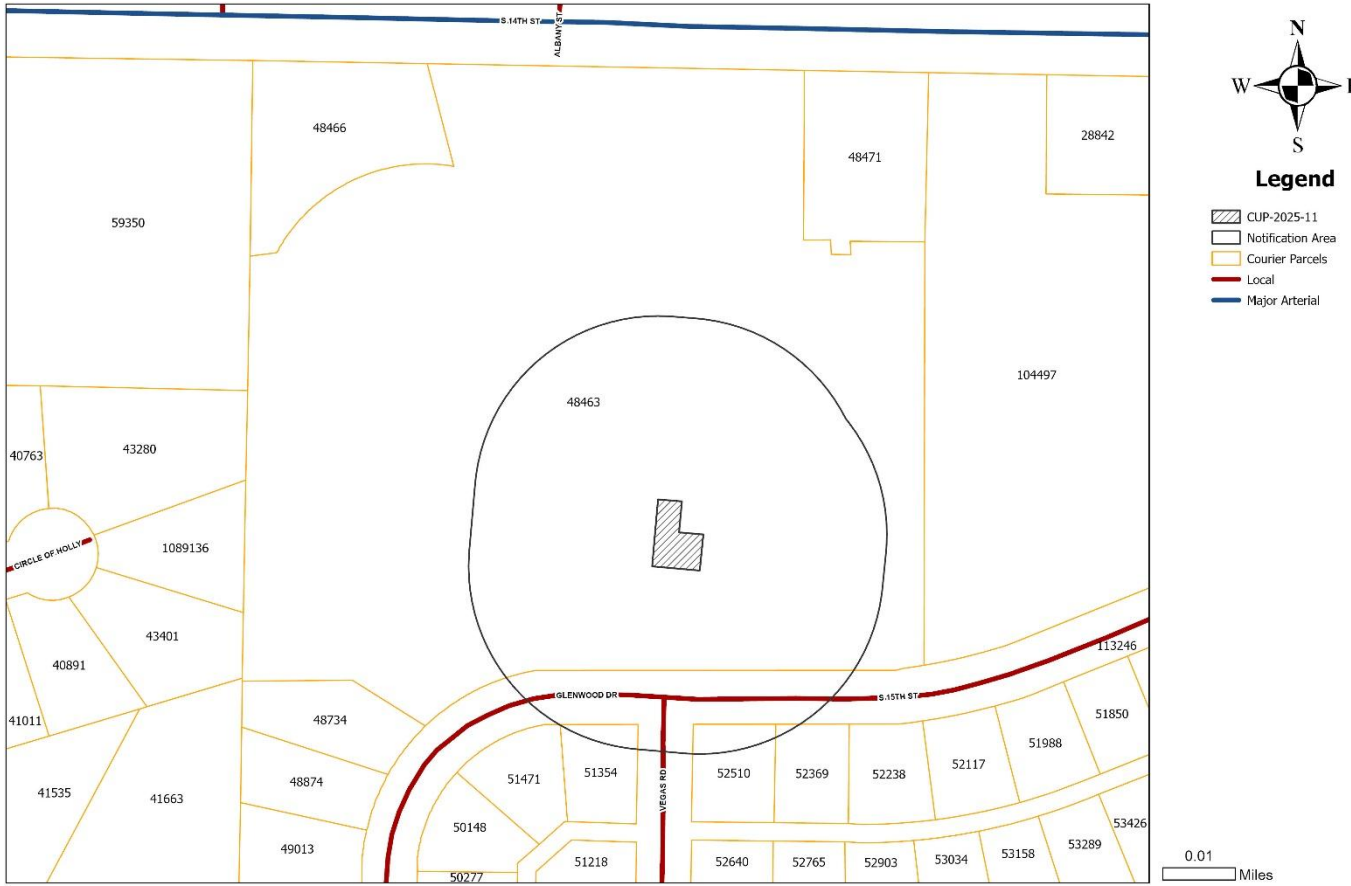
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 23, 2025, via standard mail, with a certificate of mailing, to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

Legend: O - Opposed, F - In Favor

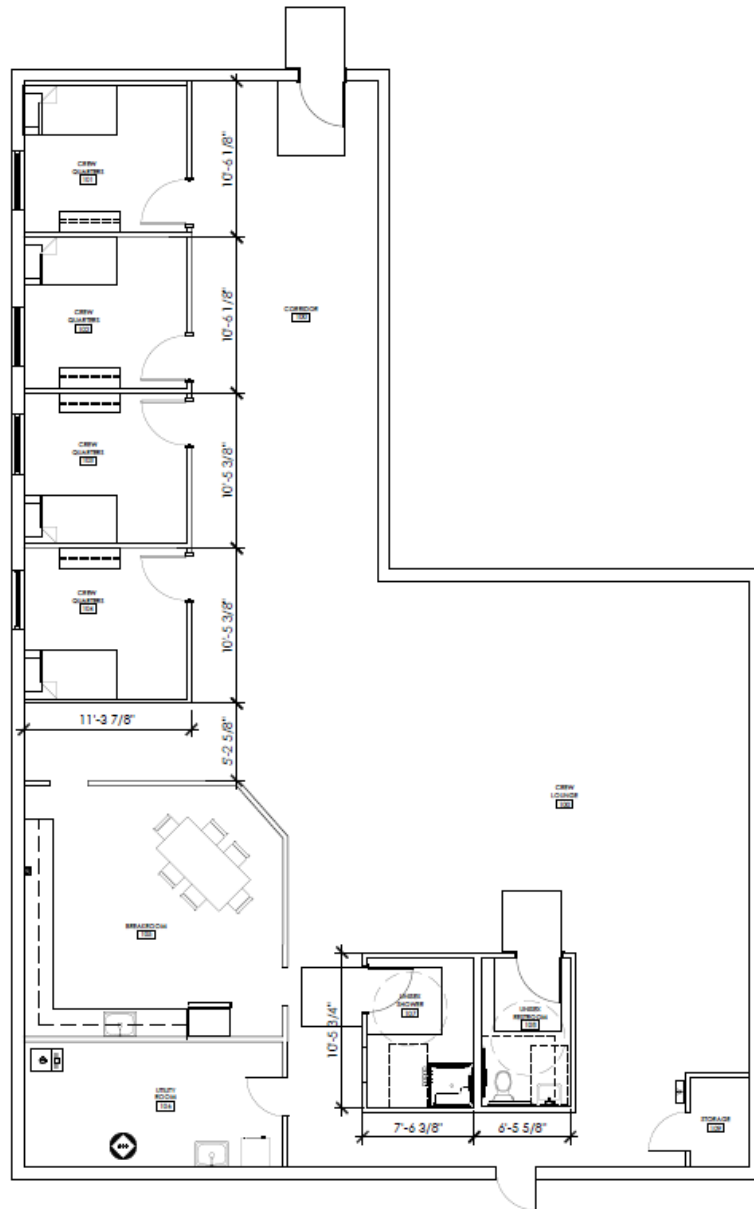
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
CASTILLO RANDAL C & NICKI D	51471	1509 GLENWOOD DR	
GRAY HENRIETTA	51354	1502 VEGAS RD	
HECK EDWARD P & LORETTA F	52369	3349 S 15TH ST	
TNK HOUSE HOLDINGS LLC	52510	3357 S 15TH ST	
WACO PARKDALE LP	48463	3401 S 14TH ST	

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
WACO PARKDALE LP	48463	3401 S 14TH ST	
GRAY HENRIETTA	51354	1502 VEGAS RD	
CASTILLO RANDAL C & NICKI D	51471	1509 GLENWOOD DR	
HECK EDWARD P & LORETTA F	52369	3349 S 15TH ST	
TNK HOUSE HOLDINGS LLC	52510	3357 S 15TH ST	

NOTIFICATION MAP



Floor Plan



1 FLOOR PLAN
SCALE: 1/8"=1'-0"

VIA EMAIL

April 24, 2025

City of Abilene
Permitting Office

Re: MetroCare's Additional Station – Operational Plan 3301 S. 14th St. Suite 34A

To Whom it may concern,

A clarified operational plan for this location below:

This location will be used as an ambulance deployment center with ambulance crews working 24-hour shifts. When fully operational we expect to have 12 personnel report to the location for work in a 24-hour period with a peak of 4 personnel at any given time. Ambulance personnel will report to this location, park their personal vehicles, perform a daily vehicle check then depart to staging locations throughout the Abilene area. At the conclusion of their shift, the personnel will return the ambulance to this location for the oncoming personnel who will repeat the process. There will be workspaces for personnel to complete paperwork at the conclusion of their shift as well as lockers. There will not be clerical/administration. We will have disposable medical equipment, oxygen, and basic durable medical equipment stored on site for personnel to stock their ambulance at the conclusion of their shift.

- (2) ambulances = Operational 24 hours a day

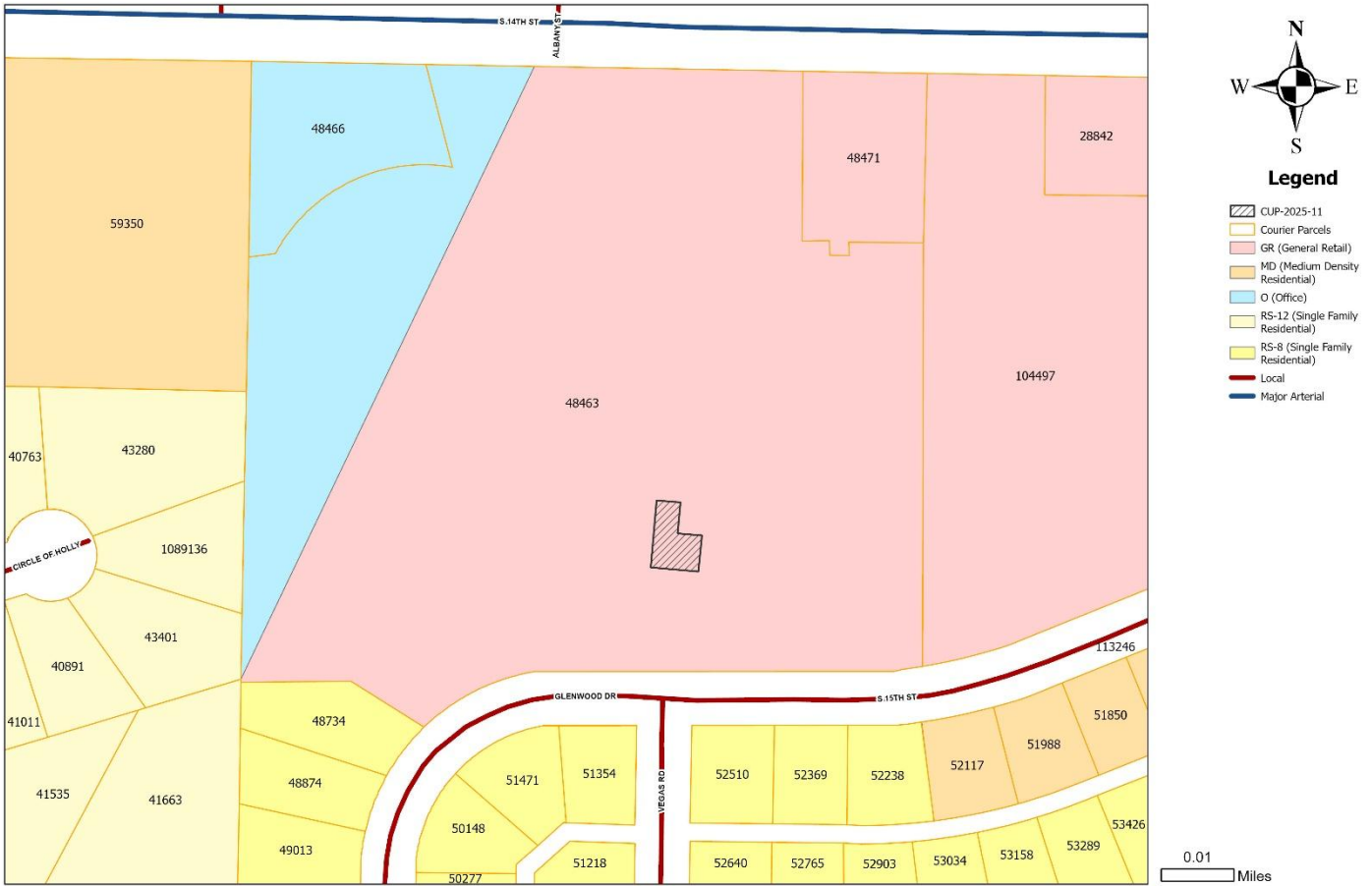
There will *not* be any vehicle maintenance performed at this location, nor will there be any medical services provided at the location, except for an emergency whereas a member of the public walks in looking for emergency care. Primary ingress and egress will be through established driveways around the complex. We appreciate the consideration by the city for our services to be permitted at our new location, and look forward to continuing our long standing relationship with the community. I can be reached at the contact below if any additional information is required.

Sincerely,



Will Hendon
Will.hendon@gmr.net
325.725.3397

ZONING MAP



Location Map





CONDITIONAL USE PERMIT

Case: CUP-2025-11

Agent: Brooke Dalenberg – Kinetic Design & Development

Request: Allow ambulance service within General Retail (GR) zoning.

Location: 3301 S 14th St Suite 34A

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: June 3, 2025

Council Hearing: June 12, 2025
June 26, 2025





AERIAL LOCATION MAP



Legend

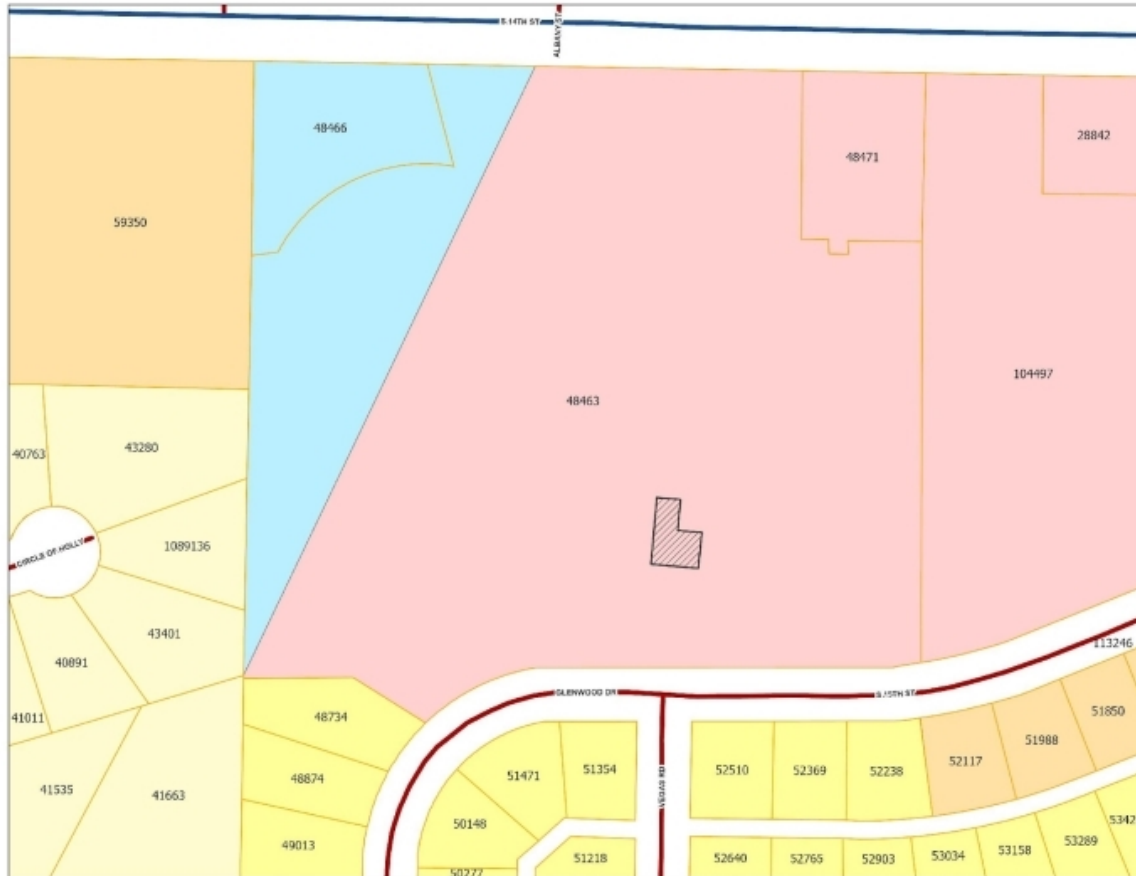
- CUP-2025-11
- Courier Parcels
- Local
- Major Arterial

0.01
Miles





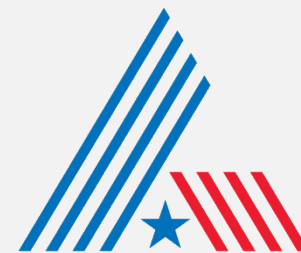
ZONING MAP



Legend

- CUP-2025-11
- Corner Parcels
- CR (General Retail)
- MD (Medium Density Residential)
- O (Office)
- RS-12 (Single Family Residential)
- RS-8 (Single Family Residential)
- Local
- Major Arterial

0.01 Miles



CITY OF
ABILENE
TEXAS



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

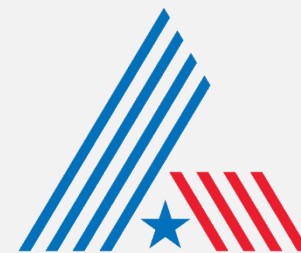
LEGEND

- 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

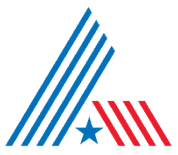




PROPERTY VIEWS



CITY OF
ABILENE
T E X A S



SURROUNDING PROPERTY VIEWS

East Neighboring Property



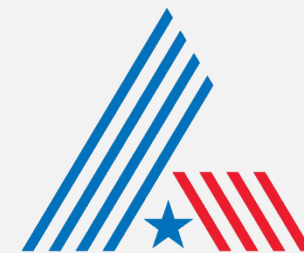
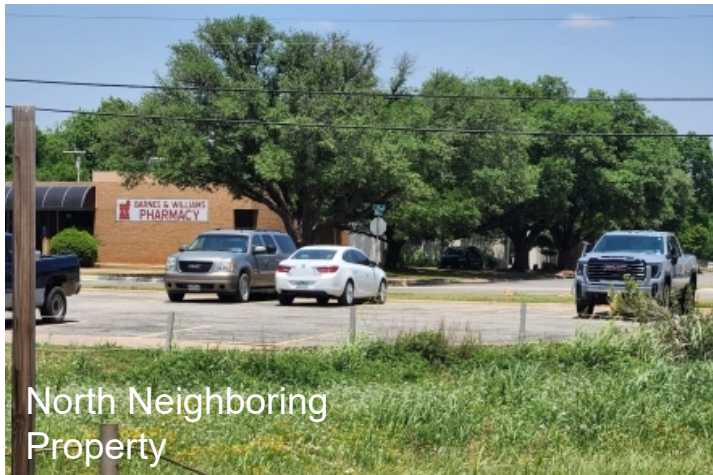
West Neighboring Property



South Neighboring Property



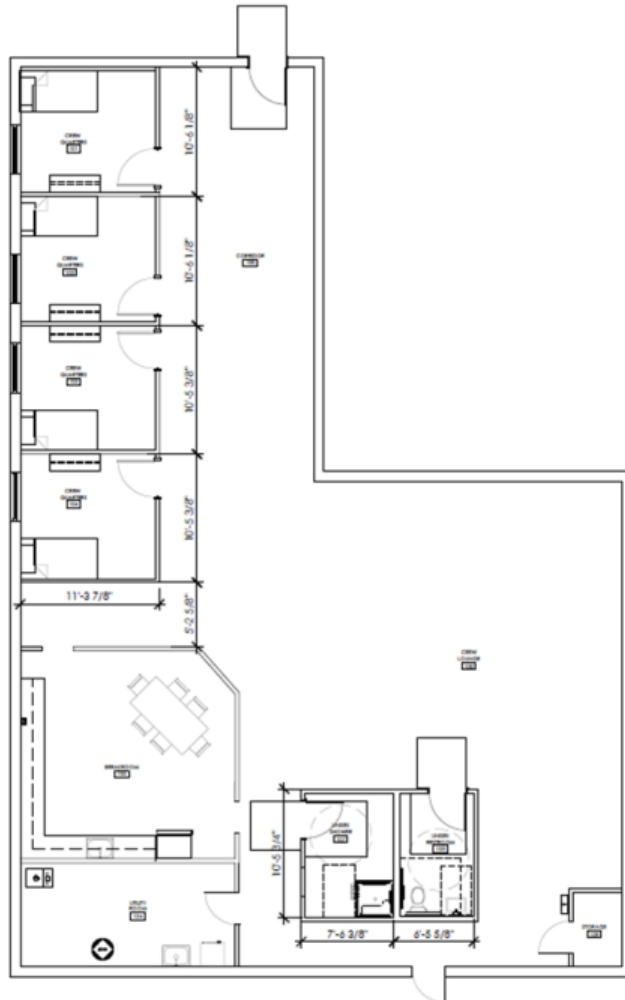
North Neighboring Property



CITY OF
ABILENE
TEXAS



FLOOR PLAN

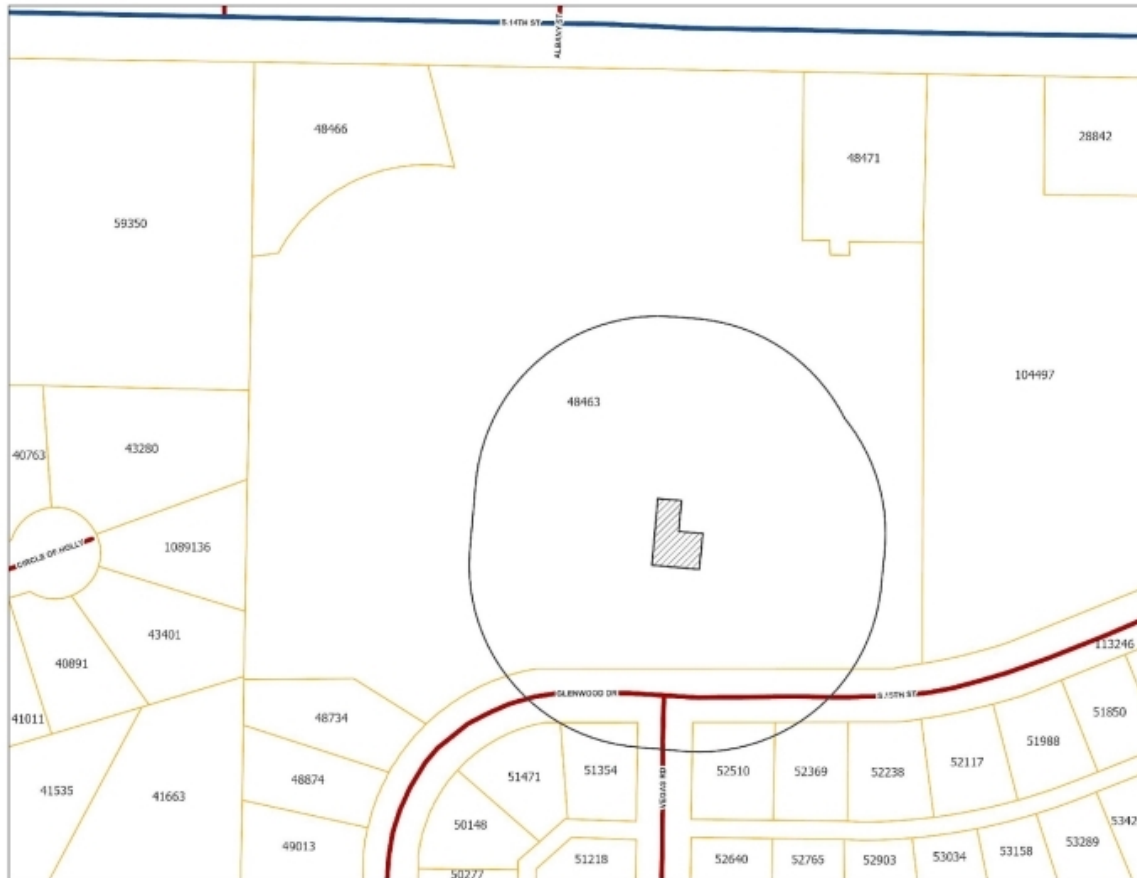


1 FLOOR PLAN





NOTIFICATION AREA MAP



Legend

- CUP-2025-11
- Notification Area
- Courier Parcels
- Local
- Major Arterial

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.

Staff Recommendation: **Approval** subject to:

1. The proposed Plan of Operation.





Questions?



VIA EMAIL

April 24, 2025

City of Abilene
Permitting Office

Re: MetroCare's Additional Station – Operational Plan 3301 S. 14th St. Suite 34A

To Whom it may concern,

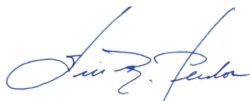
A clarified operational plan for this location below:

This location will be used as an ambulance deployment center with ambulance crews working 24-hour shifts. When fully operational we expect to have 12 personnel report to the location for work in a 24-hour period with a peak of 4 personnel at any given time. Ambulance personnel will report to this location, park their personal vehicles, perform a daily vehicle check then depart to staging locations throughout the Abilene area. At the conclusion of their shift, the personnel will return the ambulance to this location for the oncoming personnel who will repeat the process. There will be workspaces for personnel to complete paperwork at the conclusion of their shift as well as lockers. There will not be clerical/administration. We will have disposable medical equipment, oxygen, and basic durable medical equipment stored on site for personnel to stock their ambulance at the conclusion of their shift.

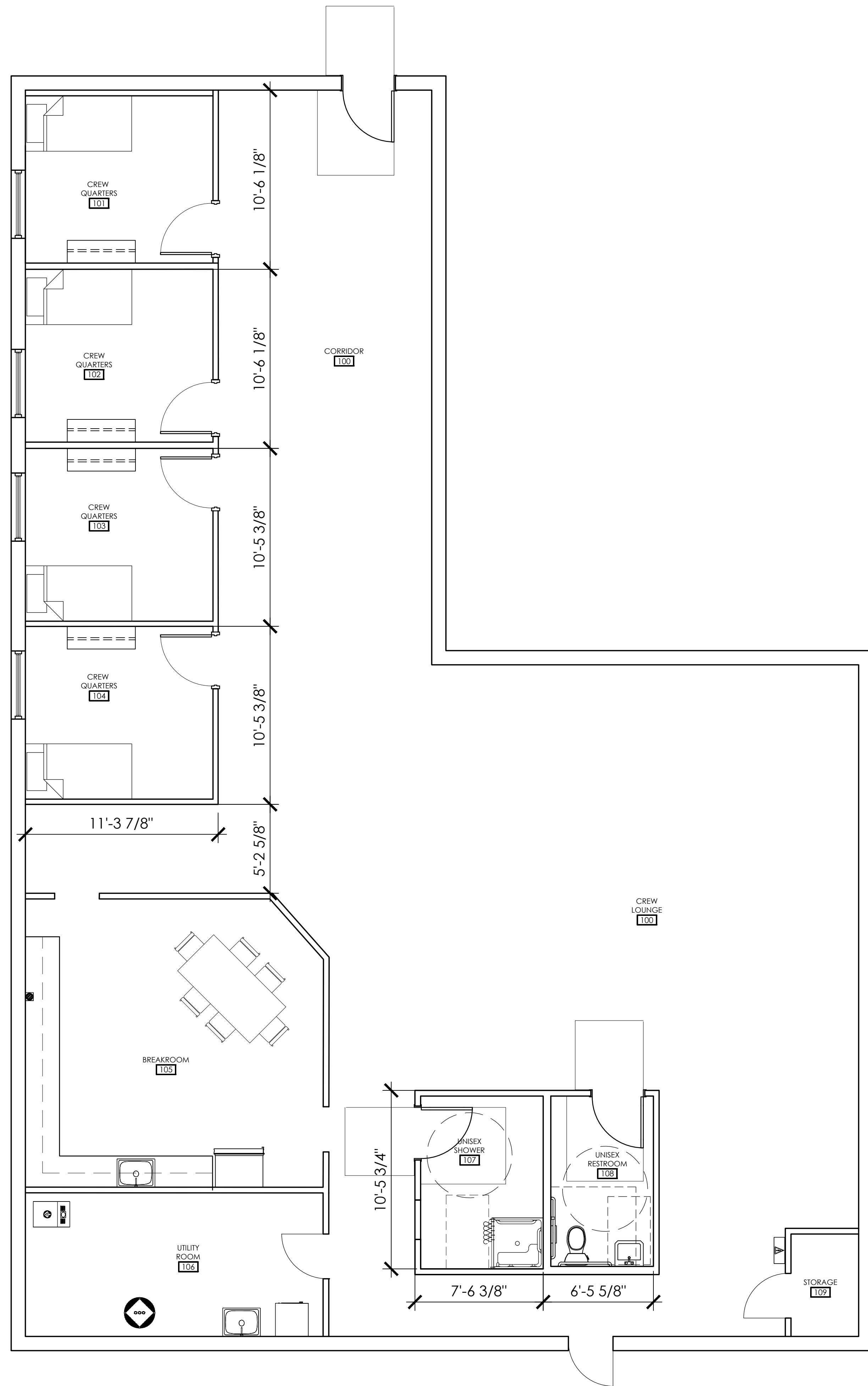
- (2) ambulances = Operational 24 hours a day

There will **not** be any vehicle maintenance performed at this location, nor will there be any medical services provided at the location, except for an emergency whereas a member of the public walks in looking for emergency care. Primary ingress and egress will be through established driveways around the complex. We appreciate the consideration by the city for our services to be permitted at our new location, and look forward to continuing our long standing relationship with the community. I can be reached at the contact below if any additional information is required.

Sincerely,



Will Hendon
Will.hendon@gmr.net
325.725.3397



1 FLOOR PLAN
SCALE: 1/4"=1'-0"

INTERIM REVIEW ONLY
FIRM LICENSE NO. TEXAS: 4576
THESE DOCUMENTS ARE INCOMPLETE,
AND ARE RELEASED FOR INTERIM REVIEW
ONLY AND ARE NOT INTENDED FOR
REGULATORY APPROVAL, BIDDING,
PERMIT, OR CONSTRUCTION PURPOSES.

ARCHITECT OF RECORD:
NAME: ADAM J. KREHER
LICENSE NO.: 23507
EXP.: 113025

PROJECT NUMBER: 24351-AMAT
REVISION:

EXISTING BUILDING RENOVATION
AMERICAN MEDICAL RESPONSE CENTER
3301 S 14TH STREET,
SUITE 34A, ABILENE, TEXAS 79605

A1.1
ARCHITECTURAL
FLOOR PLAN



2,938 S.F. RENOVATED SPACE,
FOR NEW CREW QUARTERS,
NOT PROPOSING ANY SITE
ALTERATIONS.

VEGAS RD.

S 15TH ST.



Owner Authorization and Representative Designation

Property Description

Subdivision: Wychwood Addition, Section 1, part of the River Oaks Shopping Center Total Number of Acres: 9.83
 Zoning Classification(s): General Retail (GR) Total Number of Lots: 1
 Location: 3301 S. 14th St., Suite 34A, Abilene, TX 79605 - Parcel # 104497

Property Owner Information & Authorization

Name/Company: Mark Kaufman Waco Parkdale LP
 Address: PO Box 8699
 City: Calabasas State: CA Zip Code: 91372
 Phone: 805 496 4336 Email: _____

Project Representation (check one):

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

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

Property Owner's Signature: _____ Date: 4/18/25

STATE OF: CALIFORNIA
 COUNTY OF: LOS ANGELES

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

BEFORE ME, a Notary Public, on this day personally appeared MARK KAUFMAN (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 18th day of APRIL, 2025



 NOTARY PUBLIC in and for the State of Texas
CALIFORNIA

Project Representative Information (complete if designated by owner)

- Engineer
- Purchaser
- Tenant
- Preparer
- Other (specify): Rep of Architecture Firm

Name: Brooke Dalenberg, Permitting Coordinator Company: Kinetic Design & Development
 Address: 2215 W Chesterfield St., Suite 01 City: Springfield State: MO
 Zip Code: 65807 Number: 417-530-4321 ext. 147 Email: permits@kineticdd.com

ZONING CASE

Z-2025-10

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 3, 2025
City Council 1st Reading: June 12, 2025
City Council 2nd Reading: June 26, 2025

Applicant

Heath Polasek

Case Manager

Adam Holland – Planner

Request

Change the zoning of approximately 12.47 acres from Agricultural Open to Patio Home

Location

3400 Maple St.

Background

The subject property is zoned Agricultural Open (AO).

The applicant proposes to use the property for single-family residences.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	PH	Single-family Residences
East	LI	Manufacturing
South	LI	Manufacturing
West	AO	Golf Course

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.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Metes and Bounds Description

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 23rd, 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
ALVARADO DANIEL J JR & HOLLY	107 SAGE BRUSH DR	1089622	
BANKS AARON & VICTORIA	208 SAGE BRUSH DR	1089650	
BARAJAS EDWARD J &	207 SAGE BRUSH DR	1089631	
BARAJAS JOALI ROBERT & ROSANIC P CAMACHO FIGUEROA	2942 WATERSIDE DR	1089637	
CAUDLE MATTHEW ROSS & NICOLE CHERIE	231 SAGE BRUSH DR	1089635	
CHAVEZ ALEJANDRO	137 SAGE BRUSH DR	1089627	
COBB HUNTER & TAYLOR	125 SAGE BRUSH DR	1089625	
COLLINS GARY L III	213 SAGE BRUSH DR	1089633	
DEFFNER ROBERT C	226 SAGE BRUSH DR	1089653	
ESPINOSA BRYAN LEONEL CARRERO &	2948 WATERSIDE DR	1089636	
GUIDEN DARNELL ALEXANDER WALLS JR &	232 SAGE BRUSH DR	1089654	
ITS REAL ESTATE LLC	136 SAGE BRUSH DR	1089645	
JEFFERSON JAMES & ASHLEY	225 SAGE BRUSH DR	1089634	
MARTINEZ AMANDA	119 SAGE BRUSH DR	1089624	
MCDOMICK PHABIAN K & JOYSELIN	202 SAGE BRUSH DR	1089649	
MCGRAW TREVOR ETHAN	201 SAGE BRUSH DR	1089630	

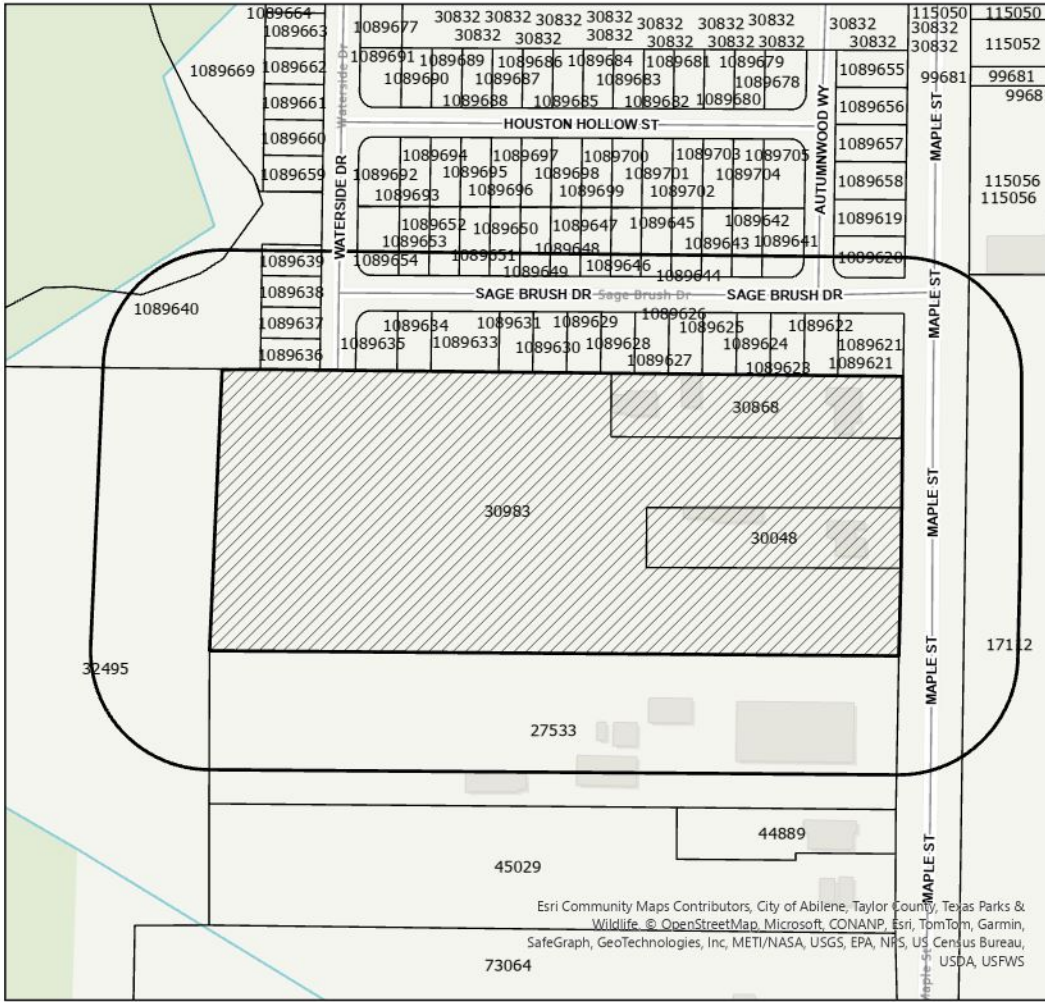
MEADOWS BENJAMIN & KAREN	131 SAGE BRUSH DR	1089626	
NATIONAL HOME CORPORATION	2936 WATERSIDE DR	1089638	
NATIONAL HOME CORPORATION	214 SAGE BRUSH DR	1089651	
POLASEK DEVELOPMENT LLC		30983	
POLASEK DOROTHY	2926 WATERSIDE DR	1089640	
RED OAK CUSTOM BUILDERS INC	3402X MAPLE ST	1089621	
RICKS MALCOLM M & DONNA H	113 SAGE BRUSH DR	1089623	
SANSOM ROBERTO MARTIN & AMBERLIN MICHELLE	148 SAGE BRUSH DR	1089647	
TARGET SPORTS INC	3501 MAPLE ST	17112	
TEXAS AEROSPACE SERVICES INC	3550 MAPLE ST	27533	
THOMAS ALVIN DEVON	149 SAGE BRUSH DR	1089629	
TIJERINA ERIC &	220 SAGE BRUSH DR	1089652	
WIMMER JONATHAN & KIRA	143 SAGE BRUSH DR	1089628	


PROPERTY ID

Legend: O - Opposed, F - In Favor

OWNER	SITUS	PROP_ID	RESPONSE
TARGET SPORTS INC	3501 MAPLE ST	17112	
TEXAS AEROSPACE SERVICES INC	3550 MAPLE ST	27533	
POLASEK DEVELOPMENT LLC		30983	
RED OAK CUSTOM BUILDERS INC	3402X MAPLE ST	1089621	
ALVARADO DANIEL J JR & HOLLY	107 SAGE BRUSH DR	1089622	
RICKS MALCOLM M & DONNA H	113 SAGE BRUSH DR	1089623	
MARTINEZ AMANDA	119 SAGE BRUSH DR	1089624	
COBB HUNTER & TAYLOR	125 SAGE BRUSH DR	1089625	
MEADOWS BENJAMIN & KAREN	131 SAGE BRUSH DR	1089626	
CHAVEZ ALEJANDRO	137 SAGE BRUSH DR	1089627	
WIMMER JONATHAN & KIRA	143 SAGE BRUSH DR	1089628	
THOMAS ALVIN DEVON	149 SAGE BRUSH DR	1089629	
MCGRAW TREVOR ETHAN	201 SAGE BRUSH DR	1089630	
BARAJAS EDWARD J &	207 SAGE BRUSH DR	1089631	
COLLINS GARY L III	213 SAGE BRUSH DR	1089633	
JEFFERSON JAMES & ASHLEY	225 SAGE BRUSH DR	1089634	
CAUDLE MATTHEW ROSS & NICOLE CHERIE	231 SAGE BRUSH DR	1089635	
ESPINOSA BRYAN LEONEL CARRERO &	2948 WATERSIDE DR	1089636	
BARAJAS JOALI ROBERT & ROSANIC P CAMACHO FIGUEROA	2942 WATERSIDE DR	1089637	
NATIONAL HOME CORPORATION	2936 WATERSIDE DR	1089638	
POLASEK DOROTHY	2926 WATERSIDE DR	1089640	
ITS REAL ESTATE LLC	136 SAGE BRUSH DR	1089645	
SANSOM ROBERTO MARTIN & AMBERLIN MICHELLE	148 SAGE BRUSH DR	1089647	
MCDOMICK PHABIAN K & JOYSELIN	202 SAGE BRUSH DR	1089649	
BANKS AARON & VICTORIA	208 SAGE BRUSH DR	1089650	
NATIONAL HOME CORPORATION	214 SAGE BRUSH DR	1089651	
TIJERINA ERIC &	220 SAGE BRUSH DR	1089652	
DEFFNER ROBERT C	226 SAGE BRUSH DR	1089653	
GUIDEN DARNELL ALEXANDER WALLS JR &	232 SAGE BRUSH DR	1089654	

NOTIFICATION MAP





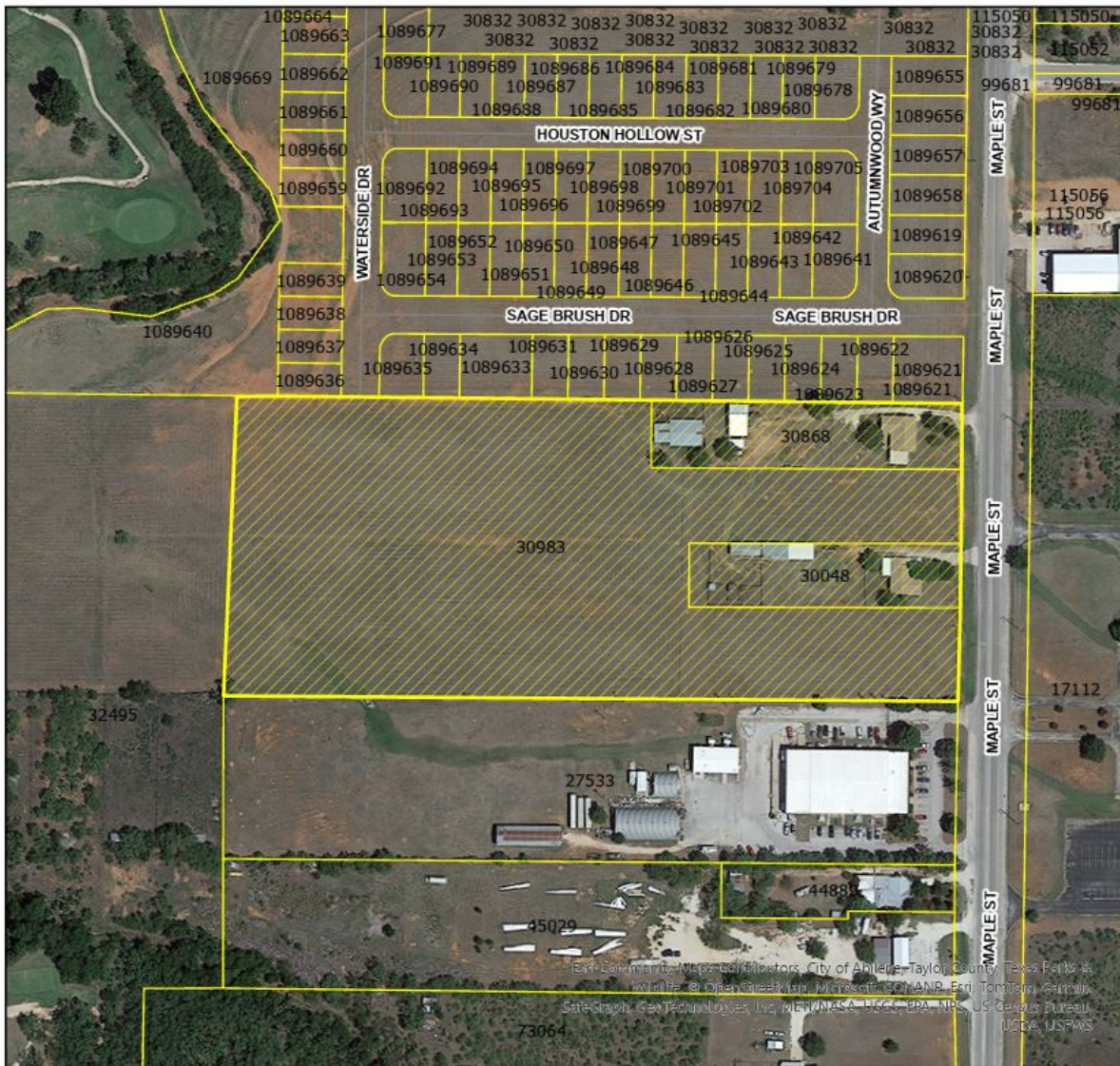
Legend

- Z-2025-10
- Notification

0.04
Miles

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

LOCATION MAP



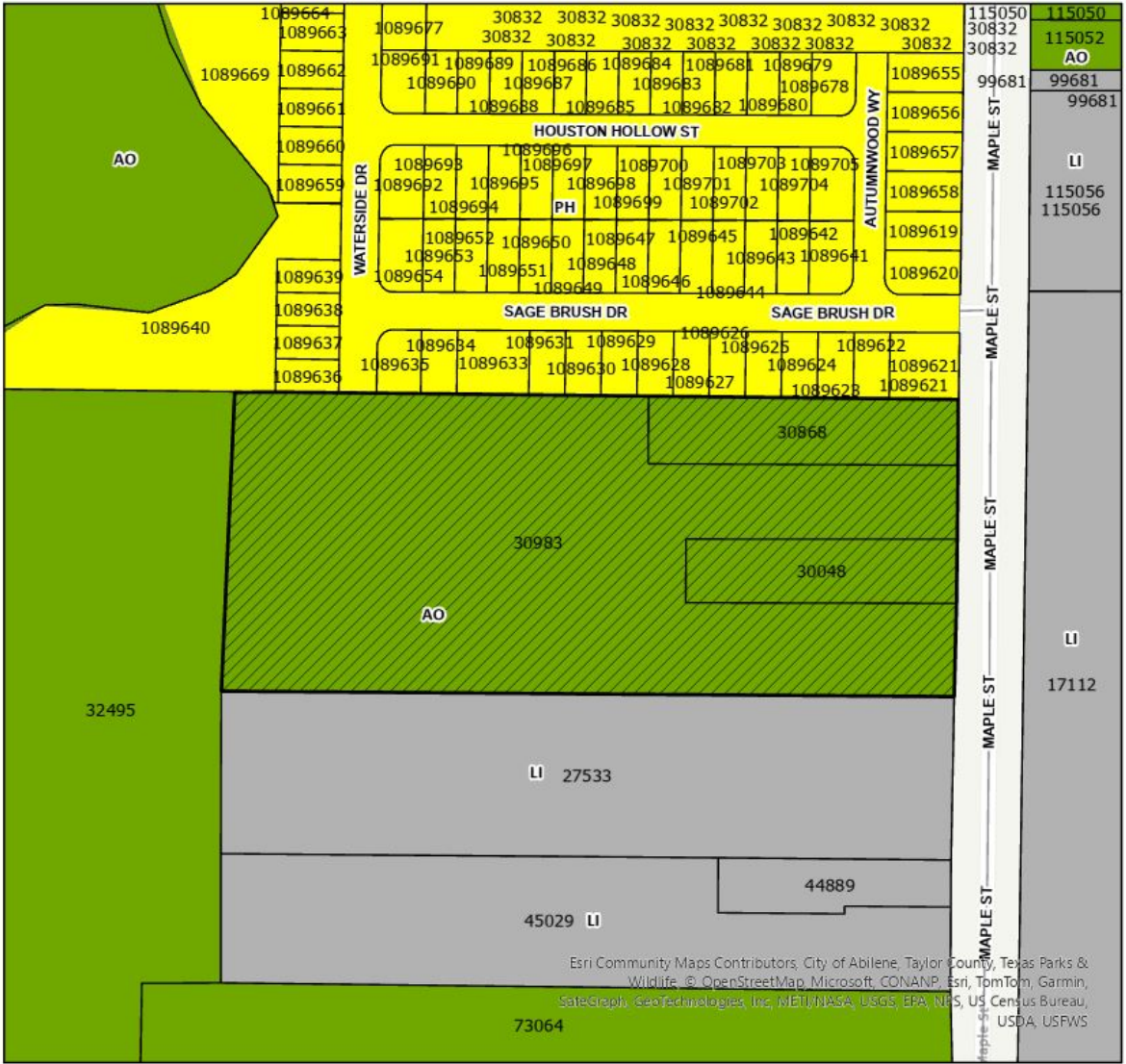
Legend

 Z-2025-10

0.04
Miles

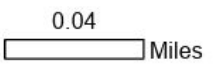
Map data © OpenStreetMap contributors, City of Ahilene, Taylor County, Texas, Esri, DeLorme, Garmin, SafeGraph, GeoTechnologies, Inc., HERE, NGA, NPS, US Census Bureau, USDA, USFWS

ZONING MAP



Legend

- Z-2025-10
- Zoning Classification**
- AO
- LI
- PH



Esri Community Maps Contributors, City of Abilene, Taylor County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SateliteGraph, GeoTechnologies, Inc, NELL, NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

PROJECT OVERVIEW

Project Type: Zoning Application | **Project Title:** Z-2025-10 AO to PDD-194 (3400-3500 Maple)
ID # 25-000055 | **Started** 03/04/2025 at 8:11 AM



Address	Legal
3400 Maple St, Abilene, TX USA 79602	A0887 Sur 63 B A L Se/4 Blk Acres 1 A0887 Sur 63 B A L Se/4, Acres 1.0

PROPERTY DETAILS

Property ID	30868
GEO ID	35971
Enforcement Area	South Treadaway Area

PROPERTY ADDITIONAL INFORMATION

Account Number	A0887000800
Property ID	35971
Land Use	Single Family Res
High School	Chs
Middle School	Madison
Elementary School	Jackson
Super Neighborhood	South Treadaway Area
Courier - Building Square Feet	1918

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Clark Russell Andrew & Clark James Robert	-	Po Box 1787 Marble Falls, TX 78654-7787	-	Property Owner
HEATH POLASEK	HEATH@BCSMETAL.NET 3255296305	1357 FM 1750 ABILENE, TX 79602	Residential Builder, Demolition Contractor, General Contractor - Commercial	APPLICANT
Polasek Development Llc	-	1357 Fm 1750 Abilene, TX 79602-6398	-	Property Owner

INFORMATION FIELDS

Owner Name
polasek development

Agent Name
heath polasek

Block

-

Lot

see attachment

Acreage

12.5

Legal Description of property

see attachmentce

Subdivision Name

cedar creek on maple

Current Zoning

ao

Proposed Zoning

pd

Agree to Terms

yes

INVOICES	DUE DATE	CONTACT	TOTAL	PAID	DUE																						
25-001173	03/16/2025	HEATH POLASEK	\$ 2,000.00	\$ 2,000.00	\$ 0.00																						
<table border="1"> <thead> <tr> <th>Fees</th> <th>Account No</th> <th>Total</th> <th>Paid</th> <th>Due</th> </tr> </thead> <tbody> <tr> <td>Zoning - Planned Development District</td> <td>1004002-42001</td> <td>\$ 2,000.00</td> <td>\$ 2,000.00</td> <td>\$ 0.00</td> </tr> <tr> <td colspan="6">Receipts</td> </tr> <tr> <td colspan="6">25-001143</td> </tr> </tbody> </table>						Fees	Account No	Total	Paid	Due	Zoning - Planned Development District	1004002-42001	\$ 2,000.00	\$ 2,000.00	\$ 0.00	Receipts						25-001143					
Fees	Account No	Total	Paid	Due																							
Zoning - Planned Development District	1004002-42001	\$ 2,000.00	\$ 2,000.00	\$ 0.00																							
Receipts																											
25-001143																											
TOTALS			\$ 2,000.00	\$ 2,000.00	\$ 0.00																						

BEING 12.47 acres out of Section 63, Blind Asylum Lands, Taylor County, Texas, said 12.47 acres being all of a 1.0 acre tract, 4.86 acre tract and 5.61 acre tract recorded in Instrument No. 2007-21383, Official Public Records, Taylor County, Texas, and part of the remainder of a 9.87 acre tract recorded in Volume 1059, Page 965, Deed Records, Taylor County, Texas, said 12.47 acres being more particularly described as follows:

BEGINNING at a 1/2" rebar found on the west boundary line of Maple Street, at the southeast corner of said 5.61 acre tract and the northeast corner of Lot 1, Block A, Texas Aerospace Addition to the City of Abilene, Taylor County, Texas, according to the map or plat thereof recorded in Cabinet 3, Slide 2, Plat Records, Taylor County, Texas, whence the northeast corner of said Section 63 is recorded to bear S0°17'45"W 256.83 feet, East 50 feet and North 3524.94 feet;

THENCE N89°25'01"W 1154.34 feet, along the south boundary line of said 5.61 acre tract and the north boundary line of said Texas Aerospace Addition, to a 3/8" rebar found at the southwest corner of said 5.61 acre tract and the northwest corner of said Texas Aerospace Addition, on the east boundary line of Maxwell Golf Course Subdivision, City of Abilene, Taylor County, Texas, according to the map or plat thereof recorded in Cabinet 4, Slide 742, Plat Records, Taylor County, Texas, for the southwest corner of this tract;

THENCE N2°00'44"E 472.93 feet, along the west boundary line of said 5.61 acre tract and said 4.86 acre tract and along the east boundary line of said Maxwell Golf Course Subdivision, to a 1/2" brass rod found at the northwest corner of said 4.86 acre tract, an interior corner of said Maxwell Golf Course Subdivision and being on the south boundary line of Section 1, Waterside at Cedar Creek, City of Abilene, Taylor County, Texas, according to the map or plat thereof recorded in Cabinet 4, Slide 769, Plat Records, Taylor County, Texas, for the northwest corner of this tract;

THENCE S89°23'31"E 1145.37 feet, along the north boundary line of said 4.86 acre tract and the south boundary line of said Waterside at Cedar Creek, to a 3/8" rebar found at the southeast corner of said Waterside at Cedar Creek, on the west boundary line of Maple Street, for the northeast corner of this tract;

THENCE S0°55'32"W 472.29 feet, along the west boundary line of Maple Street and along the east boundary line of said 4.86 acre tract, said 1.0 acre tract and said 5.61 acre tract, to the place of beginning and containing 12.47 acres of land.



REZONE REQUEST

Case: Z-2025-10

Owner: Heath Polasek

Requests: Change the zoning of approximately 12.47 acres from Agricultural Open to Patio Homes

Location: 3400 Maple St.

Notification: 0 in Favor, 0 in Opposition

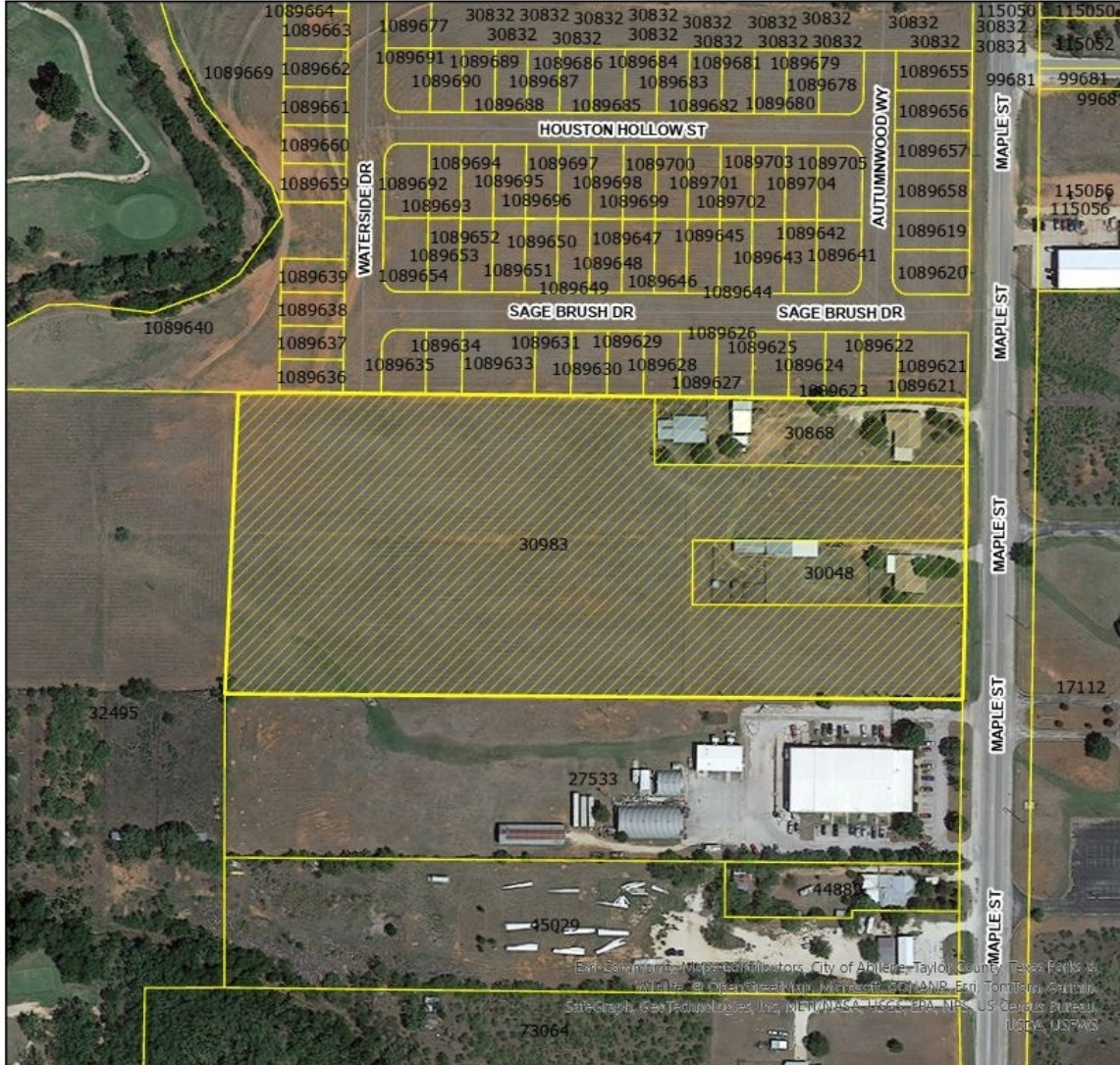
Planning & Zoning: June 3, 2025

Council Hearing: June 12, 2025
June 26, 2025






AERIAL LOCATION MAP



Legend

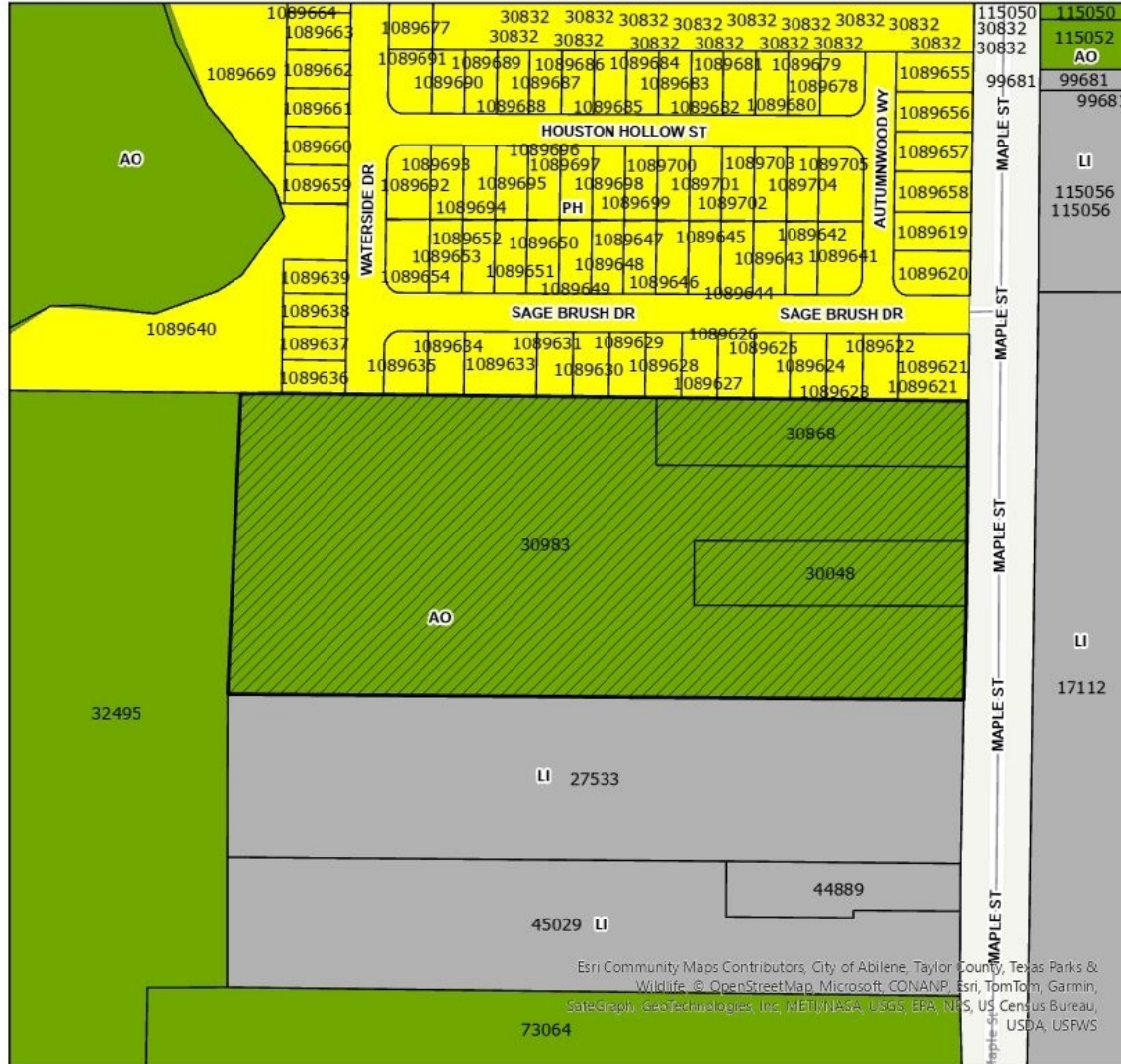
 Z-2025-10

0.04 Miles





ZONING MAP



Legend

- Z-2025-10
- Zoning Classification**
- AO
- LI
- PH

0.04
Miles



Esri Community Maps Contributors, City of Abilene, Taylor County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Sategraph, GeoRad, Inc., HERE, NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



PROPERTY VIEWS

South neighboring property



Subject property



East neighboring property



Subject property



North neighboring property





FINDINGS AND RECOMMENDATION

The request is consistent with:

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

Staff Recommendation:

Staff recommends **approval**.





Questions?



ZONING CASE: Z-2025-11 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 03, 2025
 City Council 1st Read: June 12, 2025
 City Council 2nd Read: June 26, 2025

Applicant

Owner: Instrument Maintenance Co., INC
 Agent: Hadyn Johnson – Paul Johnson & Associates

Case Manager

Clarissa Ivey – Planner

Request

Rezone approximately 0.32 acres from Medium Density (MD) to Heavy Industrial (HI).

Location

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.

Background

The two parcels are part of Original Town Abilene. 1233 Cherry St has previously been used as a residential lot until the home was demolished in 2009 and has remained vacant since. 1241 Cherry St has remained vacant, occasionally used as a storage yard per google imagery. Staff were unable to find any records of buildings/or improvements.

Existing Uses/Zoning

	Zoning	Existing Land Use
North	MD	Vacant Lot
East	HI	Oil Field Equipment Supplier
South	HI	Duplex
West	MD	Rhino Linings – Truck Accessories

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 future land use map envisions this area developing as downtown living; however the area is mostly zoned industrial and heavy commercial.

(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.

It is the opinion of the staff that there are no other factors present that substantially affect the public health, safety, morals, or general welfare of the City of Abilene.

Staff Recommendation

Staff recommends **approval**.

Attachments

- Application
- PowerPoint

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 23, 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:

Property Owner Legend: O - Opposed, F - In Favor

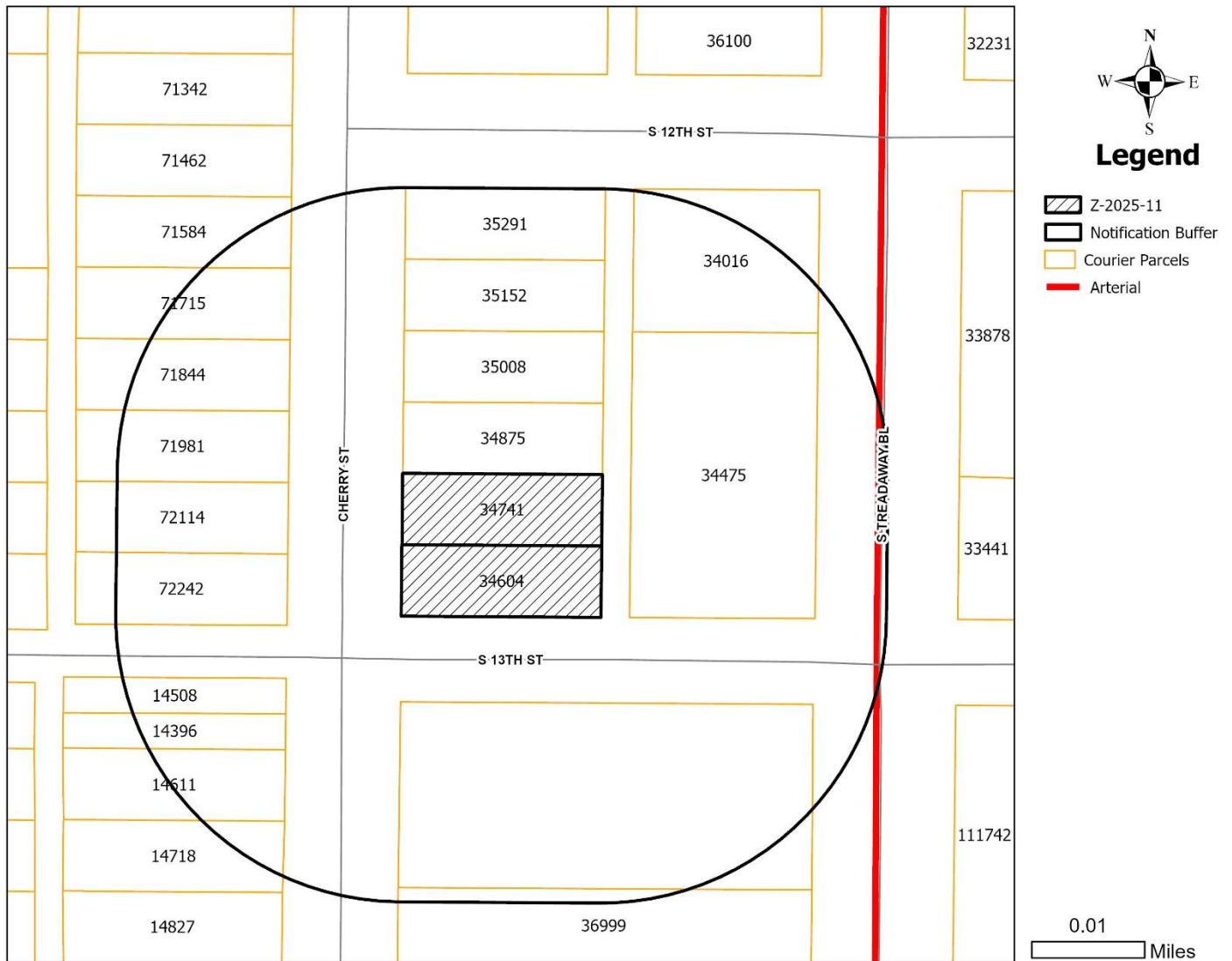
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ANDERS CHAD S & PAM B	37002	1310 S TREADAWAY BL	
ANDERS CHAD S & PAM B	37002	1302 S TREADAWAY BL	
CITY OF ABILENE	14508	620 S 13TH ST	Exempt
COWART B J	72114	1264 CHERRY ST	
COWART BILLY JO LIFE EST	71981	1256 CHERRY ST	
COWART JEFF	72242	1274 CHERRY ST	
COWART JEFF & KERRY	34604	1241 CHERRY ST	Applicant
DARON RAYMOND GEO	35152	1209 CHERRY ST	
FONTENOT RANDY & JENNIFER	35291	1201 CHERRY ST	
GOLDEN THEODORE K JR	14611	1310 CHERRY ST	
GOLDEN THEODORE K JR	14396	1302 CHERRY ST	
INSTRUMENT MAINTENANCE CO	34475	1234 S TREADAWAY BL	
INSTRUMENT MAINTENANCE CO	34016	1202 S TREADAWAY BL	
INSTRUMENT MAINTENANCE CO	34741	1233 CHERRY ST	Applicant
JESSICA PAIGE GARCIA NONEXEMPT LIFETIME TRUST &	36999	1358 S TREADAWAY BL	
LOPEZ DAISY MARLENE	34875	1225 CHERRY ST	
LOPEZ PEDRO G & MARIA C	14718	1318 CHERRY ST	
QUESADA SELEDONIO	71844	1250 CHERRY ST	
QUESADA YOLANDA ET AL	71584	1234 CHERRY ST	
QUESADA YOLANDA ET AL	71715	1242 CHERRY ST	
RODRIGUEZ JOHNNY	35008	1217 CHERRY ST	

Property ID Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
GOLDEN THEODORE K JR	14396	1302 CHERRY ST	
CITY OF ABILENE	14508	620 S 13TH ST	Exempt
GOLDEN THEODORE K JR	14611	1310 CHERRY ST	
LOPEZ PEDRO G & MARIA C	14718	1318 CHERRY ST	
INSTRUMENT MAINTENANCE CO	34016	1202 S TREADAWAY BL	
INSTRUMENT MAINTENANCE CO	34475	1234 S TREADAWAY BL	
COWART JEFF & KERRY	34604	1241 CHERRY ST	Applicant
INSTRUMENT MAINTENANCE CO	34741	1233 CHERRY ST	Applicant
LOPEZ DAISY MARLENE	34875	1225 CHERRY ST	
RODRIGUEZ JOHNNY	35008	1217 CHERRY ST	
DARON RAYMOND GEO	35152	1209 CHERRY ST	
FONTENOT RANDY & JENNIFER	35291	1201 CHERRY ST	
JESSICA PAIGE GARCIA NONEXEMPT LIFETIME TRUST &	36999	1358 S TREADAWAY BL	
ANDERS CHAD S & PAM B	37002	1310 S TREADAWAY BL	
ANDERS CHAD S & PAM B	37002	1302 S TREADAWAY BL	
QUESADA YOLANDA ET AL	71584	1234 CHERRY ST	

QUESADA YOLANDA ET AL	71715	1242 CHERRY ST	
QUESADA SELEDONIO	71844	1250 CHERRY ST	
COWART BILLY JO LIFE EST	71981	1256 CHERRY ST	
COWART B J	72114	1264 CHERRY ST	
COWART JEFF	72242	1274 CHERRY ST	

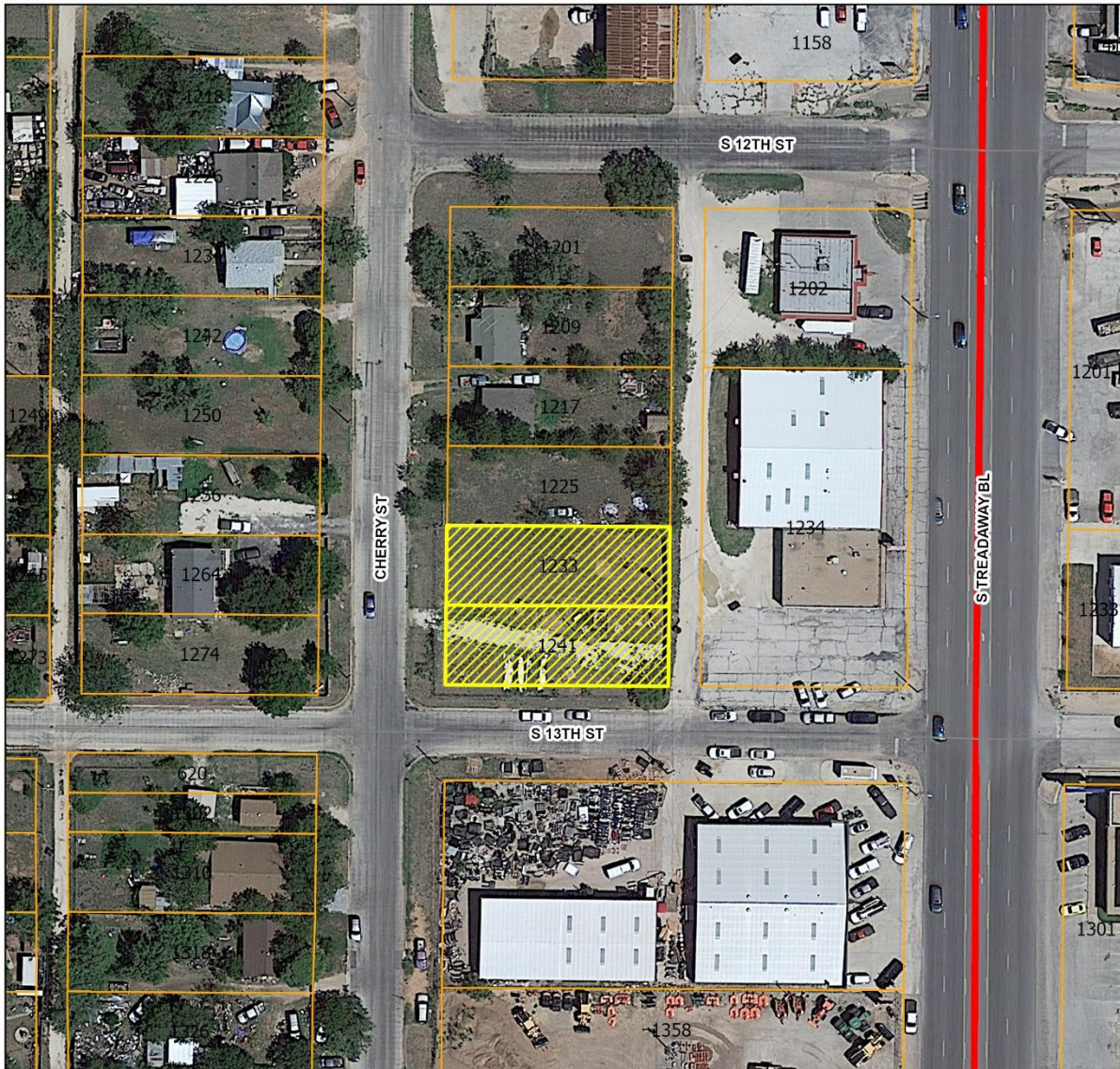
NOTIFICATION MAP



ZONING MAP



Location Map



Legend

-  Z-2025-11
-  Courier Parcels
-  Arterial

0.01
Miles



ZONE CHANGE REQUEST

Case: Z-2025-11

Agent: Hadyn Johnson – Paul Johnson & Associates

Request: Rezone from Medium Density (MD) to Heavy Industrial (HI).

Location: 1233 and 1241 Cherry St

Notification: 0 in Favor, 0 in Opposition

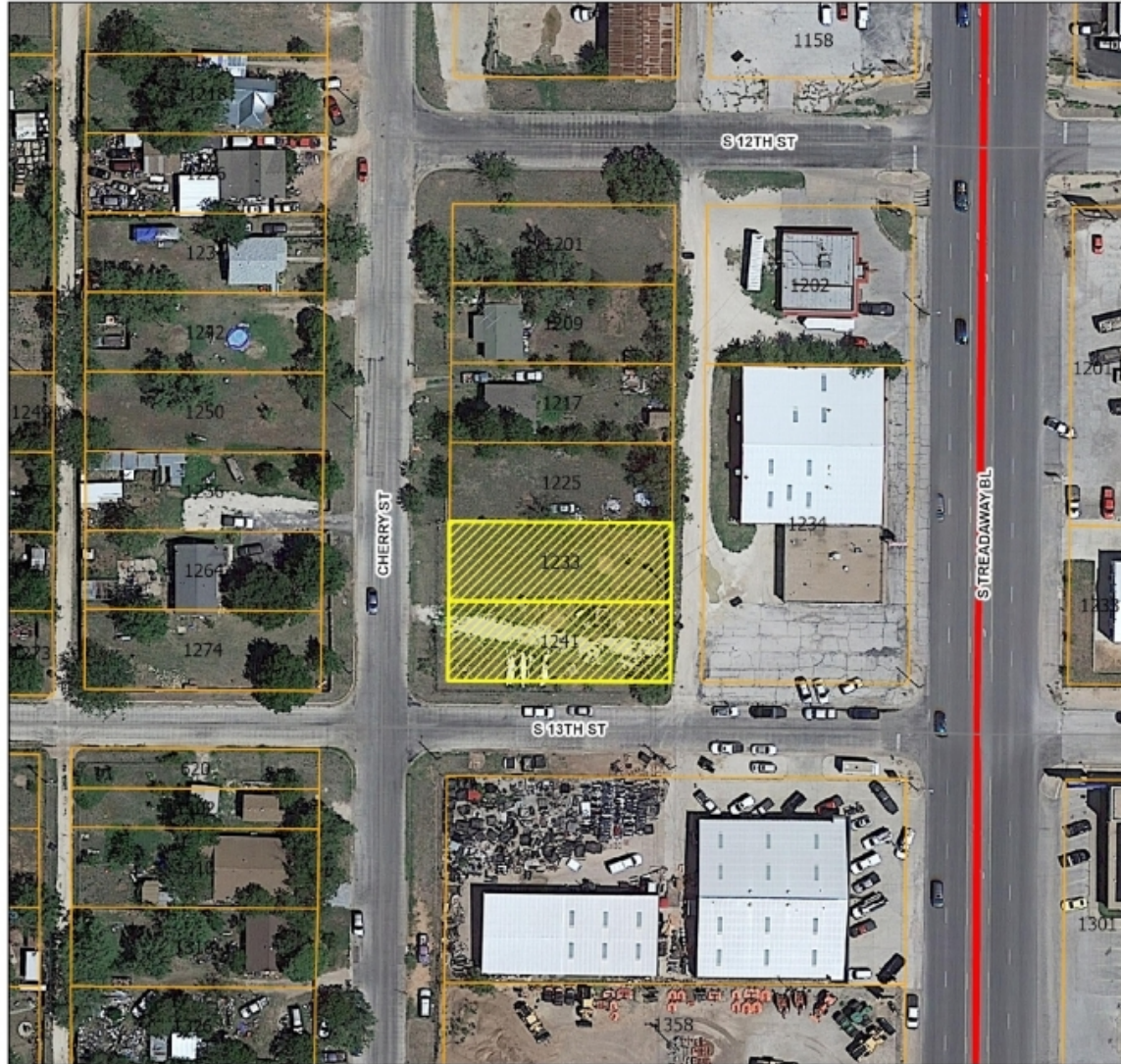
Planning & Zoning: June 3, 2025

Council Hearing: June 12, 2025
June 26, 2025





AERIAL LOCATION MAP

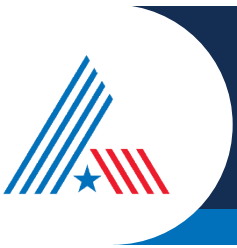


Legend

-  Z-2025-11
-  Courier Parcels
-  Arterial

0.01
Miles





ZONING MAP





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 HEAVY INDUSTRIAL ZONING

ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- TP Field Office or Construction Office (temporary)
- P Freight Container
- P Manufacturing (incidental)
- C Mobile Home (permanent security residence)
- TP Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recycling Collection Point
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

- P Adult Entertainment Enterprise
- C Motorized Racing

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

- P Head Shop
- C Scrap and Waste Material

TRADE – WHOLESALE USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

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





SURROUNDING PROPERTY VIEWS



East Neighboring Property



West Neighboring Property



South Neighboring Property

April 22, 2025 4:03 PM

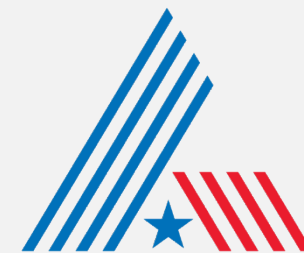


Subject Properties

April 22, 2025 4:03 PM



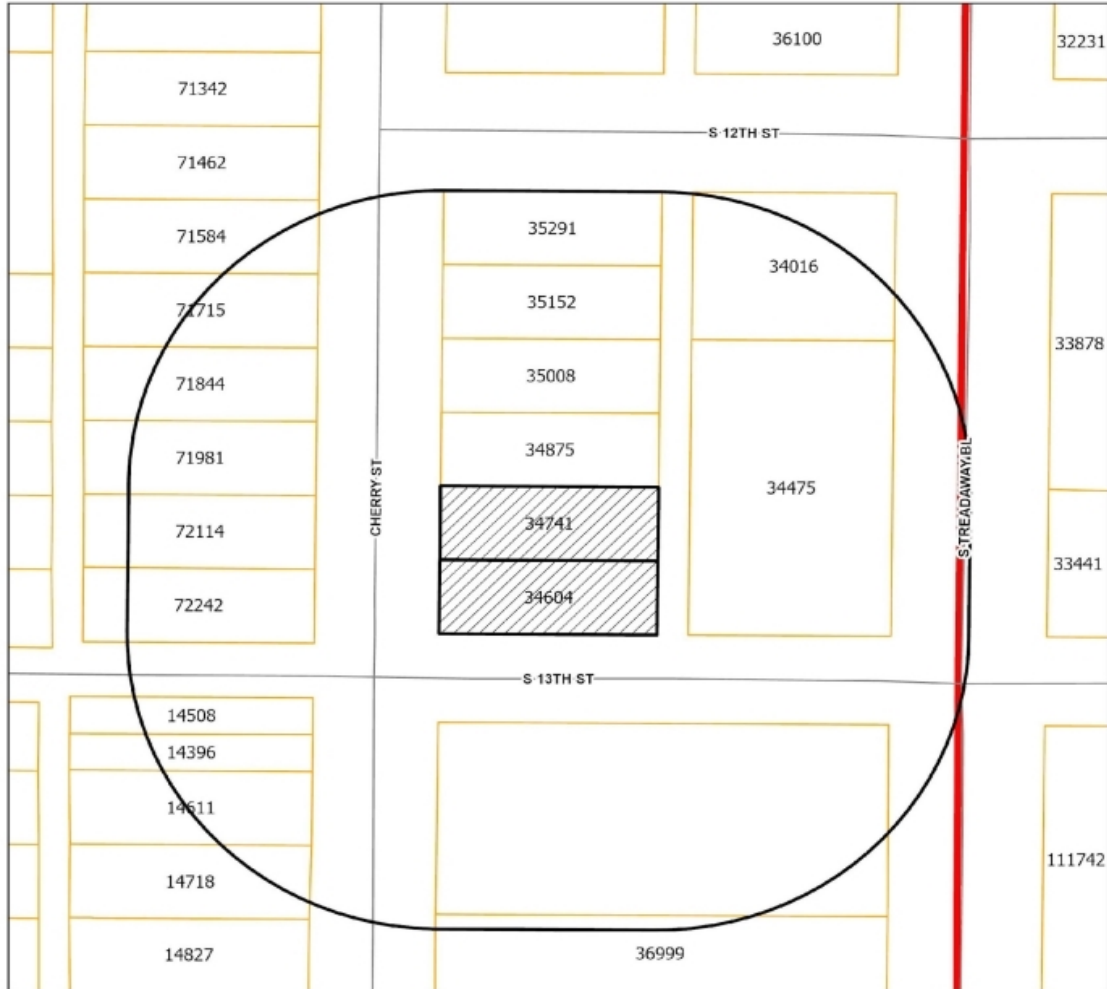
North Neighboring Property



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



Legend

- Z-2025-11
- Notification Buffer
- Courier Parcels
- Arterial

0.01 Miles

0 - 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.

Staff Recommendation: **Approval.**





Questions?



PROJECT OVERVIEW

Project Type: Zoning Application | **Project Title:** Z-2025-11 MD to HI
ID # 25-000056 | **Started** 03/04/2025 at 9:56 AM



Address	Legal
1233 Cherry St, Abilene, TX USA 79602	O T Abilene 8 209 1 T Js Johnston Abl

Description

This request is for a zoning change to allow commercial storage, enabling Instrument Maintenance Co., Inc. to use the property for additional inventory and equipment storage. No new development is planned; the space will be used in compliance with zoning and regulatory requirements while remaining community-friendly. Properties include: 1233 Cherry St, Abilene, TX 79602 Legal Description: 8 209 1 T JS JOHNSTON ABL and 1241 Cherry St, Abilene, TX 79602 Legal Description: 7 209 1 T JS JOHNSTON OT ABL NEZ Fees waived

PROPERTY DETAILS

Property ID	34741
GEO ID	6119
Enforcement Area	Original Town South

PROPERTY ADDITIONAL INFORMATION

Account Number	85100036700
Property ID	6119
Land Use	Single Family Res
High School	Chs
Middle School	Madison
Elementary School	Thomas
Super Neighborhood	Original Town South
Courier - Building Square Feet	0

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Haydn Johnson	hadyn@pauljohnsonrealtors.com	Abilene, TX	-	APPLICANT
Munoz Rosalie Lozano -		1149 S Morgantown Rd- Greenwood, IN 46143- 8812		Property Owner

INFORMATION FIELDS

Owner Name

Instrument Maintenance Co., Inc

Agent Name

Paul Johnson & Associates

Block

-

Lot

-

Acreage

0.32

Legal Description of property

8 209 1 T JS JOHNSTON ABL / 7 209 1 T JS JOHNSTON OT ABL

Subdivision Name

-

Current Zoning

MD

Proposed Zoning

HI

Agree to Terms

Dubya-Davis Harwell

Owner Authorization and Representative Designation

Property Description

Subdivision: 85100 Total Number of Acres: 0.32
 Zoning Classification(s): MD Total Number of Lots: 2
 Location: 1233 Cherry St & 1241 Cherry St, Abilene, TX 79602

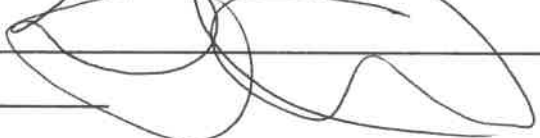
Property Owner Information & Authorization

Name/Company: Instrument Maintenance Co., INC
 Address: 1234 S Treadaway Blvd
 City: Abilene State: TX Zip Code: 79602
 Phone: (325) 660-7392 Email: Daniel@imco1.com Isaiah@imco1.com

Project Representation (check one):

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

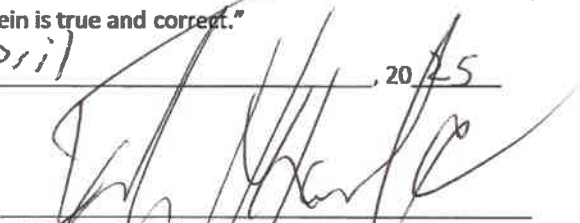
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature:  Date: 04-02-25
 STATE OF: Texas
 COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Daniel Georse Core (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 2 day of April, 2025




 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

- Engineer
- Purchaser
- Tenant
- Preparer
- Other(specify): Real Estate Agent

Name: Hadyn Johnson Company: Paul Johnson & Associates
 Address: 4633 S 14th St. City: Abilene State: Texas
 Zip Code: 79605 Number: (325) 439-0328 Email: Hadyn@PaulJohnsonRealtors.com

ZONING CASE

Z-2025-12

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 03, 2025
 City Council 1st Reading: June 12, 2025
 City Council 2nd Reading: June 26, 2025

Applicant

Agent: Sherali Ramzanali
 Owner: Abilene Food Mart

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 0.31 acres from General Retail (GR) to General Commercial (GC).

Location

Located at 1801 Grape Street. Legal description being Lot 3 & 4, Block 11, College Heights, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City in 1911. The building was built in the 1940s and has been in operation as Abilene Mini since 1996 and Abilene Auto Mart since 2018.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	GR	Residence
East	MD	Residence
South	MD	Residence
West	MD	Residence

Criteria Assessment

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

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

The proposed use is not consistent with the Future Land Use and Development Plan Map. The Comprehensive Plan recommends medium residential development, which does not support General Commercial zoning.

- (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 not be appropriate as it would be inconsistent 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.

All services are provided.

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

None known.

Staff Recommendation

Staff recommends **denial**.

Attachments

- PowerPoint Presentation
- Project Overview

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 23, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
1802 GRAPE HOLDING LLC	62548	1802 GRAPE ST	
ABILENE FOOD MART INC	42053	1801 GRAPE ST	
ASHA PILI	62409	1818 GRAPE ST	
BAGWELL MELISSA EAKIN	42656	1543 ½ N 19 TH ST	
BAGWELL MELISSA EAKIN	42656	1543 N 19 TH ST	
CANO ANTONIA	41792	1825 GRAPE ST	
CRUZ NOEL & LUCIA	62027	1842 GRAPE ST	
MACKAY DEBORAH M ET AL	42537	1535 N 19 TH ST	
MATHEWS JAMES T	60985	1726 GRAPE ST	
MATHEWS JAMES T	60985	1726 ½ GRAPE ST	
PALLAREZ ARMANDO F & MELISSA A	48441	1525 N 18 TH ST	
RAMZANALI AMBEREEN	62150	1834 GRAPE ST	
RAMZANALI SHERALI	62281	1826 GRAPE ST	
RAMZANALI SHERALI	62281	1826 ½ GRAPE ST	
RODRIGUEZ GILBERT & DEBRA	60858	1734 GRAPE ST	
RODRIGUEZ GILBERT & DEBRA	60858	1734 ½ GRAPE ST	
RODRIGUEZ FERNANDO &	60725	1717 N 18 TH ST	
SEGURA BALDOMERO	41919	1841 GRAPE ST	
SEGURA BALDOMERO	41677	1625 N 19 TH ST	
SEGURA BALDOMERO	48589	1543 N 18 TH ST	
TATUM ALVILENE	42940	1538 N 18 TH ST	
THOMPSON NICHOLAS	1091818	1605 N 18 TH ST	

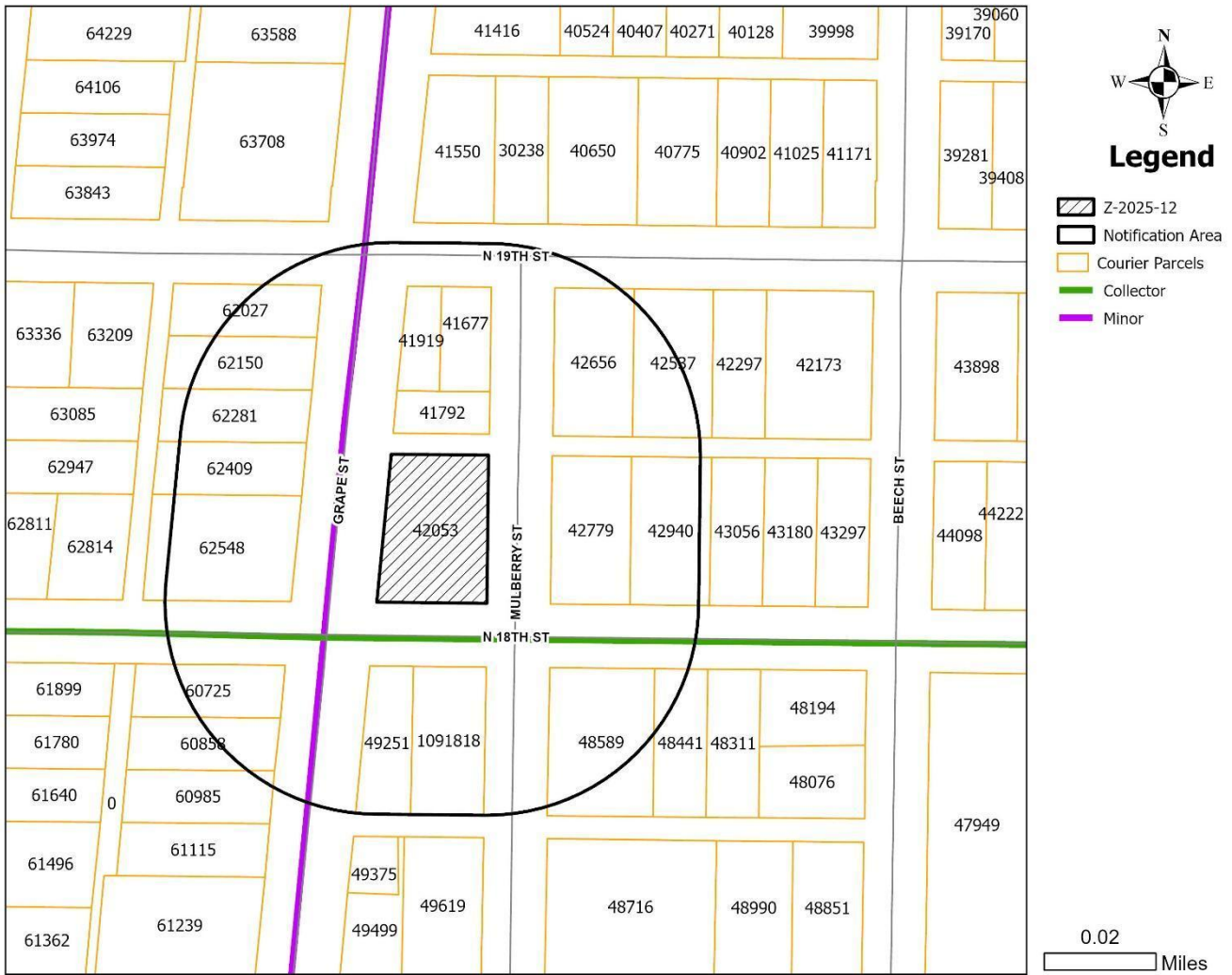
YATES MARY B	42779	1542 N 18 TH ST	
--------------	-------	----------------------------	--

PROPERTY ID

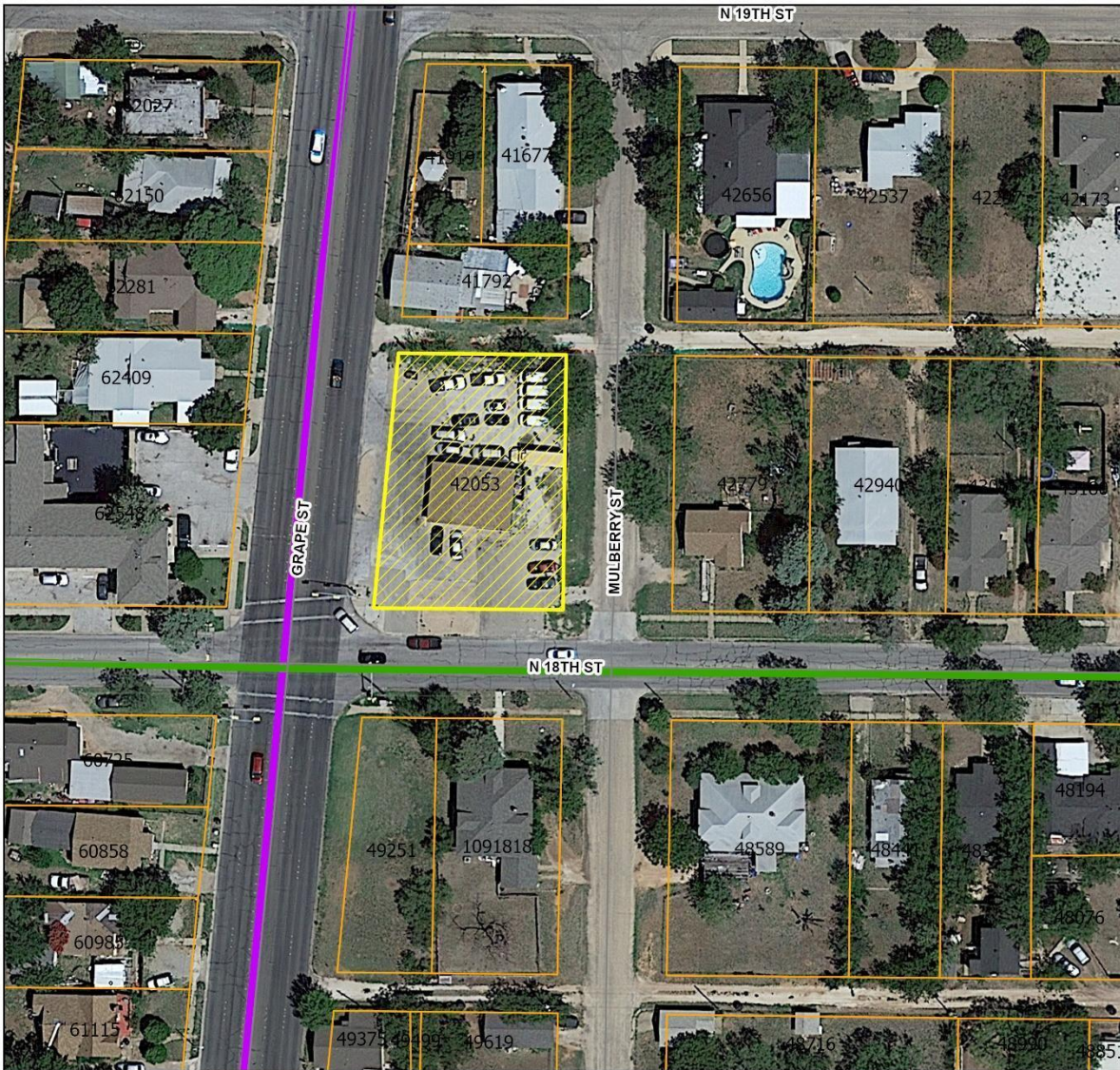
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
SEGURA BALDOMERO	41677	1625 N 19 TH ST	
CANO ANTONIA	41792	1825 GRAPE ST	
SEGURA BALDOMERO	41919	1841 GRAPE ST	
ABILENE FOOD MART INC	42053	1801 GRAPE ST	
MACKEY DEBORAH M ET AL	42537	1535 N 19 TH ST	
BAGWELL MELISSA EAKIN	42656	1543 ½ N 19 TH ST	
BAGWELL MELISSA EAKIN	42656	1543 N 19 TH ST	
YATES MARY B	42779	1542 N 18 TH ST	
TATUM ALVILENE	42940	1538 N 18 TH ST	
PALLAREZ ARMANDO F & MELISSA A	48441	1525 N 18 TH ST	
SEGURA BALDOMERO	48589	1543 N 18 TH ST	
RODRIGUEZ FERNANDO &	60725	1717 N 18 TH ST	
RODRIGUEZ GILBERT & DEBRA	60858	1734 GRAPE ST	
RODRIGUEZ GILBERT & DEBRA	60858	1734 ½ GRAPE ST	
MATHEWS JAMES T	60985	1726 GRAPE ST	
MATHEWS JAMES T	60985	1726 ½ GRAPE ST	
CRUZ NOEL & LUCIA	62027	1842 GRAPE ST	
RAMZANALI AMBEREEN	62150	1834 GRAPE ST	
RAMZANALI SHERALI	62281	1826 GRAPE ST	
RAMZANALI SHERALI	62281	1826 ½ GRAPE ST	
ASHA PILI	62409	1818 GRAPE ST	
1802 GRAPE HOLDING LLC	62548	1802 GRAPE ST	
THOMPSON NICHOLAS	1091818	1605 N 18 TH ST	

NOTIFICATION MAP



LOCATION MAP



Legend

-  Z-2025-12
-  Courier Parcels
-  Collector
-  Minor

0.01
Miles

ZONING MAP





REZONE REQUEST

Case: Z-2025-12

Agent: Sherali Ramzanali

Request: Change the zoning of approximately 0.31 acres from General Retail (GR) to General Commercial (GC).

Location: Located at 1801 Grape Street.

Notification: 0 in Favor, 0 in Opposition

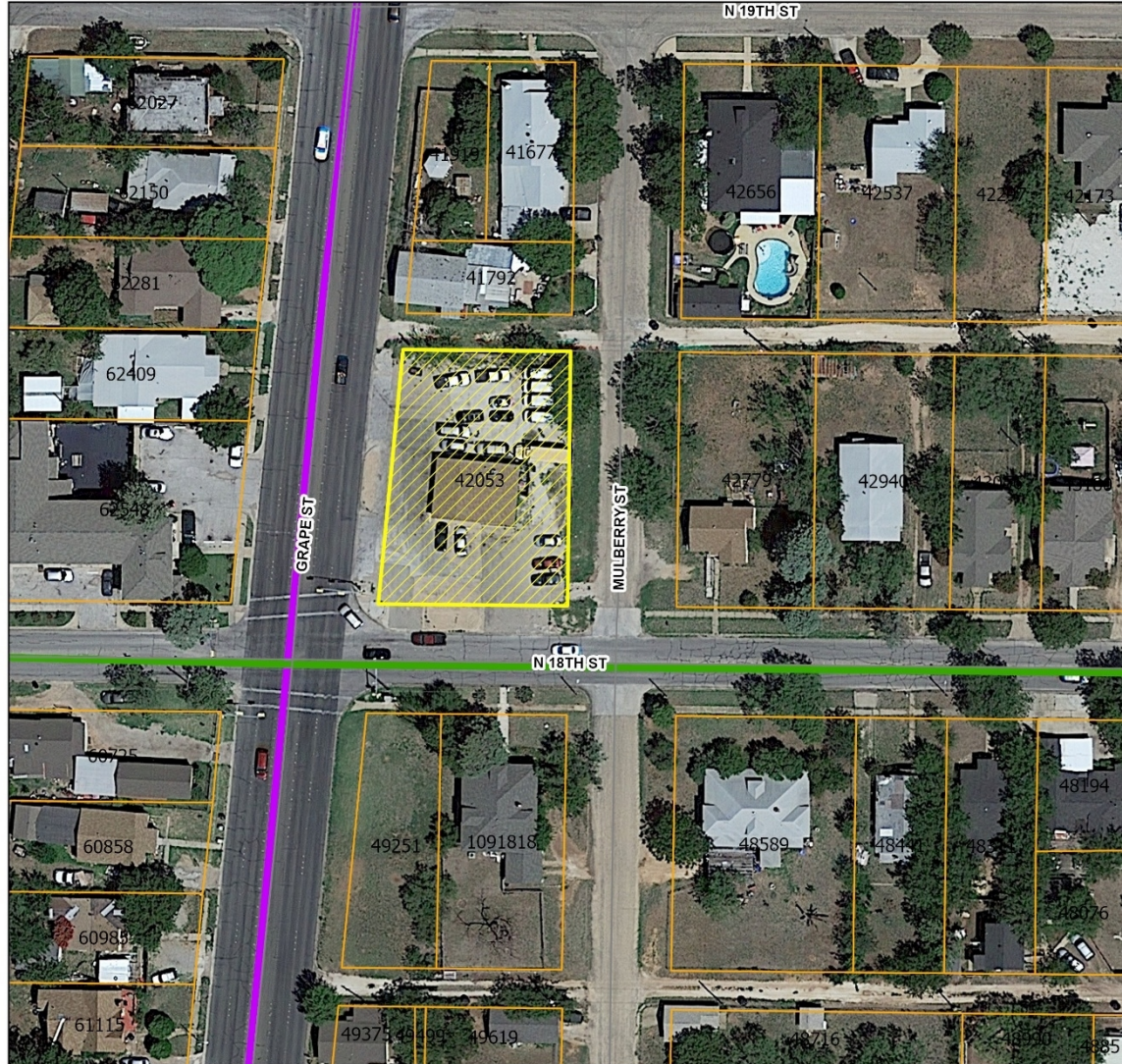
Planning & Zoning: June 03, 2025

Council Hearing: June 12, 2025
June 26, 2025





AERIAL LOCATION MAP



Legend

- Z-2025-12
- Courier Parcels
- Collector
- Minor

0.01
Miles





ZONING MAP



Legend

- Z-2025-12
- Courier Parcels
- GR (General Retail)
- MD (Residential - Medium Density)
- Collector
- Minor

0.01 Miles





PROPERTY VIEWS



© 33C04Y9P4HUXED Timemark Verified



© 36YBAT1KGYBKAU Timemark Verified



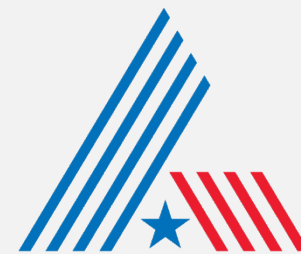
© 33C04Y9P4HUXED Timemark Verified

02:23 PM | Apr 24, 2025
CDT | Thu
1801 Grape St, Abilene, TX 79601

Photo by
Timemark



© RR4RUCNKRDEUXN Timemark Verified



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



Legend

- Z-2025-12
- Notification Area
- Courier Parcels
- Collector
- Minor

0 - in Favor -

0 - in Opposition -

% OPPOSITION

0.02
 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





USES IN GENERAL COMMERCIAL ZONING

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

TRADE – WHOLESALE USES:

- C Wholesaling and Storage (indoor)

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

LEGEND

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





FINDINGS AND RECOMMENDATIONS

The request is not consistent with:

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

Staff Recommendation: **Denial**





Questions?





2025 Development Application

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

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

Project Name: Abilene Food Mart INC
 Address: 1801 Grape St Abilene, TX 79601 Number of Lots: 3+4 Acreage: _____
 Legal Description: College Heights, Block 11, Lot 3+4 (less street)
 Subdivision Name: College Heights Block: 11 Lot: 3+4
 Current Zoning: GR Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: Sherali Ramzanali
 Address: PO Box 7397
 City, State, Zip: Abilene, TX 79608 Fax: _____
 Phone: (325) 518-5786 Email: Ramreality2727@gmail.com
 Agent Name: _____
 Address: _____
 City, State, Zip: _____ Fax: _____
 Phone: _____ Email: _____

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

Signature of Owner: Sherali Ramzanali Date: 03/25/25

FOR OFFICE USE ONLY

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



2025 Development Application

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

To sell used cars to accommodate growing demand for affordable pre-owned vehicles within the community

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, The rezoning would adhere to all laws & regulations as required by the city.

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, The use would be permitted & the standards would be applicable for the land to be reclassified

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?

The proposed changes do not interfere with any existing or proposed plans as we have been in business for almost 8 years

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

Yes, it can help the economic growth by providing affordable transportation options to the public.

Other Required Forms - Disclosure of Interest (See Attached)



2025 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: College Heights Total Number of Acres: _____
 Zoning Classification(s): _____ Total Number of Lots: 3+4
 Location: _____

Property Owner Information & Authorization

Name/Company: Abilene Food Mart Inc /Sherali Ramzanali
 Address: PO BOX 7397
 City: Abilene State: Texas Zip Code: 79608
 Phone: (325) 518-5786 Email: Ramreality2727@gmail.com

Project Representation (check one):

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

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

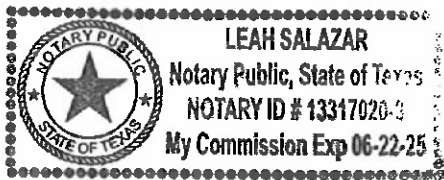
Property Owner's Signature: Sherali Ramzanali Date: 03/25/25

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Sherali Ramzanali (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 25th day of March, 2025



Leah Salazar
 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.

N/A

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

N/A

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

Name of Certifying Person (print): Sherali Ramzanali

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: Shedali Ranzani

DATE: 3-25-25



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 3-25-25, 2025

SIGNED: Sandy Ramzanali

*(cross out the inapplicable phrase)

ZONING CASE

Z-2025-13

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 3, 2025
 City Council 1st Reading: June 12, 2025
 City Council 2nd Reading: June 26, 2025

Applicant

WTLG Hidden Oaks, LLC

Case Manager

Adam Holland – Planner

Request

Amend the terms of PD-177 to allow 4,500 sq ft lots.

Location

Jolly Rodgers Rd and Caldwell Rd

Background

The subject property is zoned PD-177

The applicant proposes to use the property for single-family residences. The owners intend to allow 4,500 square foot lots which have a minimum frontage of 40 feet and side setbacks of 5 feet. All other setbacks will remain as standard for RS-6 zoning.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	PD-177	Single-family Residences
East	MH	Mobile/manufactured Homes
South	AO	Single-family Residences
West	AO	Single-family Residences

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.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Application

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 23rd, 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
4T CATTLE & LAND CO LLC	3741 CALDWELL RD	51203	
ADKINS KENNETH & PAM	3790 FORTUNE AV	42605	
BARDIN BRAD S & EMILY G	441 JOLLY ROGERS RD	20045	
BARDIN BRAD S & EMILY G	457 JOLLY ROGERS RD	75041	
BARDIN BRAD S & EMILY G		51713	
BARR CHAD	3701 CALDWELL RD	1096012	
BARR CHAD &		52224	
BERRY SCOTT AARON	3717 FORTUNE AV	43725	
BLANTON RANDY	4063 W LAKE RD	96531	
BROWN JAMES LYNN	3709 CALDWELL RD	51836	
BUERGER WENDELL ET AL	401 JOLLY ROGERS RD	50390	
BYERS MICHAEL	3725 FORTUNE AV	43601	
BYERS MICHAEL	3741 FORTUNE AV	43483	
CLEAR VIEW RV LLC	4051 W LAKE RD	31613	

CLEVENGER GARY ALAN	4001 CALDWELL RD	52888	
COCKERELL EDWARD IV &	581 JOLLY ROGERS RD	51583	
Confidential Owner	3919 CALDWELL RD	100081	
FLEMING JOSEPH ALAN &	4075 W LAKE RD	31741	
HARDESTY JOSEPH CONNOR	4489X CALDWELL RD	53007	
HOOD DEREK L	4073 CALDWELL RD	996314	
ISELL ANTHONY EUGENE	349 MOBIL DR	37770	
KUZMIC SEAN	3749 FORTUNE AV	43250	
LADYMAN WALTER ANDREW	3825 CALDWELL RD	51076	
MC CORMACK MICHAEL & SARA	4173 W LAKE RD	32129	
MOORE GREATHOUSES LLC	341 MOBIL DR	37886	
RADER BRITTANY MICHELLE	317 TRAILWAY DR	33491	
ROWTON RICHARD VAN JR &	3765 FORTUNE AV	43008	
SMITH PATRICIA MARTIN	465 JOLLY ROGERS RD	986520	
SMITH PATRICIA MARTIN		986519	
THORP JASON	357 MOBIL DR	37635	
WATER CREST RANCH ABILENE LLC	4134 Y CALDWELL RD	34785	

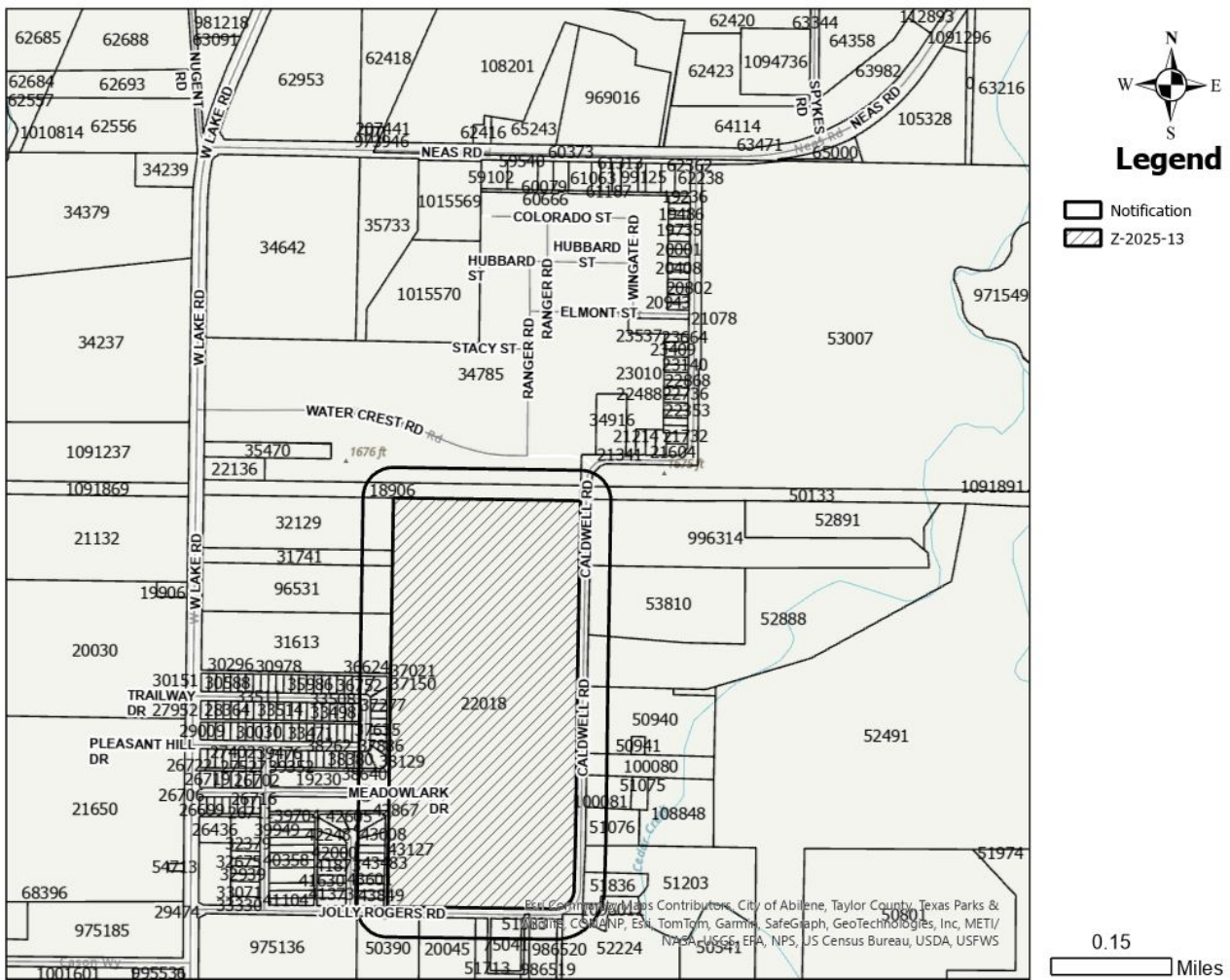
PROPERTY ID

Legend: O - Opposed, F - In Favor

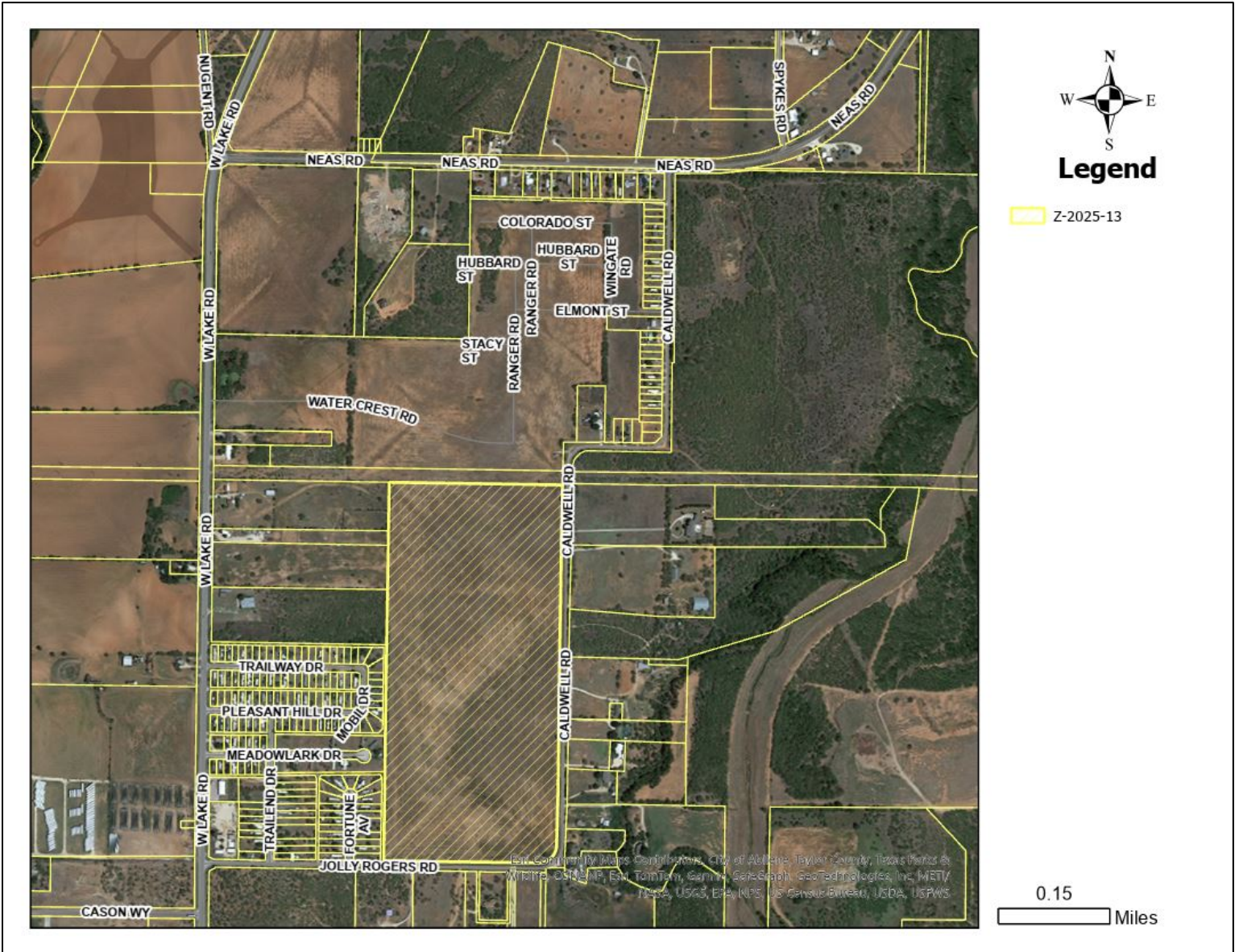
OWNER	SITUS	PROP_ID	RESPONSE
BARDIN BRAD S & EMILY G	441 JOLLY ROGERS RD	20045	
CLEAR VIEW RV LLC	4051 W LAKE RD	31613	
FLEMING JOSEPH ALAN &	4075 W LAKE RD	31741	
MC CORMACK MICHAEL & SARA	4173 W LAKE RD	32129	
RADER BRITTANY MICHELLE	317 TRAILWAY DR	33491	
WATER CREST RANCH ABILENE LLC	4134 Y CALDWELL RD	34785	
THORP JASON	357 MOBIL DR	37635	
ISELL ANTHONY EUGENE	349 MOBIL DR	37770	
MOORE GREATHOUSES LLC	341 MOBIL DR	37886	
ADKINS KENNETH & PAM	3790 FORTUNE AV	42605	
ROWTON RICHARD VAN JR &	3765 FORTUNE AV	43008	
KUZMIC SEAN	3749 FORTUNE AV	43250	
BYERS MICHAEL	3741 FORTUNE AV	43483	
BYERS MICHAEL	3725 FORTUNE AV	43601	
BERRY SCOTT AARON	3717 FORTUNE AV	43725	
BUERGER WENDELL ET AL	401 JOLLY ROGERS RD	50390	
LADYMAN WALTER ANDREW	3825 CALDWELL RD	51076	
4T CATTLE & LAND CO LLC	3741 CALDWELL RD	51203	
COCKERELL EDWARD IV &	581 JOLLY ROGERS RD	51583	
BARDIN BRAD S & EMILY G		51713	
BROWN JAMES LYNN	3709 CALDWELL RD	51836	

BARR CHAD &		52224	
CLEVENGER GARY ALAN	4001 CALDWELL RD	52888	
HARDESTY JOSEPH CONNOR	4489X CALDWELL RD	53007	
BARDIN BRAD S & EMILY G	457 JOLLY ROGERS RD	75041	
BLANTON RANDY	4063 W LAKE RD	96531	
Confidential Owner	3919 CALDWELL RD	100081	
SMITH PATRICIA MARTIN		986519	
SMITH PATRICIA MARTIN	465 JOLLY ROGERS RD	986520	
HOOD DEREK L	4073 CALDWELL RD	996314	
BARR CHAD	3701 CALDWELL RD	1096012	

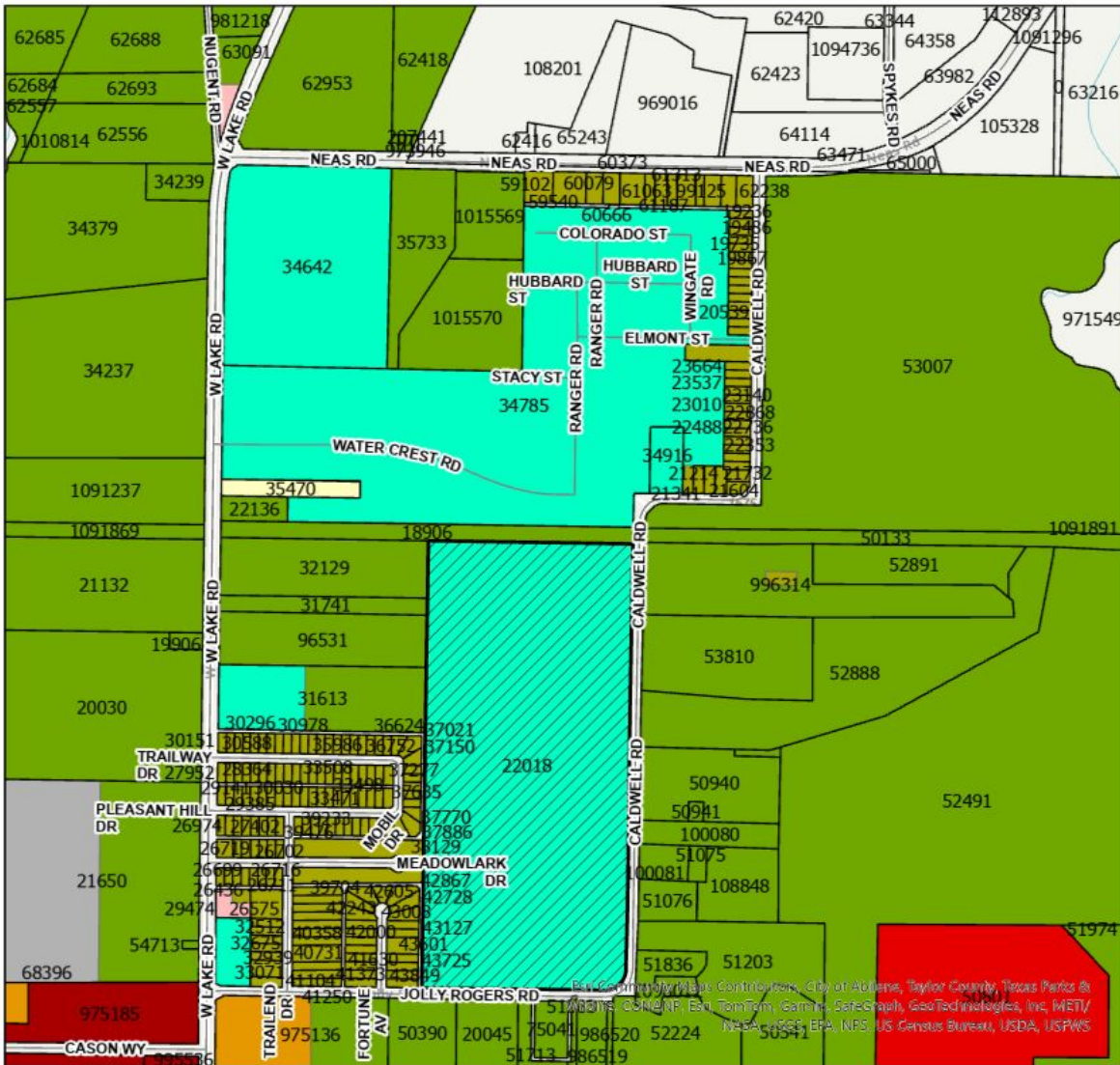
NOTIFICATION MAP



LOCATION MAP



ZONING MAP



Legend

-  Z-2025-13
- Zoning Classification**
-  AO
-  GC
-  HC
-  LI
-  MD
-  MH
-  NR
-  PD
-  RS-12

0.15

Miles



REZONE REQUEST

Case: Z-2025-13

Owner: WTLG Hidden Oaks, LLC

Requests: Amend the terms of PD-177 specifically to allow 4,500 sq. ft. lots.

Location: Jolly Rodgers and Caldwell

Notification: 0 in Favor, 0 in Opposition

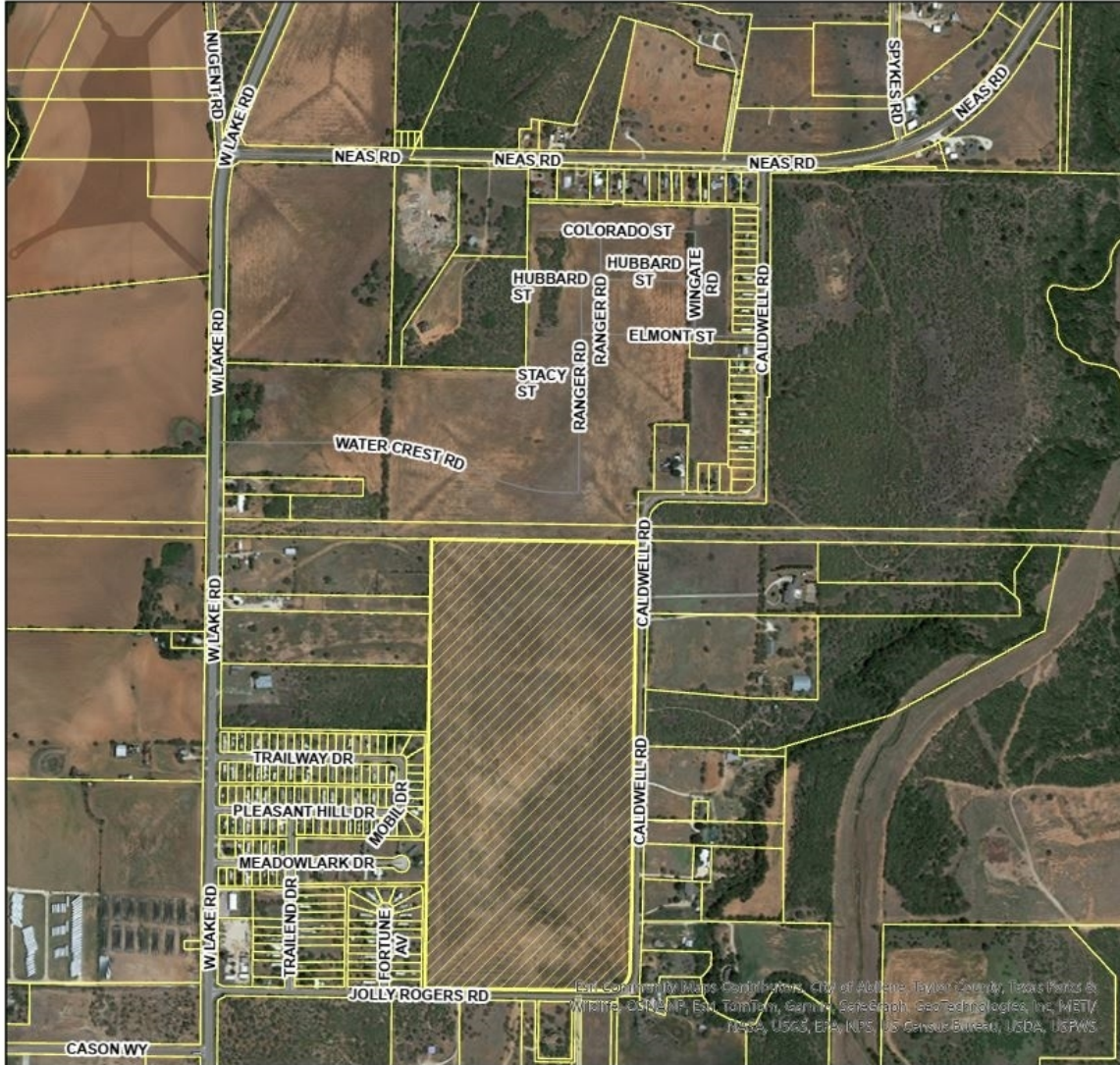
Planning & Zoning: June 3, 2025

Council Hearing: June 12, 2025
June 26, 2025






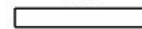
AERIAL LOCATION MAP



Legend

 Z-2025-13

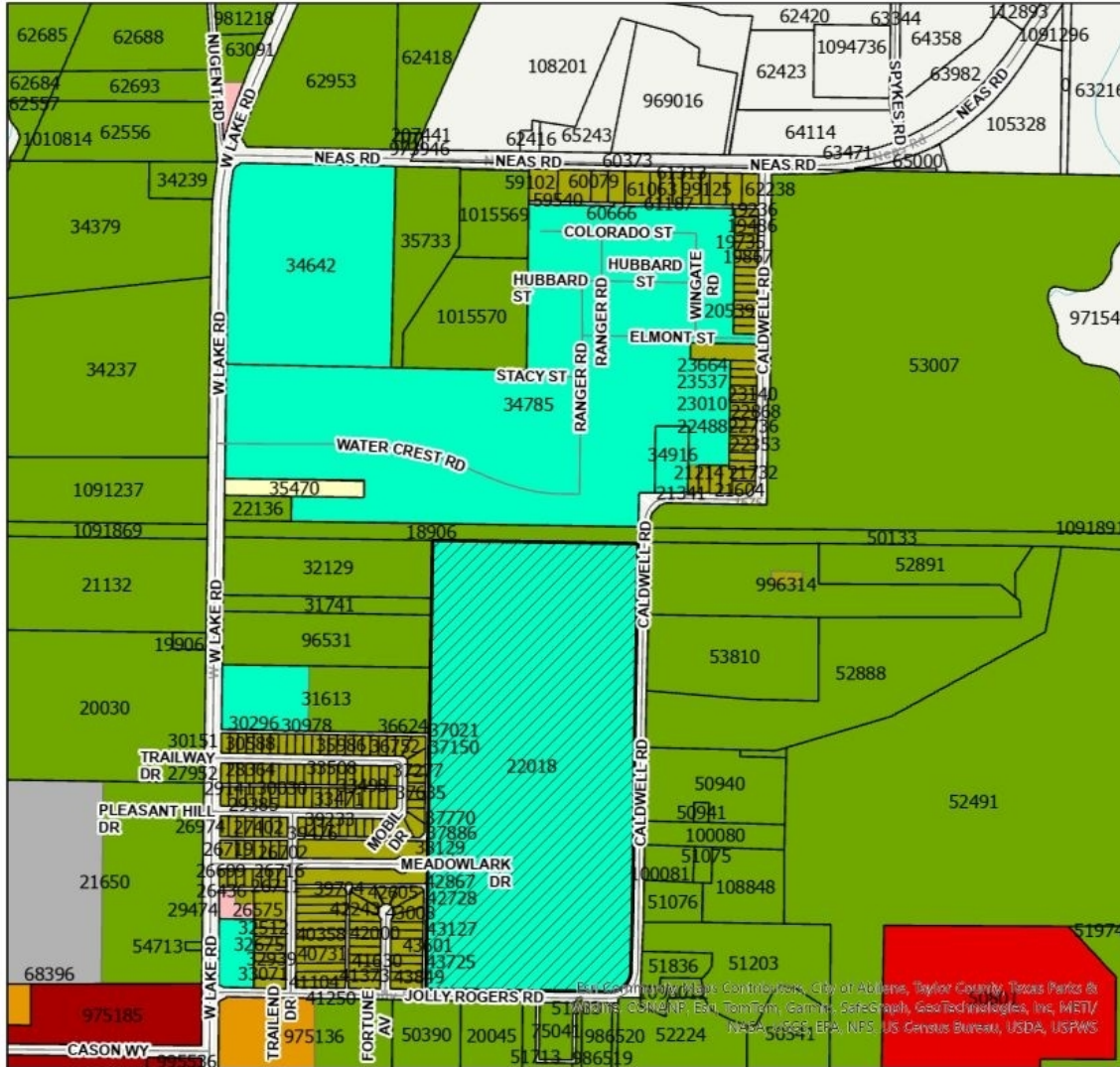
0.15

 Miles





ZONING MAP



Legend

- Z-2025-13
- Zoning Classification
 - AO
 - GC
 - HC
 - LI
 - MD
 - MH
 - NR
 - PD
 - RS-12

0.15 Miles





PROPERTY VIEWS

South neighboring property



Subject property



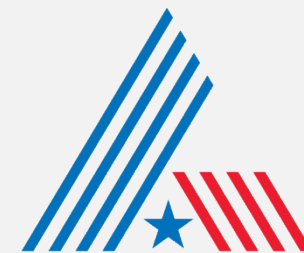
Subject property



Subject property



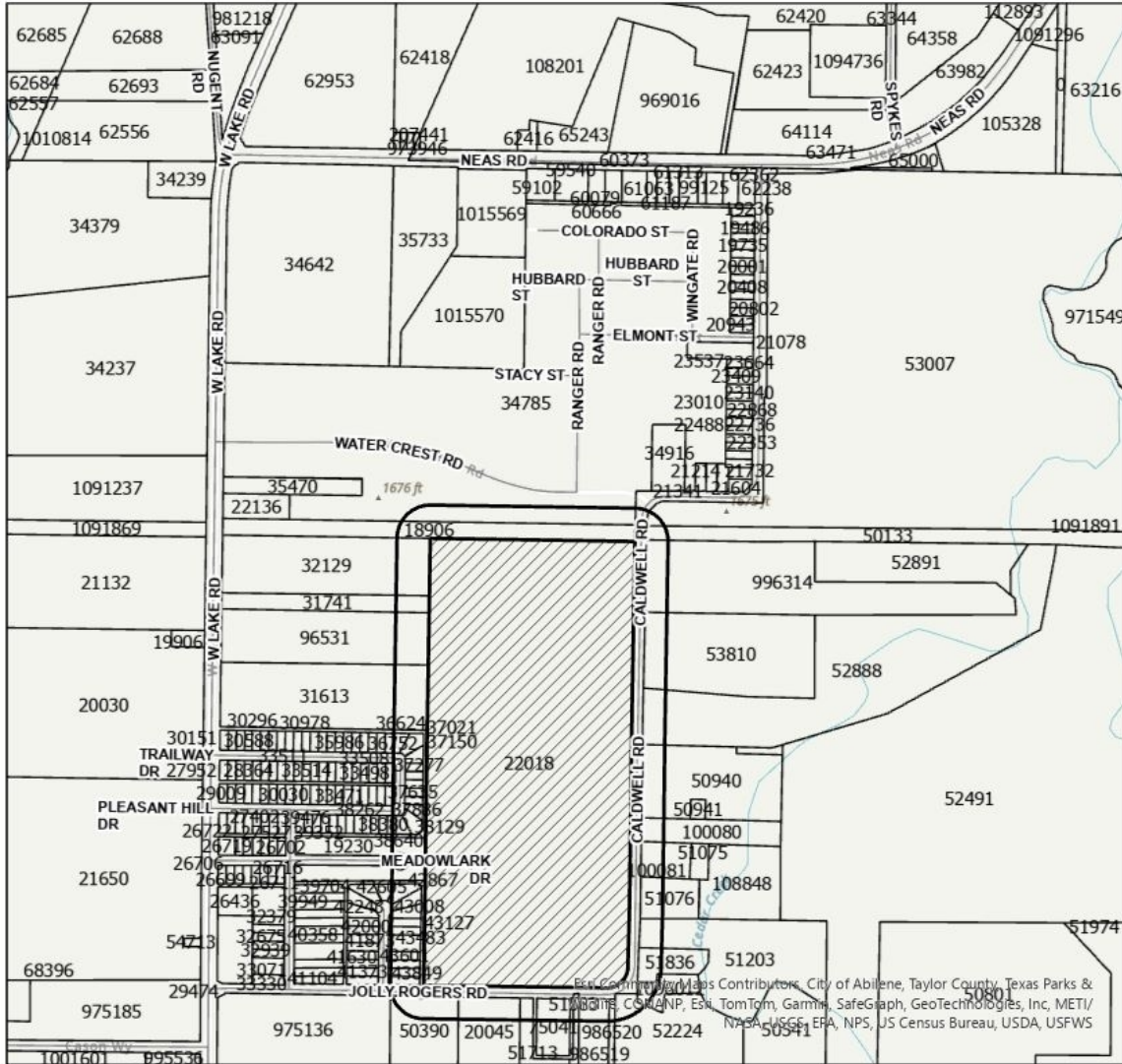
East neighboring property



**CITY OF
ABILENE
TEXAS**



NOTIFICATION AREA MAP



Legend

- Notification
- Z-2025-13

- 0- In Favor-
- 0- Opposed-
- 0% Opposition

0.15 Miles





FINDINGS AND RECOMMENDATION

The request is consistent with:

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

Staff Recommendation:

Staff recommends **approval**.

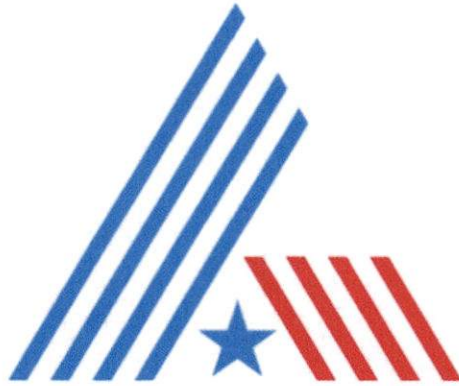




Questions?



ZONING APPLICATION



PLANNING & DEVELOPMENT SERVICES

CITY OF ABILENE TEXAS

- Rezoning
- Conditional Use Permit
- Planned Development District (PDD)
- PDD Amendment
- Street Name Change
- Thoroughfare Abandonment



ZONING APPLICATION

DOCUMENTS & MAPS

Reports, Plans, Ordinances, Maps, and other documents are often available on the City's website (<https://www.abilenetx.gov>) at no charge. Copies of these will be provided at the reproduction cost, currently 10 cents per page for black and white copies and \$1 per page for color copies. In addition, any other actual materials costs will be assessed.

Requests for the creation of maps or other documents not already existing will only be available based on availability of staff and will be billed at a rate of \$25 per hour, plus the cost of reproduction and/or materials.

NEIGHBORHOOD EMPOWERMENT ZONE INCENTIVE

Projects located within the designated "Neighborhood Empowerment Zone" will have fees waived in accordance with the City's Land Development Code. This does not apply to any portion of a fee that is based on actual costs to the City, such as filing plats, photocopies, notifications, etc.

SUBMITTAL INFORMATION

ONLINE SUBMITTALS FOR DEVELOPMENT APPLICATIONS ARE PREFERRED

CTRL & CLICK LINK BELOW

https://public.mygov.us/tx_abilene

- Prior to submittal, we strongly recommend setting up and attending a pre-submittal meeting.
- **INCOMPLETE APPLICATIONS AND SUBMITTALS WILL BE REJECTED** or will be returned; an application may be deemed incomplete after initial staff review.
- Please refer to the Land Development Code online Part III Appendix A for questions or concerns in respect to site development and development standards.
https://library.municode.com/tx/abilene/codes/code_of_ordinances?nodeId=PTIIIAPANDECO
- Plans for Conditional Use, Special Exceptions, Rezoning, Variance and Planned Development District Amendment shall be on 8.5" x 11" paper with one (1) copy.
- Site plans or conceptual site plans, plats, except Engineering Construction Sets, shall be 24" x 36" and folded, with two (2) hard copies. If applicable, please provide survey plat of property. Plats and Engineering plans shall be GEO Referenced and in DWG format.
- PDF copies can be emailed to planning@abilenetx.gov
- If a case is withdrawn or delayed at the request of the applicant after notifications have been sent and/or public notice has been posted, the applicant will be responsible for the cost of re-notifications and re-posting of notice.
- All other questions may be directed to the following:

Planning and Development Services Department
 555 Walnut Street, **Northeast Rear Entrance to City Hall**
 325.676.6237
planning@abilenetx.gov

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

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

Fees can be paid online with credit card.

See RECORDING FEES for actual filing costs with Taylor County Clerk's Office. Thoroughfare Abandonment Fee 10% of the calculated land value of the ROW area to be abandoned, based on the average square footage value of adjacent properties, per the most recent official Appraisal District valuation. Minimum fee is \$1,500. *Any portion over the minimum fee is refundable if the abandonment is not approved.*

ZONING APPLICATION

PLANNING & ZONING COMMISSION

The members of the Planning & Zoning Commission (also referred to as the Commission) are appointed by the City Council. In making appointments to the Commission, the City Council shall seek to ensure broad representation and expertise among the membership.

According to Section 1.1.3.3. Powers & Duties, of the City of Abilene Land Development Code (LDC), the Planning and Zoning Commission shall:

1. Make recommendations on a Comprehensive Plan or amendments thereto related to the physical development, growth, improvement, and beautification of the City.
2. Make recommendations on other types of City plans that are related to the physical development, growth, improvement, and beautification of the City, including Neighborhood Plans and Corridor Plans.
3. Recommend to the City Council approval or denial of proposed changes in the zoning districts and/or ordinance.
4. Approve or disapprove the platting or subdividing of land within the corporate limits of the City and within adjacent areas as permitted by law.
5. Recommend to the City Council approval or disapproval of requests for street name changes and street closures within the corporate limits of the City.
6. Submit annually to the City Manager, not less than ninety (90) business days prior to the beginning of the budget year, a list of recommended capital improvements, if any, which in the opinion of the Commission, are necessary or desirable during the forthcoming five (5) year period.
7. Recommend to the City Council approval or disapproval of plans for housing clearance, public housing, and urban redevelopment and renewal projects.
8. Perform such additional duties and exercise such additional powers as may be prescribed by ordinance not inconsistent with the provisions of the City Charter.
9. Advise the City Council on applications and petitions for legislative decisions as authorized by the Land Development Code, such as:
 - a. Petition for amending the Comprehensive Plan;
 - b. Petition for a zoning map amendment, including a petition for creation of an overlay district, Conditional Use Permit (CUP), or Planned Development (PD) district;
 - c. Amendments to the text of the Land Development Code (LDC) as authorized by City Charter; and
 - d. Others as assigned by City Council.

The Planning and Zoning Commission shall finally decide appeals filed in accordance with Article 3 of the Land Development Code (Relief Procedures). Also, the Commission shall finally decide the following petitions for relief:

1. The Planning and Zoning Commission shall finally decide any variance petition on an application for a Preliminary Plat, Final Plat or replat, except when such variance is for relief from a dedication or construction requirement, in which case Section 1.1.4.3 shall apply; and
2. The Planning and Zoning Commission shall initially decide any vested rights petition for any decision for which it is the initial decision-maker.

ZONING APPLICATION

2025 PLANNING AND ZONING COMMISSION

PD APPLICATION DEADLINE	ZONING APPLICATION DEADLINE	PLANNING & ZONING MEETING ***	CITY COUNCIL 1 ST READING	CITY COUNCIL 2 ND READING ***
11/16/24	12/03/24	01/07/25	01/23/25	02/13/25
12/14/24	12/31/24	02/04/25	02/27/25	03/13/25
01/11/25	01/28/25	03/04/25	03/27/25	04/10/25
02/08/25	02/25/25	04/01/25	04/24/25	05/08/25
03/15/25	04/01/25	05/06/25	05/22/25	06/12/25
04/12/25	04/29/25	06/03/25	06/26/25	07/10/25
05/10/25	05/27/25	07/01/25	07/24/25	08/14/25
06/14/25	07/01/25	08/05/25	08/28/25	09/11/25
07/12/25	07/29/25	09/02/25	09/25/25	10/09/25
08/16/25	09/02/25	10/07/25	10/23/25	11/06/25
09/13/25	09/30/25	11/04/25	11/20/25	12/04/25
10/11/25	10/28/25	12/02/25	12/18/25	01/08/26
11/15/25	12/02/25	01/06/26	01/22/26	02/12/26
12/13/25	12/30/25	02/03/26	02/26/26	03/12/26

***These meetings require public hearings and the applicant or a representative must be present.

2025 BOARD OF ADJUSTMENT

APPLICATION DEADLINE	MEETING DATE ***
12/10/24	01/14/25
01/07/25	02/11/25
02/04/25	03/11/25
03/04/25	04/08/25
04/08/25	05/13/25
05/06/25	06/10/25
06/03/25	07/08/25
07/08/25	08/12/25
08/05/25	09/09/25
09/09/25	10/14/25
10/08/25	11/12/25
11/04/25	12/09/25
12/09/25	01/13/2026



ZONING APPLICATION

Zoning Application Page 1 of 3

Planning

- Conditional Use Permit
- Rezoning
- Easement Release
- PDD Amendment
- Street Name Change
- Thoroughfare Abandonment

Relief Procedures

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

Project Name: CEDAR CREEK SHORES

Address: CALDWELL RD & JOLLY ROGERS RD Number of Lots: _____ Acreage: _____

Legal Description: CEDAR CREEK SHORES

Subdivision Name: CEDAR CREEK SHORES Block: _____ Lot: _____

Current Zoning: RS-6 W/EXCEPTIONS Proposed Zoning (if applicable): AMENDED EXCEPTIONS

OWNER AND AUTHORIZATION

Owner Name: WTLG Hidden Oaks, LLC

Address: 8213 Alcove Avenue

City, State, Zip: Lubbock, TX 79424 Fax: _____

Phone: 214-697-9247 Email: staci@westtexaslandguys.com

Agent Name: Staci Heuvel

Address: 8213 Alcove Avenue

City, State, Zip: Lubbock, TX 79424 Fax: _____

Phone: 214-697-9247 Email: staci@westtexaslandguys.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: 3/27/25

FOR OFFICE USE ONLY

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



ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

WITH EXCEPTIONS

Reason for Zoning Change

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.



ZONING 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

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

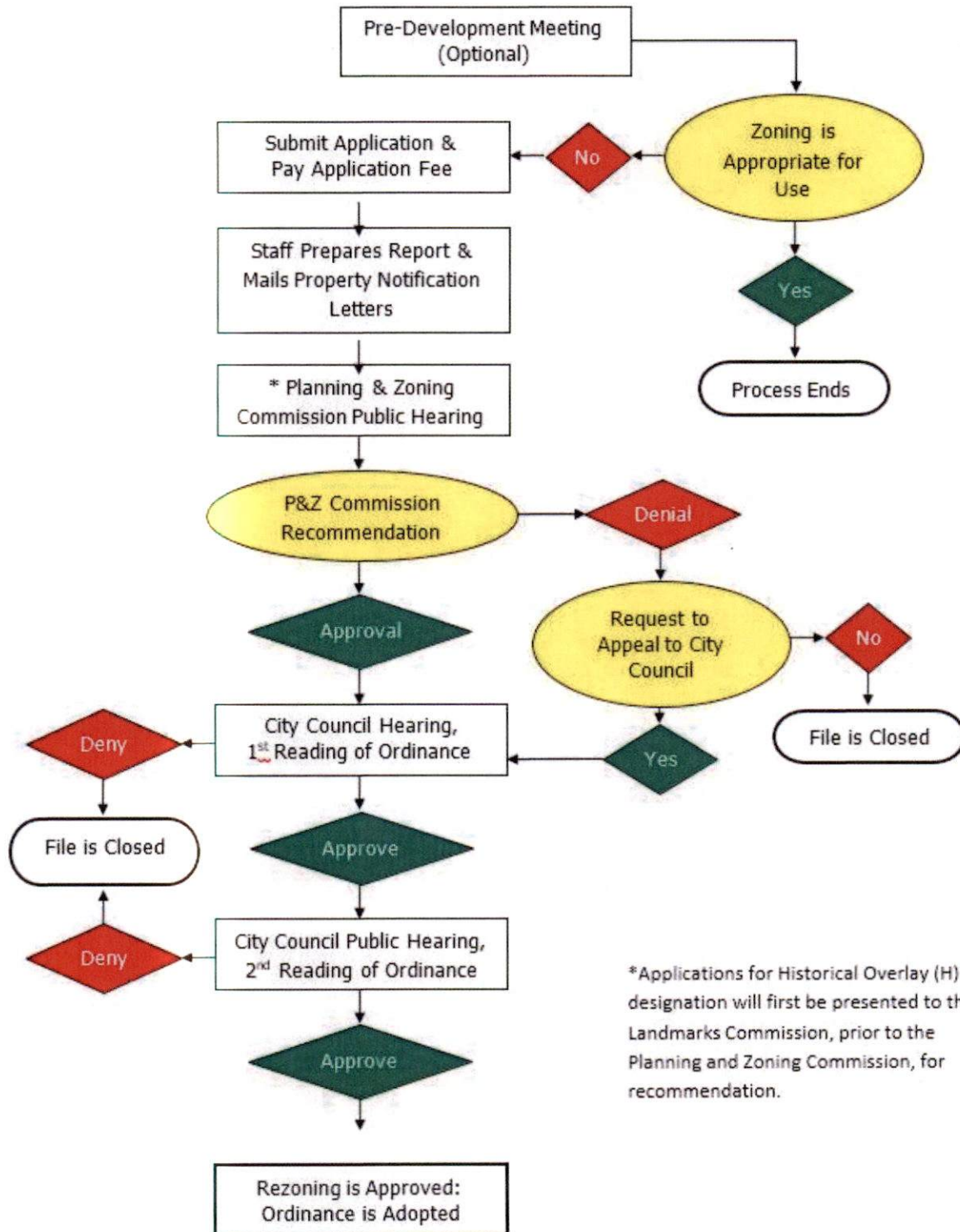
4. Are there other factors that will substantially affect the public health, safety, morals, or general welfare?

NO

Other Required Forms - Disclosure of Interest (See Attached)

ZONING APPLICATION

Zoning • Conditional Use • PDD Amendment • Street Name Change • Thoroughfare Abandonment Flowchart



*Applications for Historical Overlay (H) designation will first be presented to the Landmarks Commission, prior to the Planning and Zoning Commission, for recommendation.



ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

Subdivision: CEDAR CREEK SHORES Total Number of Acres: _____
 Zoning Classification(s): RS-6 W/EXCEPTIONS Total Number of Lots: _____
 Location: CALDWELL RD & JOLLY ROGERS RD

Property Owner Information & Authorization

Name/Company: WTLG Hidden Oaks, LLC
 Address: 8213 Alcove Avenue
 City: Lubbock State: TX Zip Code: 79424
 Phone: 214-697-9247 Email: staci@westtexaslandguys.com

Project Representation (check one):

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

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

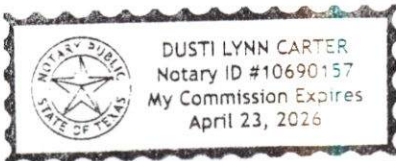
Property Owner's Signature: [Signature] Date: 3/27/25

STATE OF: Texas

COUNTY OF: Lubbock

BEFORE ME, a Notary Public, on this day personally appeared Jack F Strong III (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 27th day of March, 2025



[Signature]
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

- Engineer Purchaser Tenant Preparer Other(specify): _____

Name: Cory Dulin Company: AMD Engineering
 Address: 6515 68th, Suite 300 City: Lubbock State: TX
 Zip Code: 79424 Number: 806-771-5976 ext 303 Email: cdulin@amdeng.com



ZONING APPLICATION

Disclosure of Interest

Disclosure Questions

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

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

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

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

N/A

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

N/A

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

Name of Certifying Person (print): Jack F. Strong III

Property Owner Project Representative

Signature of Certifying Person: [Signature]

*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



ZONING APPLICATION

Recommendations

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


PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED:  _____

DATE: 3/27/25 _____



ZONING 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 27th March, 2025

*(cross out the inapplicable phrase)

ZONING CASE

Z-2025-14

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 3, 2025
City Council 1st Reading: June 12, 2025
City Council 2nd Reading: June 26, 2025

Applicant

Weatherbee Construction Inc.

Case Manager

Adam Holland – Planner

Request

Amend the terms of PD-104 to allow multi-family residential.

Location

700 block of ES 27th

Background

The subject property is zoned PD-104

The applicant proposes to use the property for multi-family residential.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO	Vacant/State School
East	PD-104	Multi-family
South	PD-107	Vacant
West	PD-104	Single-family Residences/Agriculture

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.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Application
- Concept Plan

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 23rd, 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 BIBLE CONFERENCE ASSO	3103 OLDHAM LN	40123	
ABILENE BIBLE CONFERENCE ASSO	3113 OLDHAM LN	40123	
ABILENE BIBLE CONFERENCE ASSO	3125 OLDHAM LN	40123	
WEST CENTRAL TEXAS COUNCIL		974626	
SKINNYS INC	3151 OLDHAM LN	39994	
SKINNYS INC	3244X LOOP 322	39994	
MARTIN SCOT A & AMY	1005 LYTL CREEK DR	35905	
MARTIN SCOT A & AMY	1001 LYTL CREEK DR	35905	
MARTIN SCOT A & AMY	1021 LYTL CREEK DR	35905	
MARTIN SCOT A & AMY	1009 LYTL CREEK DR	35905	
MARTIN SCOT A & AMY	1017 LYTL CREEK DR	35905	
MARTIN SCOT A & AMY	1025 LYTL CREEK DR	35905	
MARTIN SCOT A & AMY	1013 LYTL CREEK DR	35905	
MARTIN SCOT A & AMY	1033 LYTL CREEK DR	35905	
MARTIN SCOT A & AMY	1029 LYTL CREEK DR	35905	
TRINITY BAPTIST CHURCH		1005693	

WEATHERBEE CONSTRUCTION INC	665 ES 27TH ST	106962	
WEATHERBEE CONSTRUCTION INC		106800	
ABILENE STATE SCHOOL	901 ES 27TH ST	106963	
TX TRAILS ABILENE 2020 LTD	733 ES 27TH ST	1063832	
ABILENE STATE SCHOOL	2400 MAPLE ST	66166	
OLDHAM OAKS LLC	909 SOUTHERN OAKS CT	1089519	
OLDHAM OAKS LLC	901 SOUTHERN OAKS CT	1089518	
ABILENE STATE SCHOOL	2501 MAPLE ST BLDG 554	33218	
ABILENE STATE SCHOOL	2501 MAPLE ST BLDG 613	33218	
ABILENE STATE SCHOOL	2501 MAPLE ST BLDG 521	33218	
ABILENE STATE SCHOOL	2501 MAPLE ST BLDG 593	33218	
DENMARK STORAGE LLC	3201 OLDHAM LN	1091547	

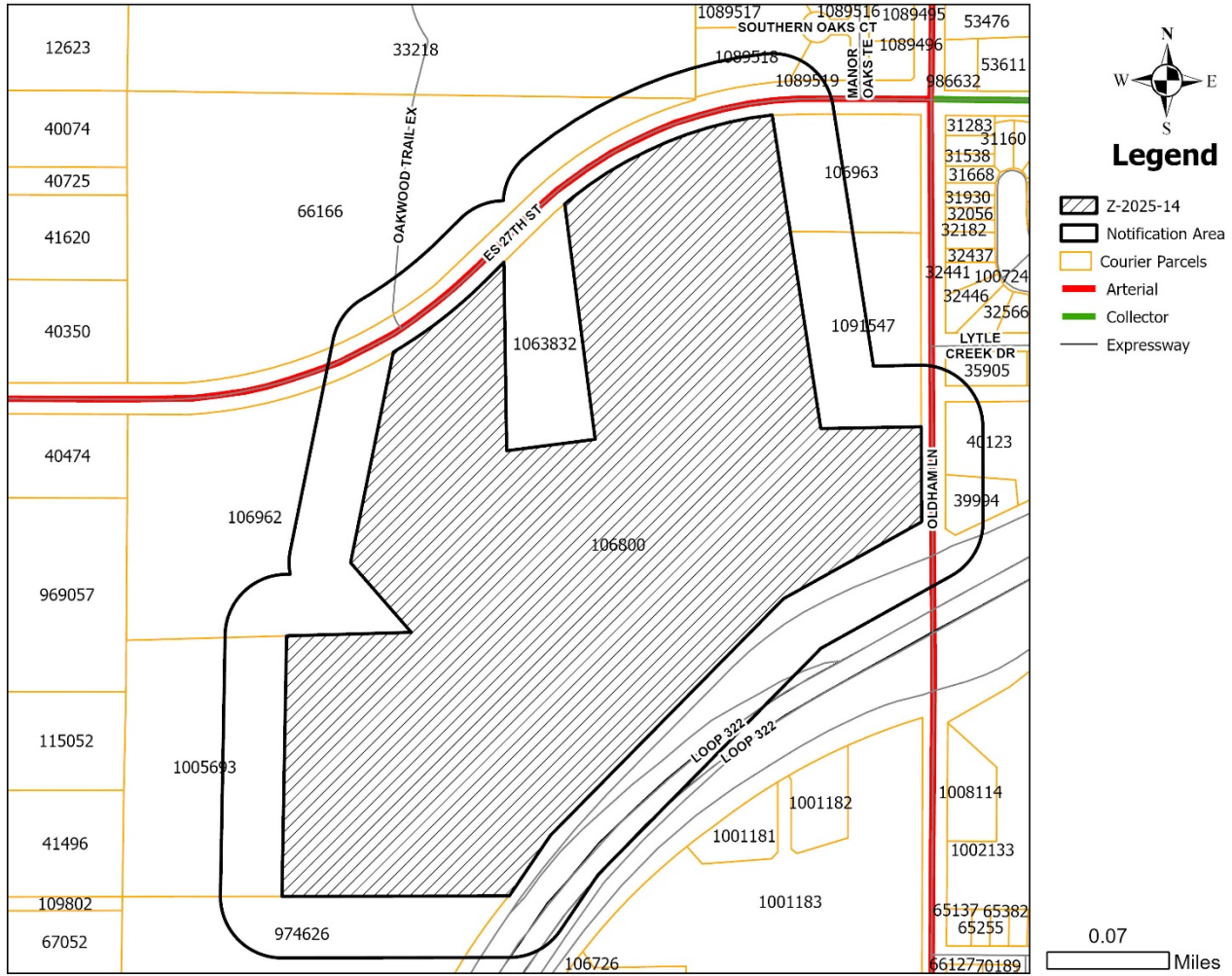
PROPERTY ID

Legend: O - Opposed, F - In Favor

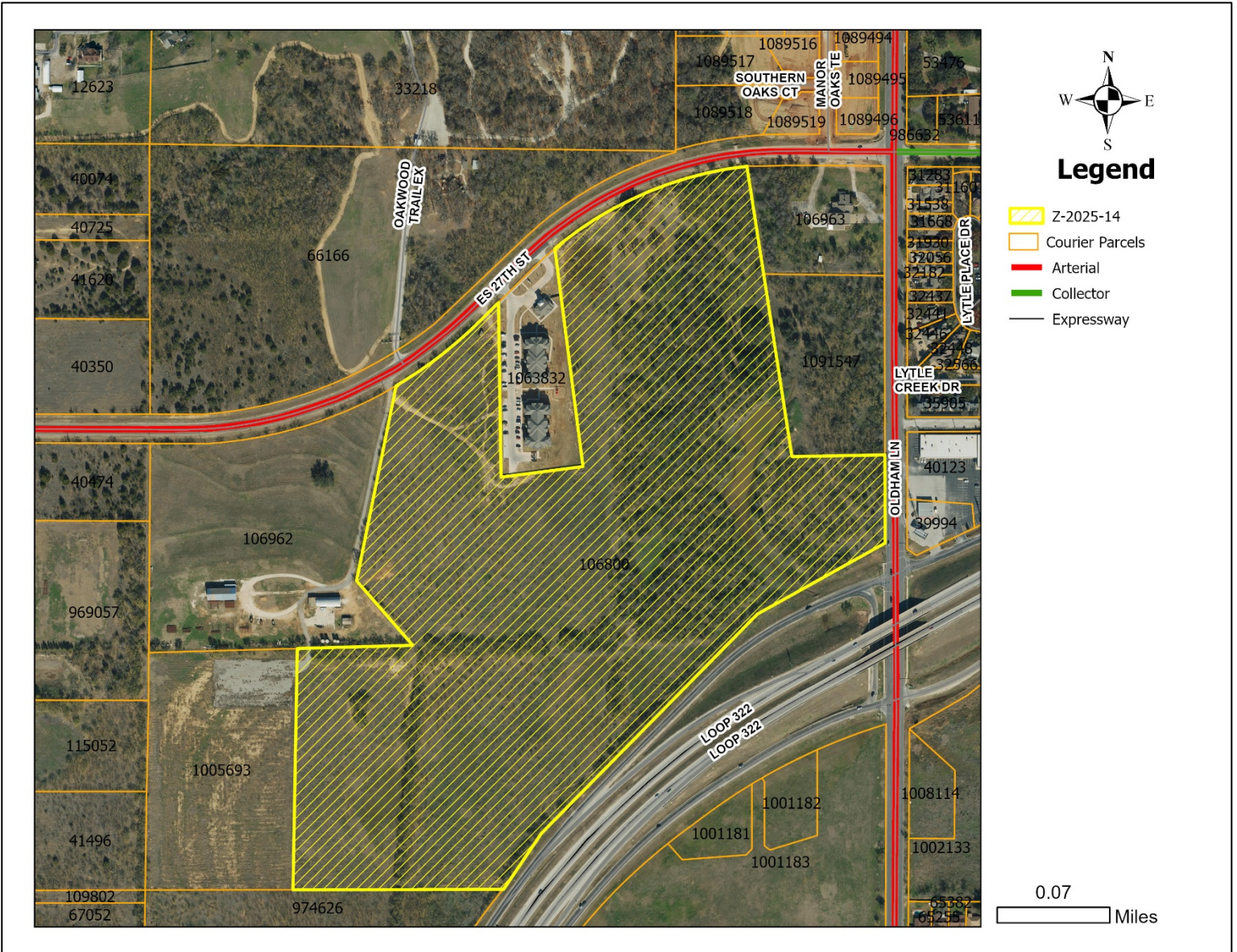
OWNER	SITUS	PROP_ID	RESPONSE
ABILENE STATE SCHOOL	2501 MAPLE ST BLDG 554	33218	
ABILENE STATE SCHOOL	2501 MAPLE ST BLDG 613	33218	
ABILENE STATE SCHOOL	2501 MAPLE ST BLDG 521	33218	
ABILENE STATE SCHOOL	2501 MAPLE ST BLDG 593	33218	
MARTIN SCOT A & AMY	1005 LYTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1001 LYTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1021 LYTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1009 LYTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1017 LYTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1025 LYTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1013 LYTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1033 LYTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1029 LYTLE CREEK DR	35905	
SKINNYS INC	3151 OLDHAM LN	39994	
SKINNYS INC	3244X LOOP 322	39994	
ABILENE BIBLE CONFERENCE ASSO	3103 OLDHAM LN	40123	
ABILENE BIBLE CONFERENCE ASSO	3113 OLDHAM LN	40123	
ABILENE BIBLE CONFERENCE ASSO	3125 OLDHAM LN	40123	
ABILENE STATE SCHOOL	2400 MAPLE ST	66166	
WEATHERBEE CONSTRUCTION INC		106800	
WEATHERBEE CONSTRUCTION INC	665 ES 27TH ST	106962	
ABILENE STATE SCHOOL	901 ES 27TH ST	106963	

WEST CENTRAL TEXAS COUNCIL		974626	
TRINITY BAPTIST CHURCH		1005693	
TX TRAILS ABILENE 2020 LTD	733 ES 27TH ST	1063832	
OLDHAM OAKS LLC	901 SOUTHERN OAKS CT	1089518	
OLDHAM OAKS LLC	909 SOUTHERN OAKS CT	1089519	
DENMARK STORAGE LLC	3201 OLDHAM LN	1091547	

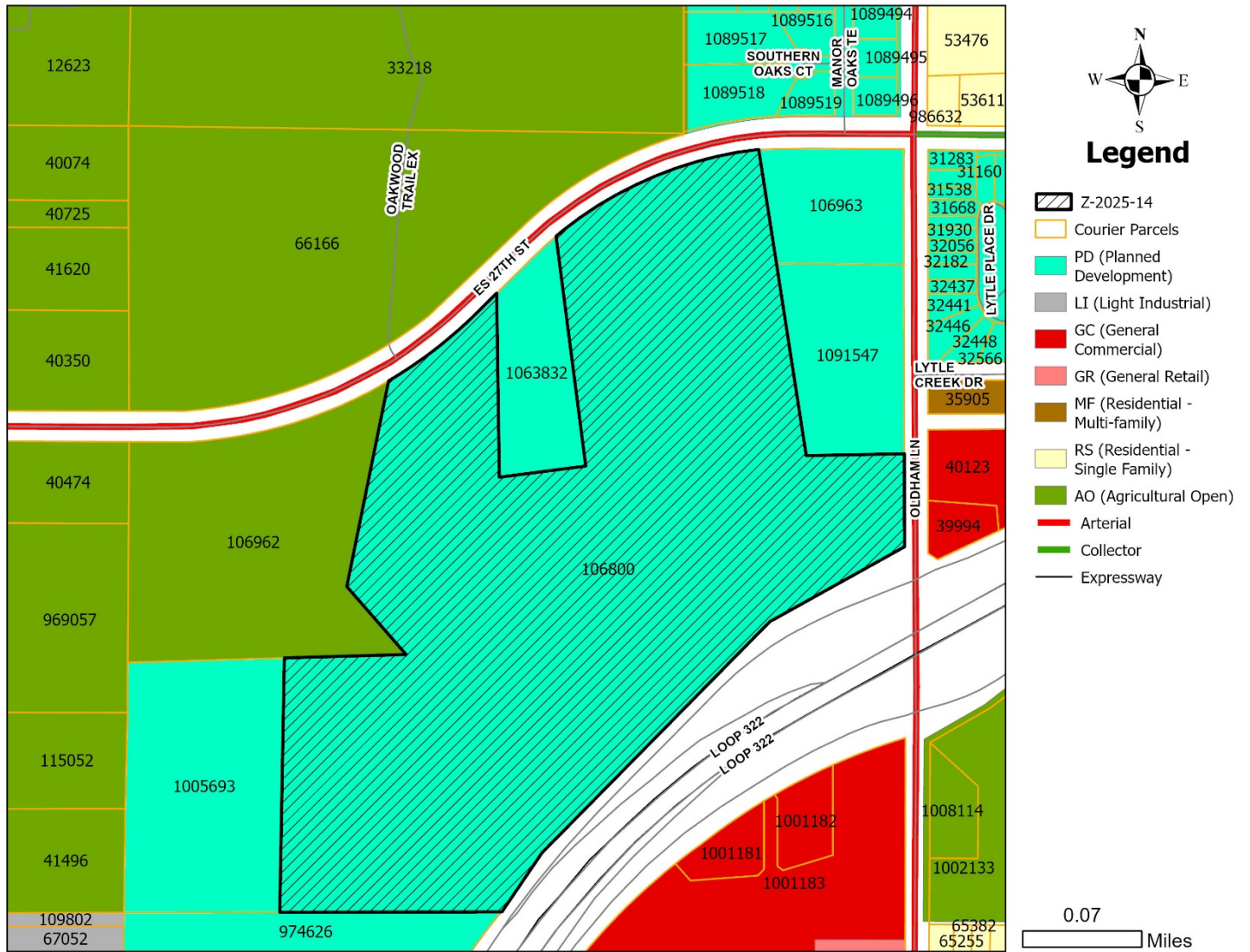
NOTIFICATION MAP



LOCATION MAP

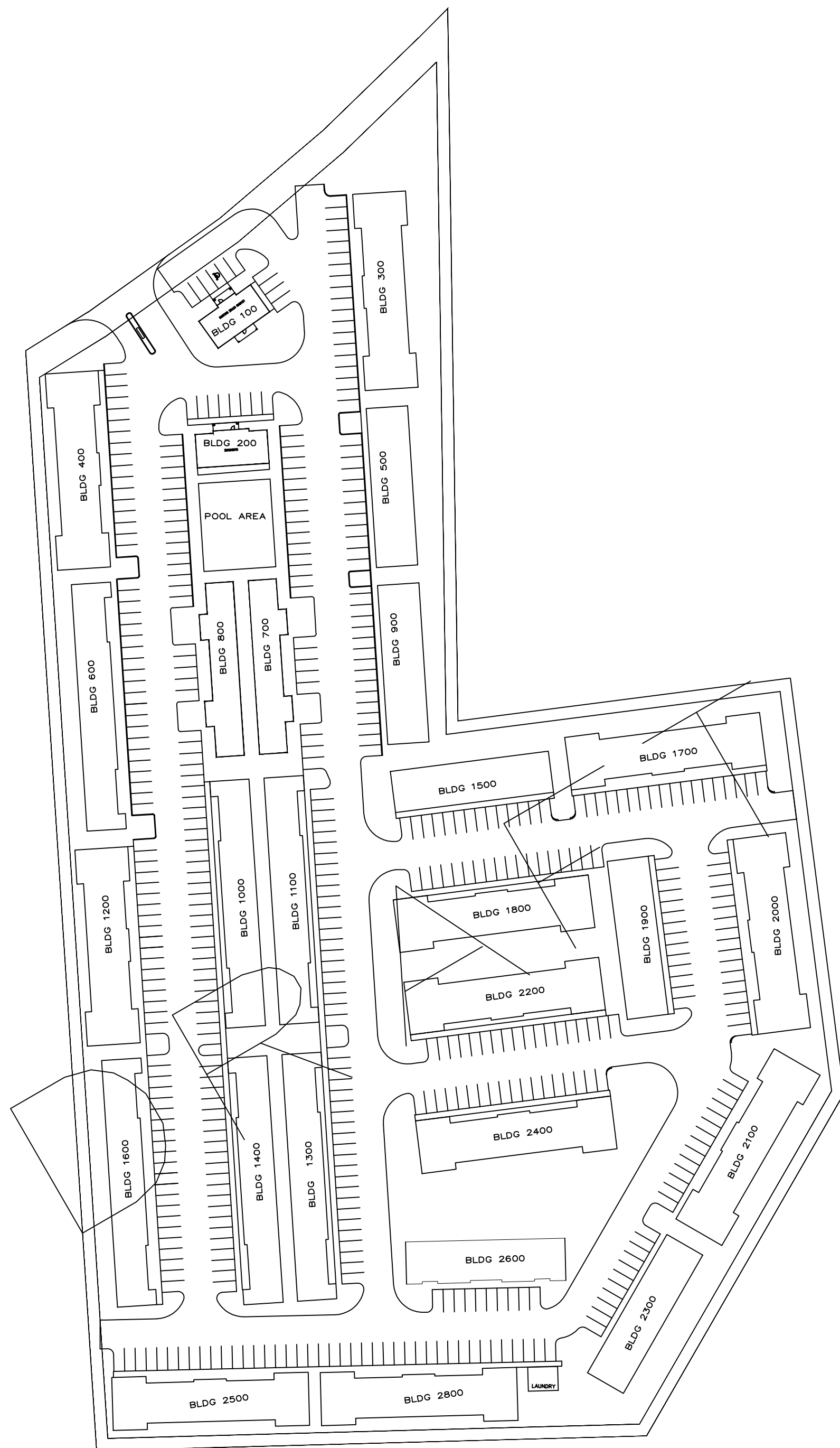


ZONING MAP



ALPS-ABILENE

TOTAL PROJECT-282 UNITS



*DRAFT SITE PLAN
 *NOT FOR
 CONSTRUCTION USE

DRAWN BY	CODY FARR	3/31/2025
DESIGNED BY	WES BISHOP	3/31/2025
No.		3/31/2025
Company Name and Address		
TRAFALGAR HOMES OF TEXAS, LLC P.O. BOX 65 STEPHENVILLE, TEXAS 76401 (254) 968-1005		
Project Name and Address		
ALPS-ABILENE 701 E S 27th, Abilene, Texas ABILENE, TX		
Project	SITE PLAN	Sheet
Date	3/31/2025	
Scale	NOT TO SCALE	

TRAFALGAR HOMES OF TEXAS

ABILENE, TEXAS



*TRAFALGAR HOMES
OF TEXAS*

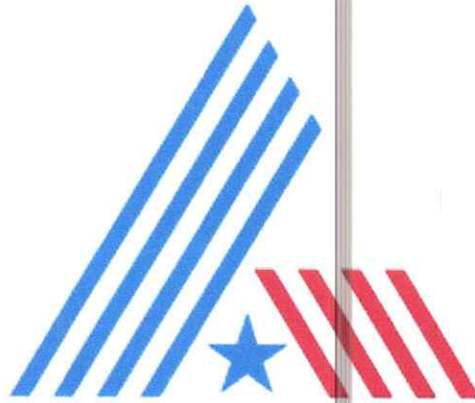
DRAWN BY	CODY FARR	3/31/2025
DESIGNED BY	WES BISHOP	3/31/2025
No.		3/31/2025

Company Name and Address
 TRAFALGAR HOMES OF TEXAS, LLC
 P.O. BOX 65
 STEPHENVILLE, TEXAS 76401
 (254) 968-1005

Project Name and Address
 ABILENE, TX

Project	SITE PLAN	Sheet
Date	3/31/2025	
Scale	NOT TO SCALE	

ZONING APPLICATION



PLANNING & DEVELOPMENT SERVICES

CITY OF ABILENE TEXAS

- Rezoning
- Conditional Use Permit
- Planned Development District (PDD)
- PDD Amendment
- Street Name Change
- Thoroughfare Abandonment

ZONING APPLICATION

DOCUMENTS & MAPS

Reports, Plans, Ordinances, Maps, and other documents are often available on the City's website (<https://www.abilenetx.gov>) at no charge. Copies of these will be provided at the reproduction cost, currently 10 cents per page for black and white copies and \$1 per page for color copies. In addition, any other actual materials costs will be assessed.

Requests for the creation of maps or other documents not already existing will only be available based on availability of staff and will be billed at a rate of \$25 per hour, plus the cost of reproduction and/or materials.

NEIGHBORHOOD EMPOWERMENT ZONE INCENTIVE

Projects located within the designated "Neighborhood Empowerment Zone" will have fees waived in accordance with the City's Land Development Code. This does not apply to any portion of a fee that is based on actual costs to the City, such as filing plats, photocopies, notifications, etc.

SUBMITTAL INFORMATION

ONLINE SUBMITTALS FOR DEVELOPMENT APPLICATIONS ARE PREFERRED

CTRL & CLICK LINK BELOW

<https://public.mygov.us/tx/abilene>

- Prior to submittal, we strongly recommend setting up and attending a pre-submittal meeting.
- **INCOMPLETE APPLICATIONS AND SUBMITTALS WILL BE REJECTED** or will be returned; an application may be deemed incomplete after initial staff review.
- Please refer to the Land Development Code online Part III Appendix A for questions or concerns in respect to site development and development standards.
https://library.municode.com/tx/abilene/codes/code_of_ordinances?nodeId=PTIIIAPANDECO
- Plans for Conditional Use, Special Exceptions, Rezoning, Variance and Planned Development District Amendment shall be on 8.5" x 11" paper with one (1) copy.
- Site plans or conceptual site plans, plats, except Engineering Construction Sets, shall be 24" x 36" and folded, with two (2) hard copies. If applicable, please provide survey plat of property. Plats and Engineering plans shall be GEO Referenced and in DWG format.
- PDF copies can be emailed to planning@abilenetx.gov
- If a case is withdrawn or delayed at the request of the applicant after notifications have been sent and/or public notice has been posted, the applicant will be responsible for the cost of re-notifications and re-posting of notice.
- All other questions may be directed to the following:

Planning and Development Services Department
555 Walnut Street, Northeast Rear Entrance to City Hall
325.676.6237
planning@abilenetx.gov

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

<https://abilenetx.gov/563/Fee-Schedule>
Fees can be paid online with credit card.

See RECORDING FEES for actual filing costs with Taylor County Clerk's Office. Thoroughfare Abandonment Fee 10% of the calculated land value of the ROW area to be abandoned, based on the average square footage value of adjacent properties, per the most recent official Appraisal District valuation. Minimum fee is \$1,500. *Any portion over the minimum fee is refundable if the abandonment is not approved.*

ZONING APPLICATION

PLANNING & ZONING COMMISSION

The members of the Planning & Zoning Commission (also referred to as the Commission) are appointed by the City Council. In making appointments to the Commission, the City Council shall seek to ensure broad representation and expertise among the membership.

According to Section 1.1.3.3. Powers & Duties, of the City of Abilene Land Development Code (LDC), the Planning and Zoning Commission shall:

1. Make recommendations on a Comprehensive Plan or amendments thereto related to the physical development, growth, improvement, and beautification of the City.
2. Make recommendations on other types of City plans that are related to the physical development, growth, improvement, and beautification of the City, including Neighborhood Plans and Corridor Plans.
3. Recommend to the City Council approval or denial of proposed changes in the zoning districts and/or ordinance.
4. Approve or disapprove the platting or subdividing of land within the corporate limits of the City and within adjacent areas as permitted by law.
5. Recommend to the City Council approval or disapproval of requests for street name changes and street closures within the corporate limits of the City.
6. Submit annually to the City Manager, not less than ninety (90) business days prior to the beginning of the budget year, a list of recommended capital improvements, if any, which in the opinion of the Commission, are necessary or desirable during the forthcoming five (5) year period.
7. Recommend to the City Council approval or disapproval of plans for housing clearance, public housing, and urban redevelopment and renewal projects.
8. Perform such additional duties and exercise such additional powers as may be prescribed by ordinance not inconsistent with the provisions of the City Charter.
9. Advise the City Council on applications and petitions for legislative decisions as authorized by the Land Development Code, such as:
 - a. Petition for amending the Comprehensive Plan;
 - b. Petition for a zoning map amendment, including a petition for creation of an overlay district, Conditional Use Permit (CUP), or Planned Development (PD) district;
 - c. Amendments to the text of the Land Development Code (LDC) as authorized by City Charter; and
 - d. Others as assigned by City Council.

The Planning and Zoning Commission shall finally decide appeals filed in accordance with Article 3 of the Land Development Code (Relief Procedures). Also, the Commission shall finally decide the following petitions for relief:

1. The Planning and Zoning Commission shall finally decide any variance petition on an application for a Preliminary Plat, Final Plat or replat, except when such variance is for relief from a dedication or construction requirement, in which case Section 1.1.4.3 shall apply; and
2. The Planning and Zoning Commission shall initially decide any vested rights petition for any decision for which it is the initial decision-maker.

ZONING APPLICATION

2025 PLANNING AND ZONING COMMISSION

PD APPLICATION DEADLINE	ZONING APPLICATION DEADLINE	PLANNING & ZONING MEETING ***	CITY COUNCIL 1 ST READING	CITY COUNCIL 2 ND READING ***
11/16/24	12/03/24	01/07/25	01/23/25	02/13/25
12/14/24	12/31/24	02/04/25	02/27/25	03/13/25
01/11/25	01/28/25	03/04/25	03/27/25	04/10/25
02/08/25	02/25/25	04/01/25	04/24/25	05/08/25
03/15/25	04/01/25	05/06/25	05/22/25	06/12/25
04/12/25	04/29/25	06/03/25	06/26/25	07/10/25
05/10/25	05/27/25	07/01/25	07/24/25	08/14/25
06/14/25	07/01/25	08/05/25	08/28/25	09/11/25
07/12/25	07/29/25	09/02/25	09/25/25	10/09/25
08/16/25	09/02/25	10/07/25	10/23/25	11/06/25
09/13/25	09/30/25	11/04/25	11/20/25	12/04/25
10/11/25	10/28/25	12/02/25	12/18/25	01/08/26
11/15/25	12/02/25	01/06/26	01/22/26	02/12/26
12/13/25	12/30/25	02/03/26	02/26/26	03/12/26

2025 BOARD OF ADJUSTMENT

*** These meetings require public hearings and the applicant or a representative must be present.

APPLICATION DEADLINE	MEETING DATE ***
12/10/24	01/14/25
01/07/25	02/11/25
02/04/25	03/11/25
03/04/25	04/08/25
04/08/25	05/13/25
05/06/25	06/10/25
06/03/25	07/08/25
07/08/25	08/12/25
08/05/25	09/09/25
09/09/25	10/14/25
10/08/25	11/12/25
11/04/25	12/09/25
12/09/25	01/13/2026



ZONING APPLICATION

Zoning Application Page 1 of 3

Planning

- Conditional Use Permit
- PDD Amendment
- Rezoning
- Street Name Change
- Easement Release
- Thoroughfare Abandonment

Relief Procedures

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

Project Name: PD-104 TRACT 5

Address: 701 East South 27th Number of Lots: _____ Acreage: 12

Legal Description: A0781 Sur 62 B A L Ne/4

Subdivision Name: A0781 Block: _____ Lot: _____

Current Zoning: PD MD-2 (18 UNITS/ACRE) Proposed Zoning (if applicable): PD MF (24 UNITS/ACRE)

OWNER AND AUTHORIZATION

Owner Name: Matthew D Weatherbee / Weatherbee Construction Inc.

Address: 5224 Redwood Trl

City, State, Zip: Fort Worth TX 76137 Fax: _____

Phone: 817-888-1833 Email: mdweatherbee@outlook.com

Agent Name: Chris Barnett / Foxwood Realty Group

Address: 1500 Industrial Blvd Ste 204

City, State, Zip: Abilene, TX 79602 Fax: _____

Phone: 325-201-7679 Email: cbarnett@foxwoodrealty.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:  Date: 29MAR2025

FOR OFFICE USE ONLY

Received: _____ Fee: \$ _____ Receipt No.: _____

Case No.: _____ Reviewed By: _____



ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

Trafalgar Homes of Texas, LLC sees a great opportunity for a high quality market-rate multifamily development in the Lytle/South Abilene area. The 12 acre Tract 5 of PD-104 provides an ideal transition zone from existing 3 story multifamily to the east to future single family development to the west. We believe we can most effectively serve the area, make best use of the land, and provide highest quality amenities if zoning is upgraded from MD to MF.

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.



ZONING 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?

The Comprehensive plan calls out the area as "Medium Density residential" types of uses. Tract 5 of PD-104 is called out for MF 18 units/acre so we believe upgrading to MF 24 units/acre does indeed implement the policies of the Comprehensive plan.

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, there is already MF next door to the east. Additionally, we propose to keep our structures to single and 2 story so as to provide a nice transition zone to the future single family development to the West.

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

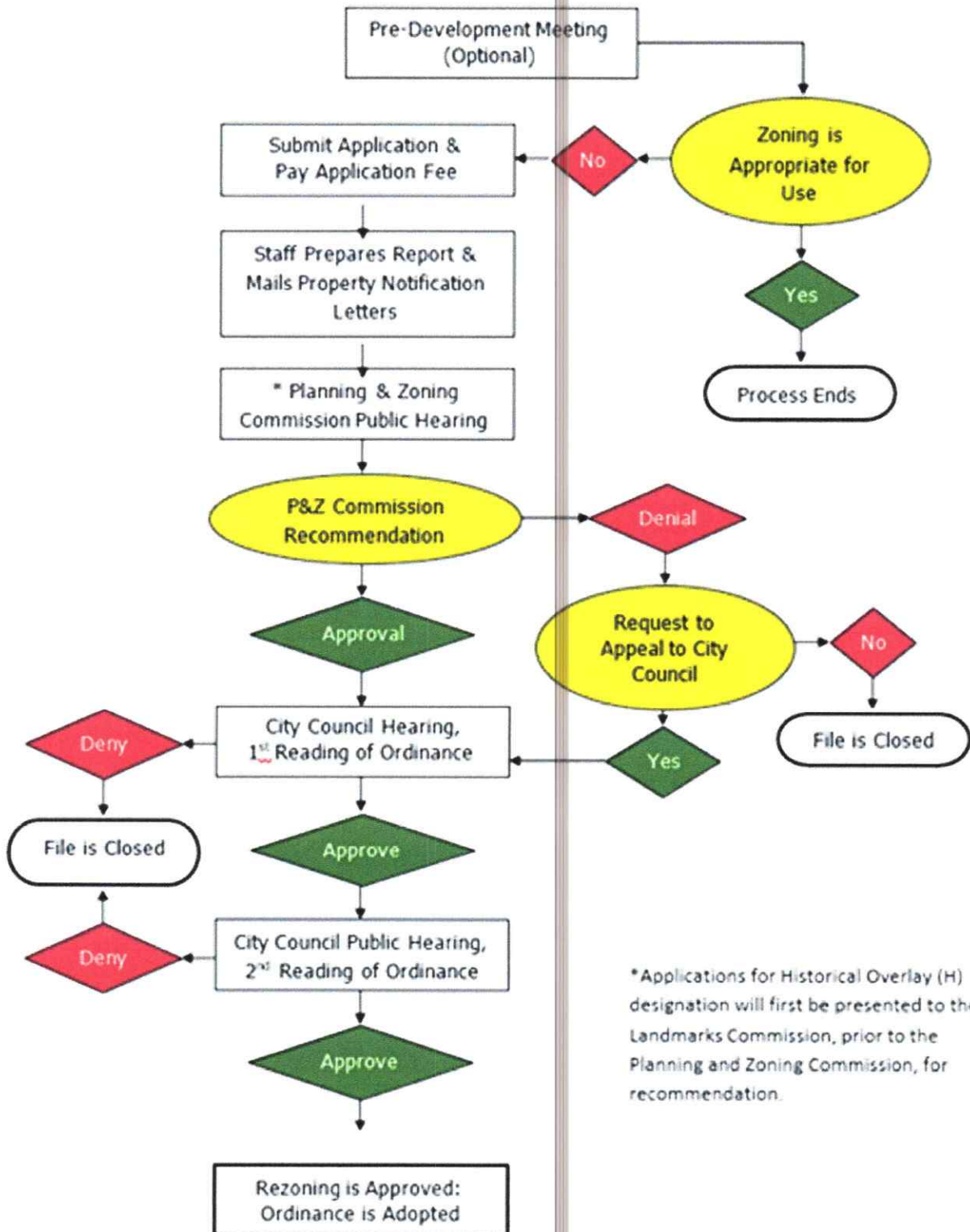
4. Are there other factors that will substantially affect the public health, safety, morals, or general welfare?

No

Other Required Forms - Disclosure of Interest (See Attached)

ZONING APPLICATION

Zoning • Conditional Use • PDD Amendment • Street Name Change • Thoroughfare Abandonment
Flowchart





ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

Subdivision: A0781 Total Number of Acres: 12
 Zoning Classification(s): PD MD2 Total Number of Lots: _____
 Location: 701 ES 27th

Property Owner Information & Authorization

Name/Company: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Email: _____

Project Representation (check one):

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

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

Property Owner's Signature: _____ Date: _____

STATE OF: _____

COUNTY OF: _____

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

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, 20____

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

- Engineer
- Purchaser
- Tenant
- Preparer
- Other(specify): _____

Name: Matt McGowen Company: Trafalgar Homes of Texas, LLC
 Address: PO Box 65 City: Stephenville State: TX
 Zip Code: 76401 Number: 325-660-1744 Email: dmattmcgowen@gmail.com



ZONING 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): Matt McGowen

Property Owner Project Representative

Signature of Certifying Person: Matt McGowen

*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



ZONING APPLICATION

Recommendations

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


PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED: 
DATE: 20 MAR 2025

ZONING 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 March 29, 2025

ACKNOWLEDGED BEFORE ME ON March 29, 2025 BY Matthew Weathersee

NOTARY Monica Arndt

STATE OF TEXAS, COUNTY OF TARRANT



*(cross out the inapplicable phrase)



ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

Subdivision: A0781 Total Number of Acres: 12
 Zoning Classification(s): PD MD2 Total Number of Lots: _____
 Location: 701 ES 27th

Property Owner Information & Authorization

Name/Company: Matthew D. Weatherbee / Weatherbee Construction
 Address: 5224 Redwood Trail
 City: Fort Worth State: TX Zip Code: 76137
 Phone: 817-888-1833 Email: mdweatherbee@outlook.com

Project Representation (check one):

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

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

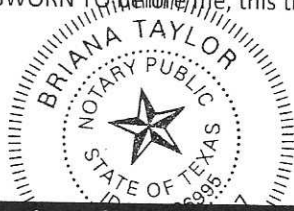
Property Owner's Signature: _____ Date: 03 APRIL 2025

STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared MATTHEW D WEATHERBEE (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 3 day of April, 2025



 Briana Taylor
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

- Engineer Purchaser Tenant Preparer Other(specify): _____

Name: Matt McGowen Company: Trafalgar Homes of Texas, LLC
 Address: PO Box 65 City: Stephenville State: TX
 Zip Code: 76401 Number: 325-660-1744 Email: dmattmcgowen@gmail.com



REZONE REQUEST

Case: Z-2025-14

Owner: Weatherbee Construction Inc.

Requests: Amend the terms of PD-104 specifically to allow additional Multifamily uses.

Location: 700 block of ES 27th St

Notification: 0 in Favor, 0 in Opposition

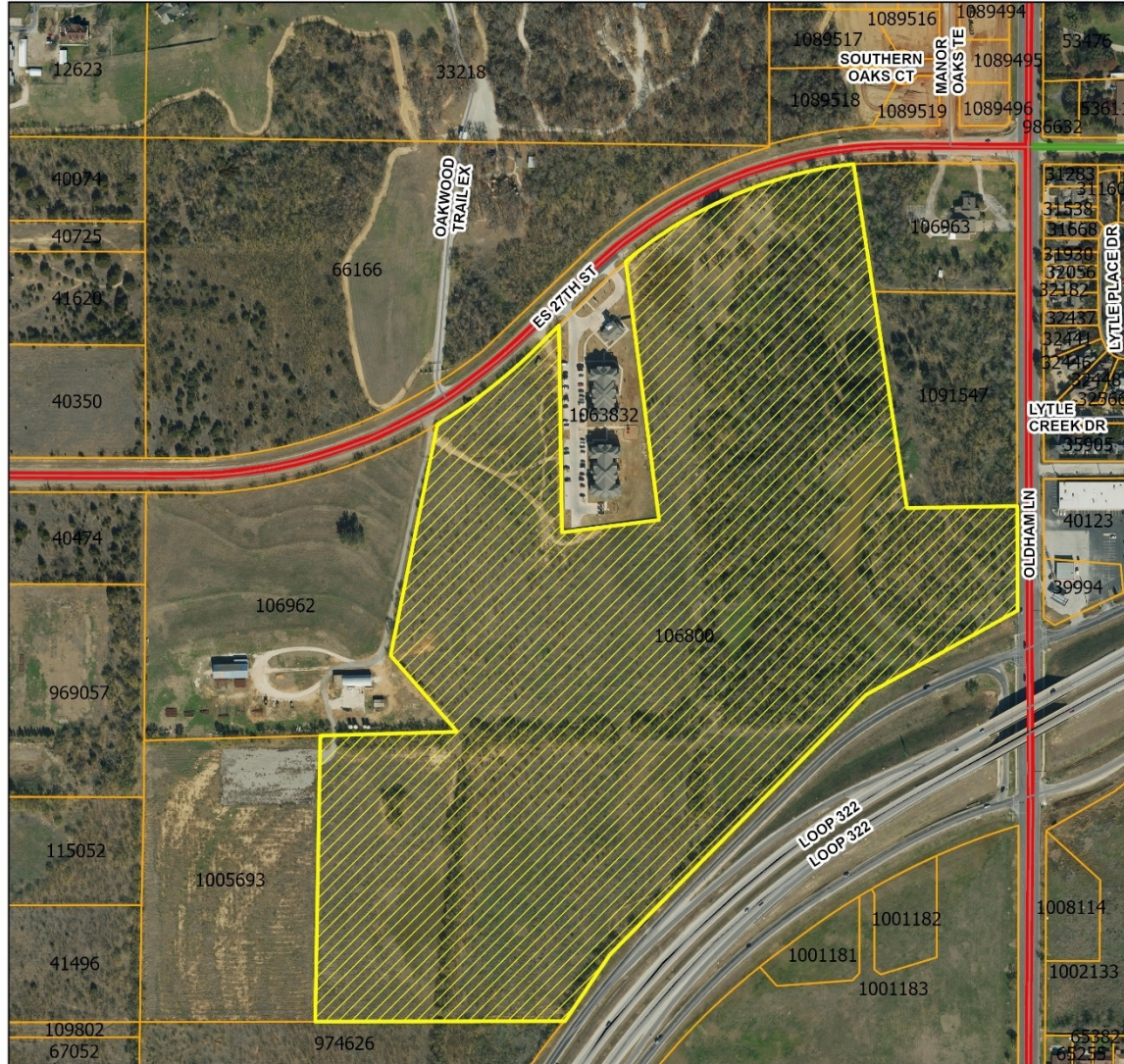
Planning & Zoning: June 3, 2025

Council Hearing: June 12, 2025
June 26, 2025





AERIAL LOCATION MAP



Legend

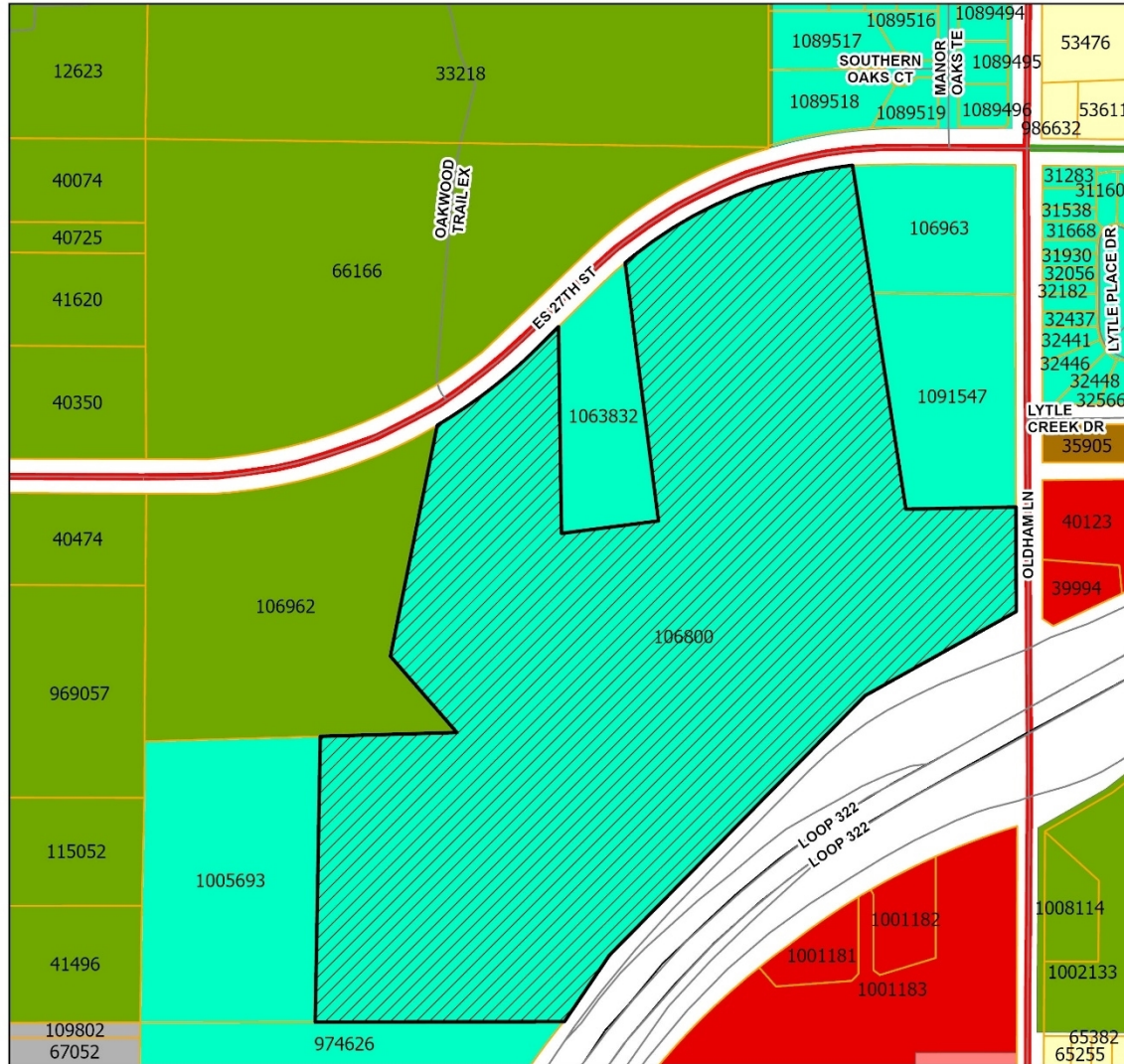
- Z-2025-14
- Courier Parcels
- Arterial
- Collector
- Expressway

0.07
Miles





ZONING MAP



Legend

- Z-2025-14
- Courier Parcels
- PD (Planned Development)
- LI (Light Industrial)
- GC (General Commercial)
- GR (General Retail)
- MF (Residential - Multi-family)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- Arterial
- Collector
- Expressway

0.07

Miles





PROPERTY VIEWS

North neighboring property



Subject property

Subject property



West neighboring property

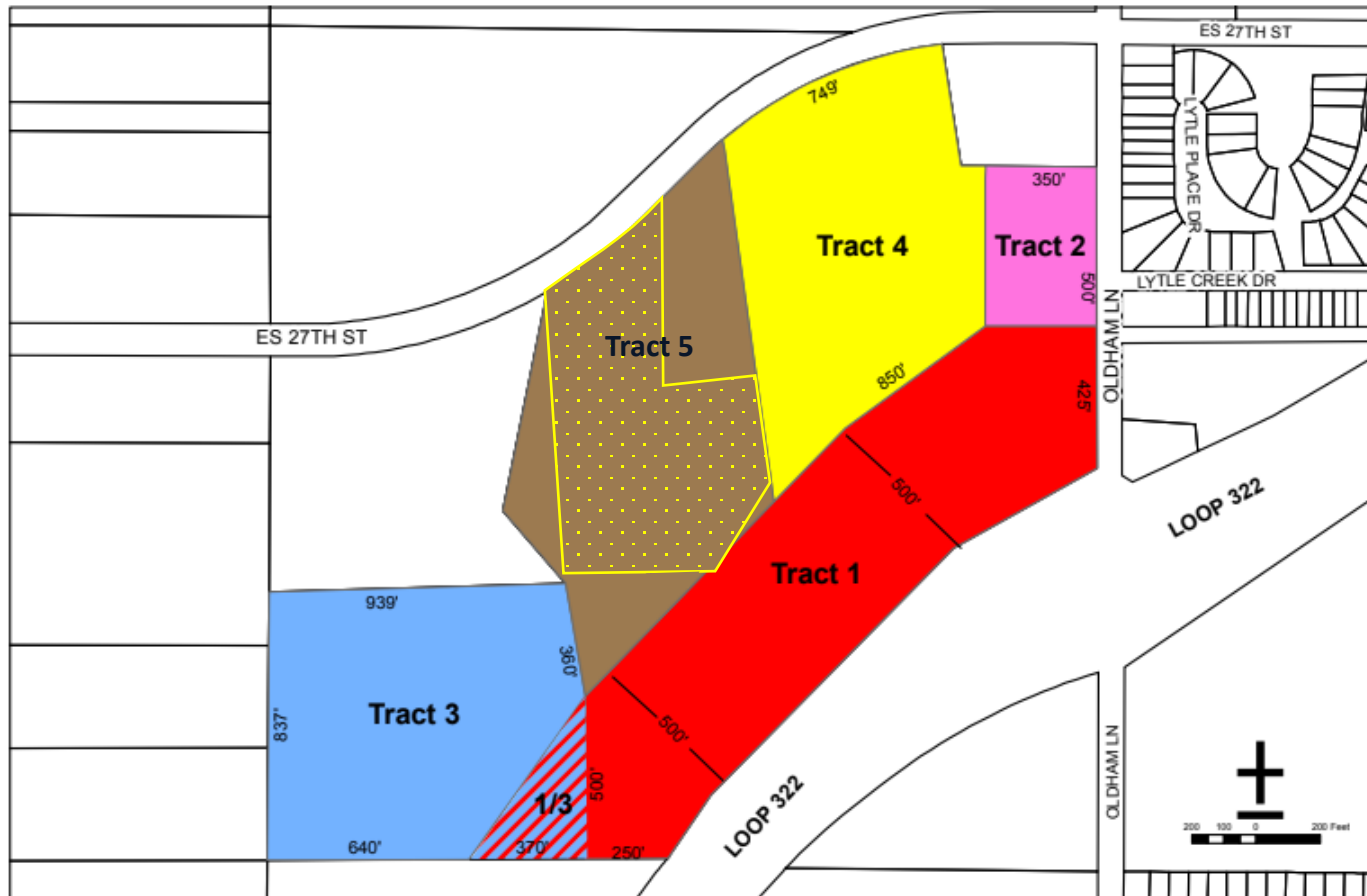





TRACT MAP

- | | |
|--|--|
| 1 SC Uses with Modifications | 2 Office Uses with Modifications |
| 1/3 SC Uses and/ or Self Storage | 4 Residential RM-3 and/ or RS-8 |
| 3 Self Storage and Residential 18 Units/ Acre | 5 Residential RM-2 18 Units/ Acre |

Exhibit B

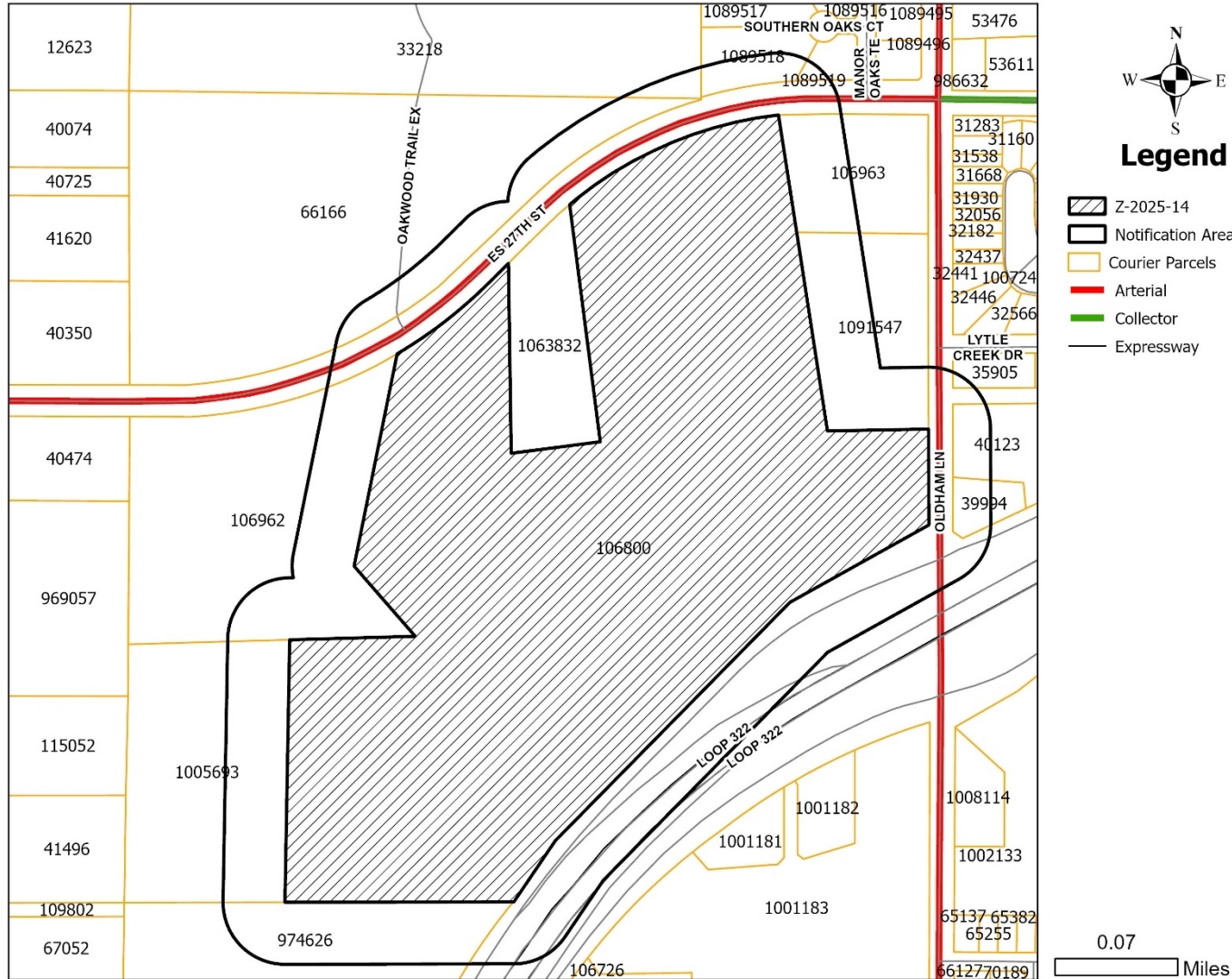


 Proposed location of Multifamily residential





NOTIFICATION AREA MAP



Legend

- Z-2025-14
- Notification Area
- Courier Parcels
- Arterial
- Collector
- Expressway

- 0- In Favor- ●
- 0- Opposed- ●
- 0% Opposition

0.07 Miles





FINDINGS AND RECOMMENDATION

The request is consistent with:

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

Staff Recommendation:

Staff recommends **approval**.





Questions?



ZONING CASE

Z-2025-15

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 3, 2025
 City Council 1st Reading: June 12, 2025
 City Council 2nd Reading: June 26, 2025

Applicant

Agent: Jeff Haygood
 Owner: Horne Re-Abilene LLC

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 11.25 acres from Agricultural Open (AO) and Planned Development (PDD-120) to Multi Family (MF).

Location

Located at 1717 Musgrave Blvd. Legal description being approximately 11.25 acres of Section No.25, Blind Asylum Lands, Abstract No. 1006, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City in 1980 as Agricultural Open (AO) and has remained vacant since. The portion that is zoned PDD-120 was rezoned in 2007 from Agricultural Open (AO) to Planned Development (PDD-120) which has a base zoning of General Retail GR).

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO	Vacant Lots
East	AO	Vacant Lot
South	GC	Hotels
West	HC/PD	Vacant Lot/Lowes

Criteria Assessment

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

- (1) **Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.**
 The proposed use is consistent with the Future Land Use and Development Plan Map.
- (2) **Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.**

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

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

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

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Application
- Metes & Bounds

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 23, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

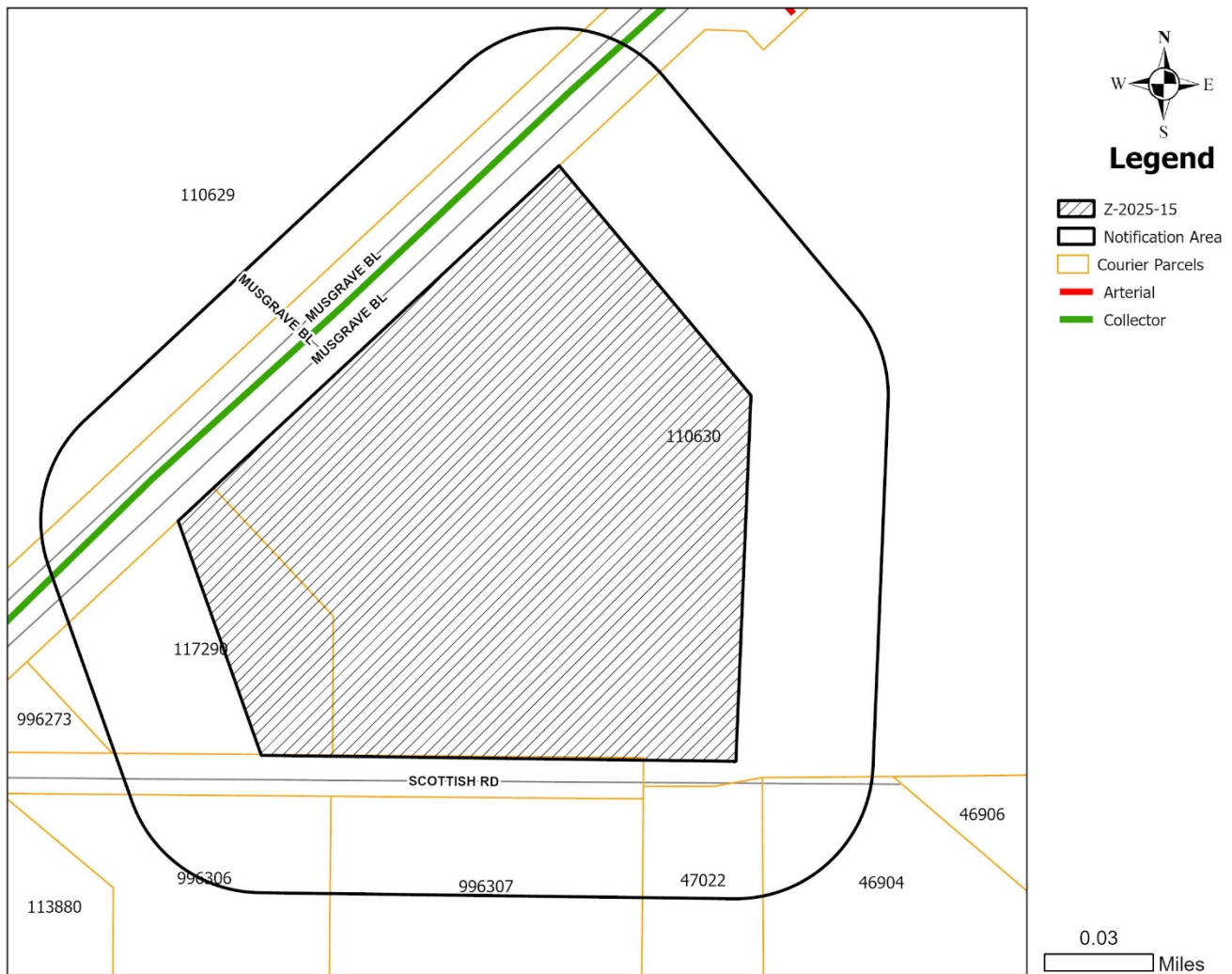
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
2XABILTX PROPERTY LP	996307	2141 SCOTTISH RD	
HORNE RE-ABILENE LLC	110630		F
HORNE RE-ABILENE LLC	110629		F
HORNE RE-ABILENE LLC	117290	1717 MUSGRAVE BL	F
HTAB PROPERTY LP	996306	2101 SCOTTISH RD	
HTAB PROPERTY LP	996306	2109 SCOTTISH RD	
MB RENTALS LLC	47022		
MB RENTALS LLC	46904		

PROPERTY ID

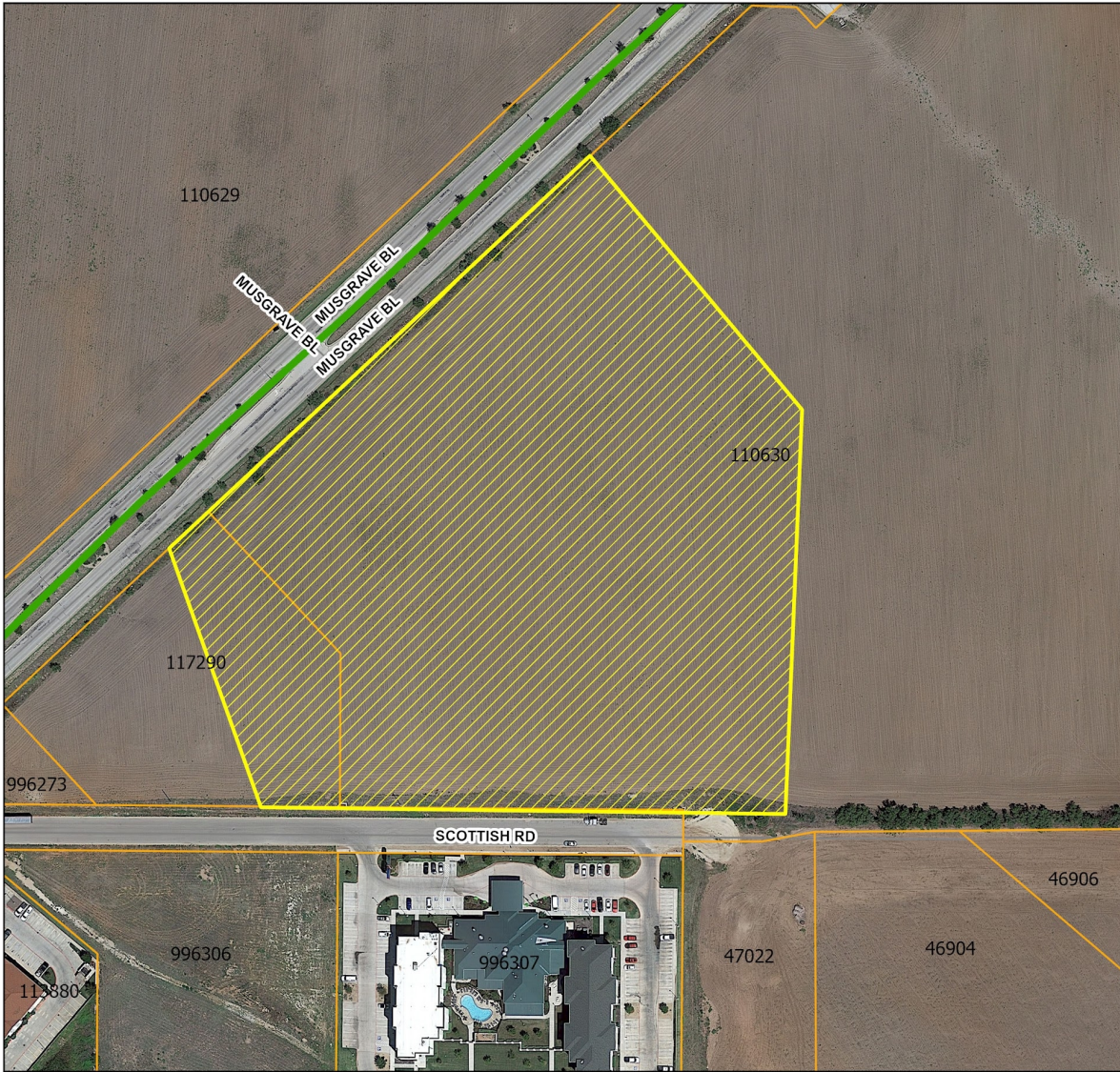
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
MB RENTALS LLC	46904		
MB RENTALS LLC	47022		
HORNE RE-ABILENE LLC	110629		F
HORNE RE-ABILENE LLC	110630		F
HORNE RE-ABILENE LLC	117290	1717 MUSGRAVE BL	F
HTAB PROPERTY LP	996306	2101 SCOTTISH RD	
HTAB PROPERTY LP	996306	2109 SCOTTISH RD	
2XABILTX PROPERTY LP	996307	2141 SCOTTISH RD	

NOTIFICATION MAP



LOCATION MAP



Legend

- Z-2025-15
- Courier Parcels
- Collector

0.03
 Miles

ZONING MAP





REZONE REQUEST

Case: Z-2025-15

Agent: Jeff Haygood

Request: Change the zoning of approximately 11.25 acres from Agricultural Open (AO) and Planned Development (PD) to Multi Family (MF).

Location: Located at 1717 Musgrave Blvd.

Notification: 1 in Favor, 0 in Opposition

Planning & Zoning: June 3, 2025

Council Hearing: June 12, 2025
June 26, 2025





AERIAL LOCATION MAP



Legend

- Z-2025-15
- Courier Parcels
- Collector

0.03
Miles





ZONING MAP



Legend

- Z-2025-15
- Courier Parcels
- PD (Planned Development)
- GC (General Commercial)
- AO (Agricultural Open)
- Collector

0.03
Miles





PROPERTY VIEWS



© U9P4CXZ1W9GW33D Timemark Verified



© 26BNDJGP2L MUKH Timemark Verified



Apr 24, 2025

Thu

Bldv, Abilene, TX 79601


**This property is
subject to a
zoning request**
For More Information Call 676.6237.



© UEZNPBWW6LCC Timemark Verified





USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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





USES IN MULTI-FAMILY ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

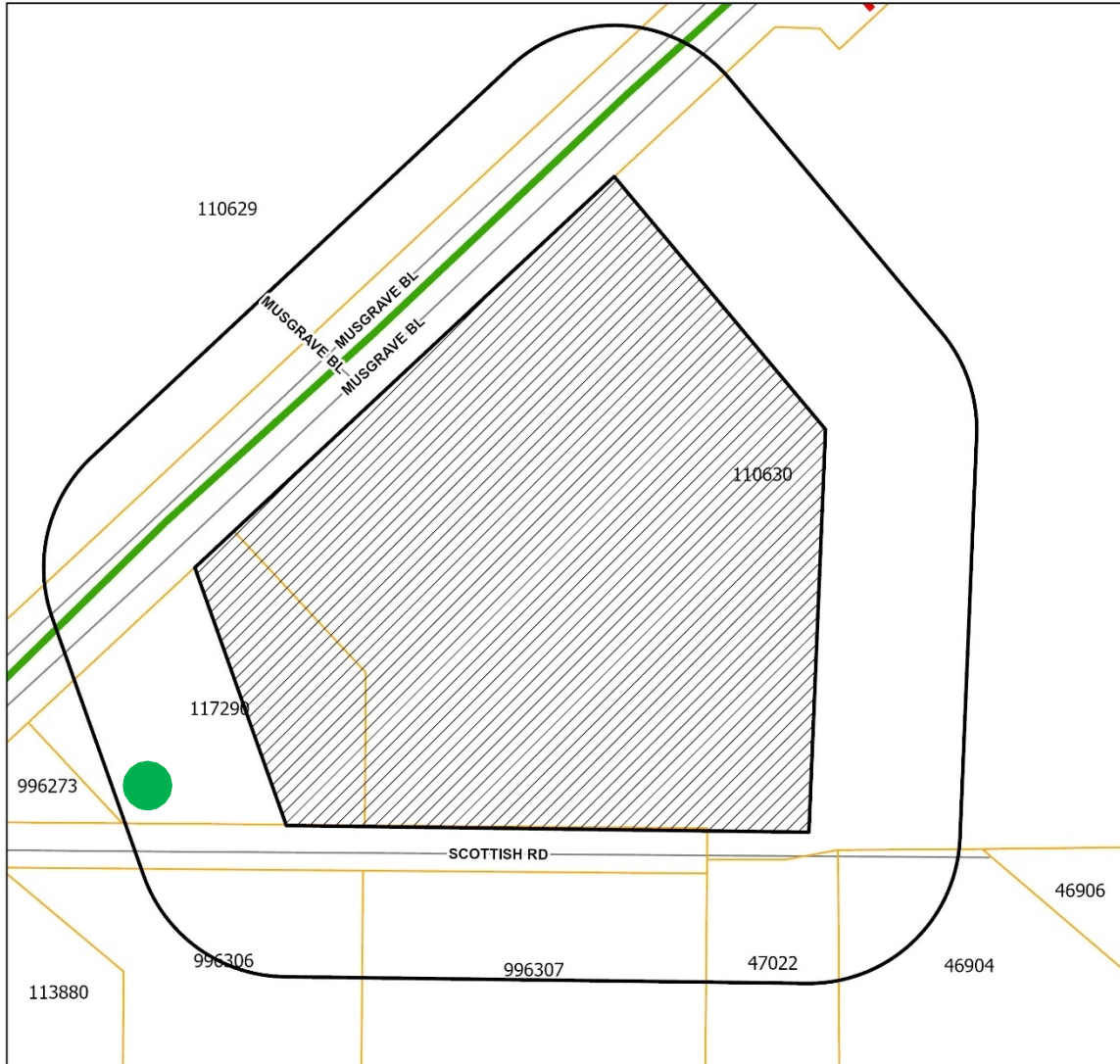
LEGEND

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





NOTIFICATION AREA MAP



Legend

- Z-2025-15
- Notification Area
- Courier Parcels
- Arterial
- Collector

- 1 - in Favor -
- 0 - in Opposition -
- % OPPOSITION

0.03
Miles





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?





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

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

BEING an **11.250 acre** zoning tract of land out of the southwest-quarter of Section No. 25, Blind Asylum Lands, Abstract No. 1006, City of Abilene, Taylor County, Texas, and being composed of 1.260 acres out of the eastern portion of Lot 101, Block B, Continuation No. 1, Enterprise Plaza Addition as shown per plat recorded in Cabinet 4, Slide 160, Plat Records, Taylor County, Texas, and 9.990 acres out of the remainder of that certain 60.65 acre tract (known as "TRACT TWO") described in a Warranty Deed to Horne Re – Abilene, LLC recorded in Volume 3308, Page 69, Official Public Records, Taylor County, Texas. Said **11.250 acre** zoning tract is more particularly described in metes and bounds as follows:

BEGINNING at a point for the northwest corner of this described tract and being in the northwest line of said Lot 101, Block B, same being the southeast right-of-way line of Musgrave Boulevard (right-of-way width of 120 feet) as described in an Amended Dedication Of Right-Of-Way to the City of Abilene recorded in Volume 3283, Page 53 of said Official Public Records, from which the west corner of said Lot 101, Block B bears S46°59'47"W 278.04 feet;

THENCE N46°59'47"E along the northwest line of this described tract and said Lot 101, Block B, and along the southeast right-of-way line of said Musgrave Boulevard, at a distance of 93.60 feet, pass a point for the north corner of said Lot 101, Block B, same being an exterior corner of the remainder of said 60.65 acre tract, and continuing along the northwest line of this described tract, and along a northwest line of the remainder of said 60.65 acre tract, and along the southeast right-of-way line of said Musgrave Boulevard, for a **total distance of 746.96 feet** to a point for the north corner of this described tract;

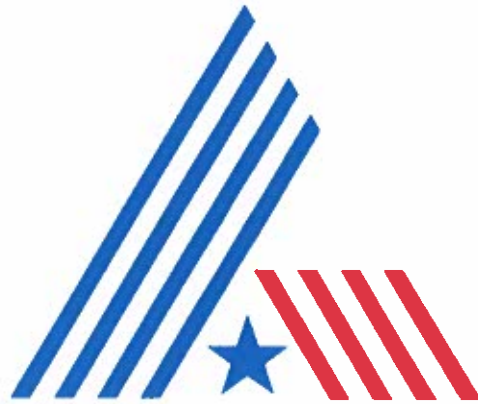
THENCE S43°00'13"E along the northeast line of this described tract, and over and across the remainder of said 60.65 acre tract, for a distance of 414.96 feet to a point for the northeast corner of this described tract;

THENCE S00°15'27"W along the east line of this described tract, and continuing over and across the remainder of said 60.65 acre tract, for a distance of 536.40 feet to a point for the southeast corner of this described tract;

THENCE N89°31'23"W along the south line of this described tract, and continuing over and across the remainder of said 60.65 acre tract, at a distance of 133.36 feet, pass a point at the northeast corner of Scottish Road (right-of-way width of 60 feet) as shown per said Enterprise Plaza Addition plat recorded in Cabinet 4, Slide 160 of said Plat Records, and continuing along the south line of this described tract, and along the north right-of-way line of said Scottish Road, at a distance of 584.87 feet, pass a point for the southeast corner of said Lot 101, Block B, and continuing along the south line of this described tract, and along the north right-of-way line of said Scottish Road, and along the south line of said Lot 101, Block B, for a **total distance of 698.07 feet** to a point for the southwest corner of this described tract, from which the southwest corner of said Lot 101, Block B bears N89°31'23"W 207.93 feet;

THENCE N21°38'53"W along the west line of this described tract, and over and across said Lot 101, Block B, for a distance of 349.21 feet to the **POINT OF BEGINNING** and containing **11.250 acres** of land, more or less.

ZONING APPLICATION



PLANNING & DEVELOPMENT SERVICES

CITY OF ABILENE TEXAS

- Rezoning
- Conditional Use Permit
- Planned Development District (PDD)
- PDD Amendment
- Street Name Change
- Thoroughfare Abandonment

ZONING APPLICATION

DOCUMENTS & MAPS

Reports, Plans, Ordinances, Maps, and other documents are often available on the City's website (<https://www.abilenetx.gov>) at no charge. Copies of these will be provided at the reproduction cost, currently 10 cents per page for black and white copies and \$1 per page for color copies. In addition, any other actual materials costs will be assessed.

Requests for the creation of maps or other documents not already existing will only be available based on availability of staff and will be billed at a rate of \$25 per hour, plus the cost of reproduction and/or materials.

NEIGHBORHOOD EMPOWERMENT ZONE INCENTIVE

Projects located within the designated "Neighborhood Empowerment Zone" will have fees waived in accordance with the City's Land Development Code. This does not apply to any portion of a fee that is based on actual costs to the City, such as filing plats, photocopies, notifications, etc.

SUBMITTAL INFORMATION

ONLINE SUBMITTALS FOR DEVELOPMENT APPLICATIONS ARE PREFERRED

CTRL & CLICK LINK BELOW

https://public.mygov.us/tx_abilene

- Prior to submittal, we strongly recommend setting up and attending a pre-submittal meeting.
- **INCOMPLETE APPLICATIONS AND SUBMITIALS WILL BE REJECTED** or will be returned; an application may be deemed incomplete after initial staff review.
- Please refer to the Land Development Code online Part III Appendix A for questions or concerns in respect to site development and development standards.
https://library.municode.com/tx/abilene/codes/code_of_ordinances?nodeId=PTIIIAPANDECO
- Plans for Conditional Use, Special Exceptions, Rezoning, Variance and Planned Development District Amendment shall be on 8.5" x 11" paper with one (1) copy.
- Site plans or conceptual site plans, plats, except Engineering Construction Sets, shall be 24" x 36" and folded, with two (2) hard copies. If applicable, please provide survey plat of property. Plats and Engineering plans shall be GEO Referenced and in DWG format.
- PDF copies can be emailed to planning@abilenetx.gov
- If a case is withdrawn or delayed at the request of the applicant after notifications have been sent and/or public notice has been posted, the applicant will be responsible for the cost of re-notifications and re-posting of notice.
- All other questions may be directed to the following:

Planning and Development Services Department
555 Walnut Street, **Northeast Rear Entrance to City Hall**
325.676.6237
planning@abilenetx.gov

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

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

Fees can be paid online with credit card.

See RECORDING FEES for actual filing costs with Taylor County Clerk's Office. Thoroughfare Abandonment Fee 10% of the calculated land value of the ROW area to be abandoned, based on the average square footage value of adjacent properties, per the most recent official Appraisal District valuation. Minimum fee is \$1,500. *Any portion over the minimum fee is refundable if the abandonment is not approved.*

ZONING APPLICATION

PLANNING & ZONING COMMISSION

The members of the Planning & Zoning Commission (also referred to as the Commission) are appointed by the City Council. In making appointments to the Commission, the City Council shall seek to ensure broad representation and expertise among the membership.

According to Section 1.1.3.3. Powers & Duties, of the City of Abilene Land Development Code (LDC), the Planning and Zoning Commission shall:

1. Make recommendations on a Comprehensive Plan or amendments thereto related to the physical development, growth, improvement, and beautification of the City.
2. Make recommendations on other types of City plans that are related to the physical development, growth, improvement, and beautification of the City, including Neighborhood Plans and Corridor Plans.
3. Recommend to the City Council approval or denial of proposed changes in the zoning districts and/or ordinance.
4. Approve or disapprove the platting or subdividing of land within the corporate limits of the City and within adjacent areas as permitted by law.
5. Recommend to the City Council approval or disapproval of requests for street name changes and street closures within the corporate limits of the City.
6. Submit annually to the City Manager, not less than ninety (90) business days prior to the beginning of the budget year, a list of recommended capital improvements, if any, which in the opinion of the Commission, are necessary or desirable during the forthcoming five (5) year period.
7. Recommend to the City Council approval or disapproval of plans for housing clearance, public housing, and urban redevelopment and renewal projects.
8. Perform such additional duties and exercise such additional powers as may be prescribed by ordinance not inconsistent with the provisions of the City Charter.
9. Advise the City Council on applications and petitions for legislative decisions as authorized by the Land Development Code, such as:
 - a. Petition for amending the Comprehensive Plan;
 - b. Petition for a zoning map amendment, including a petition for creation of an overlay district, Conditional Use Permit (CUP), or Planned Development (PD) district;
 - c. Amendments to the text of the Land Development Code (LDC) as authorized by City Charter; and
 - d. Others as assigned by City Council.

The Planning and Zoning Commission shall finally decide appeals filed in accordance with Article 3 of the Land Development Code (Relief Procedures). Also, the Commission shall finally decide the following petitions for relief:

1. The Planning and Zoning Commission shall finally decide any variance petition on an application for a Preliminary Plat, Final Plat or replat, except when such variance is for relief from a dedication or construction requirement, in which case Section 1.1.4.3 shall apply; and
2. The Planning and Zoning Commission shall initially decide any vested rights petition for any decision for which it is the initial decision-maker.

ZONING APPLICATION

2025 PLANNING AND ZONING COMMISSION

PD APPLICATION DEADLINE	ZONING APPLICATION DEADLINE	PLANNING & ZONING MEETING ***	CITY COUNCIL 1 ST READING	CITY COUNCIL 2 ND READING ***
11/16/24	12/03/24	01/07/25	01/23/25	02/13/25
12/14/24	12/31/24	02/04/25	02/27/25	03/13/25
01/11/25	01/28/25	03/04/25	03/27/25	04/10/25
02/08/25	02/25/25	04/01/25	04/24/25	05/08/25
03/15/25	04/01/25	05/06/25	05/22/25	06/12/25
04/12/25	04/29/25	06/03/25	06/26/25	07/10/25
05/10/25	05/27/25	07/01/25	07/24/25	08/14/25
06/14/25	07/01/25	08/05/25	08/28/25	09/11/25
07/12/25	07/29/25	09/02/25	09/25/25	10/09/25
08/16/25	09/02/25	10/07/25	10/23/25	11/06/25
09/13/25	09/30/25	11/04/25	11/20/25	12/04/25
10/11/25	10/28/25	12/02/25	12/18/25	01/08/26
11/15/25	12/02/25	01/06/26	01/22/26	02/12/26
12/13/25	12/30/25	02/03/26	02/26/26	03/12/26

*** These meetings require public hearings and the applicant or a representative must be present.

2025 BOARD OF ADJUSTMENT

APPLICATION DEADLINE	MEETING DATE ***
12/10/24	01/14/25
01/07/25	02/11/25
02/04/25	03/11/25
03/04/25	04/08/25
04/08/25	05/13/25
05/06/25	06/10/25
06/03/25	07/08/25
07/08/25	08/12/25
08/05/25	09/09/25
09/09/25	10/14/25
10/08/25	11/12/25
11/04/25	12/09/25
12/09/25	01/13/2026



ZONING APPLICATION

Zoning Application Page 1 of 3

Planning

- Conditional Use Permit Rezoning Easement Release
 PDD Amendment Street Name Change Thoroughfare Abandonment

Relief Procedures

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

Project Name: GVD - Scottish Rd Apartments Abilene
 Address: 1717 Musgrave Blvd. & adjacent NE property Number of Lots: 2 Acreage: 11.25
 Legal Description: Enterprise Plaza & A1006 SUR 25 BAL SW/4
 Subdivision Name: 1 & Unplotted Block: B & Unplotted Lot: 101 & Unplotted
 Current Zoning: PD & AO Proposed Zoning (if applicable): MF

OWNER AND AUTHORIZATION

Owner Name: Horne RE - Abilene, LLC
 Address: 412 N. Cedar Bluff Road, Suite 205
 City, State, Zip: Knoxville, Tennessee 37923 Fax: _____
 Phone: 865-560-1100 Email: mpatterson@hpiknox.com
 Agent Name: Michael Patterson
 Address: 412 N. Cedar Bluff Rd, Ste 205
 City, State, Zip: Knoxville, TN 37922 Fax: _____
 Phone: 865-560-1100 Email: mpatterson@hpiknox.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:  Date: 3-27-25

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



ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

To properly zone property for a 240 unit Multi-Family Apartment Complex.

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.



ZONING 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, & 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?

We believe yes, but insufficient information available at this time.

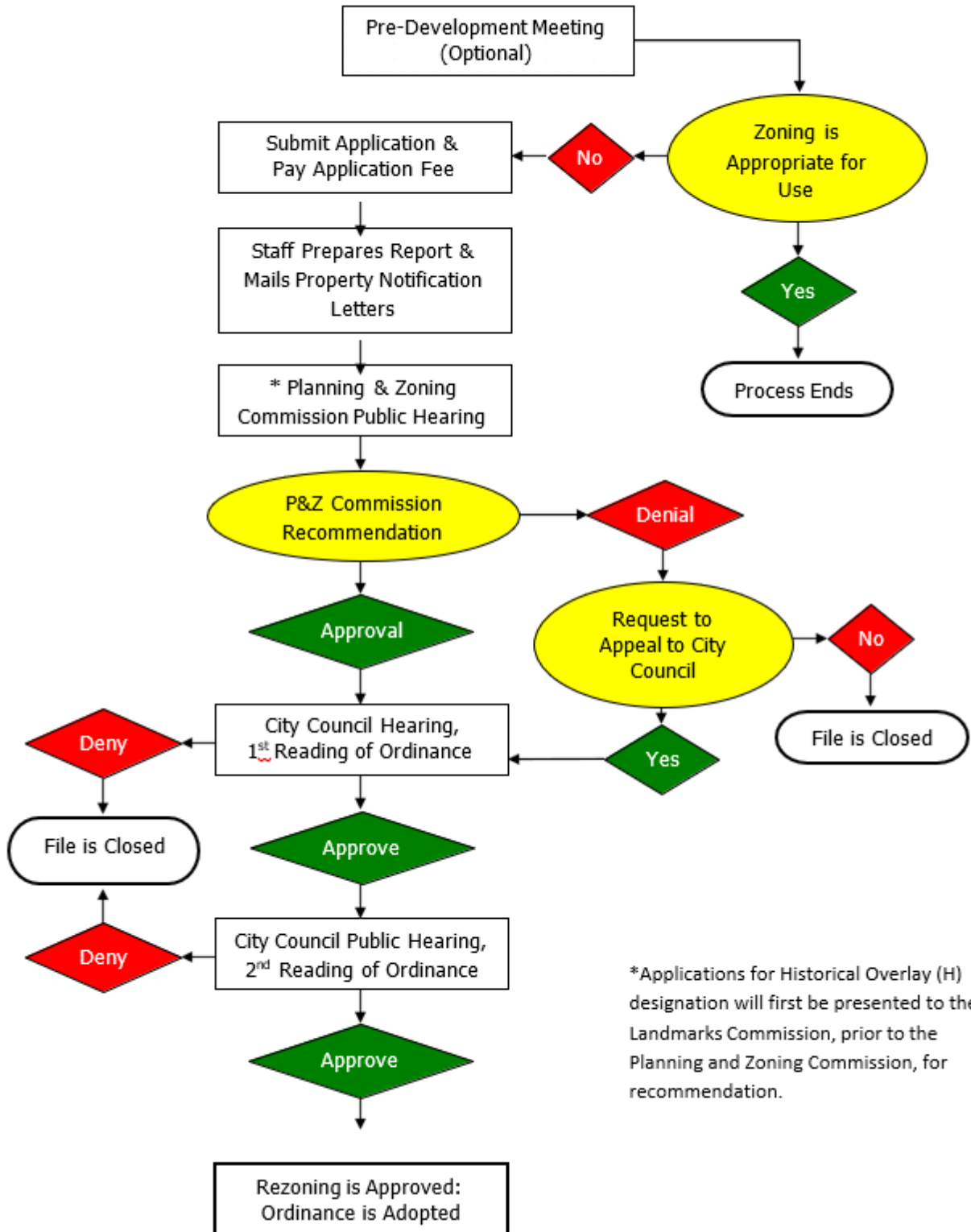
- 4. Are there other factors that will substantially affect the public health, safety, morals, or general welfare?

No

Other Required Forms - Disclosure of Interest (See Attached)

ZONING APPLICATION

Zoning • Conditional Use • PDD Amendment • Street Name Change • Thoroughfare Abandonment
Flowchart



*Applications for Historical Overlay (H) designation will first be presented to the Landmarks Commission, prior to the Planning and Zoning Commission, for recommendation.



ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

Subdivision: Please see attached: Total Number of Acres: 11.25
 Zoning Classification(s): AO & PD Total Number of Lots: 2
 Location: NE corner of Scottish Rd & Musgrave Blvd

Property Owner Information & Authorization

Name/Company: Horne RE - Abilene, LLC
 Address: 412 N. Cedar Bluff Road, Suite 205
 City: Knoxville State: Tennessee Zip Code: 37923
 Phone: _____ Email: _____

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Jeff Haygood, GVD Real Estate Development (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 optional type, representation, and landscape incentive of my own volition and not at the request of the City of Abilene.

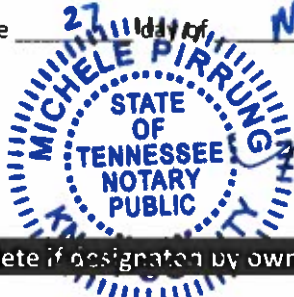
Property Owner's Signature: [Signature] Date: 3.27.25

STATE OF: TN

COUNTY OF: KNOX

BEFORE ME, a Notary Public, on this day personally appeared MICHAEL PATTERSON (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 27 day of MARCH, 2025



[Signature]
 NOTARY PUBLIC in and for the State of ~~Texas~~ Tennessee

Project Representative Information (complete if designated by owner)

- Engineer
- Purchaser
- Tenant
- Preparer
- Other(specify): _____

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



ZONING 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): MICHAEL PATTERSON

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



ZONING APPLICATION

Recommendations

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

PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED:  _____
DATE: 3/27/25



ZONING 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 _____, 20____

*(cross out the inapplicable phrase)

ZONING CASE

Z-2025-16

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 03, 2025
 City Council 1st Reading: June 12, 2025
 City Council 2nd Reading: June 26, 2025

Applicant

Agent: Jacob & Martin, LLC
 Owners: Sanford Construction, LLC and IWS2 Investments, LLC

Case Manager

Clarissa Ivey – Planner

Request

Amend the terms and conditions of a Planned Development District (PDD-188). Specifically, to reduce the interior side yard setback to 5 feet.

Location

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.

Background

The subject property was annexed into the City of Abilene in 1957 and has remained vacant. The property was rezoned from Single Family Residential (RS-6) to Multi-Family (MF) in July 2023, and then again to Planned Development (PDD-188) in November 2024. Since being rezoned to Planned Development (PDD-188) the properties have been replatted and utilities extended.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	HI	Steel Supplier
East	HI	Church
South	RS-6	Residence
West	RS-6	Residence

Criteria Assessment

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

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

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

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

The proposed zoning is appropriate, as it would be consistent with the surrounding residential 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.

All services are provided.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Project Overview
- Original PDD Ordinance
- Redline Ordinance

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 23, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ABERNATHY JEFFREY & SHAWNA	62660	933 MINDA ST	
ALEXANDER GARY & CHERYL	974964	857 HAILEY ST	
ALEXANDER GARY & CHERYL	974964	849 HAILEY ST	
BATISTE PROPERTIES LLC	974966	858 MINDA ST	
BLANTON ANGELINA LF EST	63682	926 LUZON ST	
CAMPBELL CHRISTOPHER	64454	974 LUZON ST	
CONNER BOBBY RAY	64333	966 LUZON ST	
DAVIS JORDAN DION	62925	917 MINDA ST	
DESCENDANTS LAND LLC	63948	942 LUZON ST	
DRONES FRANK & DOROTHY J LIFE EST	62791	925 MINDA ST	
EBENGO IBADIYE MAMIE &	61621	1009 MINDA ST	
ELLIOTT SAMMY LEE &	64207	958 LUZON ST	
FLORES JUANITA &	63063	909 MINDA ST	
GINDRATT ISIAH JR ET AL	61344	1025 MINDA ST	
GONZALES FELECITY MAUVE	61881	981 MINDA ST	
GUAJARDO MICHELLE	106931	889 HAILEY ST	
GUAJARDO MICHELLE	106931	897 HAILEY ST	
GUERRERO MONICA ANN	56495	897 MINDA ST	
HEGER THOMAS P & YING L	64709	1002 LUZON ST	
HILL CHARLES	64585	982 LUZON ST	
IWS2 INVESTMENTS LLC	1095894	958 MINDA ST	
IWS2 INVESTMENTS LLC	1095896	950 MINDA ST	
IWS2 INVESTMENTS LLC	1095893	962 MINDA ST	
IWS2 INVESTMENTS LLC	1095886	969 HAILEY ST	
IWS2 INVESTMENTS LLC	1095888	977 HAILEY ST	
IWS2 INVESTMENTS LLC	1095895	954 MINDA ST	
IWS2 INVESTMENTS LLC	1095885	965 HAILEY ST	
IWS2 INVESTMENTS LLC	1095878	937 HAILEY ST	
IWS2 INVESTMENTS LLC	1095884	961 HAILEY ST	
IWS2 INVESTMENTS LLC	1095883	957 HAILEY ST	
IWS2 INVESTMENTS LLC	1095882	953 HAILEY ST	
IWS2 INVESTMENTS LLC	1095881	949 HAILEY ST	
IWS2 INVESTMENTS LLC	1095880	945 HAILEY ST	
IWS2 INVESTMENTS LLC	1095879	941 HAILEY ST	
IWS2 INVESTMENTS LLC	1095877	933 HAILEY ST	
IWS2 INVESTMENTS LLC	1095903	922 MINDA ST	
IWS2 INVESTMENTS LLC	1095902	926 MINDA ST	
IWS2 INVESTMENTS LLC	1095901	930 MINDA ST	
IWS2 INVESTMENTS LLC	1095900	934 MINDA ST	
IWS2 INVESTMENTS LLC	1095899	938 MINDA ST	
IWS2 INVESTMENTS LLC	1095898	942 MINDA ST	
IWS2 INVESTMENTS LLC	1095897	946 MINDA ST	
IWS2 INVESTMENTS LLC	1095892	966 MINDA ST	

IWS2 INVESTMENTS LLC	1095904	918 MINDA ST	
IWS2 INVESTMENTS LLC	1095908	902 MINDA ST	
IWS2 INVESTMENTS LLC	1095907	906 MINDA ST	
IWS2 INVESTMENTS LLC	1095906	910 MINDA ST	
IWS2 INVESTMENTS LLC	1095905	914 MINDA ST	
IWS2 INVESTMENTS LLC	1095891	970 MINDA ST	
IWS2 INVESTMENTS LLC	1095887	973 HAILEY ST	
IWS2 INVESTMENTS LLC	1095890	985 HAILEY ST	
IWS2 INVESTMENTS LLC	1095889	981 HAILEY ST	
JOHNSON RONDA L	63314	902 LUZON ST	
KING SOLOMON BAPTIST	59145	1074 MINDA ST	
MC LAMORE HARLAN F &	107518	909 HAILEY ST	
MINDA ST CHURCH OF CHRIST	974973	855 MINDA ST	
MINDA ST CHURCH OF CHRIST	974973	701 MINDA ST	
MITCHELL MISTI GAYLE	62008	973 MINDA ST	
MITCHELL PAMELA GAYLE	62263	957 MINDA ST	
MORGAN RODNEY	1083634	910 LUZON ST	
MUDAGIRI SHEMU &	62389	949 MINDA ST	
MUSONERA EVARISTE &	62133	965 MINDA ST	
NTAWUKENASHAKA SERGE &	62527	941 MINDA ST	
RAMIREZ ROY	63188	901 MINDA ST	
RICHARDSON MANUELA J	61762	1001 MINDA ST	
RODRIGUEZ LUCILLA	64843	1010 LUZON ST	
ROYAL AURORA	974965	866 MINDA ST	
ROYAL AURORA ANNETTE	974963	890 MINDA ST	
SANFORD CONSTRUCTION LLC	1095910	894 MINDA ST	
SANFORD CONSTRUCTION LLC	1095909	898 MINDA ST	
SERRANO PEDRO	56763	618 SUNRISE AV	
STOFFELS DOLAN M & ANN	63566	918 LUZON ST	
TAYLOR LAWANDA	61477	1017 MINDA ST	
W&W AFCO STEEL LLC	47073		
W&W AFCO STEEL LLC	44197		
W&W AFCO STEEL LLC	974937		
WASHINGTON WILLIE L	64081	950 LUZON ST	
WINNING CIRCLE REAL ESTATE SOLUTIONS LLC	63817	934 LUZON ST	
YOUNG MAE DELL LIFE ESTATE	56632	610 SUNRISE AV	

PROPERTY ID

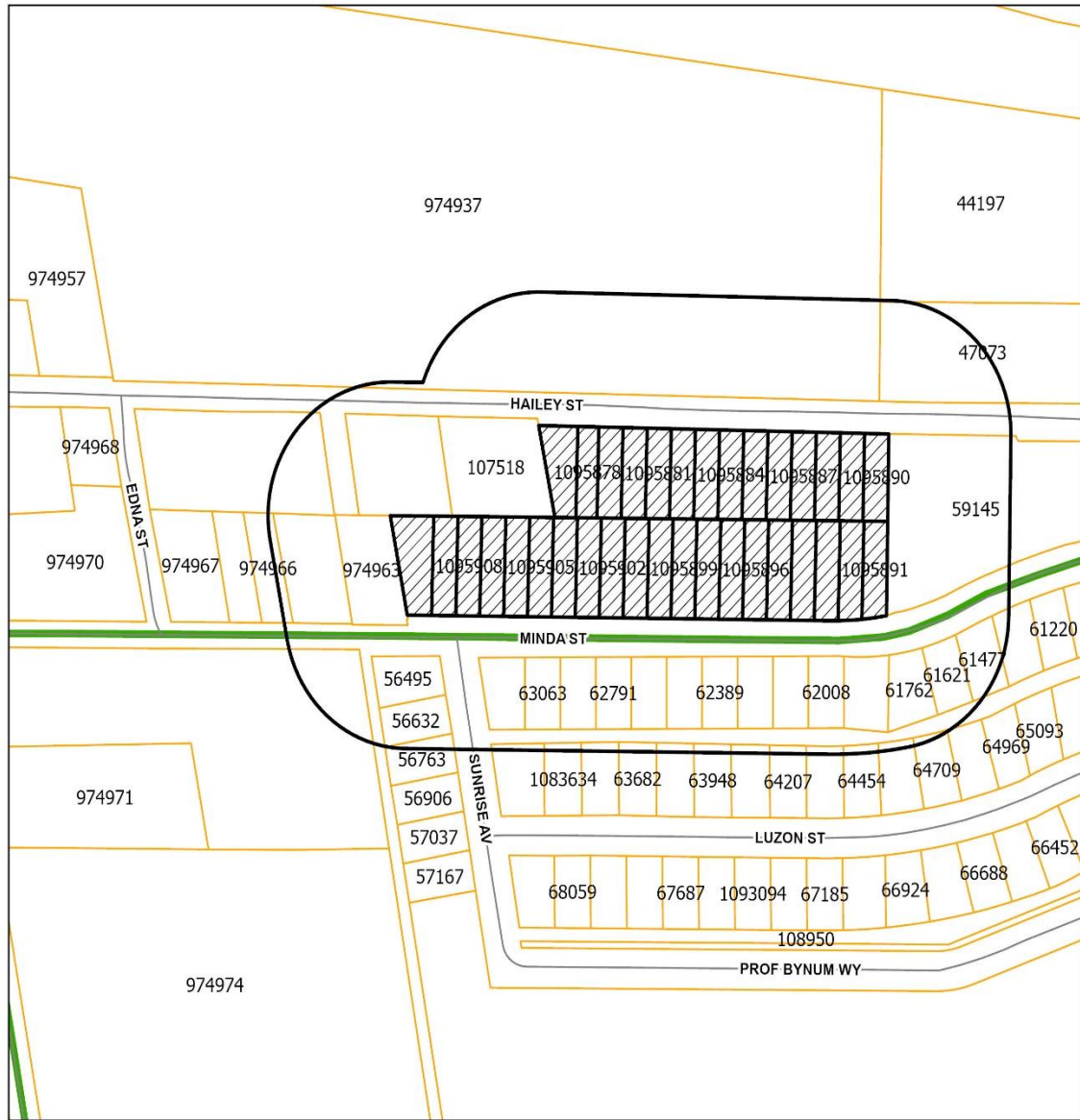
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
W&W AFCO STEEL LLC	44197		
W&W AFCO STEEL LLC	47073		
GUERRERO MONICA ANN	56495	897 MINDA ST	
YOUNG MAE DELL LIFE ESTATE	56632	610 SUNRISE AV	
SERRANO PEDRO	56763	618 SUNRISE AV	
KING SOLOMON BAPTIST	59145	1074 MINDA ST	
GINDRATT ISIAH JR ET AL	61344	1025 MINDA ST	
TAYLOR LAWANDA	61477	1017 MINDA ST	
EBENGO IBADIYE MAMIE &	61621	1009 MINDA ST	

RICHARDSON MANUELA J	61762	1001 MINDA ST	
GONZALES FELECITY MAUVE	61881	981 MINDA ST	
MITCHELL MISTI GAYLE	62008	973 MINDA ST	
MUSONERA EVARISTE &	62133	965 MINDA ST	
MITCHELL PAMELA GAYLE	62263	957 MINDA ST	
MUDAGIRI SHEMU &	62389	949 MINDA ST	
NTAWUKENASHAKA SERGE &	62527	941 MINDA ST	
ABERNATHY JEFFREY & SHAWNA	62660	933 MINDA ST	
DRONES FRANK & DOROTHY J LIFE EST	62791	925 MINDA ST	
DAVIS JORDAN DION	62925	917 MINDA ST	
FLORES JUANITA &	63063	909 MINDA ST	
RAMIREZ ROY	63188	901 MINDA ST	
JOHNSON RONDA L	63314	902 LUZON ST	
STOFFELS DOLAN M & ANN	63566	918 LUZON ST	
BLANTON ANGELINA LF EST	63682	926 LUZON ST	
WINNING CIRCLE REAL ESTATE SOLUTIONS LLC	63817	934 LUZON ST	
DESCENDANTS LAND LLC	63948	942 LUZON ST	
WASHINGTON WILLIE L	64081	950 LUZON ST	
ELLIOTT SAMMY LEE &	64207	958 LUZON ST	
CONNER BOBBY RAY	64333	966 LUZON ST	
CAMPBELL CHRISTOPHER	64454	974 LUZON ST	
HILL CHARLES	64585	982 LUZON ST	
HEGER THOMAS P & YING L	64709	1002 LUZON ST	
RODRIGUEZ LUCILLA	64843	1010 LUZON ST	
GUAJARDO MICHELLE	106931	889 HAILEY ST	
GUAJARDO MICHELLE	106931	897 HAILEY ST	
MC LAMORE HARLAN F &	107518	909 HAILEY ST	
W&W AFCO STEEL LLC	974937		
ROYAL AURORA ANNETTE	974963	890 MINDA ST	
ALEXANDER GARY & CHERYL	974964	857 HAILEY ST	
ALEXANDER GARY & CHERYL	974964	849 HAILEY ST	
ROYAL AURORA	974965	866 MINDA ST	
BATISTE PROPERTIES LLC	974966	858 MINDA ST	
MINDA ST CHURCH OF CHRIST	974973	855 MINDA ST	
MINDA ST CHURCH OF CHRIST	974973	701 MINDA ST	
MORGAN RODNEY	1083634	910 LUZON ST	
IWS2 INVESTMENTS LLC	1095877	933 HAILEY ST	
IWS2 INVESTMENTS LLC	1095878	937 HAILEY ST	
IWS2 INVESTMENTS LLC	1095879	941 HAILEY ST	
IWS2 INVESTMENTS LLC	1095880	945 HAILEY ST	
IWS2 INVESTMENTS LLC	1095881	949 HAILEY ST	
IWS2 INVESTMENTS LLC	1095882	953 HAILEY ST	
IWS2 INVESTMENTS LLC	1095883	957 HAILEY ST	
IWS2 INVESTMENTS LLC	1095884	961 HAILEY ST	
IWS2 INVESTMENTS LLC	1095885	965 HAILEY ST	
IWS2 INVESTMENTS LLC	1095886	969 HAILEY ST	
IWS2 INVESTMENTS LLC	1095887	973 HAILEY ST	
IWS2 INVESTMENTS LLC	1095888	977 HAILEY ST	
IWS2 INVESTMENTS LLC	1095889	981 HAILEY ST	

IWS2 INVESTMENTS LLC	1095890	985 HAILEY ST	
IWS2 INVESTMENTS LLC	1095891	970 MINDA ST	
IWS2 INVESTMENTS LLC	1095892	966 MINDA ST	
IWS2 INVESTMENTS LLC	1095893	962 MINDA ST	
IWS2 INVESTMENTS LLC	1095894	958 MINDA ST	
IWS2 INVESTMENTS LLC	1095895	954 MINDA ST	
IWS2 INVESTMENTS LLC	1095896	950 MINDA ST	
IWS2 INVESTMENTS LLC	1095897	946 MINDA ST	
IWS2 INVESTMENTS LLC	1095898	942 MINDA ST	
IWS2 INVESTMENTS LLC	1095899	938 MINDA ST	
IWS2 INVESTMENTS LLC	1095900	934 MINDA ST	
IWS2 INVESTMENTS LLC	1095901	930 MINDA ST	
IWS2 INVESTMENTS LLC	1095902	926 MINDA ST	
IWS2 INVESTMENTS LLC	1095903	922 MINDA ST	
IWS2 INVESTMENTS LLC	1095904	918 MINDA ST	
IWS2 INVESTMENTS LLC	1095905	914 MINDA ST	
IWS2 INVESTMENTS LLC	1095906	910 MINDA ST	
IWS2 INVESTMENTS LLC	1095907	906 MINDA ST	
IWS2 INVESTMENTS LLC	1095908	902 MINDA ST	
SANFORD CONSTRUCTION LLC	1095909	898 MINDA ST	
SANFORD CONSTRUCTION LLC	1095910	894 MINDA ST	

NOTIFICATION MAP



Legend

- Z-2025-16
- Notification Buffer
- Courier Parcels
- Collector

0.04 Miles



REZONE REQUEST

Case: Z-2025-16

Agent: Jacob & Martin, LLC

Request: Amend the terms and conditions of a Planned Development District (PDD-188). Specifically, to reduce the interior side yard setback to 5 feet.

Location: 894-970 Minda St and 933-985 Hailey St

Notification: 0 in Favor, 0 in Opposition

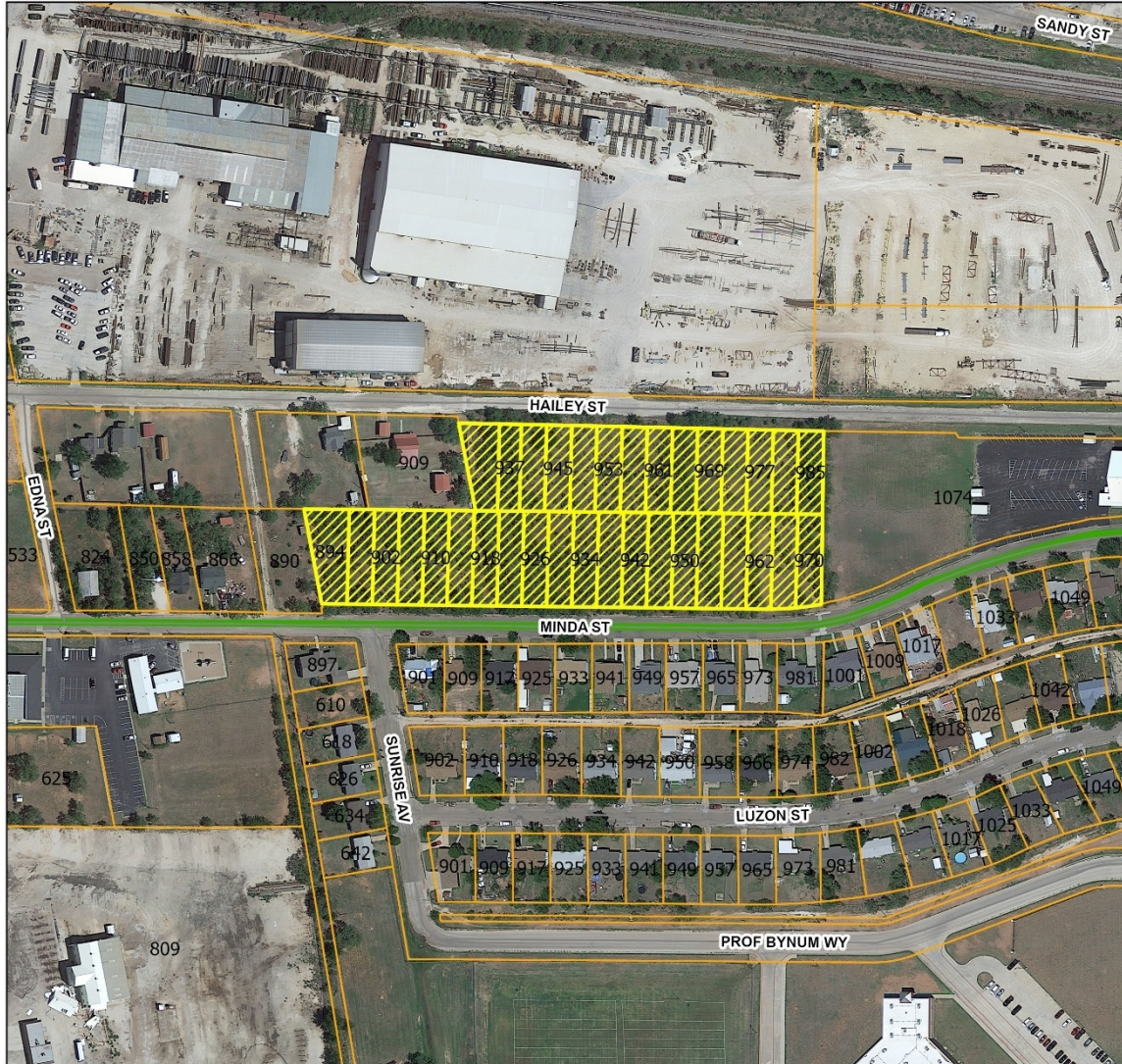
Planning & Zoning: June 03, 2015

Council Hearing: June 12, 2025
June 26, 2025





AERIAL LOCATION MAP



Legend

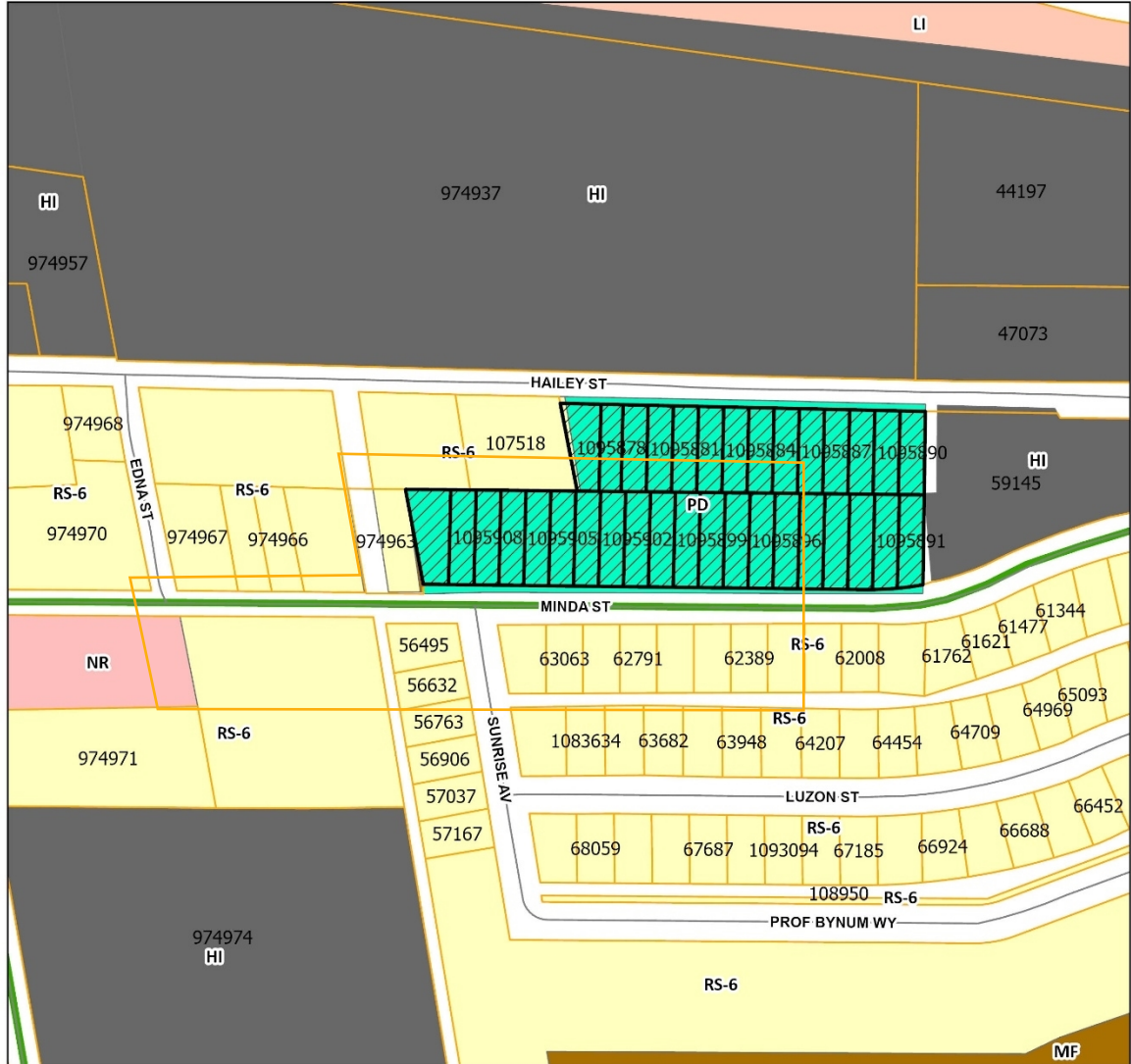
-  Z-2025-16
-  Courier Parcels
-  Collector

0.04
Miles



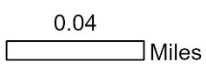


ZONING MAP



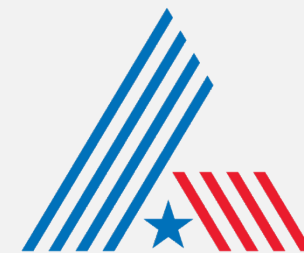
Legend

- Z-2025-16
- Courier Parcels
- HI (Heavy Industrial)
- LI (Light Industrial)
- NR (Neighborhood Retail)
- MF (Residential - Multi-family)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- Collector





PROPERTY VIEWS



CITY OF
ABILENE
T E X A S



SURROUNDING PROPERTY VIEWS



CITY OF
ABILENE
T E X A S



FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

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

Staff Recommendation: **Approval**





Questions?



ORDINANCE NO. 53-2024

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 17th day of October, 2024.

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 13th day of September, 2024, 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 7th day of November, 2024, 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 7th day of November, 2024.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:

CITY ATTORNEY

EXHIBIT B

(Base Zoning Districts/Land Uses/Development Standards)

Purpose: The purpose of the Planned Development District (PDD) is to allow for development of townhomes with only two units instead of the usual three or more; as well as traditional duplex developments.

Specific Modifications:

This Planned Development District shall be subject to the requirements of the Residential Town Home (TH) zoning district, except as modified below:

1. Permitted Uses and Specific Regulations
 - a. All residential uses ordinarily permitted within Residential Town Home (TH) Zoning in addition to the following modifications:
 - i. DWELLING -TOWNHOME
 1. The definition of DWELLING — TOWNHOME amended to be “one of a group of no less than two (2) nor more than two (2) attached dwelling units, separated by a fire-rated wall.” NOTE: Ordinarily, no less than three (3) attached dwelling units are required.
 - ii. DWELLING — DUPLEX
2. Site Layout & Building Requirements:
 - a. DWELLING — TOWNHOME
 - i. All site layout and building requirements ordinarily applicable within Residential Townhome (TH) Districts, except as otherwise specified within this section.
 - ii. A contiguous row of attached townhome dwellings shall have a minimum length of two (2) dwelling units and a maximum length of two (2) dwelling units. NOTE: Ordinarily, a contiguous row of attached townhome dwellings must have a minimum length of three (3) dwelling units.
 - iii. Townhome developments of no more than two units shall be exempt from the requirement of major Site Plan review by Abilene’s Development Review Committee.
 - iv. Setbacks:
 1. Minor Street: 10-feet
 2. Collector Street: 20-feet
 3. Arterial Street: 30-feet
 4. Side Yard: 6-feet
 5. Rear Yard: 20-feet
 - b. DWELLING — DUPLEX
 - i. All site layout and building requirements ordinarily applicable within Medium Density (MD) Districts shall apply.

Except as otherwise specified in and allowed by this ordinance, the use and development of this subject property shall be governed by regulations applicable to the Town Home (TH) zoning classification.

Purpose: The purpose of the Planned Development District (POD) is to allow for development of townhomes with only two units instead of the usual three or more; as well as traditional duplex developments.

Specific Modifications: This Planned Development District shall be subject to the requirements of the Residential Town Home (TH) zoning district, except as modified below:

Permitted Uses and Specific Regulations

- a. All residential uses ordinarily permitted within Residential Town Home (TH) Zoning in addition to the following modifications:
 - i. DWELLING -TOWNHOME
 - 1. The definition of DWELLING-TOWNHOME amended to be "one of a group of no less than two (2) nor more than two (2) attached dwelling units, separated by a fire-rated wall." NOTE: Ordinarily, no less than three (3) attached dwelling units are required.
 - ii. DWELLING-DUPLEX

Site Layout & Building Requirements:

- a. DWELLING-TOWNHOME
 - i. All site layout and building requirements ordinarily applicable within Residential Townhome (TH) Districts, except as otherwise specified within this section.
 - ii. A contiguous row of attached townhome dwellings shall have a minimum length of two (2) dwelling units and a maximum length of two (2) dwelling units. NOTE: Ordinarily, a contiguous row of attached townhome dwellings must have a minimum length of three (3) dwelling units.
 - iii. Town home developments of no more than two units shall be exempt from the requirement of major Site Plan review by Abilene's Development Review Committee.
 - iv. Setbacks:
 - 1. Minor Street: 10-feet
 - 2. Collector Street: 20-feet
 - 3. Arterial Street: 30-feet
 - 4. Side Yard: ~~6-feet~~ 5-feet
 - 5. Rear Yard: 20-feet
- b. DWELLING-DUPLEX
 - i. All site layout and building requirements ordinarily applicable within Medium Density (MD) Districts shall apply.

Except as otherwise specified in and allowed by this ordinance, the use and development of this subject property shall be governed by regulations applicable to the Town Home (TH) zoning classification.

PROJECT OVERVIEW

Project Type: Zoning Application | **Project Title:** Z-2025-16 PDD-188 Amendment
ID # 25-000078 | **Started** 03/26/2025 at 9:45 AM



Address 970 Minda St, Abilene, TX USA 79602	Legal Williams Estate Subdivision Blk Block 23 Lot Lot Se 97x Williams Estate Sub, Lot E50 S140 Of 23
---	--

Description Applicant is requesting to amend PDD-188 by reducing the side yard setback to 5-feet.

PROPERTY DETAILS

Property ID	974962
GEO ID	Sidp-1206
Enforcement Area	South E Hwy 80

PROPERTY ADDITIONAL INFORMATION

Account Number	66990002400
Property ID	Sidp-1206
Land Use	Vacant
High School	Ahs
Middle School	Craig
Elementary School	Thomas
Super Neighborhood	South E Hwy 80
Courier - Building Square Feet	0

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Clayton Farrow	cfarrow@jacobmartin.com 3256951070	3465 Curry Lane Abilene, TX 79606-2287	Engineer	APPLICANT
Iws2 Investments Llc	-	901 Industrial Blvd Abilene, TX 79602-7933	-	Property Owner

INFORMATION FIELDS

Owner Name
Bo Sanford

Agent Name
Jacob & Martin

Block

-

Lot

-

Acreage

-

Legal Description of property

Sanford Addition, Block A, Lots 1-34

Subdivision Name

-

Current Zoning

PD

Proposed Zoning

PD

Agree to Terms

YES

Sanford Construction, LLC.

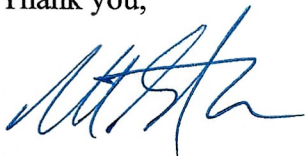
Commercial and Residential General Construction

March 25, 2025

To Whom It May Concern,

Jacob/Martin Engineering has my permission to sign for me as my agent on matters concerning Planning and Zoning with the City of Abilene. This will include projects for Sanford Construction, LLC. and IWS2 Investments, LLC.

Thank you,

A handwritten signature in blue ink, appearing to read 'Ira Sanford', written in a cursive style.

Ira Wayne Sanford, Jr (Bo)

IWS2 Investments, LLC.
Sanford Construction, LLC.
901 Industrial Blvd.
Abilene, Texas 79602

ZONING CASE

Z-2025-17

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 03, 2025
 City Council 1st Reading: June 12, 2025
 City Council 2nd Reading: June 26, 2025

Applicant

Agent: Samuel Edwards
 Owner: Ricardo and Nidia Romo

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 2.06 acres from Agricultural Open (AO) to Multi Family (MF).

Location

Located at 5233 Old Andy Street. Legal description being 2.06 acres out of Lot 8, Anderson and Berry’s Subdivision of the A. Thompson Survey NO. 37, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City in 1959 as Agricultural Open (AO) and has remained vacant since.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO/MF	School/Apartment
East	AO	Water Tower
South	MF	Apartments
West	AO/RS	Vacant Lot/Residence

Criteria Assessment

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

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

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

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

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

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

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

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Application
- Metes & Bounds
- Survey

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 23, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

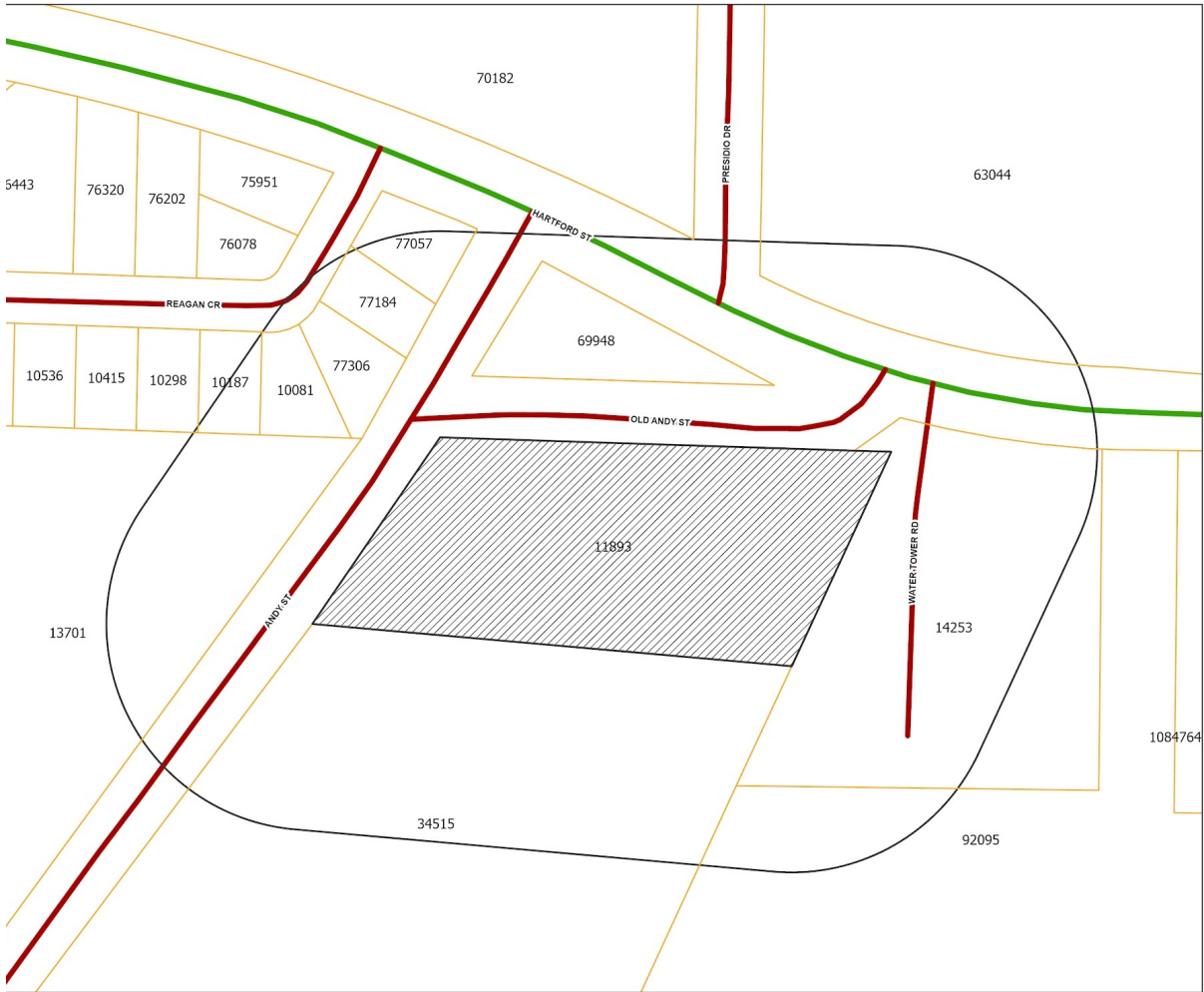
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ABILENE IND SCHOOL DIST	70182	5340 HARTFORD ST	
BEL AIR WEST LLC	63044	5220 HARTFORD ST	
CITY OF ABILENE	14253	5221 HARTFORD ST	
FL20 INC	13701	1373 CORSICANA AV	
FL20 INC	13701	1371X CORSICANA AV	
HOUSING AUTHORITY OF THE CITY OF ABILENE	34515	1351 ANDY ST	
JAKSTAS VERONICA	77306	5 REAGAN CR	
LANGHAM TOMMY LEE	10081	7 REAGAN CR	
MELLO DOUGLAS	77057	1 REAGAN CR	
MOORE HARTFORD LLC	92095	5201 HARTFORD ST	
MYERS CODY	10187	9 REAGAN CR	
ROMO RICARDO & NIDIA	69948	1301 ANDY ST	
ROMO RICARDO & NIDIA	11893	5233 OLD ANDY ST	
SCOVILLE MICHAEL ALLEN	10298	11 REAGAN CR	
TEXAS MIDWEST HOLDINGS LLC	77184	3 REAGAN CR	

PROPERTY ID






Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
LANGHAM TOMMY LEE	10081	7 REAGAN CR	
MYERS CODY	10187	9 REAGAN CR	
SCOVILLE MICHAEL ALLEN	10298	11 REAGAN CR	
ROMO RICARDO & NIDIA	11893	5233 OLD ANDY ST	
FL20 INC	13701	1373 CORSICANA AV	
FL20 INC	13701	1373X CORSICANA AV	
CITY OF ABILENE	14253	5221 HARTFORD ST	
HOUSING AUTHORITY OF THE CITY OF ABILENE	34515	1351 ANDY ST	
BEL AIR WEST LLC	63044	5220 HARTFORD ST	
ROMO RICARDO & NIDIA	69948	1301 ANDY ST	
ABILENE IND SCHOOL DIST	70182	5340 HARTFORD ST	
MELLO DOUGLAS	77057	1 REAGAN CR	
TEXAS MIDWEST HOLDINGS LLC	77184	3 REAGAN CR	
JAKSTAS VERONICA	77306	5 REAGAN CR	
MOORE HARTFORD LLC	92095	5201 HARTFORD ST	

NOTIFICATION MAP



Legend

-  Z-2025-17
-  Notification Area
-  Courier Parcels
-  Collector
-  Local

0.01 Miles

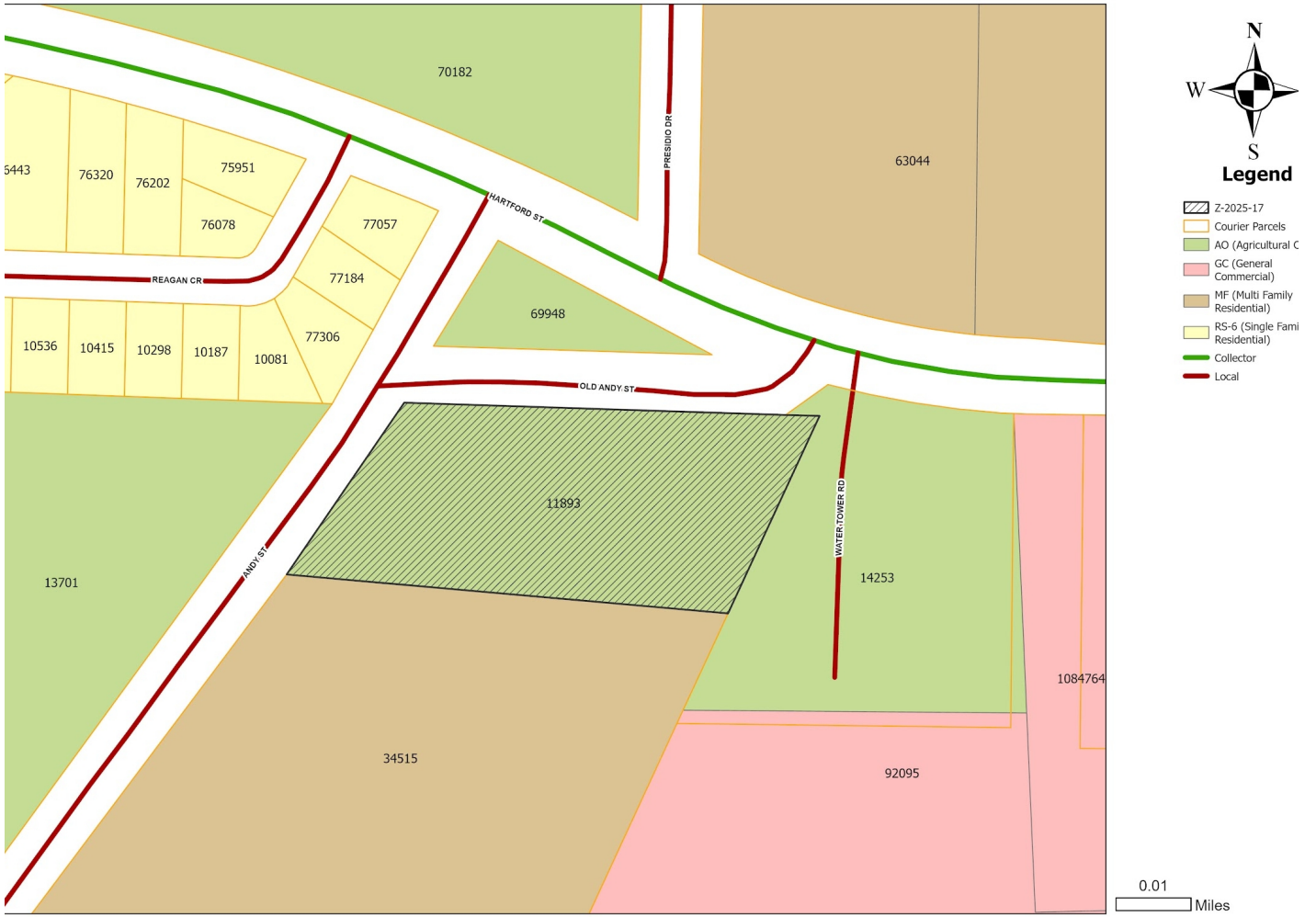
LOCATION MAP



-  Z-2025-17
-  Courier Parcels
-  Collector
-  Local

0.01
Miles

ZONING MAP





REZONE REQUEST

Case: Z-2025-17

Agent: Samuel Edwards

Request: Change the zoning of approximately 2.06 acres from Agricultural Open (AO) to Multi Family (MF)

Location: Located at 5233 Old Andy Street

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: June 03, 2025

Council Hearing: June 12, 2025
June 26, 2025





AERIAL LOCATION MAP



Legend

-  Z-2025-17
-  Courier Parcels
-  Collector
-  Local

0.01
Miles





ZONING MAP



- Legend**
- Z-2025-17 (Hatched pattern)
 - Courier Parcels (Yellow)
 - AO (Agricultural C) (Light Green)
 - GC (General Commercial) (Pink)
 - MF (Multi Family Residential) (Tan)
 - RS-6 (Single Family Residential) (Light Yellow)
 - Collector (Green line)
 - Local (Red line)

0.01 Miles

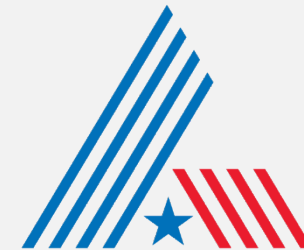




PROPERTY VIEWS



M | May 22, 2025
DT | Thurs
Abilene, TX 79605



CITY OF
ABILENE
T E X A S

© 1N1LN1U1T44WRH9 Timemark Verified

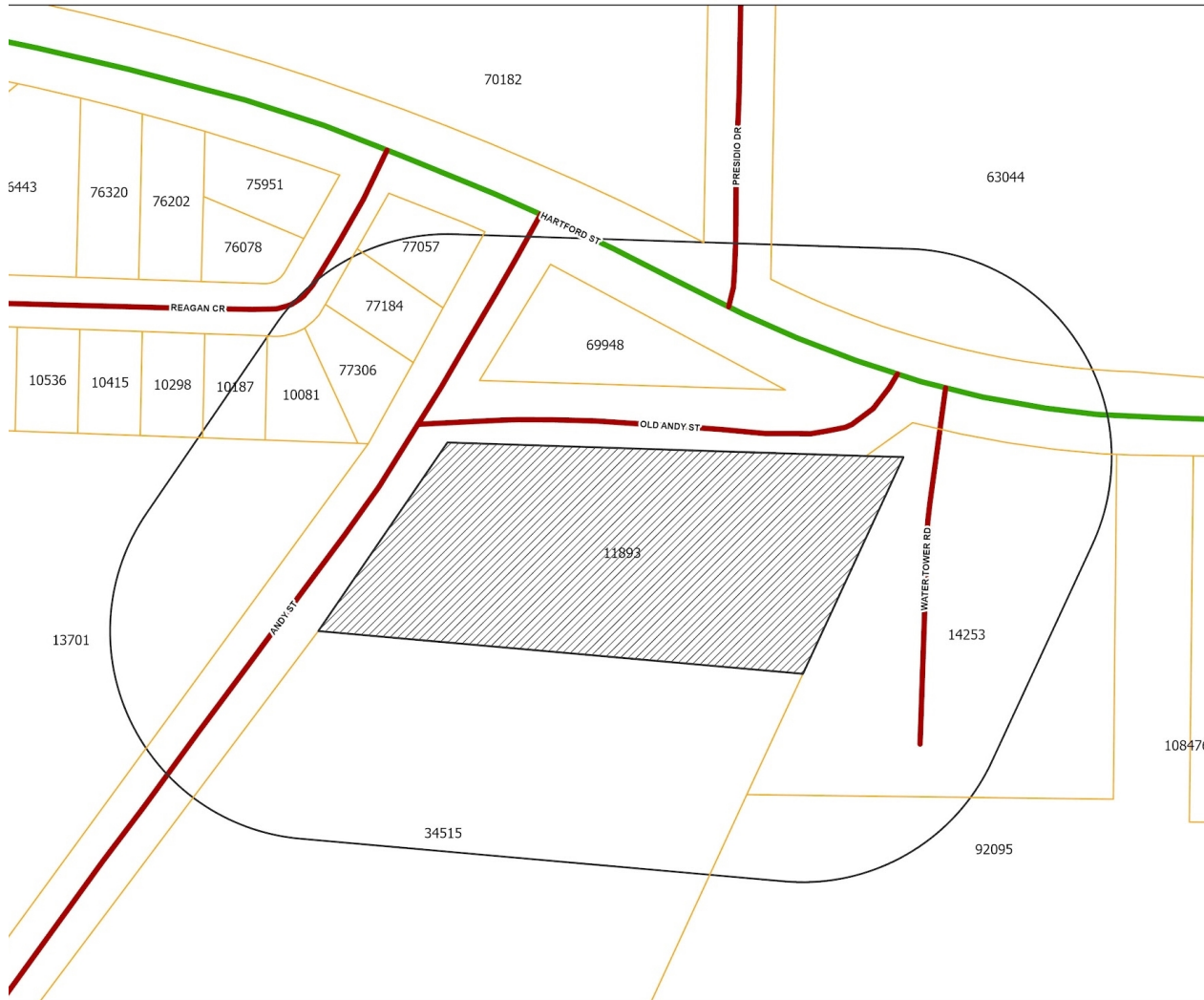
© 1N1LN1U1T44WRH9 Timemark Verified

Photo by
Timemark

08:48 AM | May 22, 2025
CDT | Thurs
1351 Andy St, Abilene, TX 79605



NOTIFICATION AREA MAP



Legend

- Z-2025-17
- Notification Area
- Courier Parcels
- Collector
- Local

0 - in Favor -

0 - in Opposition -

% OPPOSITION

0.01 Miles





USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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





USES IN MULTI-FAMILY ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?



FIELD NOTES
2.06 ACRES

BEING: 2.06 acres out of Lot 8, Anderson and Berry's Subdivision of the A. Thompson Survey No. 37, Taylor County, Texas, as shown by plat recorded in Cabinet 2, Slide 134-B, Plat Records, Taylor County, Texas, said 2.06 acres being all of that same 2.06 acre tract described in Instrument No. 2013-15460, Official Public Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 1" pipe found on the SBL of Old Andy Street (60 foot right-of-way) at the northwest corner of a 2.03 acre tract recorded in Volume 623, Page 494, Deed Records, Taylor County, Texas for the northeast corner of this tract, whence a 1/2" rebar found on the NBL of Old Andy Street and the SBL of Hartford Street (80 foot right-of-way) at the southeast corner of a 0.383 acre tract recorded in Instrument No. 2013-15469, Official Public Records, Taylor County, Texas bears N60°40'58"W 130.50 feet;

THENCE S25°32'00"W 229.36 feet to a 3/8" rebar found at the northeast corner of Lot 1, Block A, Continuation No. 2, Town and Country Village Addition, as shown by plat recorded in Cabinet 1, Slide 408, Plat Records, Taylor County, Texas for the southeast corner of this tract, whence the northeast corner of said Lot 8 is recorded to bear N23°37'04"E 245.0 feet and S89°34'06"E 1094.1 feet;

THENCE N84°48'27"W at 465.84 feet pass a 3/8" rebar found at the northwest corner of said Lot 1 and continue along for a total distance of 471.91 feet to a point on the EBL of Andy Street (60 foot right-of-way) for the southwest corner of this tract;

THENCE N37°03'18"E 219.51 feet along the EBL of Andy Street to a point on the SBL of Old Andy Street for the northwest corner of this tract;

THENCE S88°33'56"E, along the SBL of Old Andy Street, at 8.93 feet pass a 1/2" reference rebar found and continue along for a total distance of 436.70 feet to the place of beginning and containing 2.06 acres of land.

Surveyed on the ground April 6, 2022.

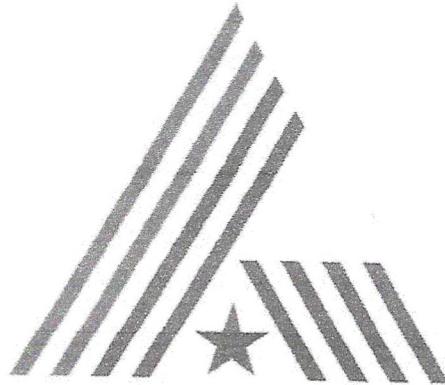
SBE ATTACHED PLAT



[Signature]
James L. Williams Jr.
R. P. L. S. #4885

Geotex Property Solutions
209 S. Pioneer Drive, Suite 2
Abilene, Texas 79605
(325) 677-6712
File # 114-10-22-2.06ac
Plat Registration No. 10194134

ZONING APPLICATION



PLANNING & DEVELOPMENT SERVICES

CITY OF ABILENE TEXAS

- Rezoning
- Conditional Use Permit
- Planned Development District (PDD)
- PDD Amendment
- Street Name Change
- Thoroughfare Abandonment



ZONING APPLICATION

DOCUMENTS & MAPS

Reports, Plans, Ordinances, Maps, and other documents are often available on the City's website (<https://www.abilenetx.gov>) at no charge. Copies of these will be provided at the reproduction cost, currently 10 cents per page for black and white copies and \$1 per page for color copies. In addition, any other actual materials costs will be assessed.

Requests for the creation of maps or other documents not already existing will only be available based on availability of staff and will be billed at a rate of \$25 per hour, plus the cost of reproduction and/or materials.

NEIGHBORHOOD EMPOWERMENT ZONE INCENTIVE

Projects located within the designated "Neighborhood Empowerment Zone" will have fees waived in accordance with the City's Land Development Code. This does not apply to any portion of a fee that is based on actual costs to the City, such as filing plats, photocopies, notifications, etc.

SUBMITTAL INFORMATION

ONLINE SUBMITTALS FOR DEVELOPMENT APPLICATIONS ARE PREFERRED
CTRL & CLICK LINK BELOW
https://public.mygov.us/tx_abilene

- Prior to submittal, we strongly recommend setting up and attending a pre-submittal meeting.
- **INCOMPLETE APPLICATIONS AND SUBMITTALS WILL BE REJECTED** or will be returned; an application may be deemed incomplete after initial staff review.
- Please refer to the Land Development Code online Part III Appendix A for questions or concerns in respect to site development and development standards.
https://library.municode.com/tx/abilene/codes/code_of_ordinances?nodeId=PTIIIAPANDECO
- Plans for Conditional Use, Special Exceptions, Rezoning, Variance and Planned Development District Amendment shall be on 8.5" x 11" paper with one (1) copy.
- Site plans or conceptual site plans, plats, except Engineering Construction Sets, shall be 24" x 36" and folded, with two (2) hard copies. If applicable, please provide survey plat of property. Plats and Engineering plans shall be GEO Referenced and in DWG format.
- PDF copies can be emailed to planning@abilenetx.gov
- If a case is withdrawn or delayed at the request of the applicant after notifications have been sent and/or public notice has been posted, the applicant will be responsible for the cost of re-notifications and re-posting of notice.
- All other questions may be directed to the following:

Planning and Development Services Department
555 Walnut Street, **Northeast Rear Entrance to City Hall**
325.676.6237
planning@abilenetx.gov

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

<https://abilenetx.gov/563/Fee-Schedule>
Fees can be paid online with credit card.

See RECORDING FEES for actual filing costs with Taylor County Clerk's Office. Thoroughfare Abandonment Fee 10% of the calculated land value of the ROW area to be abandoned, based on the average square footage value of adjacent properties, per the most recent official Appraisal District valuation. Minimum fee is \$1,500. *Any portion over the minimum fee is refundable if the abandonment is not approved.*



ZONING APPLICATION

PLANNING & ZONING COMMISSION

The members of the Planning & Zoning Commission (also referred to as the Commission) are appointed by the City Council. In making appointments to the Commission, the City Council shall seek to ensure broad representation and expertise among the membership.

According to Section 1.1.3.3. Powers & Duties, of the City of Abilene Land Development Code (LDC), the Planning and Zoning Commission shall:

1. Make recommendations on a Comprehensive Plan or amendments thereto related to the physical development, growth, improvement, and beautification of the City.
2. Make recommendations on other types of City plans that are related to the physical development, growth, improvement, and beautification of the City, including Neighborhood Plans and Corridor Plans.
3. Recommend to the City Council approval or denial of proposed changes in the zoning districts and/or ordinance.
4. Approve or disapprove the platting or subdividing of land within the corporate limits of the City and within adjacent areas as permitted by law.
5. Recommend to the City Council approval or disapproval of requests for street name changes and street closures within the corporate limits of the City.
6. Submit annually to the City Manager, not less than ninety (90) business days prior to the beginning of the budget year, a list of recommended capital improvements, if any, which in the opinion of the Commission, are necessary or desirable during the forthcoming five (5) year period.
7. Recommend to the City Council approval or disapproval of plans for housing clearance, public housing, and urban redevelopment and renewal projects.
8. Perform such additional duties and exercise such additional powers as may be prescribed by ordinance not inconsistent with the provisions of the City Charter.
9. Advise the City Council on applications and petitions for legislative decisions as authorized by the Land Development Code, such as:
 - a. Petition for amending the Comprehensive Plan;
 - b. Petition for a zoning map amendment, including a petition for creation of an overlay district, Conditional Use Permit (CUP), or Planned Development (PD) district;
 - c. Amendments to the text of the Land Development Code (LDC) as authorized by City Charter; and
 - d. Others as assigned by City Council.

The Planning and Zoning Commission shall finally decide appeals filed in accordance with Article 3 of the Land Development Code (Relief Procedures). Also, the Commission shall finally decide the following petitions for relief:

1. The Planning and Zoning Commission shall finally decide any variance petition on an application for a Preliminary Plat, Final Plat or replat, except when such variance is for relief from a dedication or construction requirement, in which case Section 1.1.4.3 shall apply; and
2. The Planning and Zoning Commission shall initially decide any vested rights petition for any decision for which it is the initial decision-maker.



ZONING APPLICATION

2025 PLANNING AND ZONING COMMISSION				
PD APPLICATION DEADLINE	ZONING APPLICATION DEADLINE	PLANNING & ZONING MEETING ***	CITY COUNCIL 1ST READING	CITY COUNCIL 2ND READING ***
11/16/24	12/03/24	01/07/25	01/23/25	02/13/25
12/14/24	12/31/24	02/04/25	02/27/25	03/13/25
01/11/25	01/28/25	03/04/25	03/27/25	04/10/25
02/08/25	02/25/25	04/01/25	04/24/25	05/08/25
03/15/25	04/01/25	05/06/25	05/22/25	06/12/25
04/12/25	04/29/25	06/03/25	06/26/25	07/10/25
05/10/25	05/27/25	07/01/25	07/24/25	08/14/25
06/14/25	07/01/25	08/05/25	08/28/25	09/11/25
07/12/25	07/29/25	09/02/25	09/25/25	10/09/25
08/16/25	09/02/25	10/07/25	10/23/25	11/06/25
09/13/25	09/30/25	11/04/25	11/20/25	12/04/25
10/11/25	10/28/25	12/02/25	12/18/25	01/08/26
11/15/25	12/02/25	01/06/26	01/22/26	02/12/26
12/13/25	12/30/25	02/03/26	02/26/26	03/12/26

***These meetings require public hearings and the applicant or a representative must be present.

2025 BOARD OF ADJUSTMENT	
APPLICATION DEADLINE	MEETING DATE ***
12/10/24	01/14/25
01/07/25	02/11/25
02/04/25	03/11/25
03/04/25	04/08/25
04/08/25	05/13/25
05/06/25	06/10/25
06/03/25	07/08/25
07/08/25	08/12/25
08/05/25	09/09/25
09/09/25	10/14/25
10/08/25	11/12/25
11/04/25	12/09/25
12/09/25	01/13/2026



ZONING APPLICATION

Zoning Application Page 1 of 3

Planning

- Conditional Use Permit
- Rezoning
- Easement Release
- PDD Amendment
- Street Name Change
- Thoroughfare Abandonment

Relief Procedures

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

Project Name: _____

Address: 1301 Andy St. / 5233 Hartford St. Number of Lots: 1 Acreage: 2.06

Legal Description: A0317 SUR 37 Alexander Thompson, Tract 8 & 9 Anderson & Berry, Acres 2.06

Subdivision Name: Anderson and Berry Block: _____ Lot: 8

Current Zoning: AO Proposed Zoning (if applicable): MF

OWNER AND AUTHORIZATION

Owner Name: Midia Romo and Ricardo Romo

Address: 5233 Hartford St

City, State, Zip: Abilene, TX 79605 Fax: _____

Phone: _____ Email: _____

Agent Name: Samual Edwards

Address: 800 35th St.

City, State, Zip: Snyder, TX 79549 Fax: _____

Phone: 469 381 2308 Email: Sam@creolutions2.org

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: 4-16-25

FOR OFFICE USE ONLY

Received: _____ Fee: \$ _____ Receipt No.: _____

Case No.: _____ Reviewed By: _____



ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

For Development of Multi-Family. To provide new homes in this area.

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.



ZONING 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 it does to the best
of my knowledge.

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.

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.

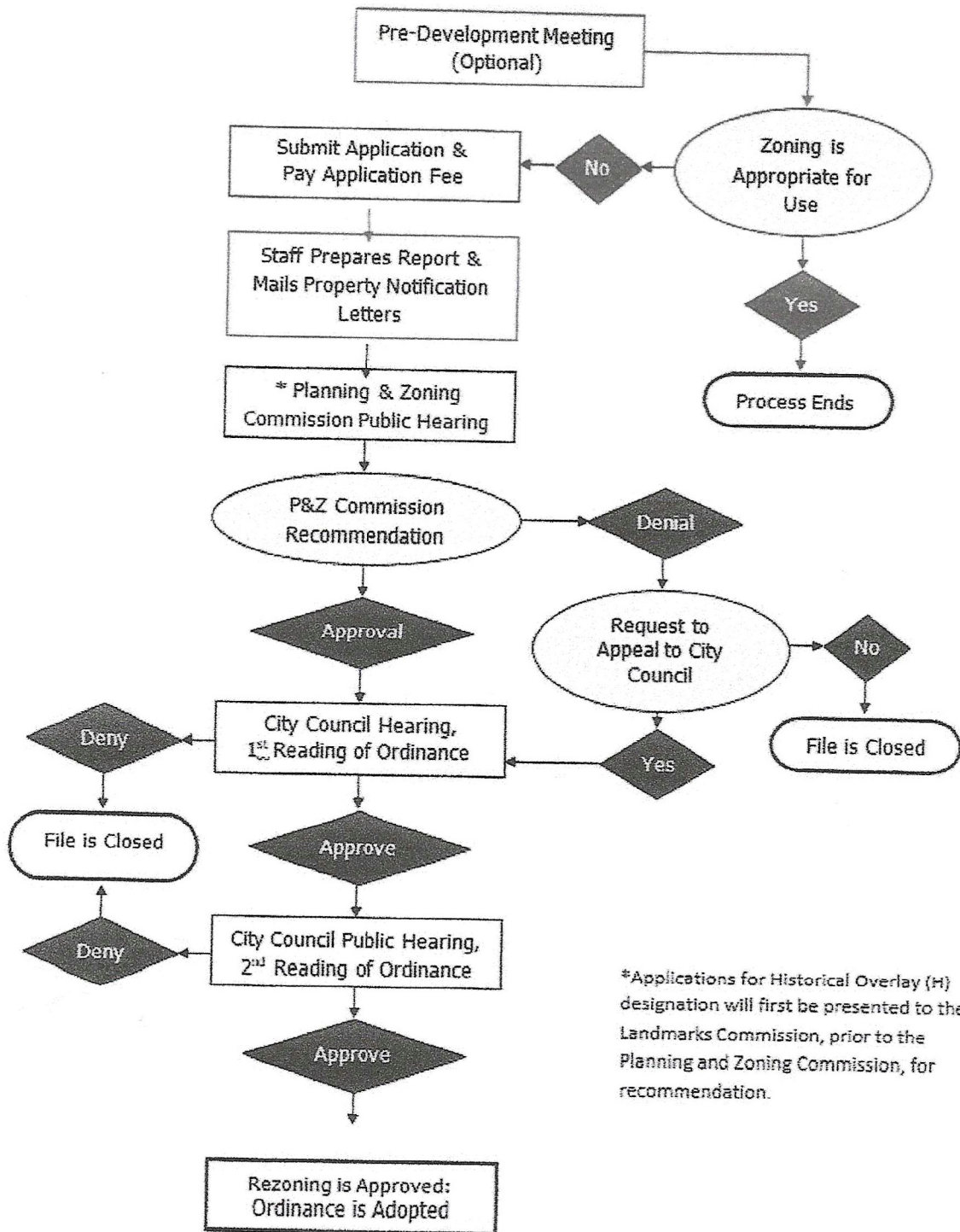
4. Are there other factors that will substantially affect the public health, safety, morals, or general welfare?

No.

Other Required Forms - Disclosure of Interest (See Attached)

ZONING APPLICATION

Zoning • Conditional Use • PDD Amendment • Street Name Change • Thoroughfare Abandonment
Flowchart





ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

Subdivision: Anderson & Berry Total Number of Acres: 2.06
 Zoning Classification(s): AO Total Number of Lots: 1
 Location: 5233 Hartford St.

Property Owner Information & Authorization

Name/Company: Nidia Romo and Ricardo Romo
 Address: 5233 Hartford St.
 City: Abilene State: Texas Zip Code: 79605
 Phone: _____ Email: _____

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Samual Edwards (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.

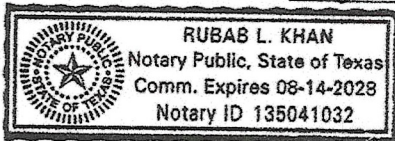
Property Owner's Signature: Nidia Romo Date: 4-16-25

STATE OF: TEXAS

COUNTY OF: Fort Bend

BEFORE ME, a Notary Public, on this day personally appeared Nidia Romo (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 16th day of April, 2025



Rubab L. Khan, exp. 08-14-2028
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

- Engineer
- Purchaser
- Tenant
- Preparer
- Other(specify): _____

Name: Samual Edwards Company: C'Eller Real Estate Solutions II LLC
 Address: 800 39th St. City: Snyder State: Texas
 Zip Code: 79549 Number: 469 381 2308 Email: Sam@CERSolutions2.org



ZONING 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): Samual Edwards

Property Owner Project Representative

Signature of Certifying Person: [Signature]

*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



ZONING APPLICATION

Disclosure of Interest

Disclosure Questions

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

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

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

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

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

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

Name of Certifying Person (print): Nidia Romo

Property Owner Project Representative

Signature of Certifying Person: [Signature]

*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



ZONING APPLICATION

Recommendations

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

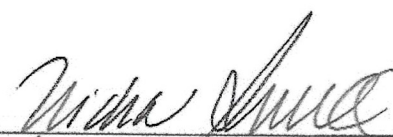
PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED: 
DATE: 4-16-25



ZONING 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 April 16, 2025

*(cross out the inapplicable phrase)

ZONING CASE

Z-2025-18

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: June 03, 2025
 City Council 1st Reading: June 12, 2025
 City Council 2nd Reading: June 26, 2025

Applicant

Agent: Jacob & Martin, LLC
 Owner: PB 6950, LLC

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of 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).

Location

Located at 6817X Horse Head Crossing.
 Legal description being Lot 201, Block C, The Denali Addition, Abilene, Taylor County, Texas.

Background

The subject properties were annexed to Abilene City Limits in 1980 as Agricultural Open Space (AO) Zoning. In June of 2019 the properties were then zoned to Patio Home (PH), Neighborhood Office (NO), Medium Density (MD), and Office (O). Since its rezoning in 2019 the properties surround this area have developed making the proposed zoning change necessary.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-8	Residence
East	O/CUP	Residence
South	MF	Vacant
West	GR	Doctor Office

Criteria Assessment

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

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

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

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

The proposed zoning would be appropriate with the surrounding residential uses, it embodies good transitional development as it connects residents to the adjacent commercial and office 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.

All services are provided.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Project Overview

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on May 23, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

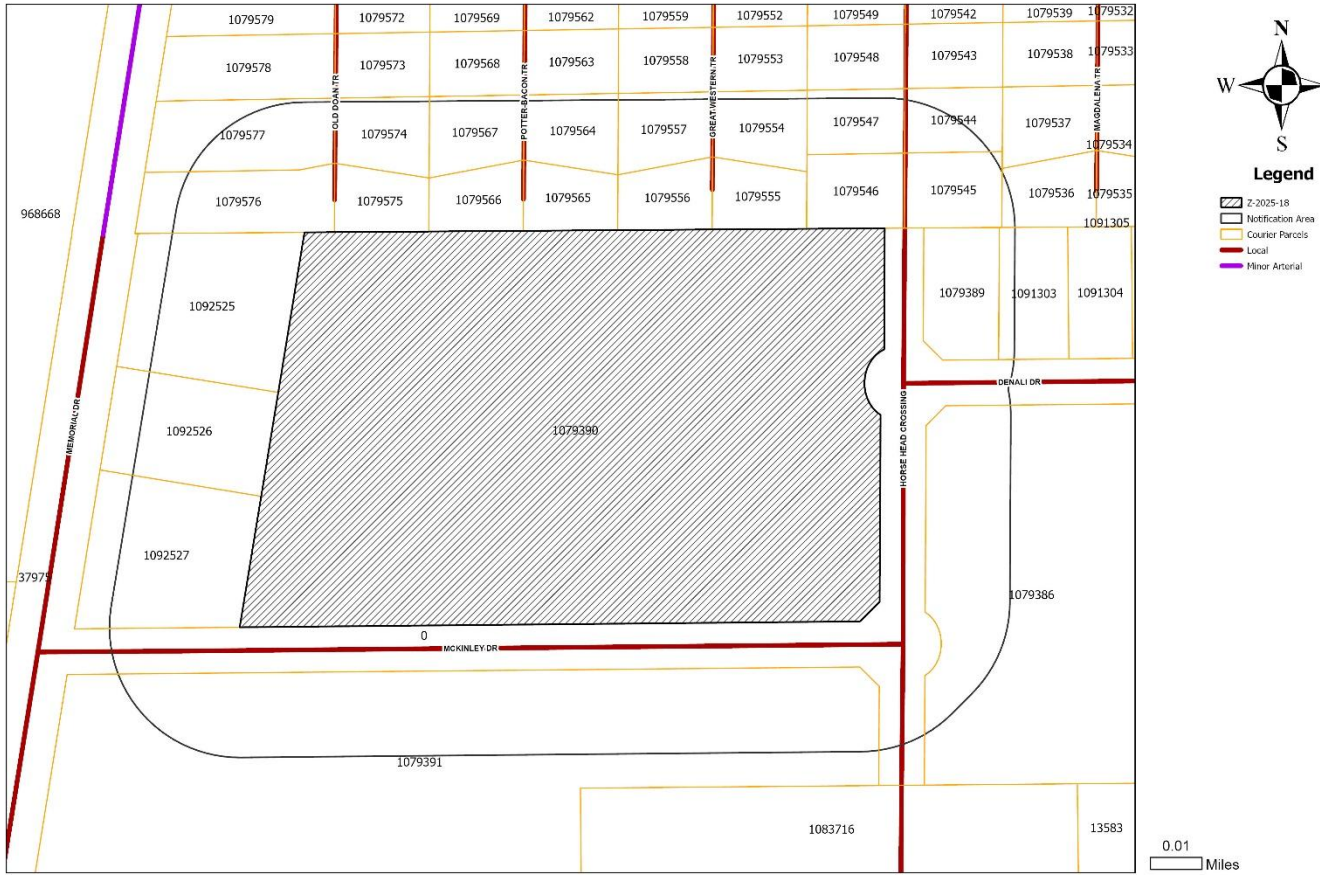
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
AKINS CLIFF SCOTT & SHANNON KAYE	1079544	6733 HORSE HEAD CROSSING	
CRAIN TERRY W & GAIL E	1079577	6734 OLD DOAN TR	
DLG BIG COUNTRY PROPERTIES LLC	1079389	1938 DENALI DR	
DLG BIG COUNTRY PROPERTIES LLC	1091303	1922 DENALI DR	
FEL INVESTMENT LLC	1079557	6734 GREAT WESTERN TR	
FUNERAL DIRECTORS LIFE INS CO	1079536	6742 MAGDALENA TR	
FUNERAL DIRECTORS LIFE INS CO	1079566	6742 POTTER-BACON TR	
FUNERAL DIRECTORS LIFE INS CO	1079567	6734 POTTER-BACON TR	
FUNERAL DIRECTORS LIFE INS CO	1079565	6741 POTTER-BACON TR	
FUNERAL DIRECTORS LIFE INS CO	1079556	6742 GREAT WESTERN TR	
FUNERAL DIRECTORS LIFE INS CO	1079555	6741 GREAT WESTERN TR	
FUNERAL DIRECTORS LIFE INS CO	1079547	6734 HORSE HEAD CROSSING	
HAGLER LUTHER CLINTON JR & GLORIA DENISE	1079574	6733 OLD DOAN TR	
HAGLER LUTHER CLINTON JR & GLORIA DENISE	1079575	6741 OLD DOAN TR	
JULIEN FAMILY TRUST	1079545	6741 HORSE HEAD CROSSING	
NELSON TIMOTHY O	1079576	6742 OLD DOAN TR	
NN HOMES LLC	1079554	6733 GREAT WESTERN TR	
PB 6950 LLC	1079391	6887 MEMORIAL DR	
PB 6950 LLC	1079391	6819 MEMORIAL DR	
PB 6950 LLC	1079391	6853 MEMORIAL DR	
PB 6950 LLC	1079390	6817X HORSE HEAD CROSSING	
PB 6950 LLC	1092525	6715 MEMORIAL DR	
SANDOVAL ANTHONY BISENTE & MELEIGHA KELSEY-LYNN	1079546	6742 HORSE HEAD CROSSING	
SCP15 PARTNERS LP	1079386	1701 DENALI DR	
TREINTAA CONSORTIUM LLC	1092527	6771 MEMORIAL DR	
TREINTAA CONSORTIUM LLC	1092526	6743 MEMORIAL DR	
WOLFE KELSEY	1079564	6733 POTTER-BACON TR	

PROPERTY ID

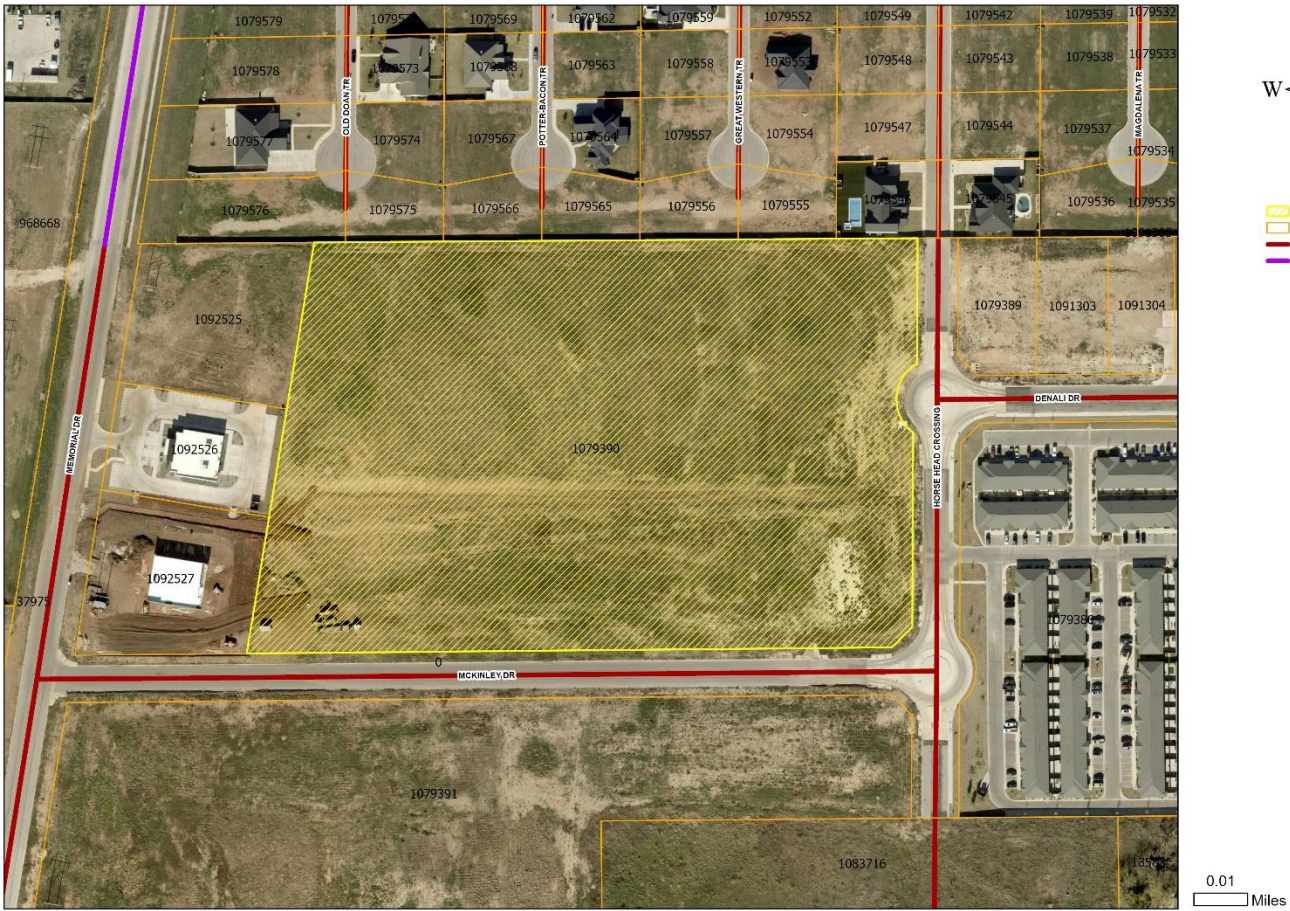
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
SCP15 PARTNERS LP	1079386	1701 DENALI DR	
DLG BIG COUNTRY PROPERTIES LLC	1079389	1938 DENALI DR	
PB 6950 LLC	1079390	6817X HORSE HEAD CROSSING	
PB 6950 LLC	1079391	6887 MEMORIAL DR	
PB 6950 LLC	1079391	6819 MEMORIAL DR	
PB 6950 LLC	1079391	6853 MEMORIAL DR	
FUNERAL DIRECTORS LIFE INS CO	1079536	6742 MAGDALENA TR	
AKINS CLIFF SCOTT & SHANNON KAYE	1079544	6733 HORSE HEAD CROSSING	
JULIEN FAMILY TRUST	1079545	6741 HORSE HEAD CROSSING	
SANDOVAL ANTHONY BISENTE & MELEIGHA KELSEY-LYNN	1079546	6742 HORSE HEAD CROSSING	
FUNERAL DIRECTORS LIFE INS CO	1079547	6734 HORSE HEAD CROSSING	
NN HOMES LLC	1079554	6733 GREAT WESTERN TR	
FUNERAL DIRECTORS LIFE INS CO	1079555	6741 GREAT WESTERN TR	
FUNERAL DIRECTORS LIFE INS CO	1079556	6742 GREAT WESTERN TR	
FEL INVESTMENT LLC	1079557	6734 GREAT WESTERN TR	
WOLFE KELSEY	1079564	6733 POTTER-BACON TR	
FUNERAL DIRECTORS LIFE INS CO	1079565	6741 POTTER-BACON TR	
FUNERAL DIRECTORS LIFE INS CO	1079566	6742 POTTER-BACON TR	
FUNERAL DIRECTORS LIFE INS CO	1079567	6734 POTTER-BACON TR	
HAGLER LUTHER CLINTON JR & GLORIA DENISE	1079574	6733 OLD DOAN TR	
HAGLER LUTHER CLINTON JR & GLORIA DENISE	1079575	6741 OLD DOAN TR	
NELSON TIMOTHY O	1079576	6742 OLD DOAN TR	
CRAIN TERRY W & GAIL E	1079577	6734 OLD DOAN TR	
DLG BIG COUNTRY PROPERTIES LLC	1091303	1922 DENALI DR	
PB 6950 LLC	1092525	6715 MEMORIAL DR	
TREINTAA CONSORTIUM LLC	1092526	6743 MEMORIAL DR	
TREINTAA CONSORTIUM LLC	1092527	6771 MEMORIAL DR	

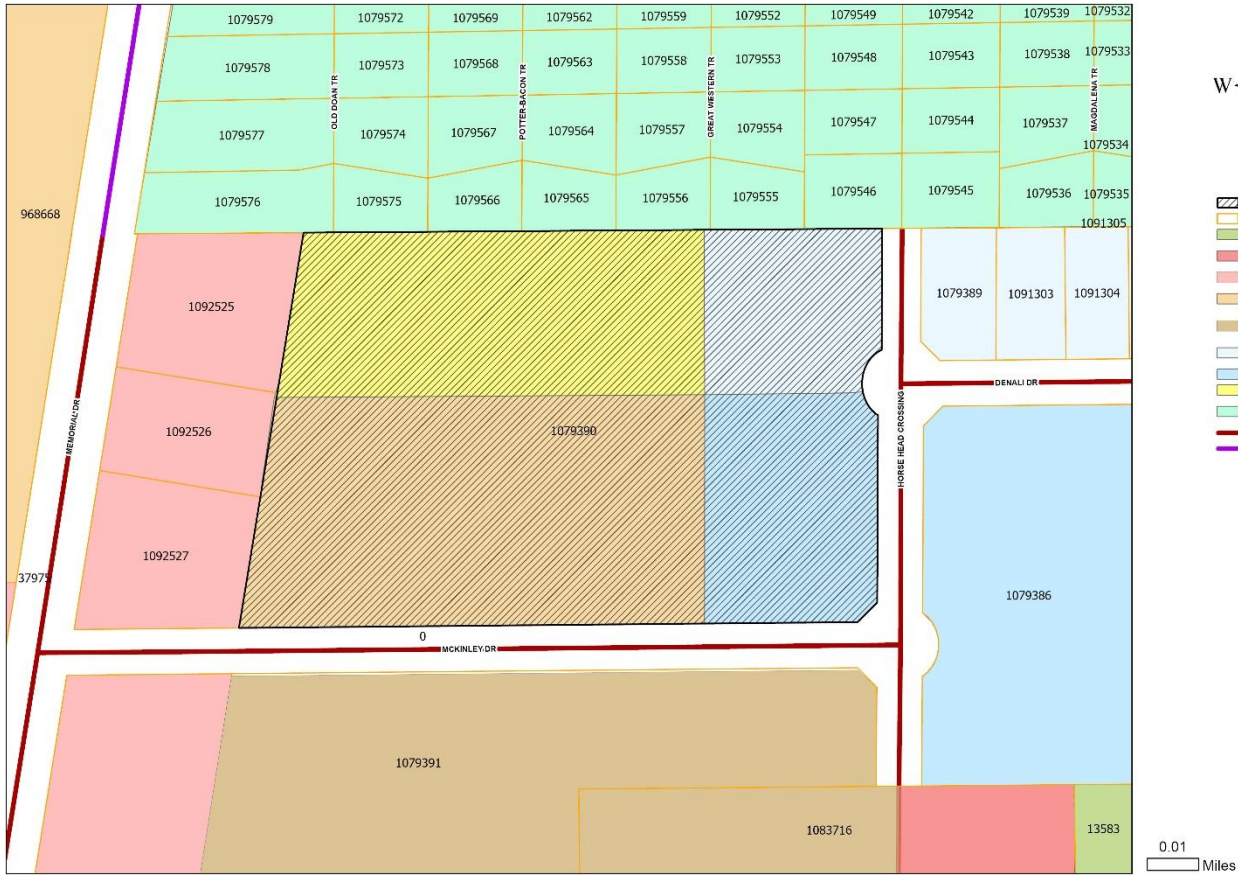
NOTIFICATION MAP



LOCATION MAP



ZONING MAP



Zoning Boundaries Exhibit





REZONE REQUEST

Case: Z-2025-18

Agent: Jacob & Martin, LLC

Request: Rezone from Patio Home (PH), Neighborhood Office (NO), Medium Density (MD), and Office (O) to Neighborhood Retail (NR) and General Retail (GR).

Location: 6817X Horse Head Crossing

Notification: 0 in Favor, 0 in Opposition

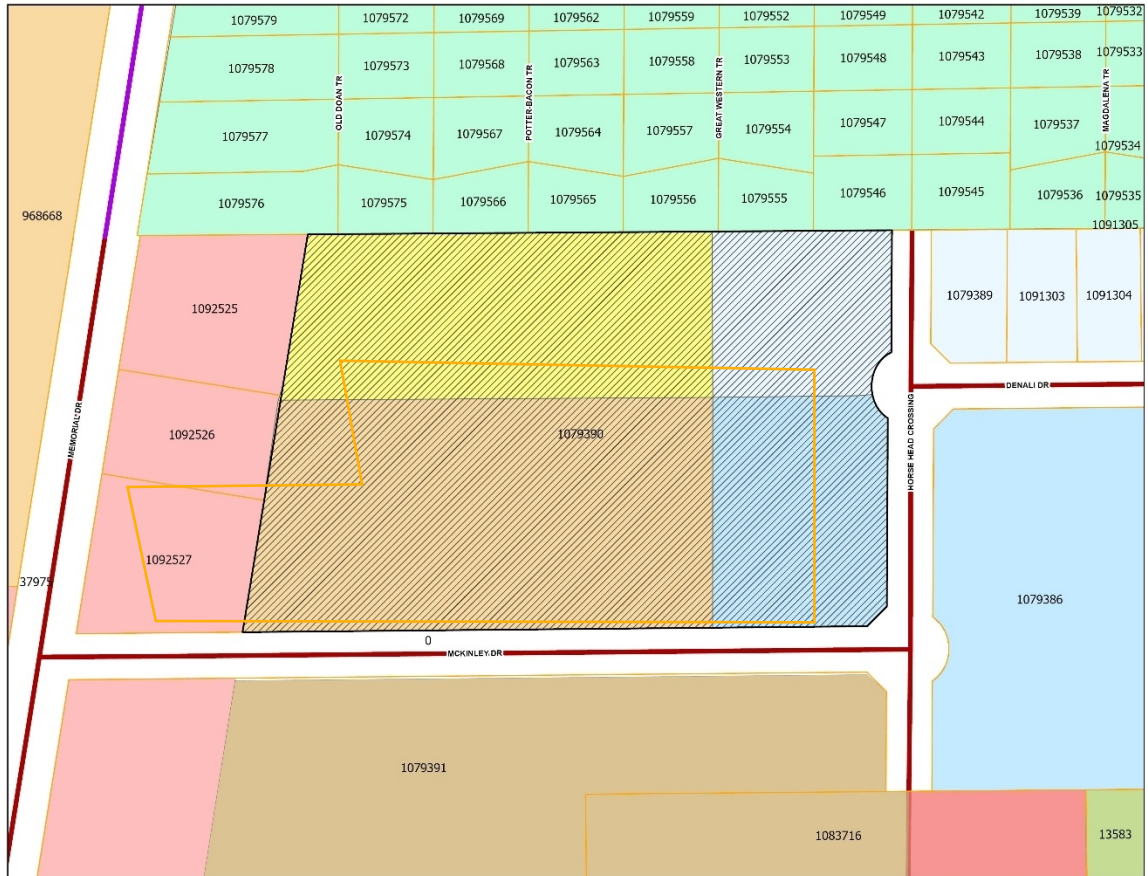
Planning & Zoning: June 03, 2015

Council Hearing: June 12, 2025
June 26, 2025





ZONING MAP



Legend

- 2-2025-18
- Courier Parcels
- AO (Agricultural Open)
- GC (General Commercial)
- GR (General Retail)
- MD (Medium Density Residential)
- MF (Multi-Family Residential)
- NO (Neighborhood Office)
- O (Office)
- PH (Patio Home)
- RS-S (Single Family Residential)
- Local
- Minor Arterial





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





USES IN NEIGHBORHOOD OFFICE 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

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
- 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)
- P Subdivision Sales Office (temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

- P Office (general, professional, financial)
- P Personal Services
- C Printing, Copying, Reproduction, Publishing

TRADE – RETAIL USES:

- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Restaurant, Fast Food
- P/C Restaurant, Standard

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Automobile Parking Lot or Structure - Commercial
- 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





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 OFFICE 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

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
- 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)
- P Subdivision Sales Office (temporary)
- P Swimming Pool, Private (accessory to residential use)
- P Tennis Court, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

- P Office (general, professional, financial)
- P Personal Services
- C Printing, Copying, Reproduction, Publishing

TRADE – RETAIL USES:

- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Restaurant, Fast Food
- P/C Restaurant, Standard

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION & EXTRACTION:

- 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 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





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



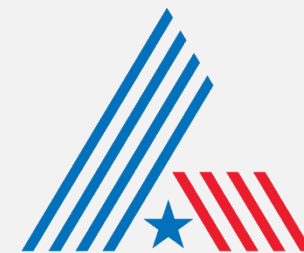


PROPERTY VIEWS





SURROUNDING PROPERTY VIEWS



CITY OF
ABILENE
T E X A S



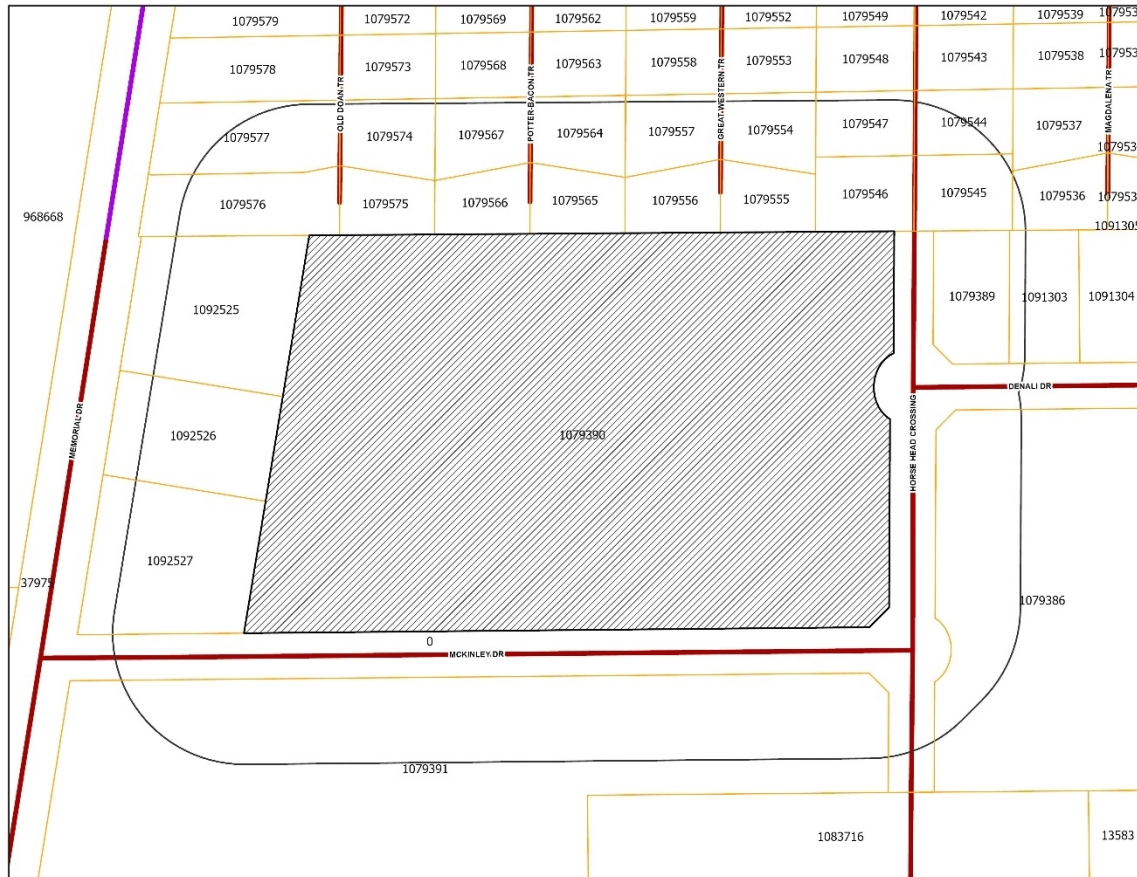
PROPOSED ZONING BOUNDARIES



CITY OF
ABILENE
TEXAS





NOTIFICATION AREA MAP



Legend

- Z-2025-18
- Notification Area
- Courier Parcels
- Local
- Minor Arterial

0 - in Favor - 
0 - in Opposition - 





FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

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

Staff Recommendation: **Approval**





Questions?





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

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

BEING a **5.88 acre** zoning tract out of Lot 201, Block C, The Denali Addition, as shown per replat recorded in Cabinet 5, Slide 92, Plat Records, Taylor County, Texas. Said **5.88 acre** tract being more particularly described as follows:

BEGINNING at a point for the northeast corner of this described tract and said Lot 201 and being the northwest right-of-way corner of Horse Head Crossing;

THENCE S00°16'40"W, a distance of 238.36 along the east line of this described tract and said Lot 201, and along the west right-of-way line of said Horse Head Crossing to a point for the southeast corner of this described tract;

THENCE along the south line of this described tract and over and across said Lot 201 the following bearings and distances:

- S89°27'25"W, a distance of 617.94 feet to a point;
- S00°32'34"E, a distance of 119.61 feet to a point;
- N89°43'20"W, a distance of 332.52 feet to a point for the southwest corner of this described tract and being in the west line of said Lot 201;

THENCE N09°07'47"E, a distance of 360.46 feet along the west line of this described tract and said Lot 201 to a point for the northwest corner of this described tract and said Lot 201;

THENCE N89°35'43"E, a distance of 893.27 feet along the north line of this described tract and said Lot 201 to the **POINT OF BEGINNING** and containing **5.88 acres** of land, more or less.



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

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

BEING a **7.14 acre** zoning tract out of Lot 201, Block C, The Denali Addition, as shown per replat recorded in Cabinet 5, Slide 92, Plat Records, Taylor County, Texas. Said **7.14 acre** tract being more particularly described as follows:

BEGINNING at a point for the most southerly southeast corner of this described tract and said Lot 201 and being at the south corner of a clip corner between the east right-of-way line of Horse Head Crossing and the north right-of-way line of McKinley Drive;

THENCE S89°27'26"W, a distance of 952.83 feet along the south line of this described tract and said Lot 201, and along the north right-of-way line of said McKinley Drive to a point for the southwest corner of this described tract and said Lot 201;

THENCE N09°07'47"E, a distance of 253.76 feet along the west line of this described tract and said Lot 201 to a point for the northwest corner of this described tract;

THENCE along the north line of this described tract and over and across said Lot 201 the following bearings and distances:

- S89°43'20"E, a distance of 332.52 feet to a point;
- N00°32'34"W, a distance of 119.61 feet to a point;
- N89°27'26"E, a distance of 617.94 feet to a point for the northeast corner of this described tract;

THENCE S01°07'57"W, a distance of 335.15 along the east line of this described tract and said Lot 201, and along the west right-of-way line of said Horse Head Crossing to a point for the most easterly southeast corner of this described tract and said Lot 201, also being the north corner of the clip corner between said Horse Head Crossing and said McKinley Drive;

THENCE S44°52'03"W, a distance of 42.73 feet along the southeast line of this described tract and said Lot 201, and along said clip corner to the **POINT OF BEGINNING** and containing **7.14 acres** of land, more or less.

X:\CM_Kyle_Paul\25243 - Denali Medical Plaza - Kyle Paul\Engineering_Zoning\20250501\Zoning Boundaries.dwg
Saved By: cfarow
Save Time: 5/28/2025 1:48 PM
Plotted by: clayton farow
Plot Date: 5/28/2025 1:48 PM



BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING.
CHECK SCALE & ADJUST ACCORDINGLY.

SCALE 1"=200'
PROJECT # 25243

JACOB MARTIN
TBAE FIRM # 2448
TBAE FIRM # BR 2261
TBPELS FIRM # 10194493

Source: Esri, Maxar, GeoEye

PROJECT OVERVIEW

Project Type: Zoning Application | **Project Title:** Z-2025-18 PH,NO,MD,O to NR & GR (6817x Horse Head Crossing)

ID # 25-000114 | **Started** 04/28/2025 at 9:44 PM



Address
6817x Horse Head Crossing, Abilene, TX USA 79606

Legal
The Denali Addn Blk Block C Lot Lot 08
The Denali Addn, Block C, Lot 201 Rep, Acres 12.955

PROPERTY DETAILS

Property ID	1079390
GEO ID	81628
Enforcement Area	Far Southside

PROPERTY ADDITIONAL INFORMATION

Account Number	A0832000900
Property ID	81628
Land Use	Vacant
High School	Wylie
Middle School	Wylie
Elementary School	Wylie
Super Neighborhood	Far Southside
Courier - Building Square Feet	

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Clayton Farrow	cfarrow@jacobmartin.com 3256951070	3465 Curry Lane Abilene, TX 79606-2287	Engineer	APPLICANT
Pb 6950 Llc	-	1848 Denali Dr Abilene, TX 79606-2548	-	Property Owner

INFORMATION FIELDS

Owner Name
PB 6950, LLC

Agent Name
Jacob & Martin

Block
-

Lot
-

Acreage

-

Legal Description of property

Lot 8, Block C, the Denali Addition

Subdivision Name

-

Current Zoning

PH, NO, MD, O

Proposed Zoning

NR & GR

Agree to Terms

Clayton Farrow 4-28-2025

Owner Authorization and Representative Designation

Property Description

Subdivision: The Denali Addition Total Number of Acres: _____
 Zoning Classification(s): O, NO, MD, PH Total Number of Lots: 1
 Location: Lot 8, Block C, The Denali Addition

Property Owner Information & Authorization

Name/Company: PB 6950, LLC
 Address: 1848 Denali Drive
 City: Abilene State: TX Zip Code: 79606
 Phone: 325-307-9405 Email: kyle@kylepaulconstruction.com

Project Representation (check one):

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

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

Property Owner's Signature: _____ Date: 4-29-2025

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Kyle Paul (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 29th day of April, 2025



 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: _____