



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 August 5, 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 July 1, 2025.

ZONING

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

2. **(Z-2025-21):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action On A Request From The Owner, To Rezone Approximately 30.91 Acres From A Planned Development District (PDD-58) To A Planned Development District (PDD-195). Located At 1873 Maple Street. Legal Description Being Block A, Lot 101, Parkview Section 2, Abilene, Taylor County, Texas. ***(Kera Valois)***
3. **(Z-2025-22):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action On A Request From The Owner, To Change The Zoning Of Approximately 33.89 Acres From Medium Density (MD) And General Retail (GR) To Agricultural Open (AO). Located At Parcel ID 75888. Legal Description Being Approximately 33.89 Acres Of The Northeast Quarter Of Survey 24, Blind Asylum Lands, Abilene, Taylor County, Texas. ***(Clarissa Ivey)***
4. **(CUP-2025-15):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action On A Request From The Owner, To Apply A Conditional Use Permit To Approximately 33.89 Acres Zoned Agricultural Open (AO) To Allow For An RV Park. Located At Parcel ID 75888. Legal Description Being Approximately 33.89 Acres Of The Northeast Quarter Of Survey 24, Blind Asylum Lands, Abilene, Taylor County, Texas. ***(Clarissa Ivey)***
5. **(Z-2025-23):** Receive a Report, Hold a Discussion and Public Hearing, and Take Action On A Request From The Owner, To Change The Zoning Of Approximately 4.46 Acres From Planned Development (PDD-42) To Agricultural Open (AO). Located At 4051 W

Lake Road. Legal Description Being The West 500' Of Lot 411, Block 3, Pleasant Hill Estate, Section 1, Abilene, Taylor County, Texas. **(Adam Holland)**

6. **(Z-2025-24)**: Receive a Report, Hold a Discussion and Public Hearing, and Take Action On A Request From The Owner, To Change The Zoning Of Approximately 140.25 Acres From Agriculture Open (AO) To Patio Home (PH). Located At 3802 Stewart Road. Legal Description Being 140.25 Acres Of The D.B. Corley Survey No. 6, Abilene, Taylor County, Texas. **(Adam Holland)**

EXECUTIVE SESSION

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

ADJOURNMENT

Notice

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

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 31st day of July, 2025, at 12:25 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*

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

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on July 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, Kevin Halliburton, Sergeant-at-Arms, and Shawnte Fleming-Lewis, Secretary.

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, Ms. Mason Teegardin, Planning Division Manager, Mr. Adam Holland, Planner III, Ms. Clarissa Ivey, Planner II, Ms. Kera Valois, Planner I, and Ms. Melissa Farr, Executive Assistant.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

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

Commissioner Barnett made the motion to approve the meeting minutes from June 3, 2025. Commissioner Lewis seconded the motion. The motion prevailed by the following vote:

AYES: Barnett, House, Halliburton, Lewis, Benham

NAYS: None

INVOCATION

Commissioner Halliburton delivered the invocation.

ZONING

CUP-2025-13: Receive a Report, Hold a Discussion and Take Action on A Request From The Owner, To Apply A Conditional Use Permit To Allow A Freight Container Within Planned Development District 52 (PDD-52). Located At 4338 Rio Mesa Drive. Legal Description Being, Lot 1, Block A, Enchanted Mesa Estates, Abilene, Taylor County, Texas.

Ms. Clarissa Ivey presented this request. The applicant is requesting to apply a Conditional Use Permit to allow two (2) freight containers within Planned Development District 52 (PDD-52). The subject property was rezoned to PDD-52 in 1992, with a base zoning of General

Commercial. The property remained undeveloped until 2019 when the construction of a doughnut shop was completed.

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, nor opposition.

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

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

Commissioner Barnett moved to approve this request. Commissioner House seconded the motion.

AYES: Barnett, House, Halliburton, Lewis, Benham

NAYS: None

CUP-2025-14: Receive a Report, Hold a Discussion and Take Action on A Request From The Owner, To Apply A Conditional Use Permit To Allow A Freight Container Within General Commercial (GC). Located At 358 East South 11th Street. Legal Description Being, Lot 101, Block A, Section 2, Martin Addition, Abilene, Taylor County, Texas.

Mr. Adam Holland presented this request. The applicant is requesting to apply a Conditional Use Permit to allow two (2) freight containers within General Commercial (GC) zoning.

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, nor opposition.

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

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

Commissioner Lewis moved to approve this request. Commissioner Halliburton seconded the motion.

AYES: Barnett, House, Halliburton, Lewis, Benham

NAYS: None

Z-2025-19: Receive a Report, Hold a Discussion and Take Action on A Request From The Owner, To Rezone Approximately 21.22 Acres From General Retail (GR) To Multi Family (MF). Located Along Memorial Drive. Legal Description Being Approximately 21.22 Acres Out Of The Southwest Quarter Of Section No. 12, Lunatic Asylum Lands, M Pohue Survey, Abstract No. 831, Abilene, Taylor County, Texas.

Ms. Kera Valois presented the request. The applicant is requesting to change the zoning of approximately 21.22 acres from General Retail (GR) to Multi Family (MF). The subject property was annexed into the City in 2001 as Agricultural Open (AO) and was rezoned to General Retail (GR) in January 2025. The lot has remained vacant since its annexation into City limits.

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

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor, nor opposition.

STAFF RECOMMENDATION: Staff recommends approval.

Commissioner Barnett moved to approve the request. Commissioner Halliburton seconded the motion.

AYES: Barnett, House, Halliburton, Lewis, Benham

NAYS: None

Z-2025-20: Receive a Report, Hold a Discussion and Take Action on A Request From The Owner, To Amend The Terms And Conditions Of A Planned Development District (PDD-181). Specifically, To Amend The Buffer Area Surrounding The Property. Located At 617 F.M. 2404. Legal Description Being The Lancium Addition, Abilene, Taylor County, Texas.

Mr. Adam Holland presented the request. The applicant is requesting to amend the terms and conditions of PDD-181. Specifically, to modify the buffer on the southwest corner. More property was annexed and added to the Planned Development District in April of 2025. The

conceptual plan was not amended to reflect new buffering requirements along the perimeter of the property.

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, nor opposition.

STAFF RECOMMENDATION: Staff recommends approval.

Commissioner Lewis moved to approve the request. Commissioner House seconded the motion.

AYES: Barnett, House, Halliburton, Lewis, Benham

NAYS: None

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 1:45 p.m.

APPROVED

Mr. Brad Benham, Chairman

ZONING CASE

Z-2025-21

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: August 5, 2025
 City Council 1st Reading: August 28, 2025
 City Council 2nd Reading: September 11, 2025

Applicant

Jacob & Martin

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 30.91 acres from Planned Development District 58 (PDD-58) to a Planned Development District (PDD-195).

Location

1873 Maple Street

Background

The subject property was originally zoned Agricultural Open (AO), Light Industrial (LI), and General Commercial (GC) and rezoned to Planned Development District (PDD-58) in 1995 with an amendment to the Planned Development District (PDD-58) in 1997. Planned Development District 58 (PDD-58) use was to allow for a water park and amusement facilities.

The applicant proposes to use the property for single-family residences with specific modifications. The applicant has proposed to modify the lot size to allow a minimum lot size of 5,000sq ft as well as reduce the side yard setback to five feet instead of the standard six feet. The concept plan shows the new subdivision as a continuation of the Cimarron Meadows Section 1 and Section 2B.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO	Residential (Single Family)
East	RS-6	Residential (Single Family)
South	PDD	Residential (Single Family)
West	PDD	Vacant

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.

The property will be required to replat before any construction can take place, and all infrastructure will be addressed at that time.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

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

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on July 18th, 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
ABBEY FITZGERALD CARL &	1649 SWEETWATER LN	1084336	
BARKER LAURA L	1835 SWEETWATER LN	1084348	
BENGE JEAN & GINA MANZANZA	1732 SWEETWATER LN	1084369	
BENTON CHASE	1626 SWEETWATER LN	1084359	
BRO SERVICES INC	292 SHOWDOWN RD	1094895	
BRO SERVICES INC	280 SHOWDOWN RD	1094897	
BRO SERVICES INC	202 SHOWDOWN RD	1094904	
BRO SERVICES INC	208 SHOWDOWN RD	1094903	
BRO SERVICES INC	250 SHOWDOWN RD	1094902	
BRO SERVICES INC	256 SHOWDOWN RD	1094901	
BRO SERVICES INC	262 SHOWDOWN RD	1094900	
BRO SERVICES INC	268 SHOWDOWN RD	1094899	
BRO SERVICES INC	274 SHOWDOWN RD	1094898	
BRO SERVICES INC	286 SHOWDOWN RD	1094896	

BRYAN JORDAN & CELEST	1542 MAPLE ST	41476	
BURNS MATTHEW &	1601 SWEETWATER LN	1084286	
CAULDER ALVIN D JR & TONYA A	1638 SWEETWATER LN	1084361	
CHARPENTIER RYAN	1731 SWEETWATER LN	1084330	
CHEE CYRUS	1820 SWEETWATER LN	1084374	
CIMARRON MEADOWS DEV CORP		1094917	
CLAGETT FERNANDO G &	401 BRANDYWINE LN	1084318	
CUBERO JOSE DAVID CASTRO & JENNIFER NOEMI	1808 SWEETWATER LN	1084372	
DEMPSEY CHRISTIAN & JORDAN KEISER-	1811 SWEETWATER LN	1084352	
DINH KHAM & TRUONG TRUNG	1642 SWEETWATER LN	1084362	
DOWNEY HOLDINGS, LLC	154 SHOWDOWN RD	1094912	
DOWNEY HOLDINGS, LLC	160 SHOWDOWN RD	1094911	
DOWNEY HOLDINGS, LLC	166 SHOWDOWN RD	1094910	
DOWNEY HOLDINGS, LLC	172 SHOWDOWN RD	1094909	
DOWNEY HOLDINGS, LLC	178 SHOWDOWN RD	1094908	
DOWNEY HOLDINGS, LLC	184 SHOWDOWN RD	1094907	
DOWNEY HOLDINGS, LLC	190 SHOWDOWN RD	1094906	
DOWNEY HOLDINGS, LLC	196 SHOWDOWN RD	1094905	
EVANS JOSEPH	1648 SWEETWATER LN	1084363	
FELDMAN ELIJAH ISRAEL	1842 SWEETWATER LN	1084378	
FRAGOMELI MARCUS I	1738 SWEETWATER LN	1084370	
GEORGE JAHZAIR MEKHI	1832 SWEETWATER LN	1089773	
GRIGSBY JOY LANELL	1823 SWEETWATER LN	1084350	
GWINN JASON &	1902 SWEETWATER LN	1084379	
HAKIZIMANA EMMANUEL	1726 SWEETWATER LN	1084368	
HAM CAROL BETH	208 BERRY LN	41604	
HD OPERATIONS LP	1873 MAPLE ST	95952	
HD OPERATIONS LP	1621 MAPLE ST	95952	
HD OPERATIONS LP	209X BERRY LN	95952	
HOBBS LINDA	100 S 14TH ST	100723	
J&T LEGEND HOMES ABILENE LLC	1620 SWEETWATER LN	1084358	
J&T LEGEND HOMES ABILENE LLC	1608 SWEETWATER LN	1084356	
J&T LEGEND HOMES ABILENE LLC	1602 SWEETWATER LN	1084355	
J&T LEGEND HOMES ABILENE LLC	209X BERRY LN	1084355	
J&T LEGEND HOMES ABILENE LLC	302 SHOWDOWN RD	1094873	
JUAREZ CHEYLA	1801 SWEETWATER LN	1084354	
LEWIS KAYTLYNN	1709 SWEETWATER LN	1084334	
LINDA JOY LEININGER LIVING TRUST	1619 SWEETWATER LN	1084289	F
MARTINEZ BRENDA	1613 SWEETWATER LN	1084288	
MCGOWAN ANTHONY	1721 SWEETWATER LN	1084332	
MMEMBE USENI KANONI	1826 SWEETWATER LN	1084375	
MORELL LESLIE	1908 SWEETWATER LN	1084380	
NORMAN THOMAS A & ASHLEY	1703 SWEETWATER LN	1084335	
OBI CYRIL	1737 SWEETWATER LN	1084329	
PARNELL MICHAEL E & JAMIE	1714 SWEETWATER LN	1084366	
PITTMAN JALEEL &	1607 SWEETWATER LN	1084287	
PURE PERFORMANCE ESTATE INC	1639 SWEETWATER LN	1084338	
ROBERTS JASPER D & MARISSA G	1702 SWEETWATER LN	1084364	
ROBISON CODY	1643 SWEETWATER LN	1084337	

SANCHEZ SIERRA MACKENZIE	1632 SWEETWATER LN	1084360	
SANDOVAL LUIS GERARDO &	1817 SWEETWATER LN	1084351	
SHERMAN JASON & MELISSA	1829 SWEETWATER LN	1084349	
SIQUEIROS MARCO A III & CHELSEA	1838 SWEETWATER LN	1084377	
SMITH LANDAN JAMES	1625 SWEETWATER LN	1084290	
SOTO JOSEPH	1720 SWEETWATER LN	1084367	
SWEARENGIN DAVID	1727 SWEETWATER LN	1084331	
T JOHNSON HOMES LLC	167 SHOWDOWN RD	1094946	
T JOHNSON HOMES LLC	173 SHOWDOWN RD	1094945	
T JOHNSON HOMES LLC	179 SHOWDOWN RD	1094944	
T JOHNSON HOMES LLC	191 SHOWDOWN RD	1094942	
T JOHNSON HOMES LLC	185 SHOWDOWN RD	1094943	
T JOHNSON HOMES LLC	161 SHOWDOWN RD	1094947	
T JOHNSON HOMES LLC	271 SHOWDOWN RD	1094926	
T JOHNSON HOMES LLC	295 SHOWDOWN RD	1094922	
T JOHNSON HOMES LLC	283 SHOWDOWN RD	1094924	
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T JOHNSON HOMES LLC	259 SHOWDOWN RD	1094928	
T JOHNSON HOMES LLC	155 SHOWDOWN RD	1094948	
T JOHNSON HOMES LLC	197 SHOWDOWN RD	1094941	
T JOHNSON HOMES LLC	253 SHOWDOWN RD	1094929	
T JOHNSON HOMES LLC	1934 RAWHIDE RD	1094915	
T JOHNSON HOMES LLC	1928 RAWHIDE RD	1094914	
T JOHNSON HOMES LLC	1922 RAWHIDE RD	1094913	
TABADERO MARY LOURDES	1839 SWEETWATER LN	1084347	
TAVARES ANDREW KALANI & ANGELA RENEE	1715 SWEETWATER LN	1084333	
TAYLOR CLAY D & ANGELA CELESTE	1814 SWEETWATER LN	1084373	
THE CHARLES J SCHWERTNER FAMILY TRUST	201 S 14TH ST	52606	
THE CHARLES J SCHWERTNER FAMILY TRUST	1620 MAPLE ST	52606	
THE CHARLES J SCHWERTNER FAMILY TRUST	1616 X MAPLE ST	52606	
TREVINO JASON D	1708 SWEETWATER LN	1084365	
URRUTIA GABRIEL & WASHINGTON KAYLEN	1807 SWEETWATER LN	1084353	
WILLIAMS STEVEN LEE & JESSIE MAYE	1614 SWEETWATER LN	1084357	O
ZAPATA JOE JACOB MICHAEL	1802 SWEETWATER LN	1084371	

PROPERTY ID

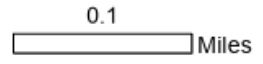
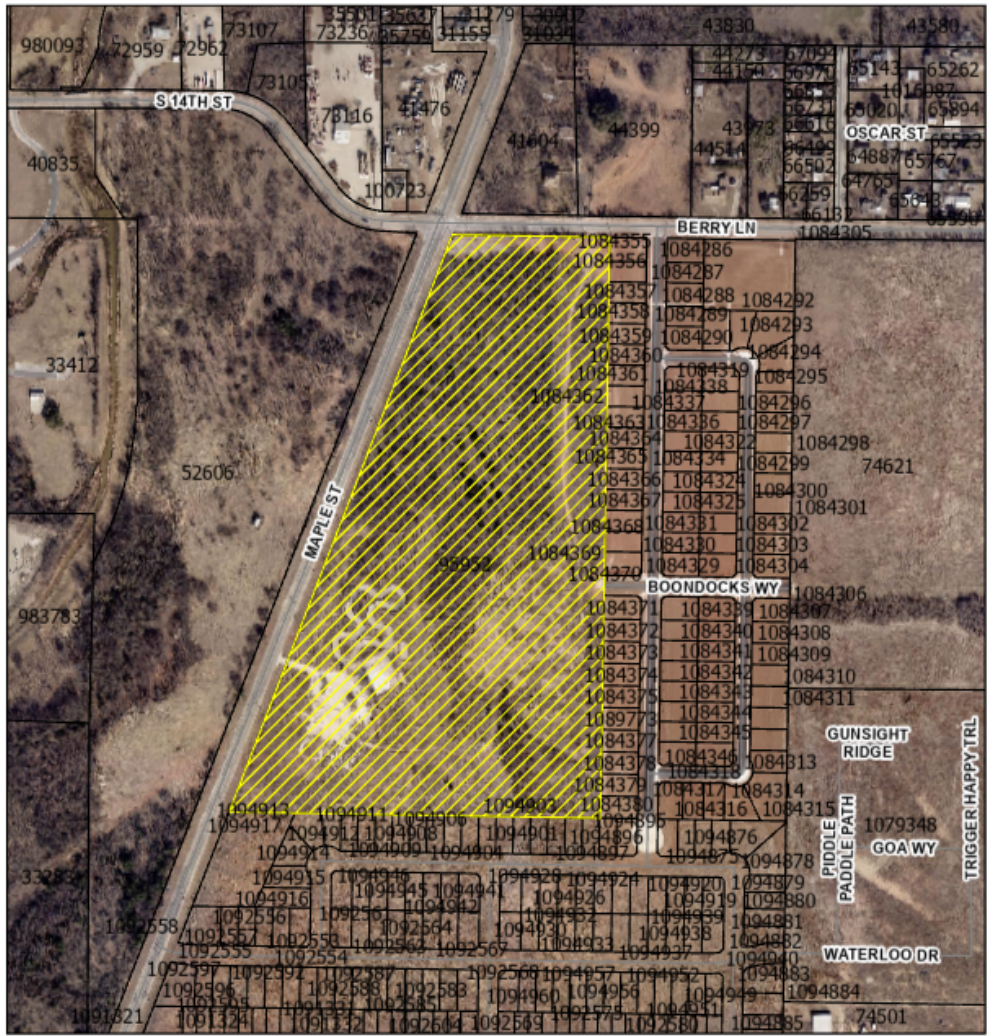
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OBI CYRIL	1737 SWEETWATER LN	1084329	
CHARPENTIER RYAN	1731 SWEETWATER LN	1084330	
SWEARENGIN DAVID	1727 SWEETWATER LN	1084331	
MCGOWAN ANTHONY	1721 SWEETWATER LN	1084332	
TAVARES ANDREW KALANI & ANGELA RENEE	1715 SWEETWATER LN	1084333	
LEWIS KAYTLYNN	1709 SWEETWATER LN	1084334	
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MMEMBE USENI KANONI	1826 SWEETWATER LN	1084375	
SIQUEIROS MARCO A III & CHELSEA	1838 SWEETWATER LN	1084377	
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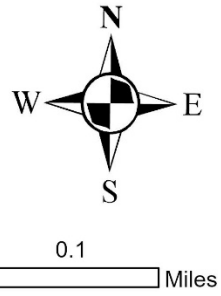
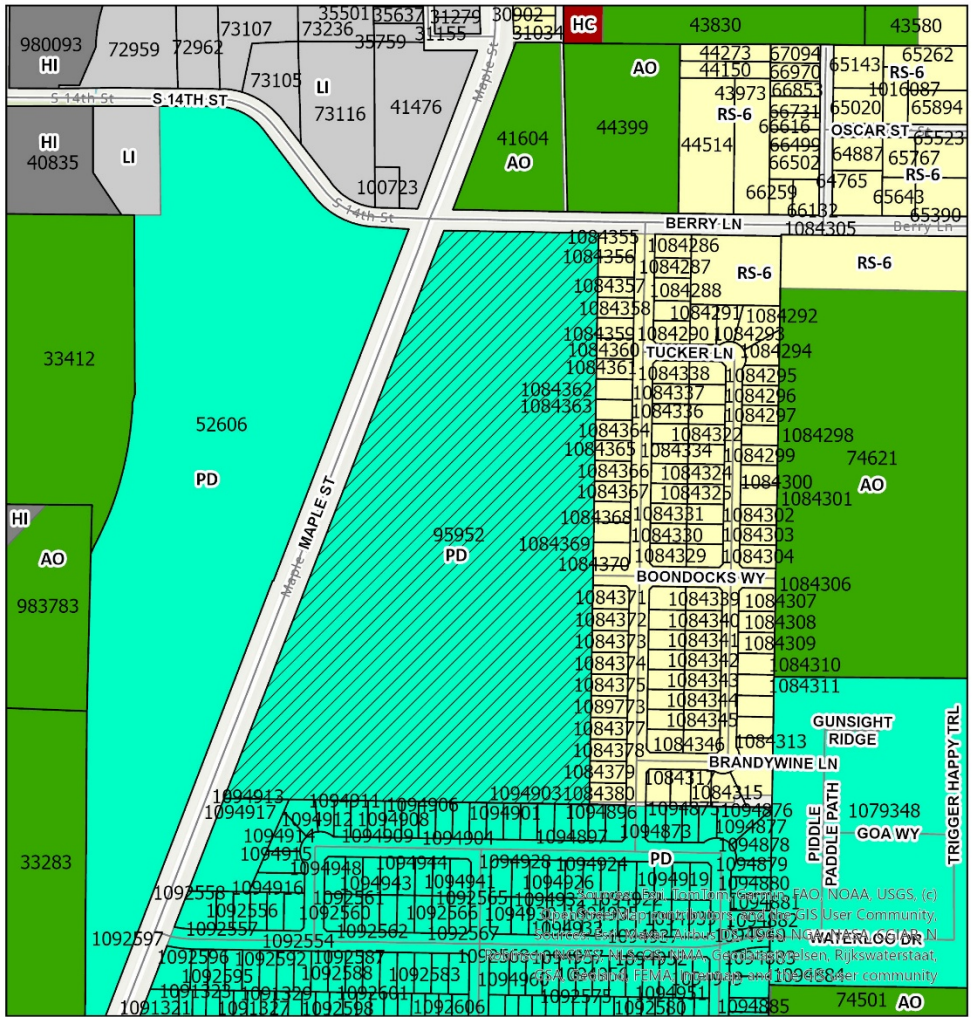
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BRO SERVICES INC	274 SHOWDOWN RD	1094898	
BRO SERVICES INC	268 SHOWDOWN RD	1094899	
BRO SERVICES INC	262 SHOWDOWN RD	1094900	
BRO SERVICES INC	256 SHOWDOWN RD	1094901	
BRO SERVICES INC	250 SHOWDOWN RD	1094902	
BRO SERVICES INC	208 SHOWDOWN RD	1094903	
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DOWNEY HOLDINGS, LLC	190 SHOWDOWN RD	1094906	
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DOWNEY HOLDINGS, LLC	178 SHOWDOWN RD	1094908	
DOWNEY HOLDINGS, LLC	172 SHOWDOWN RD	1094909	
DOWNEY HOLDINGS, LLC	166 SHOWDOWN RD	1094910	
DOWNEY HOLDINGS, LLC	160 SHOWDOWN RD	1094911	
DOWNEY HOLDINGS, LLC	154 SHOWDOWN RD	1094912	
T JOHNSON HOMES LLC	1922 RAWHIDE RD	1094913	
T JOHNSON HOMES LLC	1928 RAWHIDE RD	1094914	
T JOHNSON HOMES LLC	1934 RAWHIDE RD	1094915	
CIMARRON MEADOWS DEV CORP		1094917	
T JOHNSON HOMES LLC	295 SHOWDOWN RD	1094922	
T JOHNSON HOMES LLC	289 SHOWDOWN RD	1094923	
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T JOHNSON HOMES LLC	259 SHOWDOWN RD	1094928	
T JOHNSON HOMES LLC	253 SHOWDOWN RD	1094929	
T JOHNSON HOMES LLC	197 SHOWDOWN RD	1094941	
T JOHNSON HOMES LLC	191 SHOWDOWN RD	1094942	
T JOHNSON HOMES LLC	185 SHOWDOWN RD	1094943	
T JOHNSON HOMES LLC	179 SHOWDOWN RD	1094944	
T JOHNSON HOMES LLC	173 SHOWDOWN RD	1094945	
T JOHNSON HOMES LLC	167 SHOWDOWN RD	1094946	
T JOHNSON HOMES LLC	161 SHOWDOWN RD	1094947	
T JOHNSON HOMES LLC	155 SHOWDOWN RD	1094948	

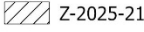






LOCATION MAP



 Z-2025-21

ZONING MAP



-  Z-2025-21
- Zoning Districts**
-  AO
-  HC
-  HI
-  LI
-  PD
-  RS-6



REZONE REQUEST

Case: Z-2025-21

Agent: Jacob & Martin

Request: Change the zoning of approximately 30.91 acres from a Planned Development District (PDD-58) to a Planned Development District (PDD-195).

Location: Located at 1873 Maple Street

Notification: 1 in Favor, 1 in Opposition

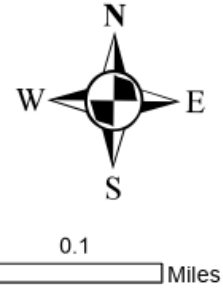
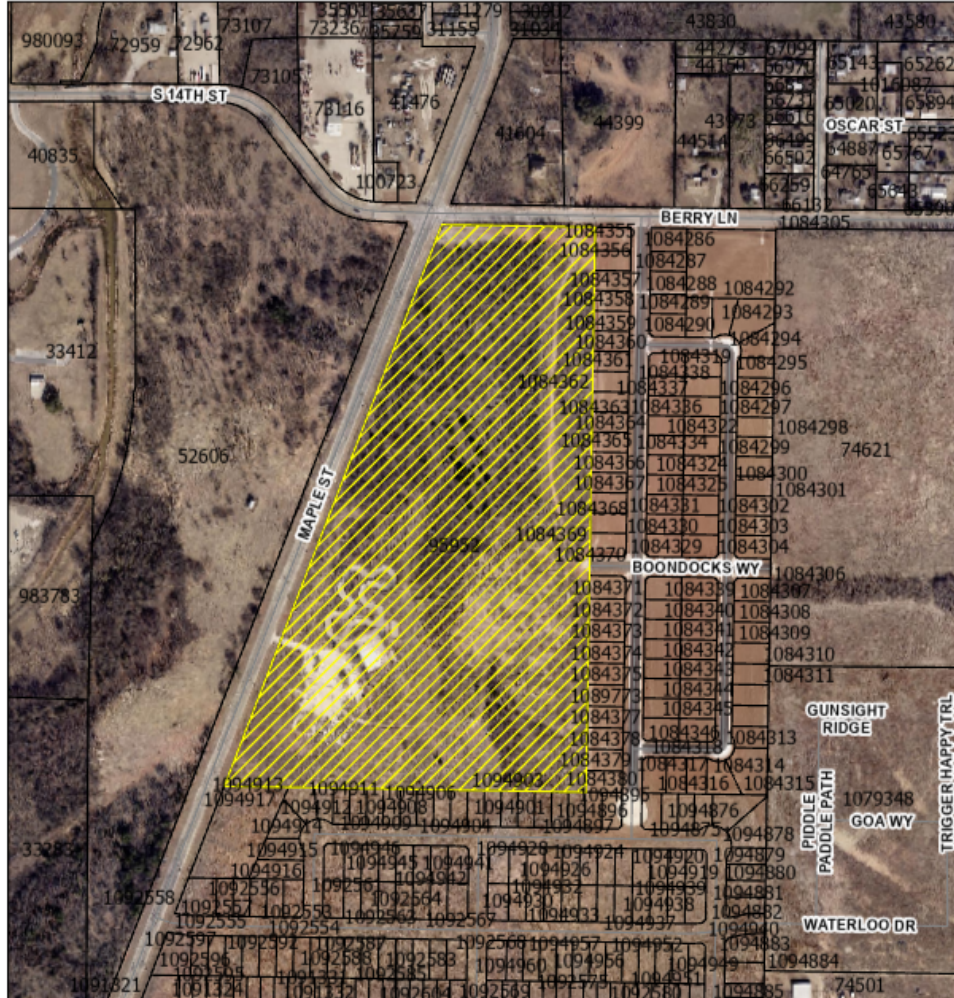
Planning & Zoning: August 5, 2025


Council Hearing: August 28, 2025
September 11, 2025





AERIAL LOCATION MAP

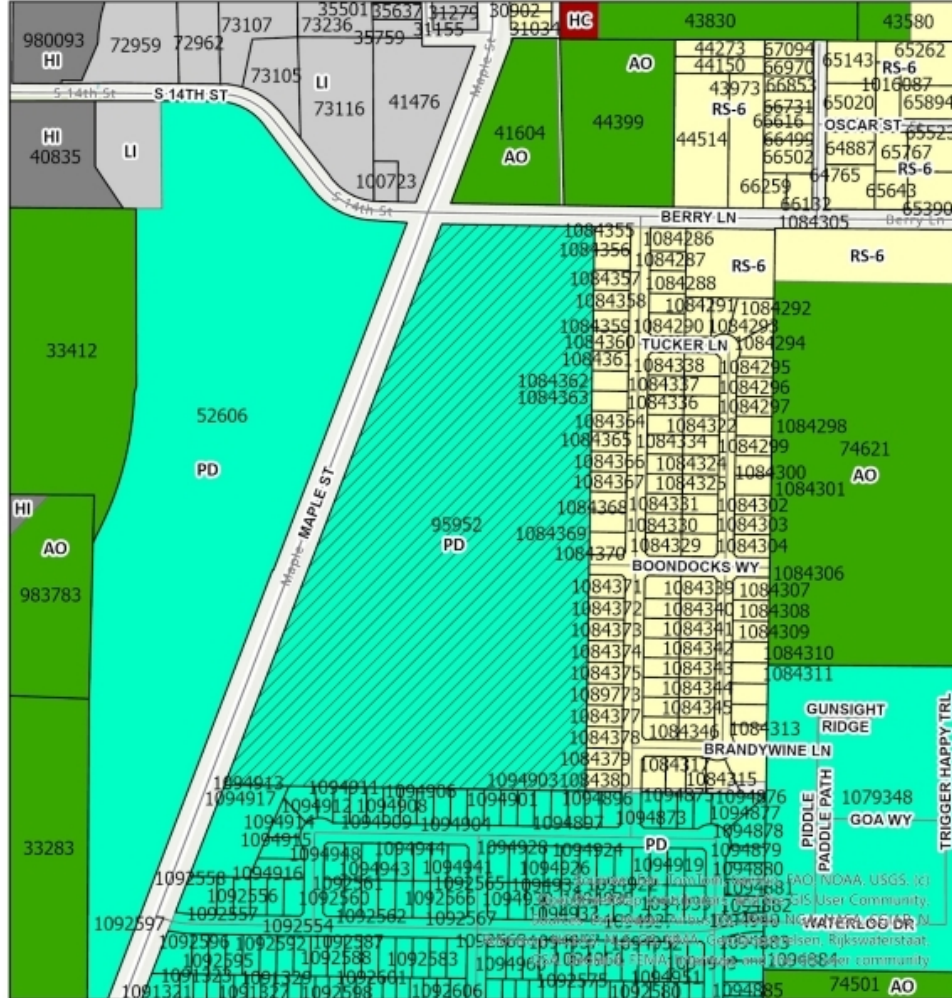


 Z-2025-21





ZONING MAP

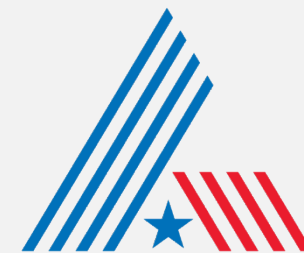


- Z-2025-21
- AO
- HC
- HI
- LI
- PD
- RS-6





PROPERTY VIEWS



CITY OF
ABILENE
T E X A S



SURROUNDING PROPERTY VIEWS

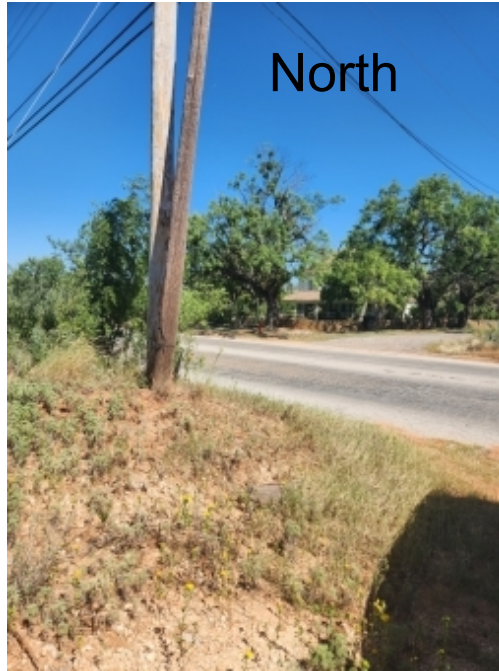
West



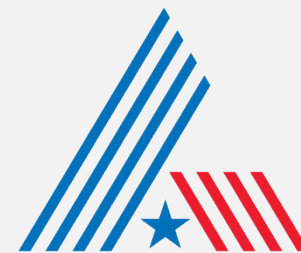
South



North



East



CITY OF
ABILENE
TEXAS



PDD REQUEST

Purpose: The purpose of the Planned Development District (PDD) is to allow for development of residential homes with 50' minimum lot width, 5,000 s.f. lots, and internal side setbacks of 5'.

Specific Modifications:

This Planned Development District shall be subject to the requirements of the Residential Single-Family District-6 (RS-6) zoning district, except as modified below:

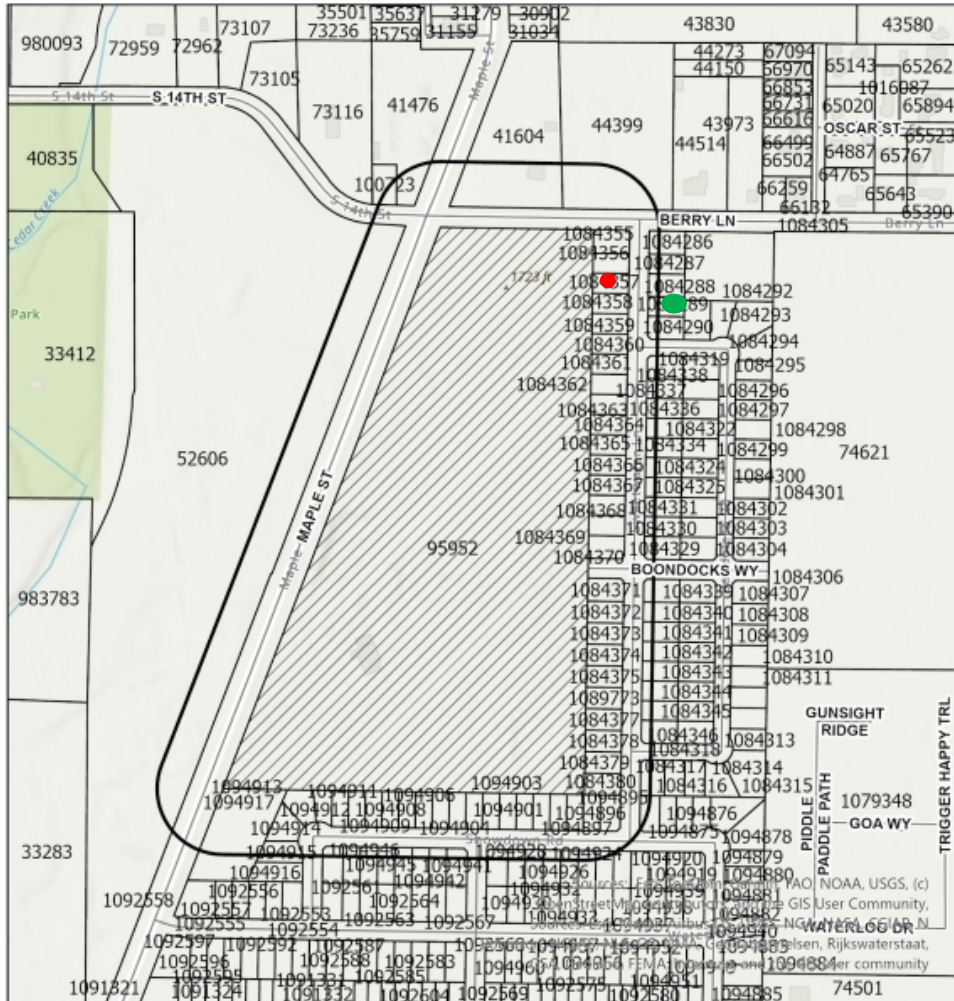
1. Site Layout & Building Requirements
 - i. Lot Area:
 1. 5,000 Minimum s.f.
 - ii. Lot Width:
 1. 50' Minimum width
 - iii. Setbacks:
 1. Side Yard: 5-feet


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 RS-6 zoning classification.








NOTIFICATION AREA MAP



1 - in Favor - 

1 - in Opposition - 

0.029 % Opposition

 Z-2025-21
 Notification Area





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?



X:\CM_Jerry_Hallmark\24159 - 31 Acre Maple & Berry Development - Jerry Hallmark\Drafting\Preliminary\Hallmark Feasibility (Next to Cimarron Meadows) RS-5B.dwg



CIMARRON MEADOWS
SECTION 2B

CIMARRON MEADOWS
SECTION 1

NO.	REVISION	DATE	SCALE 1" = 100'
SHEET			PROJECT # 24159
SEQ.			DESIGNED
1			DRAWN
			CHECKED

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

HALLMARK
MAPLE & BERRY LANE DEVELOPMENT
 ABILENE, TEXAS
PRELIMINARY RS-5 LOT LAYOUT
OPTION 2

JACOB MARTIN
 FIRM # F-2448

3465 CURRY LANE
 ABILENE, TX 79606
 325-695-1070

1508 SANTA FE DR, STE 204
 WEATHERFORD, TX 76066
 817-594-9880

1014 BROADWAY STREET
 LUBBOCK, TX 79401
 806-365-6375

EXHIBIT "A"

(Base Zoning Districts/Land Uses/Development Standards)

Purpose: The purpose of the Planned Development District (PDD) is to allow for development of residential homes with 50' minimum lot width, 5,000 s.f. lots, and internal side setbacks of 5'.

Specific Modifications:

This Planned Development District shall be subject to the requirements of the Residential Single-Family District-6 (RS-6) zoning district, except as modified below:

1. Site Layout & Building Requirements
 - i. Lot Area:
 1. 5,000 Minimum s.f.
 - ii. Lot Width:
 1. 50' Minimum width
 - iii. Setbacks:
 1. Side Yard: 5-feet

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 RS-6 zoning classification.



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

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

BEING a **30.912 acre** zoning tract, and being all of Lot 101, Block A, Parkview Addition, Section 2, as shown per replat recorded in Cabinet 4, Slide 560, Plat Records, Taylor County, Texas. Said **30.912 acre** tract being more particularly described as follows:

BEGINNING at a point for the northwest corner of this described tract and said Lot 101, and being at the intersection of the southeasterly right-of-way line of Maple Street (100 feet wide) with the south line of Berry Lane (no dedication width found);

THENCE S89°06'55"E along the north line of this described tract and said Lot 101, and along the south line of said Berry Lane, for a distance of 106.34 feet to a slight angle point;

THENCE S89°02'59"E, and continuing along the north line of this described tract and said Lot 101, and along the south line of said Berry Lane, for a distance of 359.54 feet to a point for the northeast corner of this described tract and said Lot 101, and being at the northwest corner of Cimarron Meadows Addition, Section 1, as shown per replat recorded in Cabinet 4, Slide 630 of said Plat Records;

THENCE S00°55'26"W along the east line of this described tract and said Lot 101, and along the west line of said Cimarron Meadows Addition, Section 1, for a distance of 1719.32 feet to a point for the southeast corner of this described tract and said Lot 101, and being at the southwest corner of said Cimarron Meadows Addition, Section 1, and being in the north line of Cimarron Meadows Addition, Section 2C as shown per plat recorded in Cabinet 5, Slide 113 of said Plat Records;

THENCE N89°04'34"W along the south line of this described tract and said Lot 101, and along the north line of said Cimarron Meadows Addition, Section 2C, for a distance of 1100.36 feet to a point for the southwest corner of this described tract and said Lot 101, and being at the most westerly northwest corner of said Cimarron Meadows Addition, Section 2C, and being in the southeasterly right-of-way line of said Maple Street;

THENCE N21°10'42"E along the northwesterly line of this described tract and said Lot 101, and along the southeasterly line of said Maple Street, for a distance of 1832.74 feet to the **POINT OF BEGINNING** and containing **30.912 acres** of land, more or less.

Owner Authorization and Representative Designation

Property Description

Subdivision: Parkview Sec 2 Total Number of Acres: ~30.912
 Zoning Classification(s): PD Total Number of Lots: 136
 Location: 1873 MAPLE ST TX

Property Owner Information & Authorization

Name/Company: HD OPERATIONS LP
 Address: 433 CR 127, Tuscola, TX
 City: Abilene State: TX Zip Code: 79562
 Phone: 325-660-1169 Email: jerryh82@outlook.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.

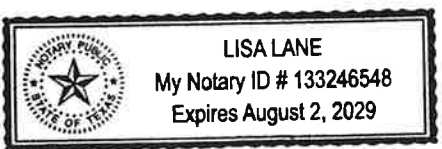
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type, representation, and landscape incentive of my own volition and not at the request of the City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

Property Owner's Signature: Paige Dempsey Date: 6-16-25

STATE OF: Texas
 COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Paige Dempsey (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 June, 2025



Lisa Lane
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Clayton Farrow Company: Jacob & Martin
 Address: 3465 Curry Lane City: Abilene State: TX
 Zip Code: 79605 Number: 325-695-1070 Email: cfarrow@jacobmartin.com

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, CONCERNING PDD #58 PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance 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.

PASSED ON FIRST READING this 11 day of May A.D. 1995.

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 5 day of March, 1995, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 9:00 a.m., on the 25 day of May, 1995, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 25 day of May, A.D. 1995.

ATTEST:



CITY SECRETARY



MAYOR

APPROVED:



CITY ATTORNEY

ORDINANCE NO. 25-1995

Exhibit "A"

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development District shall be in accordance with the maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development District and are hereby incorporated by reference and included as part of this ordinance. Site Plan is attached as Exhibit B, with two attachments.

Further, all agreements, provisions, or covenants which govern the use, maintenance, and continued protection of this P.D.D. are hereby incorporated by reference and included as part of this ordinance.

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

PART 3: Building Specifications. All structures in the herein said Planned Development District shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Subpart E, Abilene Municipal Code, known as the Zoning Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From AO, LI & GC (Agricultural Open Space, Light Industrial & General Commercial) District to PDD (Planned Development) District.

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.

PART 5: Legal Description. The legal description of this P.D.D. is as follows:

TRACT 1

Being all of Lot 1, Block "A", Parkview Addition, Abilene, Taylor County, Texas as recorded in Cabinet No. 2, Slide 318-B, Plat Records, Taylor County, Texas and a 2.27 acres tract out of a 82.5 acre tract out of the Northwest Quarter of Section 51, Blind Asylum Lands, Abilene, Taylor County, Texas as recorded in Volume 1651, Page 48, Deed Records, Taylor County, Texas and being more particularly described as follows:

Beginning at the Northwest corner of said Section 51;

THENCE South 89 degrees 55 minutes 00 seconds East a distance of 225.06 feet to a 1/2" iron rod, set for corner;

THENCE North 0 degrees 05 minutes 00 seconds East a distance of 321.07 feet to a 5" iron post, in concrete, in the South right-of-way line of South 14th Street for corner;

THENCE North 89 degrees 03 minutes 43 seconds East along the South right-of-way line of said South 14th Street, a distance of 153.24 feet to a 5" iron post, in concrete, for a point of curve;

THENCE in the Southeasterly direction along a curve to the right, also along the South right-of-way line of said South 14th Street, said curve having a delta of 52 degrees 25 minutes 32 seconds, a radius of 173.38 feet, an arc length of 158.64 feet and a long chord that bears South 64 degrees 43 minutes 31 seconds East a distance of 153.16 feet to a 5" iron post, in concrete, for a point of tangency;

THENCE South 38 degrees 30 minutes 45 seconds East along the South right-of-way line of said South 14th Street, a distance of 245.81 feet to a 5" iron post, in concrete, for a point of curve;

THENCE in the Southeasterly direction along a curve to the right, also along the South right-of-way line of said South 14th Street, said curve having a delta of 51 degrees 24 minutes 15 seconds, a radius of 259.00 feet, an arc length of 232.37 feet and a long chord that bears South 64 degrees 12 minutes 53 seconds East a distance of 224.65 feet to a 1/2" iron rod, set for a point of tangency;

THENCE South 89 degrees 55 minutes 00 seconds East along the South right-of-way line of said South 14th Street (Berry Lane), a distance of 78.59 feet to a 5/8" iron rod, found at the intersection of the South right-of-way line of said South 14th Street (Berry Lane) and the West right-of-way line of Maple Street for corner;

THENCE South 20 degrees 18 minutes 10 seconds West along the West right-of-way line of said Maple Street, a distance of 2709.33 feet to a 1/2" iron rod, set in the West line of said Section 51, Blind Asylum Lands, for corner;

THENCE North 0 degrees 14 minutes 50 seconds West along the West line of said Section 51, Blind Asylum Lands, a distance of 2573.35 feet to the place of beginning, containing 31.043 acres of land.

TRACT 2

BEING all of a 47.56 acre tract out of a 82.5 acre tract out of the Northwest Quarter of Section 51, Blind Asylum Lands, Abilene, Taylor County, Texas and all of Tract 11, Lakeland Farms as recorded in Volume 1651, Page 48, Deed Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod, found at the intersection of the South right-of-way line of Berry lane and the East right-of-way line of Maple Street, same being the Northwest corner of said 47.56 acre tract;

THENCE South 89 degrees 55 minutes 00 seconds East along the South right-of-way line of said Berry Lane, at 300.80 feet pass a 3/8" iron rod, found at the Northeast corner of said 47.56 acre tract, same being the Northwest corner of Tract 11, and continuing on for a total distance of 1015.72 feet to a 3/8" iron rod, found at the Northeast corner of said Tract 11;

THENCE South 0 degrees 02 minutes 27 seconds West along the East line of said Tract 11, a distance of 2608.70 feet to a 3/8" iron rod, found at the Southeast corner of said Tract 11, for corner;

THENCE South 89 degrees 58 minutes 30 seconds West along the South line of said Tract 11, at 691.36 feet pass the Southwest corner of said Tract 11, same being the Southeast corner of said 47.56 acre tract, and continuing on for a total distance of 1959.07 feet to a brass cap, in concrete, found at the intersection of the South line of said 47.56 acre tract and the East right-of-way line of Maple Street, for corner;

THENCE North 0 degrees 14 minutes 50 seconds West along the East right-of-way line of said Maple Street a distance of 55.55 feet to a 1/2" iron rod, set for corner;

THENCE North 20 degrees 18 minutes 10 seconds East along the East right-of-way line of said Maple Street a distance of 2724.76 feet to the place of beginning, containing 89.729 acres of land.

PART 6: Purpose. The purpose of the Berry/Maple Street Planned Development District request is to allow for development of a large tract which has not developed under present zoning and development procedures. The intention is to achieve the following:

- a. Create an environment which is visually and functionally compatible with adjacent land use.
- B. Promote economical and efficient land use, an improved level of amenities, appropriate variety in physical development, creative design, and a better urban environment.

PART 7: Specific Modifications. the following regulations shall govern the use and development of this Planned Development District:

- A. This PDD is as depicted on the attached sketch (Exhibit B) with attachments. It should be noted only two tracts, Tract 1 and Tract 2, are initially proposed for development. The remainder of the PDD area, the areas indicated as "Future Development", will be designated as Agricultural Open Space uses until appropriate submittal of the amendment of this PDD as pertains to land uses, design, and layout.
- B. Tract 1: The use of the land shall be restricted to permanent amusement facilities and related activities to include miniature golf course, go-cart track, batting cages, children play areas, parking and service areas and structures. Attachment 1 provides a general site plan for Tract 1.
- C. Tract 2: The use of the land shall be restricted to development of a water park with related activities and structures. Attachment 2 provides a general site plan for Tract 2.
- D. The development of Tract 1 and Tract 2 will require adherence to the appropriate land development and building codes of the City of Abilene.

PART 8: Schedule. If development of Tracts 1 and 2 are not initiated within two years, the Planning and Zoning Commission may recommend that the tracts and remainder of land zoned PDD be rezoned to its former status.

-END-

321.07 FT

8 AC WATER LINE

BERRY LANE

915.72 FT

FUTURE DEVELOPMENT

AO USES

SEWER

100 FT. BUILDING LINE

100 FT. BUILDING LINE

MAINTENANCE ACCESS ROAD

FUTURE DEVELOPMENT

AO USES

6 FT. FENCE

WATER PARK

TRACT 2

(ATTCHMENT 2)

PARKING

PICNIC AREA

PARKING

ENCLOSED PLAY AREA

FENCE

MINITURE GOLF
GO CART COURSE
BATTING CAGES

TRACT 1

(ATTCHMENT 1)

FENCE

FUTURE DEVELOPMENT

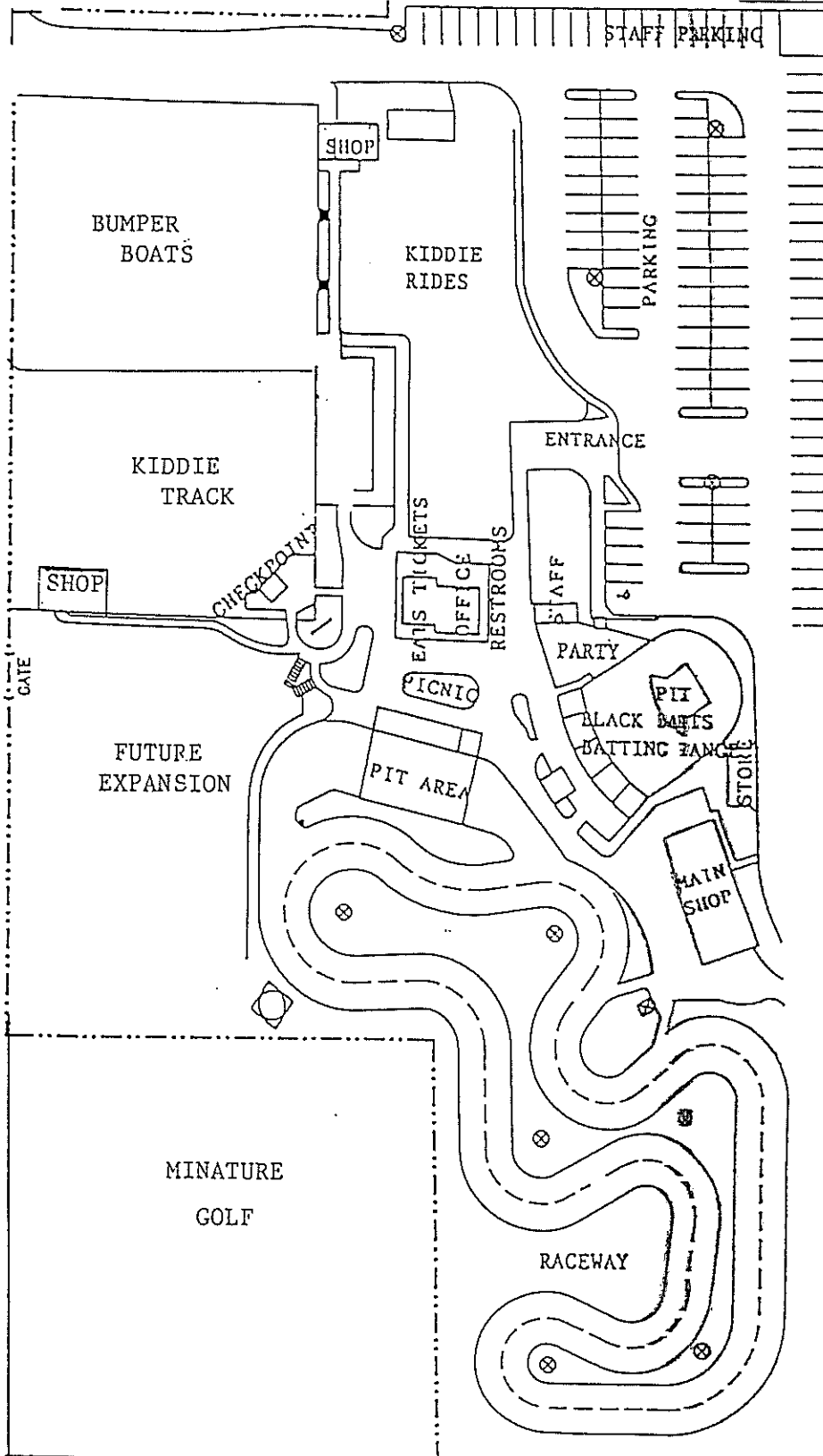
2473.35 FT

2615.42 FT

Maple Street

2608.70 FT

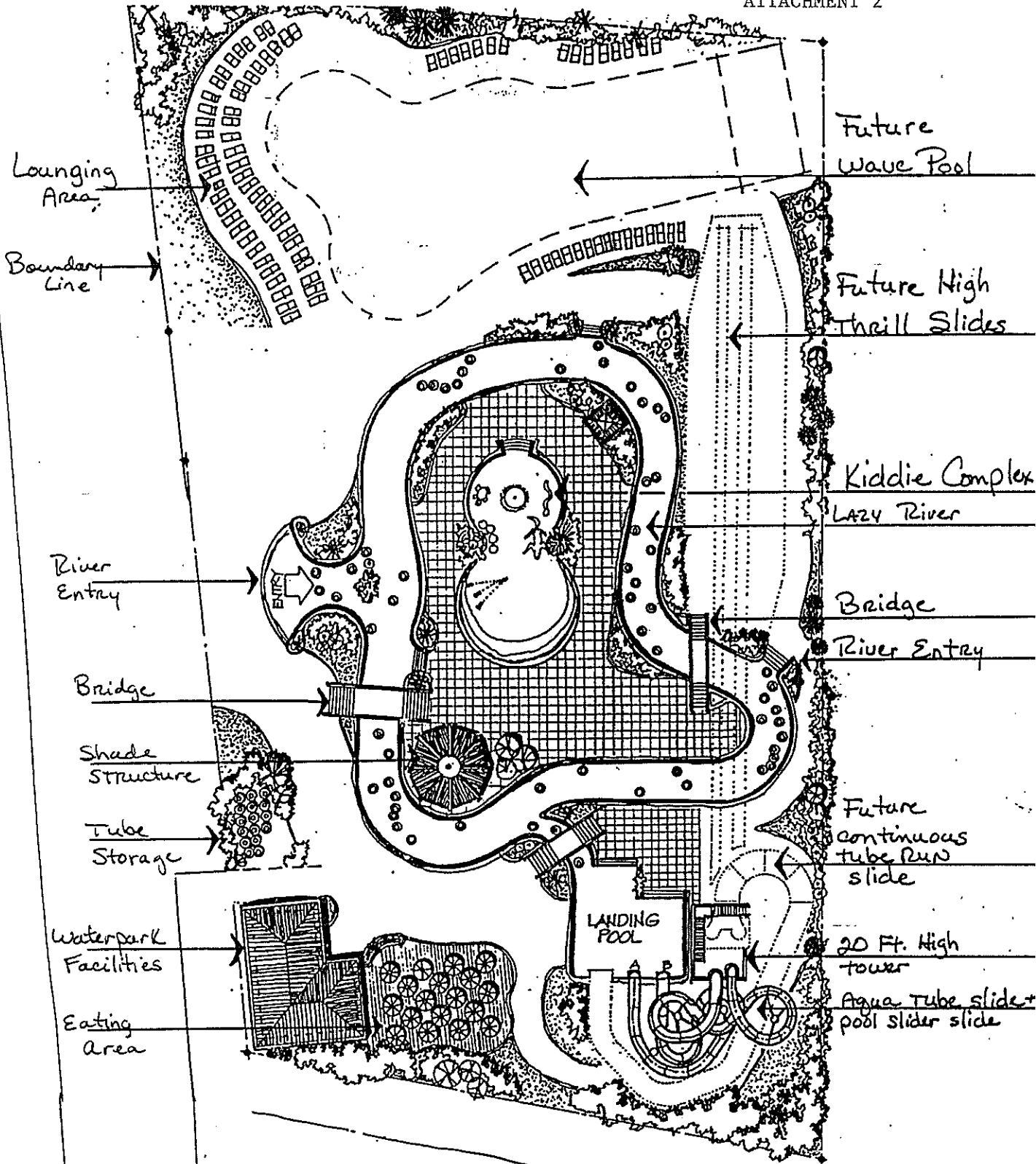
1859.07 FT



WATERPARK
PARKING

FORMULA
KART
TRACK

Maple Street



Waterpark Facilities

Eating Area

Shade Structure

Bridge

River Entry

Future Wave Pool

Future High Thrill Slides

Kiddie Complex
Lazy River

Bridge

River Entry

Future continuous tube Run slide

20 Ft. High tower

Agua Tube slider + pool slider slide

LANDING POOL

Landscaping

Parking

00139

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, AND ORDINANCE NO. 25-1995 CONCERNING THE PDD #58 PLANNED DEVELOPMENT DISTRICT; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY AND CALLING A PUBLIC HEARING; AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance of the City of Abilene, is hereby amended by changing Ordinance No. 25-1995, as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

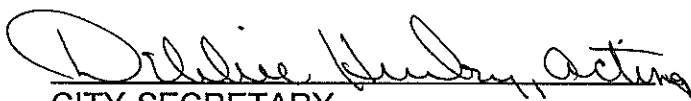
PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

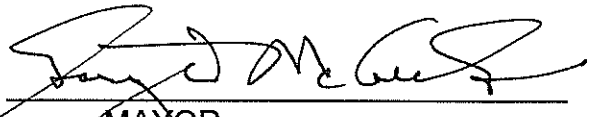
PASSED ON FIRST READING this 8 day of May A.D. 19 97.

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 4 day of May, 19 97, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 9:00 a.m., on the 22 day of May, 19 97, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 22 day of May, A.D. 19 97.

ATTEST:


CITY SECRETARY


MAYOR

APPROVED:


CITY ATTORNEY

EXHIBIT "A"

1st Amendment to Ordinance No. 25-1995

Amend: Part 7: Specific Modifications.

DELETE: A. This PDD is as depicted on the attached sketch (Exhibit B) with attachments. It should be noted only two tracts, Tract 1 and Tract 2, are initially proposed for development. The remainder of the PDD area, the areas indicated as "Future Development", will be designated as Agricultural Open Space uses until appropriate submittal of the amendment of this PDD as pertains to land uses, design, and layout.

ADD: A. This PDD is as depicted on the attached sketch (Exhibit B) with attachments.

DELETE: D. The development of Tract 1 and Tract 2 will require adherence to the appropriate land development and building codes of the City of Abilene.

ADD: D. Tract 3: The use of land shall be restricted to football, baseball/softball and soccer fields; volleyball courts; batting cages; golf driving ranges; paintball ranges and uses permitted in the Agricultural Open Space district with the following conditions:

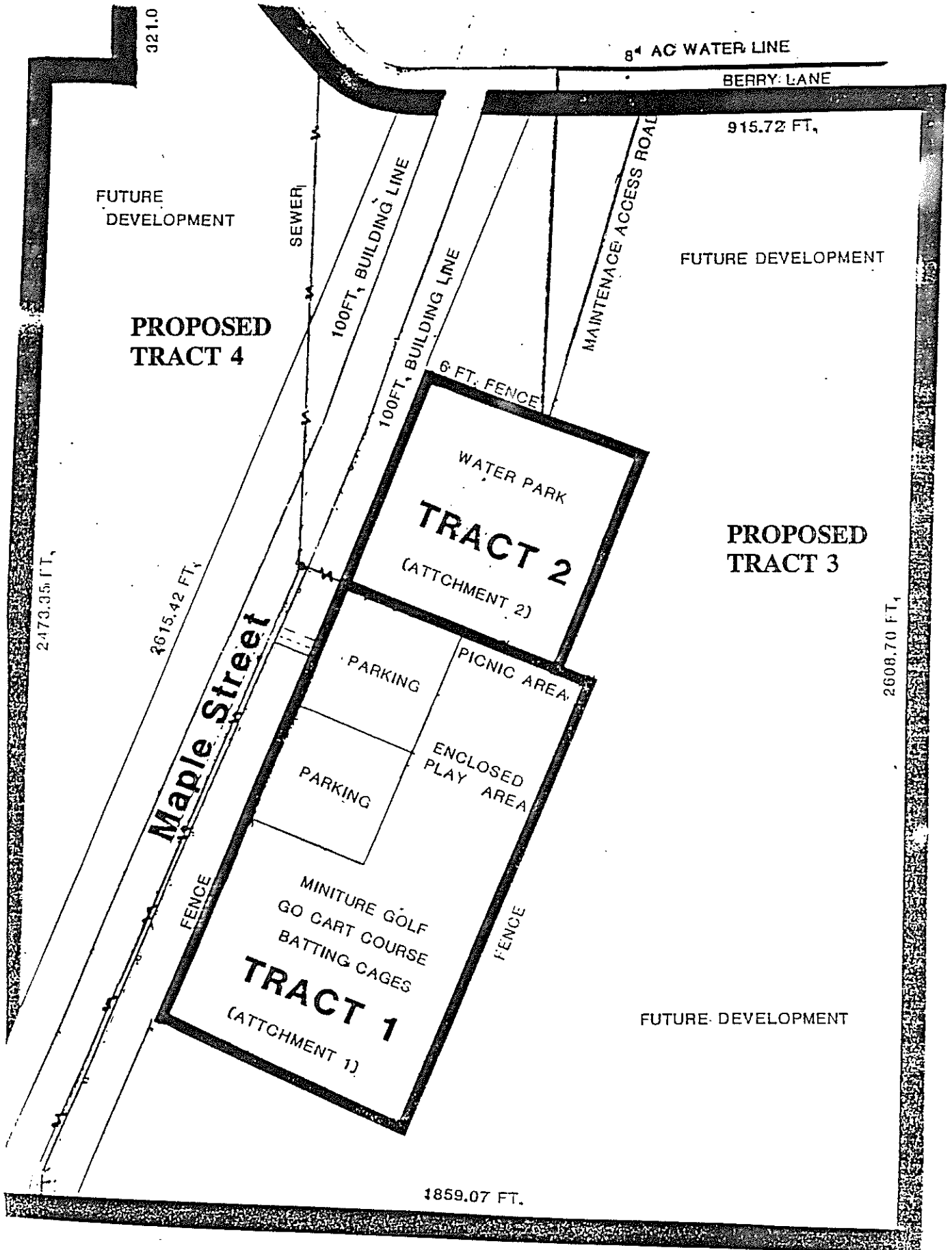
1. Football, baseball/softball and soccer fields; volleyball courts; batting cages; and golf driving ranges shall be set back a minimum of thirty (30) feet from all property lines.
2. Paintball ranges shall be a minimum of fifty (50) feet from all property lines.
3. Any outdoor lighting shall conform to performance standards for illumination as set forth in Section 23-316.9 of the Zoning Ordinance.

E. Tract 4: The use of land shall be restricted to football, baseball/softball and soccer fields; volleyball courts; batting cages; golf driving ranges; paintball ranges and uses permitted in the Agricultural Open Space district with the following conditions:

1. Football, baseball/softball and soccer fields; volleyball courts; batting cages; and golf driving ranges shall be set back a minimum of thirty (30) feet from all property lines.
 2. Paintball ranges shall be a minimum of fifty (50) feet from all property lines.
 3. Any outdoor lighting shall conform to performance standards for illumination as set forth in Section 23-316.9 of the Zoning Ordinance.
- F. The development of PDD-58 will require adherence to the appropriate land development and building codes of the City of Abilene.

-END-

00095



ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-21

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

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

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

Requestor's Parcel ID: 95952
Requestor's Property Zoning: PDD-58
Requestor's Proposed Zoning: PDD-195

Your Name: LINDA JOY LEININGER LIVING TRUST
Your Property Address: 1619 SWEETWATER LN
Your Parcel ID: 1084289

I am in favor of the request
with conditions of adding park
I am opposed to the request

Signature:

JUL 28 PM 2:20

Additional Comments:

You need to make a park out of part of the property with swings and slides and walking paths because of the number of people moving in to area

Kirby Park has no amenities

ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-21

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

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

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

Requestor's Parcel ID: 95952
Requestor's Property Zoning: PDD-58
Requestor's Proposed Zoning: PDD-195

Your Name: WILLIAMS STEVEN LEE & JESSIE
MAYE
Your Property Address: 1614 SWEETWATER LN
Your Parcel ID: 1084357

I am in favor of the request

I am opposed to the request

Signature:

JUL 30 AM 7:53

1614 Sweetwater Ln

IT is my request that you
move my Back fence forward
And STOP Charging me Taxes
ON That Ten feet That
I CANNOT use Because of
All The Wires. And you
Use it for a Ally Way for
All The Service Men To
Use for There Work.

I do NOT like The Idea
Of Service Men Coming
IN and out of my yard
digging IT up To do There job
Possible LETTING my dogs
out.

Mrs Williams

ZONING CASE

Z-2025-22

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: August 5, 2025
 City Council 1st Read: August 28, 2025
 City Council 2nd Read: September 11, 2025

Applicant

Owner: Rainey Creek LLC
 Agent: Clint Rosenbaum

Case Manager

Clarissa Ivey – Planner

Request

The applicant is requesting to change the zoning of approximately 33.89 acres from Medium Density (MD) and General Retail (GR) to Agricultural Open (AO).

Location

Located at Parcel ID 75888. Legal description being approximately 33.89 acres of the Northeast Quarter of Survey 24, Blind Asylum Lands, Abilene, Taylor County, Texas.

Background

The subject property was annexed into city limits in 1980 as Agricultural Open (AO). In August of 2018 the property was rezoned to Medium Density (MD) and General Retail (GR). Since rezoning the properties have remained undeveloped. The purpose for this rezone is to be able to apply for a Conditional Use Permit (CUP) to allow an for an RV Park.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO	Vacant
East	AO	Vacant
South	PDD-91	Walmart
West	AO	Single-Family 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 zoning is consistent with the Future Land Use and Development Plan Map, because the applicant is also applying for a conditional use permit to allow a recreational vehicle community which may be considered appropriate, to help the transition from intensive retail to low-density to the north.

(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.

(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, additional services will be addressed during the platting and site plan process.

(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 July 18, 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
EARLEY LARRY A ET AL	1502 E LOWDEN ST	1084516	
HALBERT DAVID STAFFORD		25262	
MRP ABILENE LLC	1784 HWY 351	973049	
MRP ABILENE LLC	1780 HWY 351	973049	
MRP ABILENE LLC	1768 HWY 351	973049	
MRP ABILENE LLC	1788 HWY 351	973049	
MRP ABILENE LLC	1782 HWY 351	973049	
MRP ABILENE LLC	1786 HWY 351	973049	
MRP ABILENE LLC	1764 HWY 351	973049	
MRP ABILENE LLC	1766 HWY 351	973049	
MRP ABILENE LLC	1762 HWY 351	973049	
MRP ABILENE LLC	1772 HWY 351	973049	
MRP ABILENE LLC	1790 HWY 351	973049	
MRP ABILENE LLC	1776 HWY 351	973049	
MRP ABILENE LLC	1760 HWY 351	973049	
RAINEY CREEK LLC		75888	Applicant
REGION XIV EDUCATION SERV	1718 E LOWDEN ST	75395	

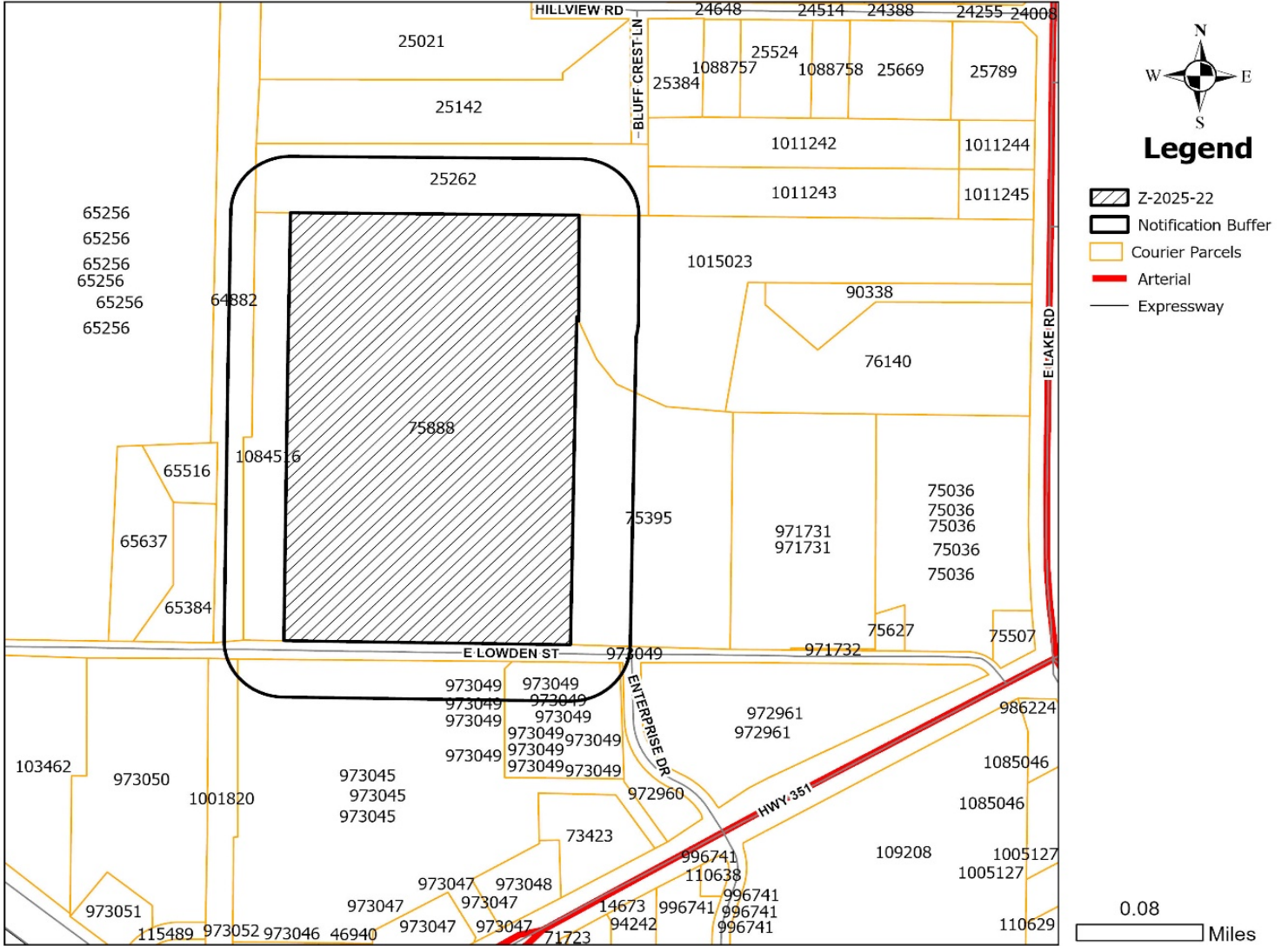
SCHLENTZ JACKIE LU HAUGHT		1015023	
STARDOLLARS LLC	2626 ENTERPRISE DR	972960	
WAL-MART REAL ESTATE BUSINESS TRUST	1700 E LOWDEN ST	973045	
WAL-MART REAL ESTATE BUSINESS TRUST	1650 X HWY 351	973045	
WAL-MART REAL ESTATE BUSINESS TRUST	1650 HWY 351	973045	
WEST TEXAS UTILITIES CO		64882	
WEST TEXAS UTILITIES CO		1001820	

PROPERTY ID

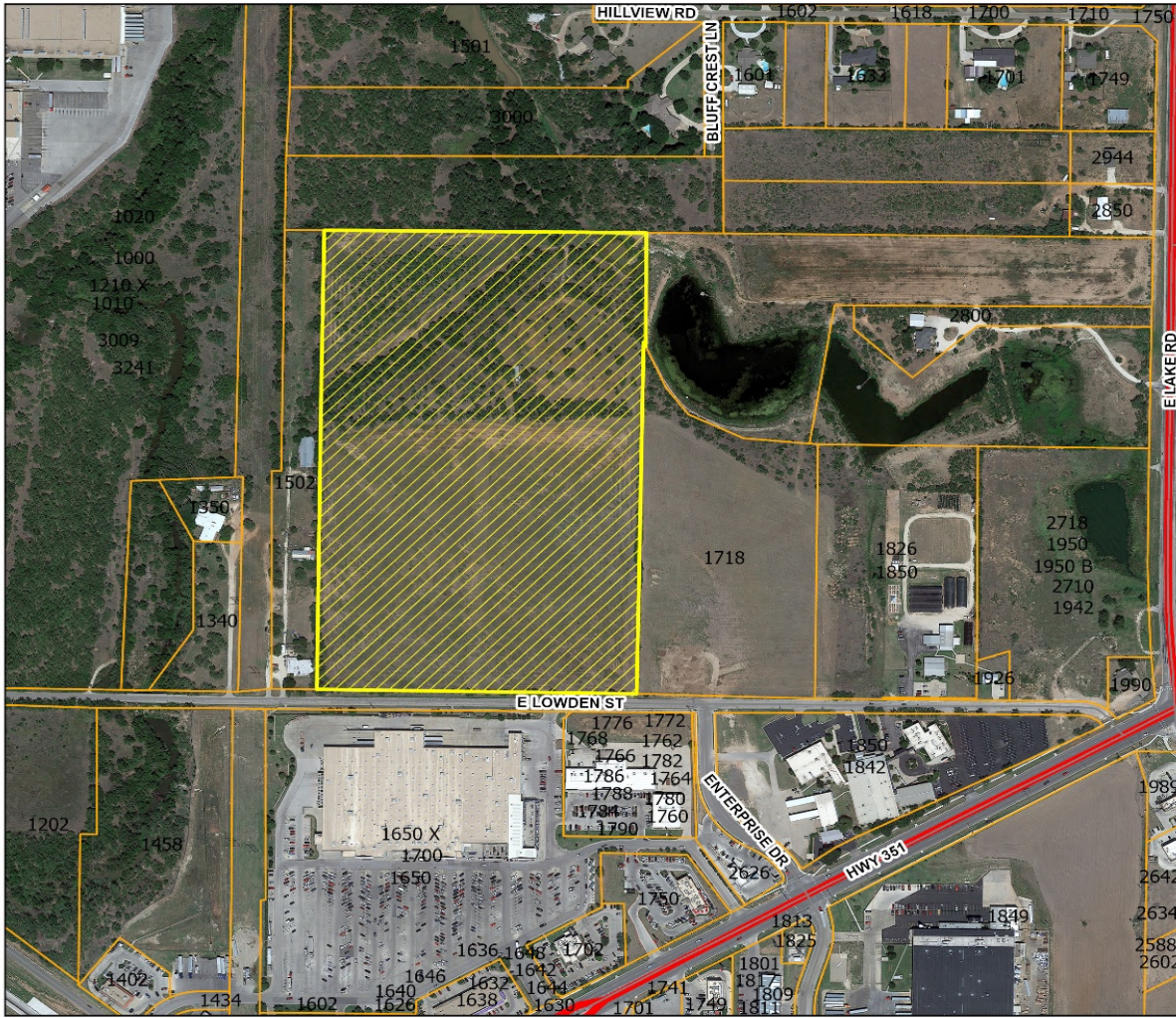
Legend: O - Opposed, F - In Favor

OWNER	SITUS	PROP_ID	RESPONSE
HALBERT DAVID STAFFORD		25262	
WEST TEXAS UTILITIES CO		64882	
REGION XIV EDUCATION SERV	1718 E LOWDEN ST	75395	
RAINEY CREEK LLC		75888	Applicant
STARDOLLARS LLC	2626 ENTERPRISE DR	972960	
WAL-MART REAL ESTATE BUSINESS TRUST	1700 E LOWDEN ST	973045	
WAL-MART REAL ESTATE BUSINESS TRUST	1650 X HWY 351	973045	
WAL-MART REAL ESTATE BUSINESS TRUST	1650 HWY 351	973045	
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MRP ABILENE LLC	1790 HWY 351	973049	
MRP ABILENE LLC	1776 HWY 351	973049	
MRP ABILENE LLC	1760 HWY 351	973049	
WEST TEXAS UTILITIES CO		1001820	
SCHLENTZ JACKIE LU HAUGHT		1015023	
EARLEY LARRY A ET AL	1502 E LOWDEN ST	1084516	

NOTIFICATION MAP



LOCATION MAP

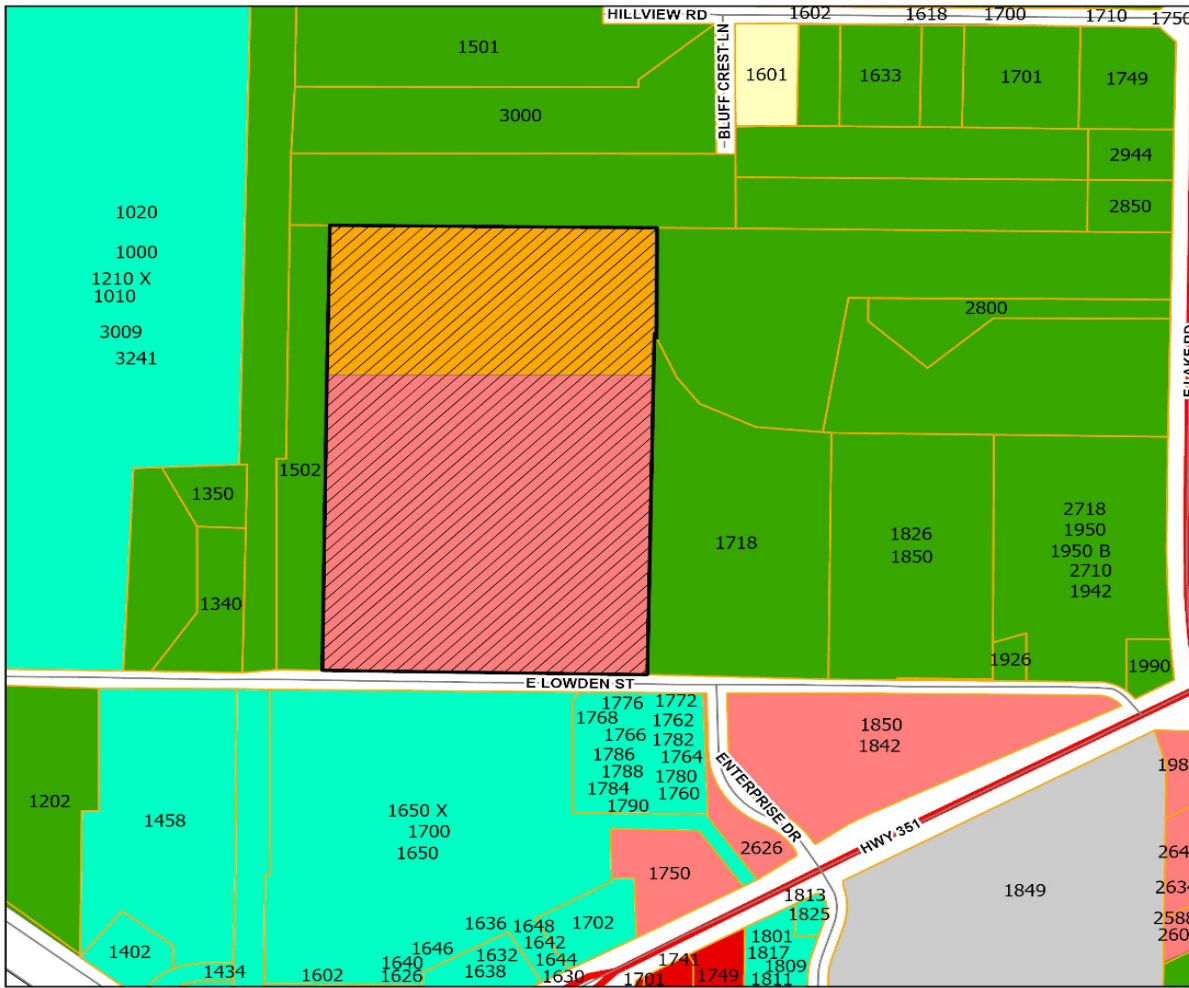


Legend

-  Z-2025-22
-  Courier Parcels
-  Arterial
-  Expressway

0.08 Miles

ZONING MAP



Legend

- Z-2025-22
- Courier Parcels
- PD (Planned Development)
- LI (Light Industrial)
- GC (General Commercial)
- GR (General Retail)
- MD (Residential - Medium Density)
- RS (Residential - Single Family)
- RR (Rural-Residential)
- AO (Agricultural Open)
- Arterial
- Expressway

0.08 Miles



REZONE REQUEST

Case: Z-2025-22

Owner: Rainey Creek LLC

Agent: Clint Rosenbaum

Request: Request to change the zoning of approximately 33.89 acres from Medium Density (MD) and General Retail (GR) to Agricultural Open (AO).

Location: 1700 block of E Lowden St

Notification: 0 in Favor, 0 in Opposition

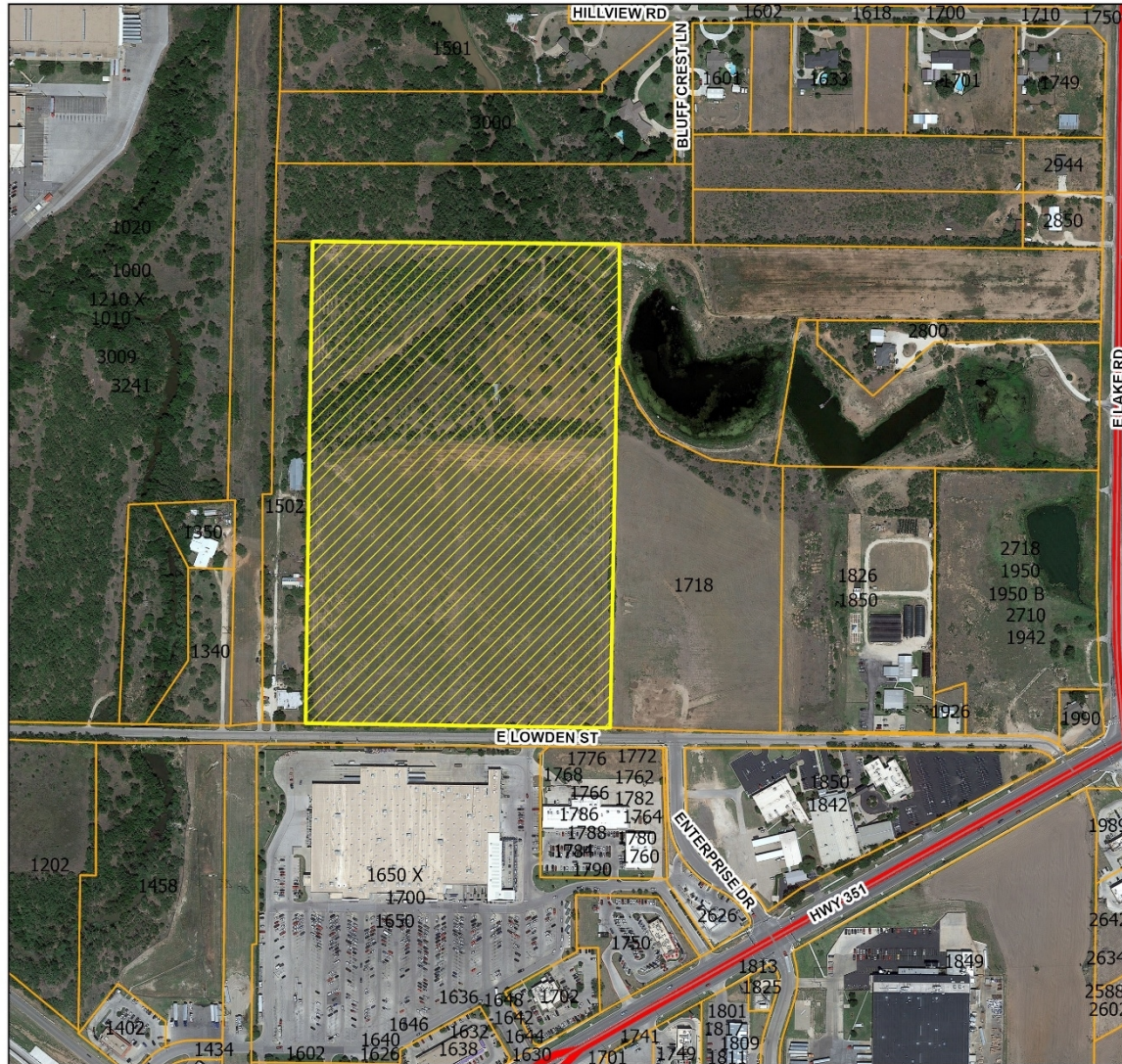
Planning & Zoning: August 5, 2025

Council Hearing: August 28, 2025
September 11, 2025

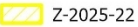







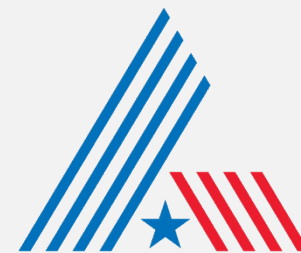
AERIAL LOCATION MAP



Legend

-  Z-2025-22
-  Courier Parcels
-  Arterial
-  Expressway

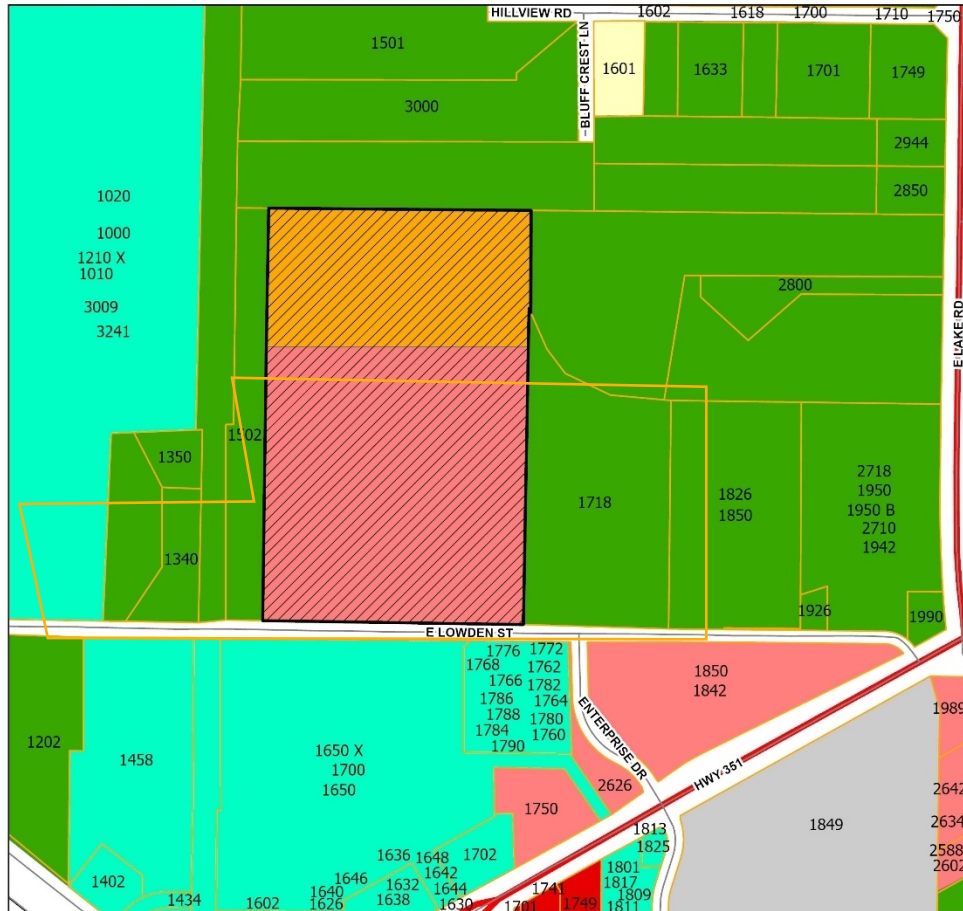
0.08
Miles



CITY OF
ABILENE
TEXAS



ZONING MAP



Legend

- Z-2025-22
- Courier Parcels
- PD (Planned Development)
- LI (Light Industrial)
- GC (General Commercial)
- GR (General Retail)
- MD (Residential - Medium Density)
- RS (Residential - Single Family)
- RR (Rural-Residential)
- AO (Agricultural Open)
- Arterial
- Expressway

0.08 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





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 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:

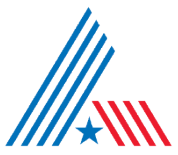
- P Farming, Ranching & Livestock, Hatchery
- C Mining
- C Petroleum or Gas Well
- P Urban Garden



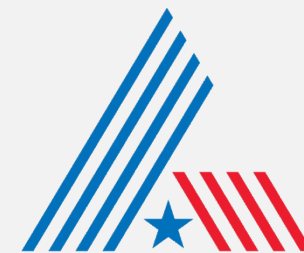


PROPERTY VIEWS





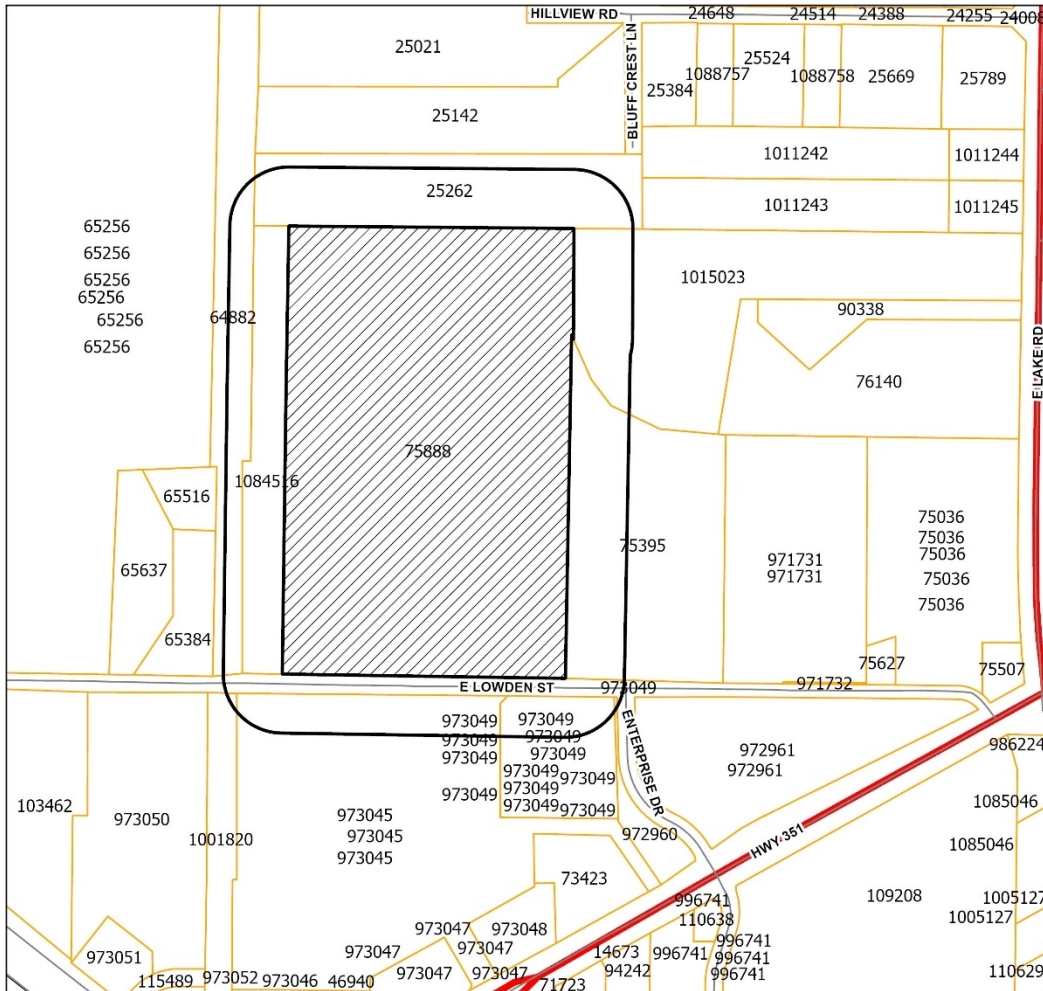
SURROUNDING PROPERTY VIEWS



CITY OF
ABILENE
T E X A S



NOTIFICATION AREA MAP



Legend

- Z-2025-22
- Notification Buffer
- Courier Parcels
- Arterial
- Expressway

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

0.08 Miles





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?





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: Rainey Creek RV Park

Address: E Lowden St Number of Lots: _____ Acreage: 34

Legal Description: A0958 SUR 24 B A L NE/4

Subdivision Name: _____ Block: A Lot: Tract 1

Current Zoning: GR/MD Proposed Zoning (if applicable): AO

OWNER AND AUTHORIZATION

Owner Name: Rainey Creek LLC

Address: 3125 S 27th St

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

Phone: 325.668.1085 Email: larryh@hillresources.com

Agent Name: Clint Rosenbaum

Address: 2438 Industrial Blvd #170

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

Phone: 325.669.2915 Email: clint@rosenbaumeng.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: 6/17/25

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

ANN SANCHEZ
 My Notary ID # 126343429
 Expires December 6, 2027

Ann Sanchez
6/16/2025



ZONING 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 checked="" 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

An RV Park is not permitted in GR or MD zoning.

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

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.

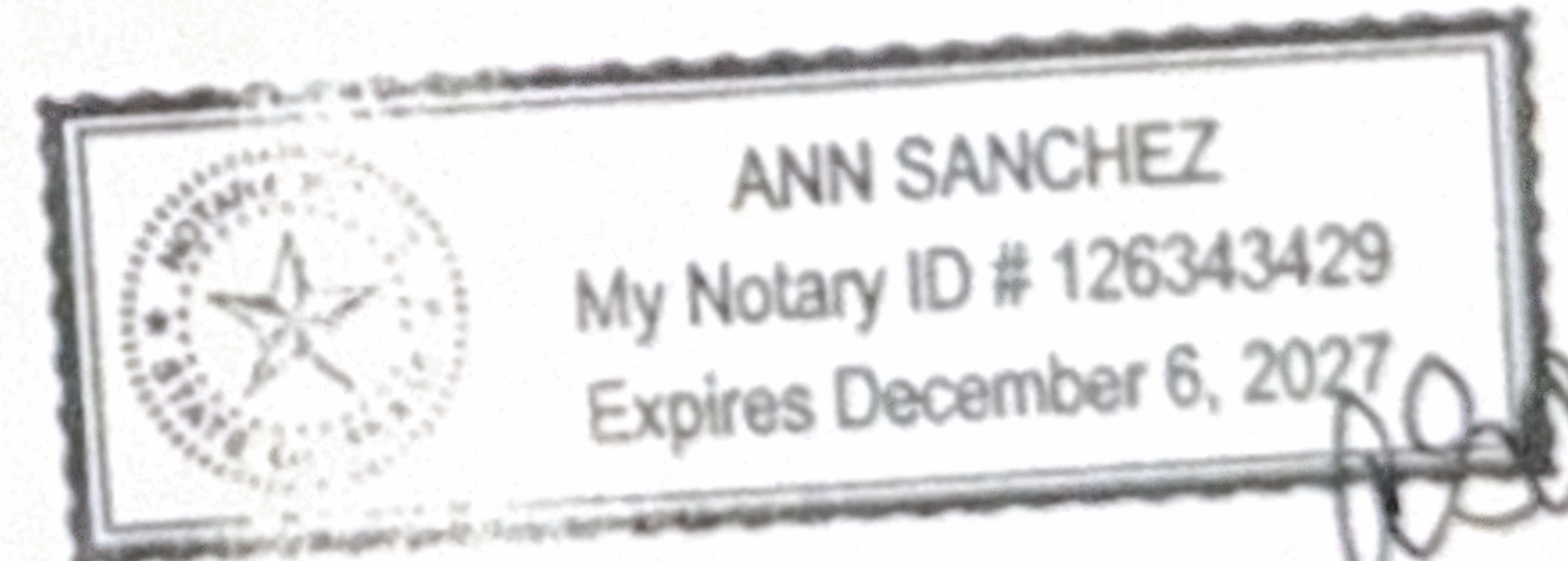
C. State all information upon which you base the belief (use additional paper, if necessary).

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): Larry Hill - Rainey Creek LLC

Property Owner Project Representative

Signature of Certifying Person: _____



Handwritten signature and date: 6/17/2025

*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

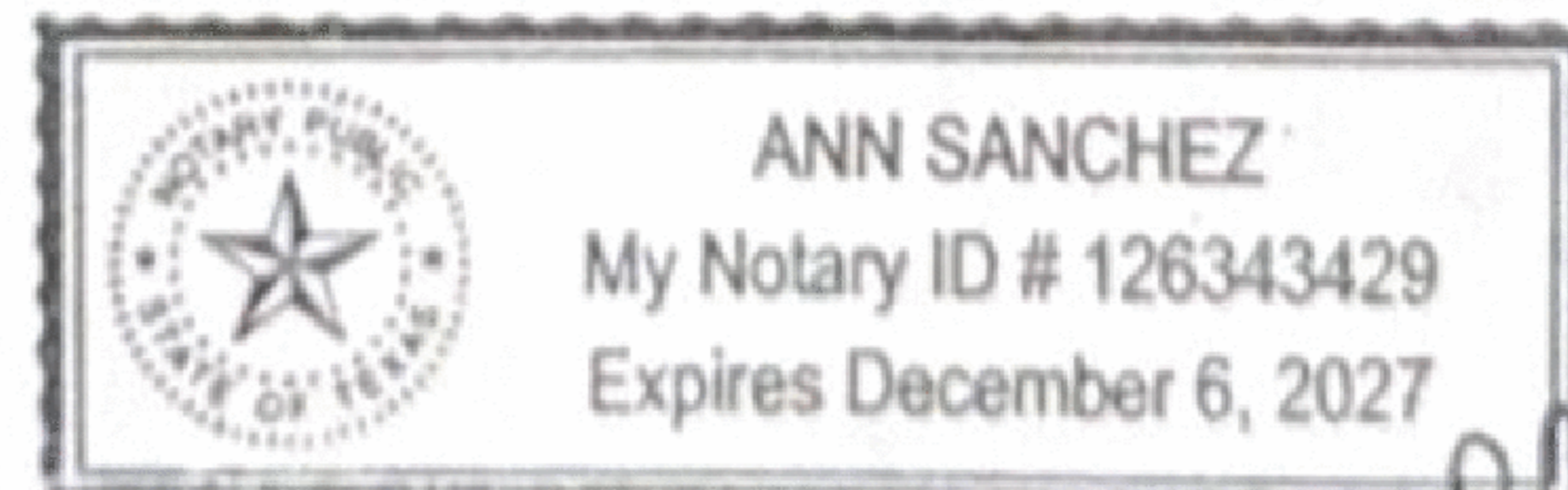
The undersigned has read the above application and hereby certifies that the information contained therein is complete, true and correct; and does hereby request that said application be submitted to the Planning & Zoning Commission at the earliest available meeting.

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: _____

6/12/25



*Ann Sanchez
6/16/2025*



ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

Subdivision: Rainey Creek RV Park Total Number of Acres: 34
 Zoning Classification(s): AO/ CU Total Number of Lots: _____
 Location: E Lowden St

Property Owner Information & Authorization

Name/Company: Rainey Creek LLC
 Address: 3125 S 27th St
 City: Abilene State: Texas Zip Code: 79605
 Phone: 325.668.1085 Email: larryh@hillresources.com

Project Representation (check one):

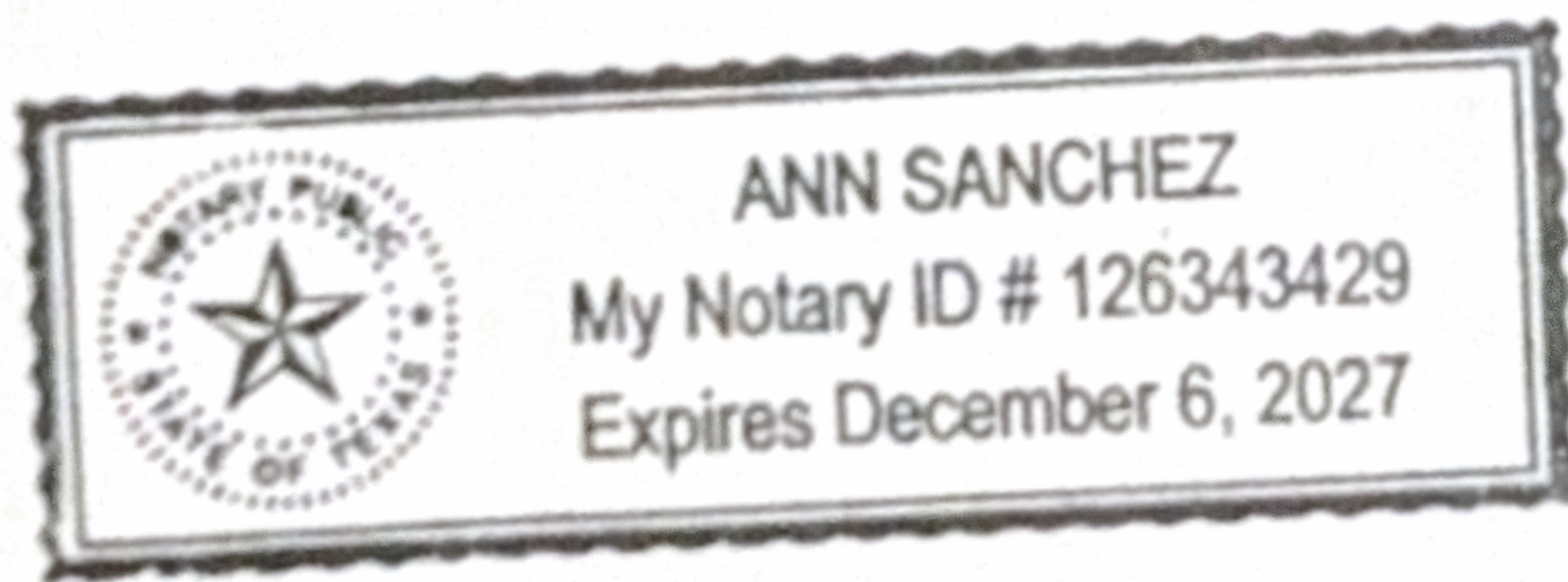
- I will represent the application myself; OR
 I hereby designate Clint Rosenbaum - Rosenbaum Engineering (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact 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: 6/16/25
 STATE OF: Texas
 COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Larry Hill
 (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 17th day of June, 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: Clint Rosenbaum Company: Rosenbaum Engineering
 Address: 2438 Industrial Blvd #170 City: Abilene State: Texas
 Zip Code: 79605 Number: 325.669.2915 Email: clint@rosenbaumeng.com

SURVEYED FOR: TXOK INVESTMENTS LLC.
 1650 E. LOWDEN STREET
 ABILENE TEXAS,
 GF#18-33340

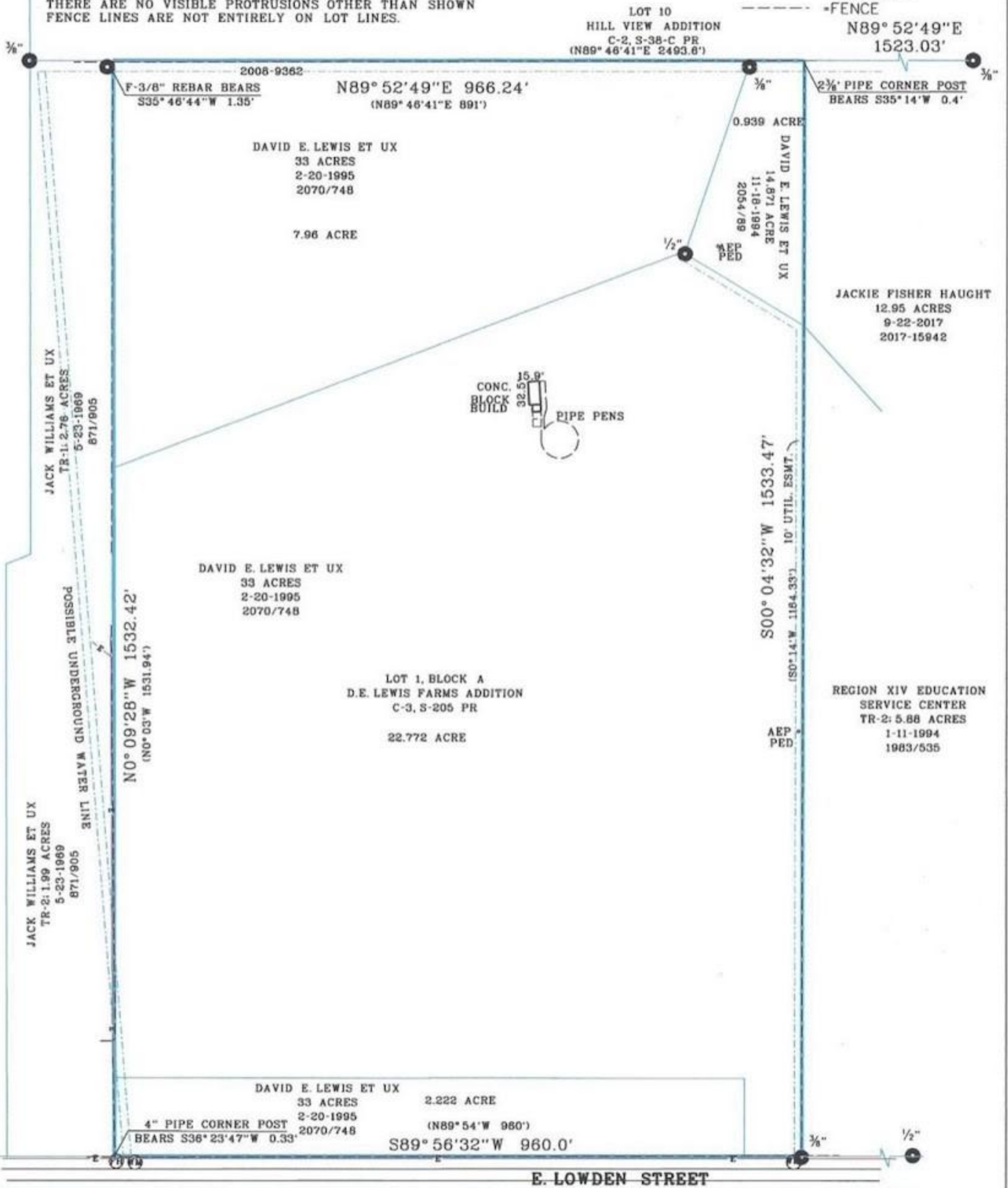
- SCALE 1" = 200'
 (*)-RECORD CALL
 E-OVERHEAD ELECTRIC
 T-ELEC. TRANS.
 TP-TELE. PED.
 WM-WATER METER
 GM- GAS METER
 UPL- UNDERGROUND PIPE LINE
 ● -FOUND REBAR
 ⊙ -FOUND PIPE
 □ -FOUND CONC. MON.
 ⊕ -SET REBAR W/CAP
 "ESTES 5003"
 - - - - - CONCRETE
 - - - - - FENCE

NOTE EASEMENTS:
 V469-, P-411, DOES NOT AFFECT THIS TRACT.
 V-2054, P-93, BLANKET EASEMENT, NO VISIBLE SIGN OBSERVED ON THIS TRACT.
 INST. NO. -2008-9362, LOCATION ON PLAT.

A PART OF THIS TRACT IS IN ZONE AE AS PER FIRM COMMUNITY
 *48441C 0227F, 1-6-2012.

BEARINGS BASED ON NORTH WITH GPS, WGS 84.

THERE ARE NO VISIBLE PROTRUSIONS OTHER THAN SHOWN
 FENCE LINES ARE NOT ENTIRELY ON LOT LINES.



I HEREBY CERTIFY TO CENTENNIAL TITLE COMPANY, LLC.
 AND TXOK INVESTMENTS LLC.
 THAT THIS PLAT REPRESENTS
 A SURVEY OF THE IMPROVEMENTS UPON
 33.893 ACRES OUT OF A
 0.939 OF AN ACRE TRACT OUT OF A 14.871 ACRE TRACT,
 A 7.96 ACRE TRACT, A 2.222 ACRE TRACT
 AND LOT 1, BLOCK A, D.E. LEWIS FARMS ADDITION,
 (22.772 ACRES) OUT OF A 33 ACRE TRACT
 ALL BEING OUT OF A 77.97 ACRE TRACT OUT OF
 A 88.36 ACRE TRACT, OUT OF THE NORTHEAST 1/4 OF
 SECTION NO. 24, BLIND ASYLUM LAND SURVEYS,
 TAYLOR COUNTY, TEXAS.

*SURVEYED ON THE GROUND MARCH 9, 2018.
 ESTES SURVEYING, FIRM #10064600
 DIEHL ESTES RPLS #5003
 © ALL RIGHTS RESERVED
 4194 PVT ROAD 1191, BAIRD TX. 79504
 PO BOX 1044, CLYDE TX, 79510
 (325) 893-2822

Taylor County
Blind Asylum Lands, Section 24
33.893 Acres
TXOK Investments LLC.

Attachment A

Being 33.893 acres of land out of a 0.939 of an acre tract out of a 14.871 acre tract, described in Deed to David E Lewis et ux, dated November 18, 1994, of record in Volume 2054, Page 89, Official Public Records of Taylor County, Texas, a 7.96 acre tract, a 2.222 acre tract, and Lot 1, Block A, D.E. Lewis Farms Addition, (22.772 acres), of record in Plat Cabinet No. 3, Slide No. 205, Plat Records of Taylor County, Texas, out of a 33 acre tract, described in Deed to David E. Lewis et ux, dated February 20, 1995, of record in Volume 2070, Page 748, Official Public Records of Taylor County, Texas, all being out of a 77.97 acre tract out of a 88.36 acre tract, out of the Northeast $\frac{1}{4}$ of Section No. 24, Blind Asylum Land Surveys, Taylor County, Texas, said 33.893 acres being more fully described as follows:

Beginning at a point, on the South line of Lot 10, Hill View Addition, of record in Plat Cabinet No. 2, Slide No. 38-C, Plat Records of Taylor County, Texas, for the Northeast corner of a 2.76 acre tract, described in Volume 871, Page 905, Deed Records, Taylor County, Texas, the Northwest corner of said 33 acre tract, the Northwest corner of a 7.96 acre tract, being the remainder of said 33 acre tract North of said Lot 1, Block A, and the Northwest corner of this tract, from which a found $\frac{3}{8}$ " rebar bears of record $S35^{\circ}46'44''W$ 1.35' and the Northwest corner of the Northeast $\frac{1}{4}$ bears of record West 117.2' and North 1103.76';

Thence $N89^{\circ}52'49''E$, generally along a fence line, at 891' passing the Northwest corner of said 14.781 acre tract and the Northeast corner of said 33 acre tract, and continuing for a total distance of 966.24' to a point for the Northwest corner of a 12.95 acre tract, described in Instrument No. 2017-15942, Official Public Records, Taylor County, Texas, the Northeast corner of said 0.939 of an acre remainder out of said 14.871 acre tract and the Northeast corner of this tract, from which a $2\frac{3}{8}$ " pipe corner post bears $S35^{\circ}14'W$ 0.4' and a found $\frac{3}{8}$ " rebar for the Northeast corner of 12.95 acre tract bears $N89^{\circ}52'49''E$ 1523.03';

Thence $S00^{\circ}04'32''W$, generally along a fence line, a distance of 1533.47' to a found $\frac{3}{8}$ " rebar, on the North line of East Lowden Street, for the Southwest corner of a 5.88 acre tract described in Volume 1983, Page 535, Official Public Records, Taylor County, Texas, the Southeast corner of said Lot 1, Block A, the Southeast corner of said 33 acre tract and the Southeast corner of this tract;

Thence $S89^{\circ}56'32''W$, generally along a fence line, on the North line of said East Lowden Street and the South line of said 33 acre tract, a distance of 960.0' to a point for the Southeast corner of a 1.99 acre tract described in Volume 871, Page 905, Deed Records, Taylor County, Texas, the Southwest corner of said 2.222 acre tract, being the remainder of said 33 acre tract lying South of said Lot 1, Block A, the Southwest corner of said 33 acre tract, and the Southwest corner of this tract, from which a 4" pipe corner post bears $S36^{\circ}23'47''W$ 0.33';

Thence $N00^{\circ}09'28''W$, generally along a fence line, a distance of 1532.42' to the point of beginning, containing 33.893 acres of land, more or less.

Surveyed on the ground March 9, 2018.

Diehl Estes RPLS 5003
4194 PR 1191
Baird Texas, 79504
(325) 893-2822

ZONING CASE CUP-2025-15 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: August 5, 2025
 City Council 1st Read: August 28, 2025
 City Council 2nd Read: September 11, 2025

Applicant

Owner: Rainey Creek LLC
 Agent: Clint Rosenbaum

Case Manager

Clarissa Ivey – Planner

Request

The applicant is requesting to apply a Conditional Use Permit to approximately 33.89 acres zoned Agricultural Open (AO) to allow for a Recreational Vehicle Park.

Location

Located at Parcel ID 75888. Legal description being approximately 33.89 acres of the Northeast Quarter of Survey 24, Blind Asylum Lands, Abilene, Taylor County, Texas.

Background

The current owner proposes to build a 110 space RV Park. This property has remained vacant since annexation in 1980.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO	Vacant
East	AO	Vacant
South	PDD-91	Walmart
West	AO	Single-Family Residence

Criteria Assessment

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

- 1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.**
 The proposed request is consistent with the Comprehensive Plan and Future Land Use Map. Both suggest this area to be used as a transition between intensive retail to low-density to the north.
- 2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**
 The proposed request is consistent with the spirit and intent of AO zoning.

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

The proposed use would be appropriate with the surrounding residential uses, it embodies good transitional development as it connects residents and visitors to the adjacent commercial and social service use to the east.

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 traffic for the area, but will be addressed during the site plan and platting stages.

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

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

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

The applicant proposes a privacy fence along the west property line to mitigate any visual impacts to the residence to the west.

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

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

Staff Recommendation

Staff recommends **approval** of the Conditional Use Permit, subject to the concept plan, plan of operation, and all LDC requirements for recreational vehicle parks.

Attachments

- PowerPoint Presentation
- Plan of Operation
- Concept Plan

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on July 18, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

Legend: O - Opposed, F - In Favor

Owner

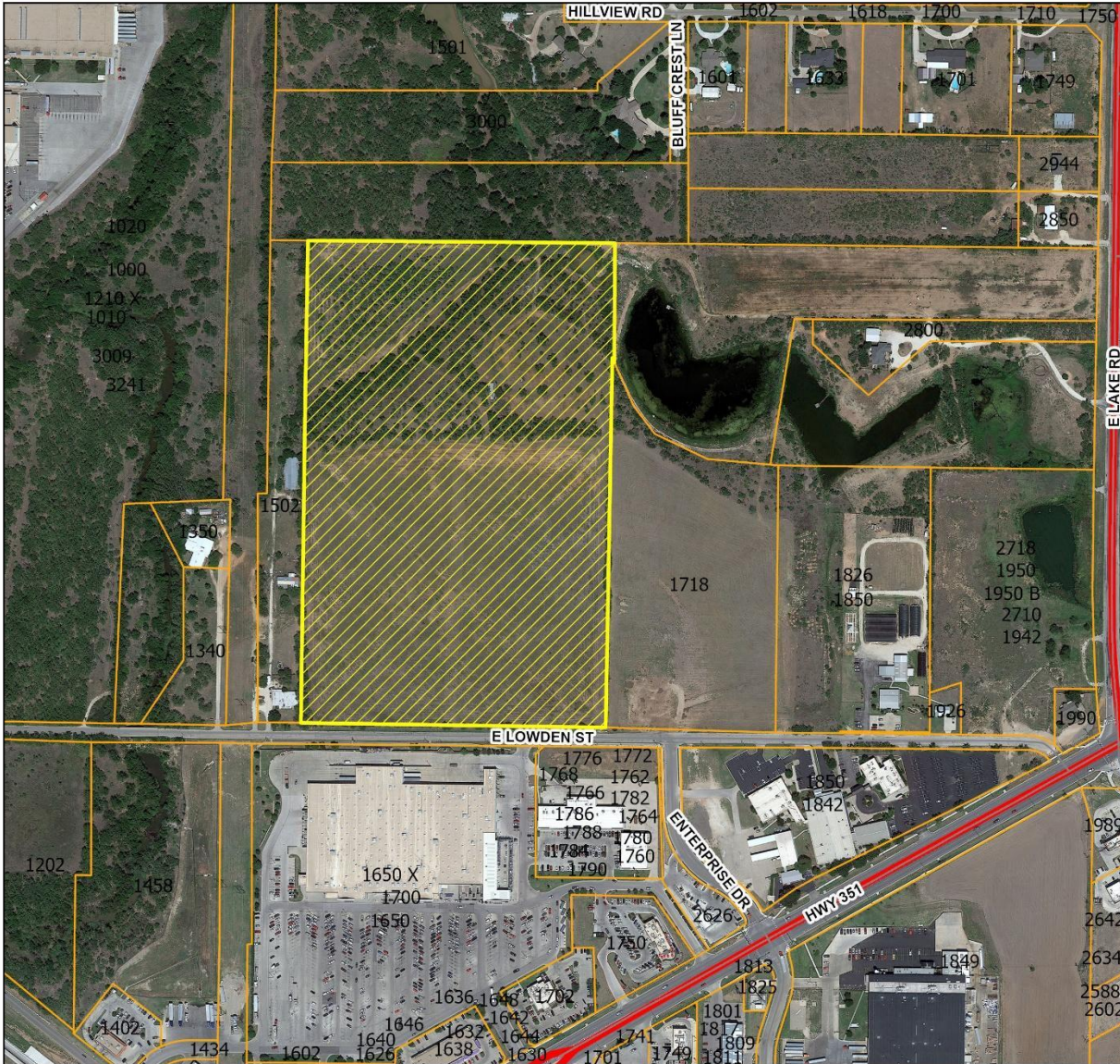
OWNER	SITUS	PROP_ID	RESPONSE
EARLEY LARRY A ET AL	1502 E LOWDEN ST	1084516	
HALBERT DAVID STAFFORD		25262	
MRP ABILENE LLC	1784 HWY 351	973049	

MRP ABILENE LLC	1780 HWY 351	973049	
MRP ABILENE LLC	1768 HWY 351	973049	
MRP ABILENE LLC	1788 HWY 351	973049	
MRP ABILENE LLC	1782 HWY 351	973049	
MRP ABILENE LLC	1786 HWY 351	973049	
MRP ABILENE LLC	1764 HWY 351	973049	
MRP ABILENE LLC	1766 HWY 351	973049	
MRP ABILENE LLC	1762 HWY 351	973049	
MRP ABILENE LLC	1772 HWY 351	973049	
MRP ABILENE LLC	1790 HWY 351	973049	
MRP ABILENE LLC	1776 HWY 351	973049	
MRP ABILENE LLC	1760 HWY 351	973049	
RAINEY CREEK LLC		75888	Applicant
REGION XIV EDUCATION SERV	1718 E LOWDEN ST	75395	
SCHLENTZ JACKIE LU HAUGHT		1015023	
STARDOLLARS LLC	2626 ENTERPRISE DR	972960	
WAL-MART REAL ESTATE BUSINESS TRUST	1700 E LOWDEN ST	973045	
WAL-MART REAL ESTATE BUSINESS TRUST	1650 X HWY 351	973045	
WAL-MART REAL ESTATE BUSINESS TRUST	1650 HWY 351	973045	
WEST TEXAS UTILITIES CO		64882	
WEST TEXAS UTILITIES CO		1001820	

Prop ID

OWNER	SITUS	PROP_ID	RESPONSE
HALBERT DAVID STAFFORD		25262	
WEST TEXAS UTILITIES CO		64882	
REGION XIV EDUCATION SERV	1718 E LOWDEN ST	75395	
RAINEY CREEK LLC		75888	Applicant
STARDOLLARS LLC	2626 ENTERPRISE DR	972960	
WAL-MART REAL ESTATE BUSINESS TRUST	1700 E LOWDEN ST	973045	
WAL-MART REAL ESTATE BUSINESS TRUST	1650 X HWY 351	973045	
WAL-MART REAL ESTATE BUSINESS TRUST	1650 HWY 351	973045	
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MRP ABILENE LLC	1780 HWY 351	973049	
MRP ABILENE LLC	1768 HWY 351	973049	
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MRP ABILENE LLC	1786 HWY 351	973049	
MRP ABILENE LLC	1764 HWY 351	973049	
MRP ABILENE LLC	1766 HWY 351	973049	
MRP ABILENE LLC	1762 HWY 351	973049	
MRP ABILENE LLC	1772 HWY 351	973049	
MRP ABILENE LLC	1790 HWY 351	973049	
MRP ABILENE LLC	1776 HWY 351	973049	
MRP ABILENE LLC	1760 HWY 351	973049	
WEST TEXAS UTILITIES CO		1001820	
SCHLENTZ JACKIE LU HAUGHT		1015023	
EARLEY LARRY A ET AL	1502 E LOWDEN ST	1084516	

LOCATION MAP



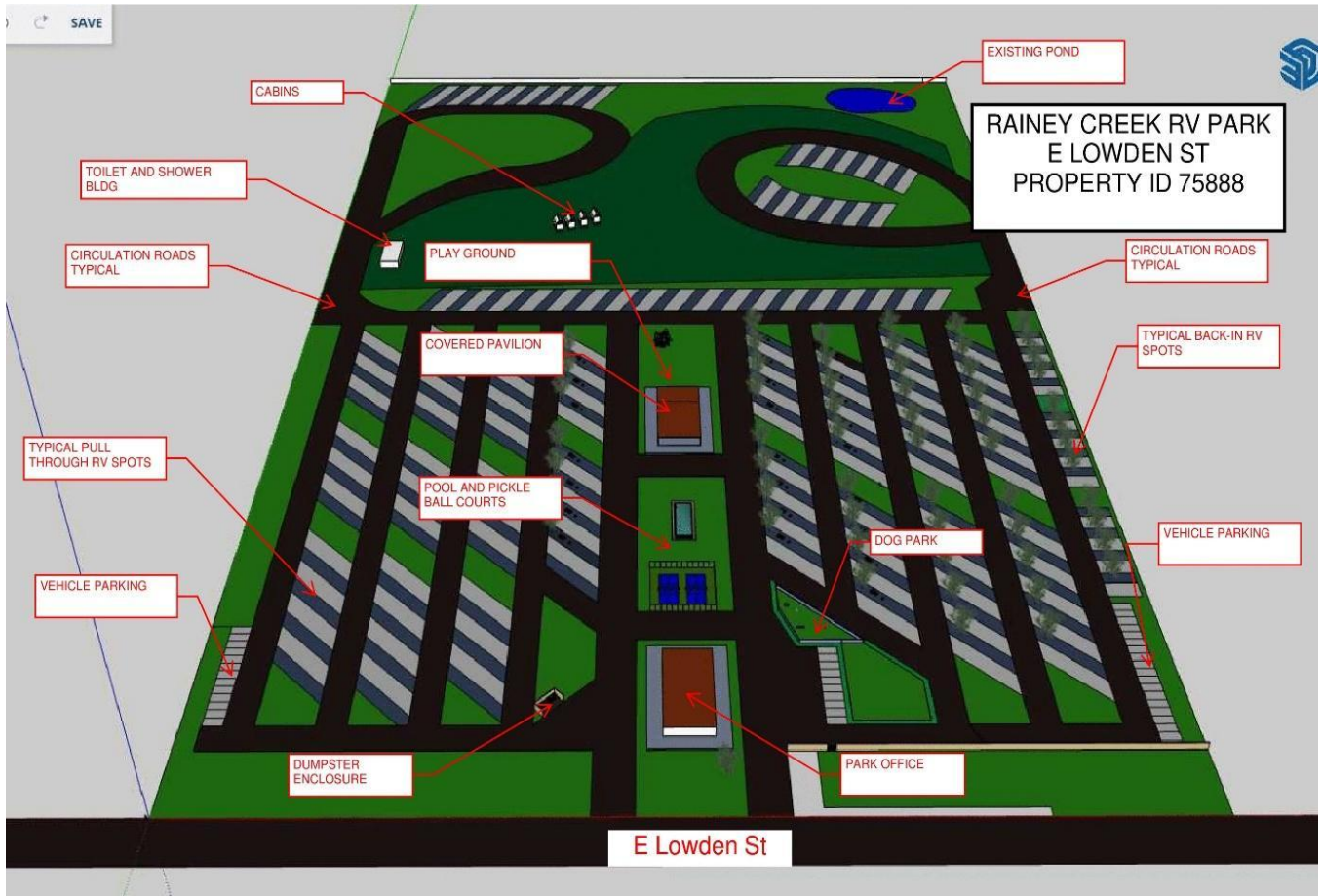
Legend

- CUP-2025-15
- Courier Parcels
- Arterial
- Expressway

0.08

Miles

Concept Plan



***Privacy fence along the west property line.**



CONDITIONAL USE PERMIT

Case: CUP-2025-15

Owner: Rainey Creek LLC

Agent: Clint Rosenbaum

Requests: A Conditional Use Permit to allow an RV Park in Agricultural Open (AO) zoning.

Location: 1700 block of E Lowden St

Notification: 0 in Favor, 0 in Opposition

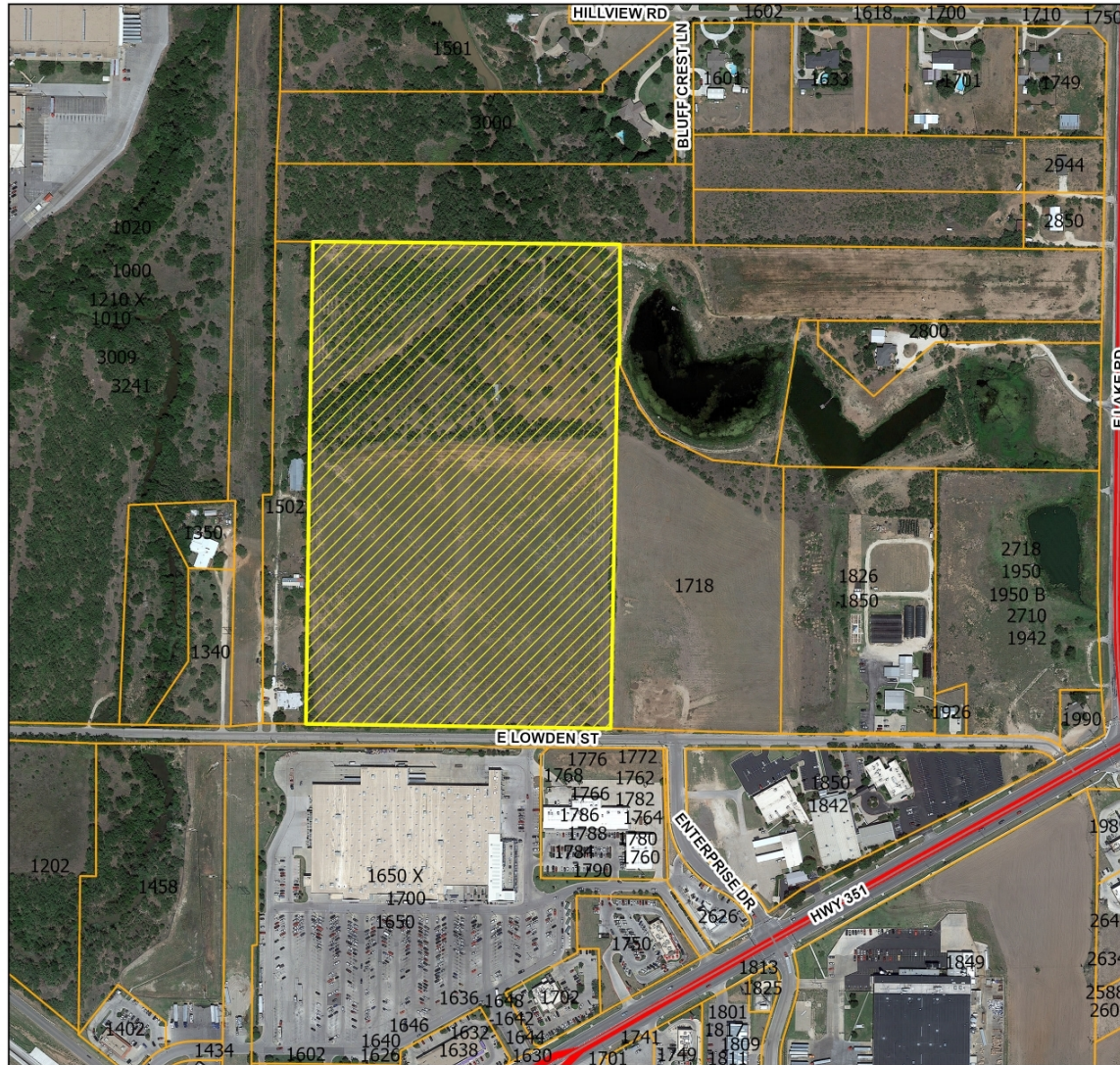
Planning & Zoning: August 05, 2025

Council Hearing: August 28, 2025
September 11, 2025





AERIAL LOCATION MAP



Legend

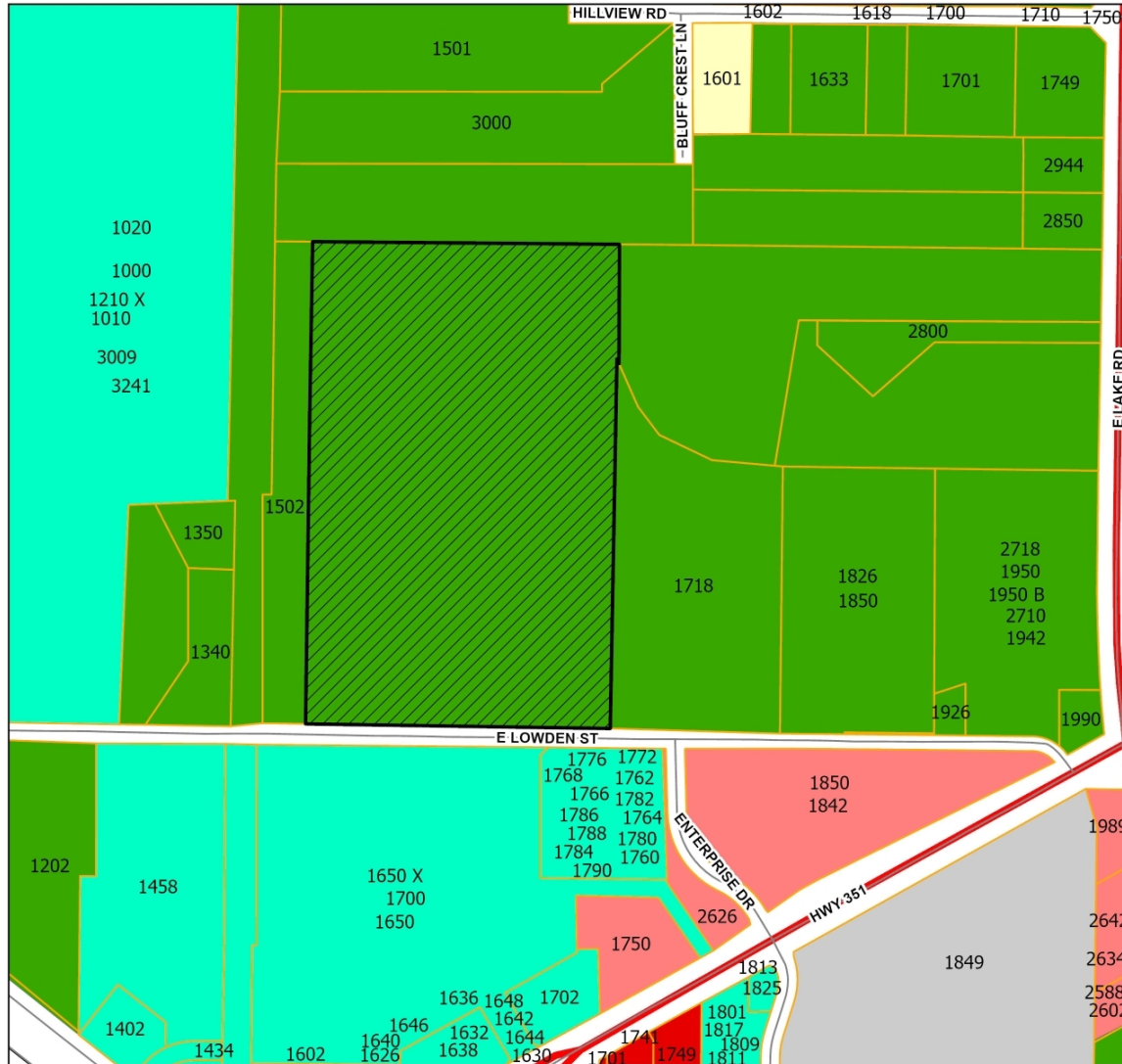
-  CUP-2025-15
-  Courier Parcels
-  Arterial
-  Expressway

0.08 Miles





ZONING MAP



Legend

- Z-2025-22
- Courier Parcels
- PD (Planned Development)
- LI (Light Industrial)
- GC (General Commercial)
- GR (General Retail)
- MD (Residential - Medium Density)
- RS (Residential - Single Family)
- RR (Rural-Residential)
- AO (Agricultural Open)
- Arterial
- Expressway

0.08 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

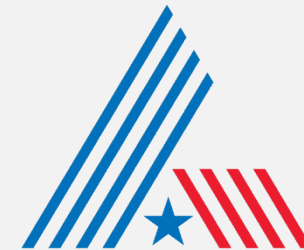
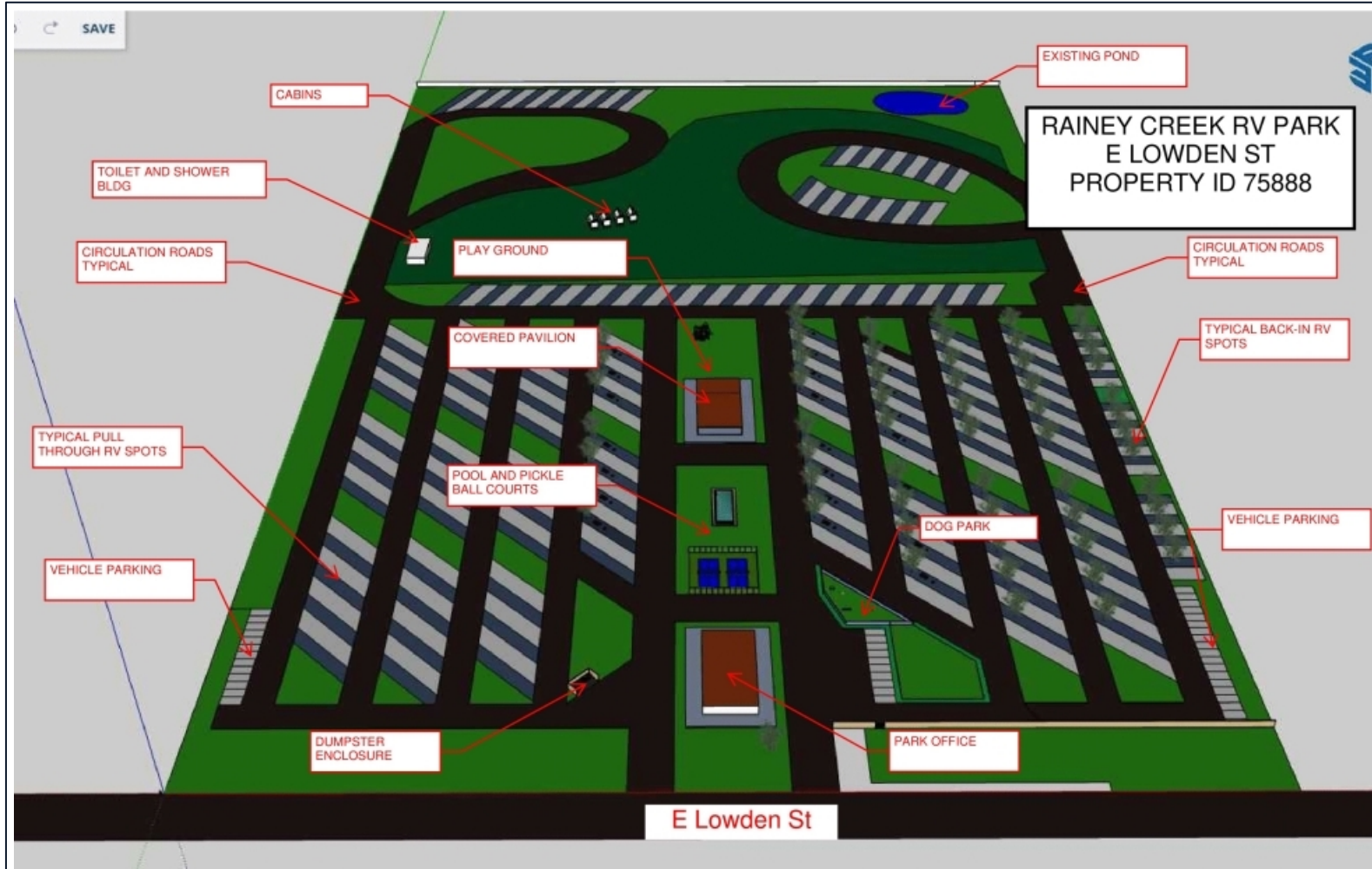
RESOURCE PRODUCTION AND EXTRACTION USES:

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





CONCEPT PLAN



CITY OF
ABILENE
TEXAS



PROPERTY VIEWS



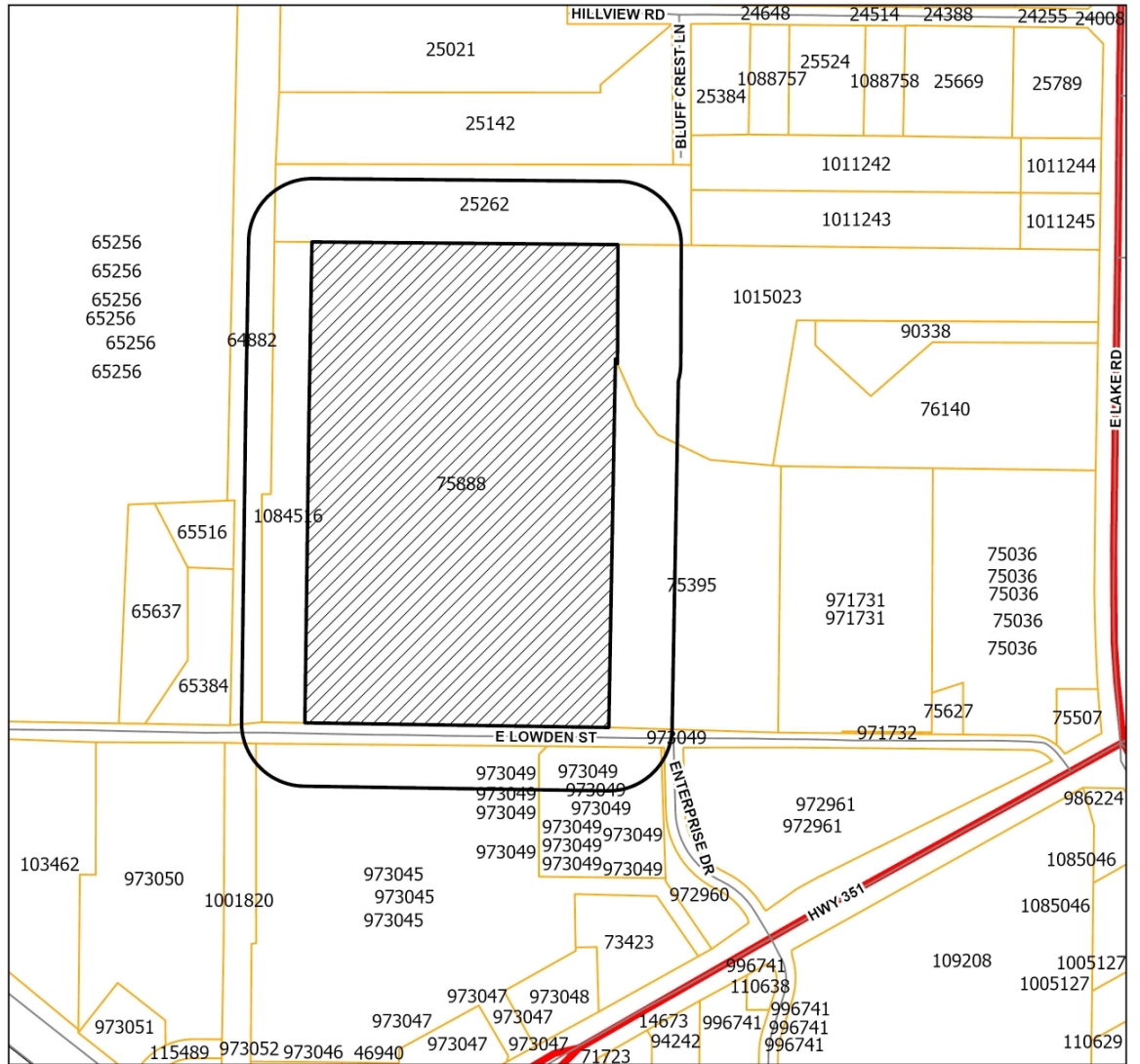


SURROUNDING PROPERTY VIEWS





NOTIFICATION AREA MAP



Legend

- CUP-2025-15
- Notification Buffer
- Courier Parcels
- Arterial
- Expressway

- 0- In Favor-
- 0- Opposed-

0.08
Miles





FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

P&Z Recommendation:

Staff recommends **approval** of the Conditional Use Permit, subject to the concept plan, plan of operation, and all LDC requirements for recreational vehicle parks.





Questions?





EXISTING POND

RAINEY CREEK RV PARK E LOWDEN ST PROPERTY ID 75888

CABINS

TOILET AND SHOWER BLDG

CIRCULATION ROADS TYPICAL

PLAY GROUND

CIRCULATION ROADS TYPICAL

TYPICAL BACK-IN RV SPOTS

COVERED PAVILION

TYPICAL PULL THROUGH RV SPOTS

POOL AND PICKLE BALL COURTS

DOG PARK

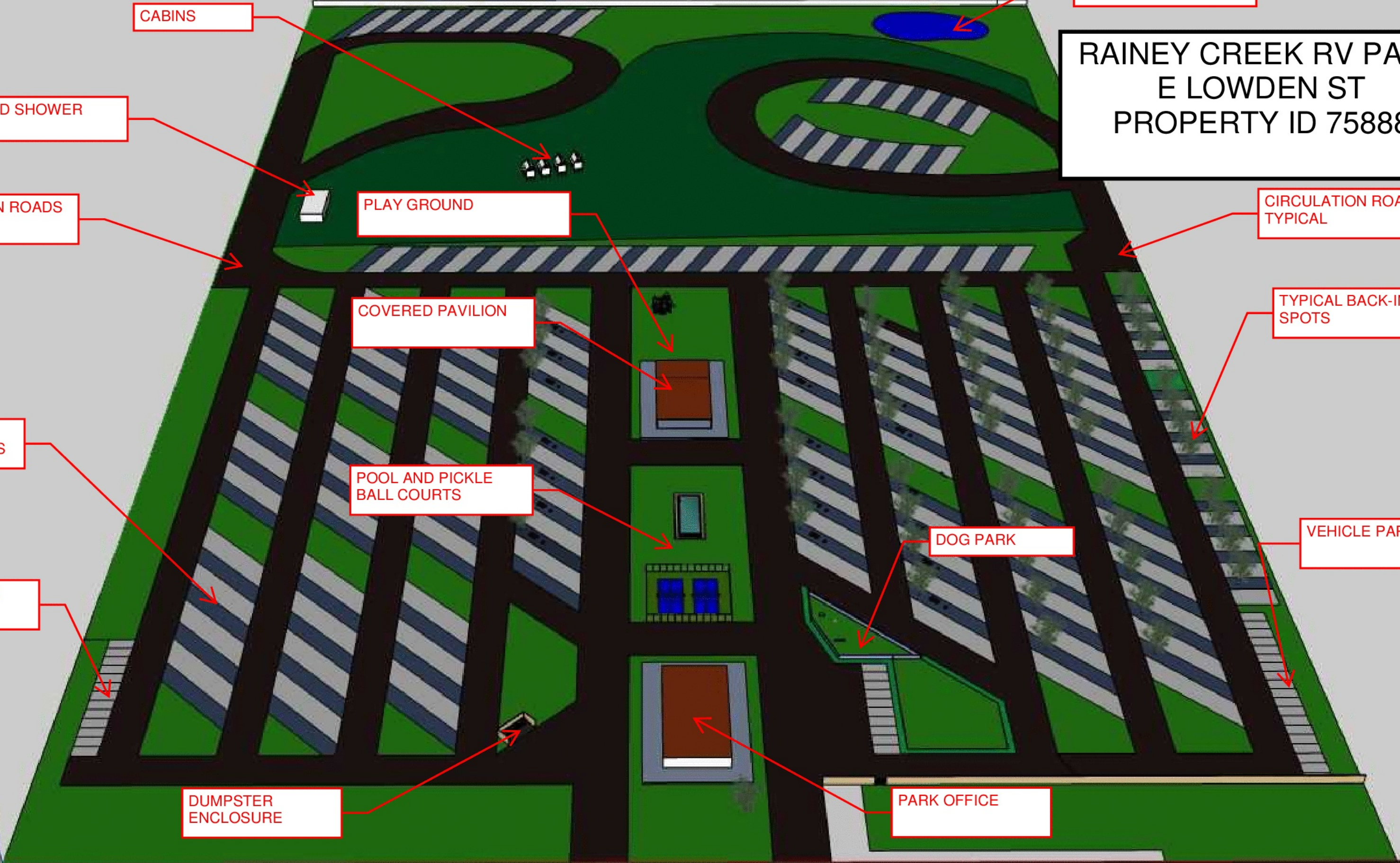
VEHICLE PARKING

VEHICLE PARKING

DUMPSTER ENCLOSURE

PARK OFFICE

E Lowden St





CUP Plan of Operation: Rainey Creek RV Retreat

I. Introduction

This document outlines the Plan of Operation for the Rainey Creek RV Retreat, located at 1650 East Lowden St, Abilene, TX. This plan addresses the requirements for a Conditional Use Permit (CUP) and details the operational procedures to ensure a safe, enjoyable, and well-managed environment for all guests and the surrounding community.

II. Property Description

The Rainey Creek RV Retreat is situated at 1650 East Lowden St, Abilene, TX on approximately 34 acres. The property is designed to accommodate various sizes of recreational vehicles and offers a range of amenities for guests.

III. Operational Details

A. Hours of Operation

- **Office Hours:** Monday - Friday, 9:00 AM - 5:00 PM. Sat, 9:00am -12:00
- **Check-in:** 2:00 PM
- **Check-out:** 11:00 AM

- **Quiet Hours:** 10:00 PM - 7:00 AM daily. During quiet hours, excessive noise, loud music, and disruptive activities are prohibited.

B. Access and Security

- **Gated Access:** The RV retreat will have controlled access to ensure guest safety and security.
- **On-site Management:** A manager will be on-site during operational hours and available for emergencies after hours.
- **Surveillance:** Security cameras will be strategically placed throughout the property to monitor common areas and entrances.
- **Fencing:** The property will be fenced with a combination of field fence and privacy fence when required

C. Site Management

- **RV Site Assignments:** Guests will be assigned specific RV sites upon check-in. Limit 8 people per site unless approved by management.
- **Site Maintenance:** All RV sites will be regularly inspected and maintained to ensure cleanliness and functionality.
- **Utility Connections:** Each RV site will be equipped with standard utility connections (electric, water, sewer) as per industry standards.
- **Pets:** Maximum of two pets per site unless approved by management.

D. Guest Services

- **Registration:** All guests are required to register at the office upon arrival and provide necessary identification and vehicle information.
- **Rules and Regulations:** A comprehensive list of rules and regulations will be provided to guests upon check-in and prominently displayed.
- **Emergency Contact:** Emergency contact information for local services (police, fire, ambulance) will be readily available.
- **Respect:** Harassment or mistreatment of our staff, guests or neighbors will not be tolerated under any circumstances.

IV. Amenities

The Rainey Creek RV Retreat will offer a variety of amenities for guests, including but not limited to:

- Office, Restroom and Shower Facilities
- Laundry Facilities
- Pet-Friendly Areas
- Recreational Areas (e.g., picnic tables, open green spaces)
- Wi-Fi Access
- Pool (future)
- Pickle Ball courts 2 (future)
- Cabins (future)
- Hospitality Building (future)
- Walking Trail
- Existing Pond

V. Maintenance and Upkeep

A. Grounds Maintenance

- **Landscaping:** Regular landscaping and grounds maintenance will be performed to ensure an aesthetically pleasing and safe environment. This includes mowing, trimming, and removal of debris. Landscaping will be added on frontage road in accordance with the city of Abilene and landscape will be added around the pond, and other amenities as needed.
- **Pest Control:** A regular pest control program will be implemented to manage common pests.

B. Facilities Maintenance

- **Daily Cleaning:** Restrooms, showers, and common areas will be cleaned daily.
- **Repairs:** Timely repairs will be made to all facilities and infrastructure to ensure proper functioning and safety.

C. Waste Management

- **Trash Receptacles:** Sufficient and clearly marked trash receptacles will be available throughout the property.
- **Regular Collection:** Trash will be collected regularly to prevent overflow and maintain cleanliness.

- **Recycling:** Opportunities for recycling will be provided where feasible.

VI. Safety and Emergency Procedures

A. Fire Safety

- **Fire Extinguishers:** Fire extinguishers will be readily accessible in common areas and key facilities.
- **Emergency Exits:** Clearly marked emergency exits will be established and maintained.
- **Fire Pit Regulations:** Strict rules regarding the use of fire pits will be enforced, including designated areas and supervision.

B. Medical Emergencies

- **First Aid:** Basic first aid supplies will be available at the office.
- **Emergency Services:** In case of a serious medical emergency, guests will be instructed to call 911 immediately.

C. Severe Weather

- **Warning System:** A system for alerting guests to severe weather conditions will be in place.
- **Shelter Information:** Information on designated storm shelters or safe areas will be provided to guests.

VII. Environmental Considerations

A. Noise Control

- **Quiet Hours Enforcement:** Strict enforcement of quiet hours will be maintained to minimize noise disruption to guests and neighbors.
- **Sound Barriers:** Where necessary, natural or artificial sound barriers will be considered to mitigate noise.

B. Lighting

- **Appropriate Illumination:** Adequate lighting will be provided for safety and security, while minimizing light pollution to the surrounding area.
- **Dark Sky Compliance:** Efforts will be made to comply with dark sky initiatives where applicable.

C. Stormwater Management

- **Drainage Systems:** Proper drainage systems will be maintained to manage stormwater runoff effectively and prevent erosion.

VIII. Parking

- **Designated Parking:** Guests will be instructed to park their vehicles only in designated RV sites or overflow parking areas.
- **Vehicle Speed Limits:** A low speed limit will be enforced within the RV retreat to ensure pedestrian safety.

IX. Community Relations

Rainey Creek RV Retreat is committed to being a good neighbor and will:

- **Address Concerns:** Promptly address any concerns or complaints from local residents or authorities.
- **Maintain Property:** Keep the property clean, well-maintained, and visually appealing.
- **Communicate:** Maintain open communication with local authorities and the community.

X. Compliance

Rainey Creek RV Retreat will operate in full compliance with all applicable federal, state, and local laws, ordinances, and regulations, including those pertaining to zoning, health, safety, and environmental protection.

XI. Basic Park Layout

XII. Conclusion

This Plan of Operation demonstrates Rainey Creek RV Retreat's commitment to providing a high-quality, safe, and well-managed experience for its guests while being a responsible member of the Abilene community. We believe this plan addresses all necessary considerations for the Conditional Use Permit and look forward to contributing positively to the area.

Larry Hill
CEO
Rainey Creek LLC
325.668.1085



EXISTING POND

RAINEY CREEK RV PARK
E LOWDEN ST
PROPERTY ID 75888

CABINS

TOILET AND SHOWER BLDG

CIRCULATION ROADS TYPICAL

PLAY GROUND

CIRCULATION ROADS TYPICAL

TYPICAL BACK-IN RV SPOTS

TYPICAL PULL THROUGH RV SPOTS

COVERED PAVILION

POOL AND PICKLE BALL COURTS

DOG PARK

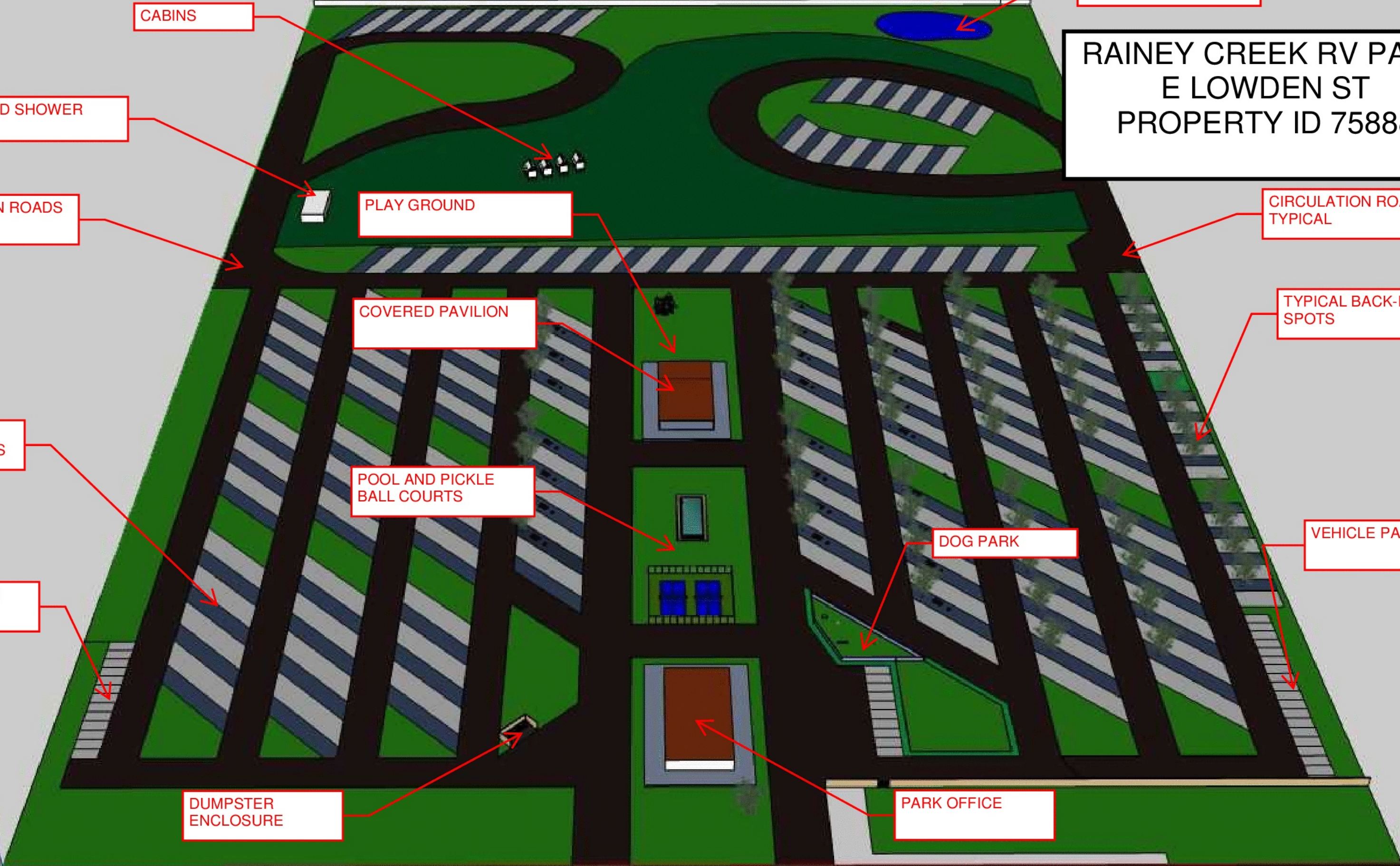
VEHICLE PARKING

VEHICLE PARKING

DUMPSTER ENCLOSURE

PARK OFFICE

E Lowden St





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: Rainey Creek RV Park

Address: E Lowden St Number of Lots: 128 Acreage: 34

Legal Description: A0958 SUR 24 B A L NE/4

Subdivision Name: _____ Block: A Lot: Tract 1

Current Zoning: GR/MD Proposed Zoning (if applicable): AO

OWNER AND AUTHORIZATION

Owner Name: Rainey Creek LLC

Address: 3125 S 27th St

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

Phone: 325.668.1085 Email: larryh@hillresources.com

Agent Name: Clint Rosenbaum

Address: 2438 Industrial Blvd #170

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

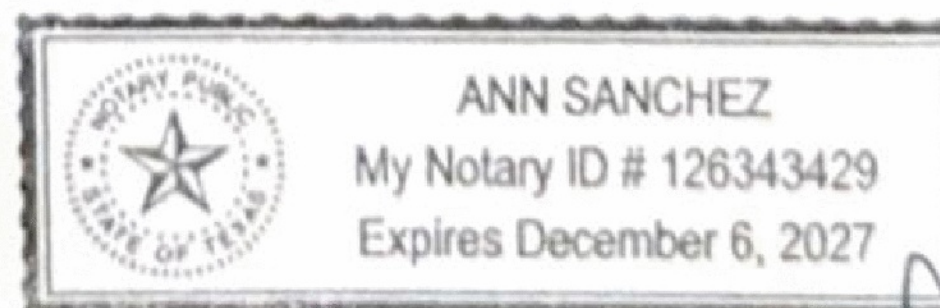
Phone: 325.669.2915 Email: clint@rosenbaumeng.com

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: 6/12/25

FOR OFFICE USE ONLY

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



Handwritten signature and date: 6/14/2025



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

RV Park conditional use in AO zoning.

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

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.

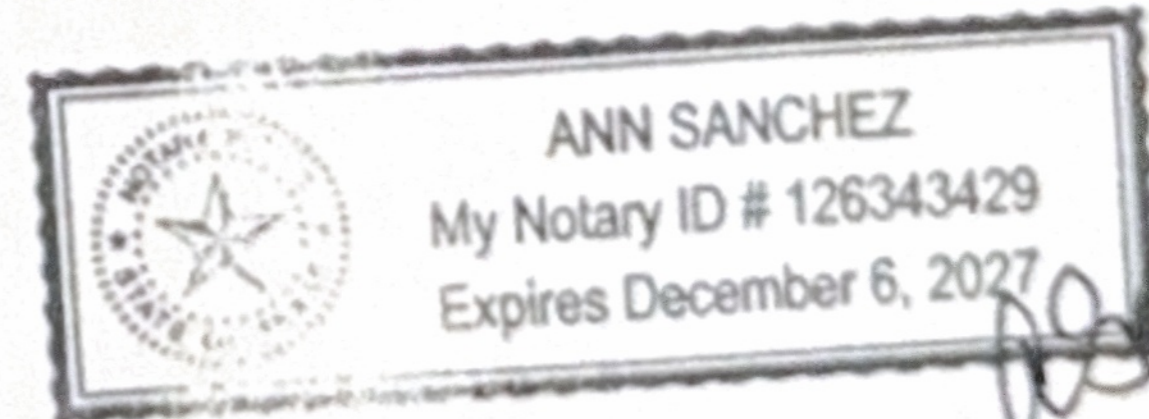
C. State all information upon which you base the belief (use additional paper, if necessary).

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): Larry Hill - Rainey Creek LLC

Property Owner Project Representative

Signature of Certifying Person: _____




Handwritten signature and date: 6/17/2025

*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

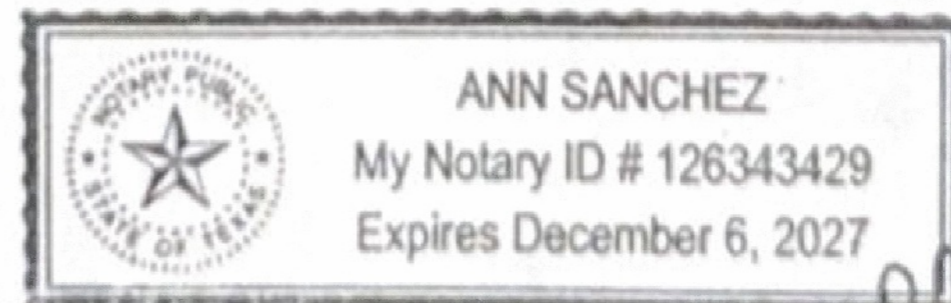
The undersigned has read the above application and hereby certifies that the information contained therein is complete, true and correct; and does hereby request that said application be submitted to the Planning & Zoning Commission at the earliest available meeting.

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: _____

6/12/25



Ann Sanchez
6/16/2025



ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

Subdivision: Rainey Creek RV Park Total Number of Acres: 34
 Zoning Classification(s): AO/ CU Total Number of Lots: _____
 Location: E Lowden St

Property Owner Information & Authorization

Name/Company: Rainey Creek LLC
 Address: 3125 S 27th St
 City: Abilene State: Texas Zip Code: 79605
 Phone: 325.668.1085 Email: larryh@hillresources.com

Project Representation (check one):

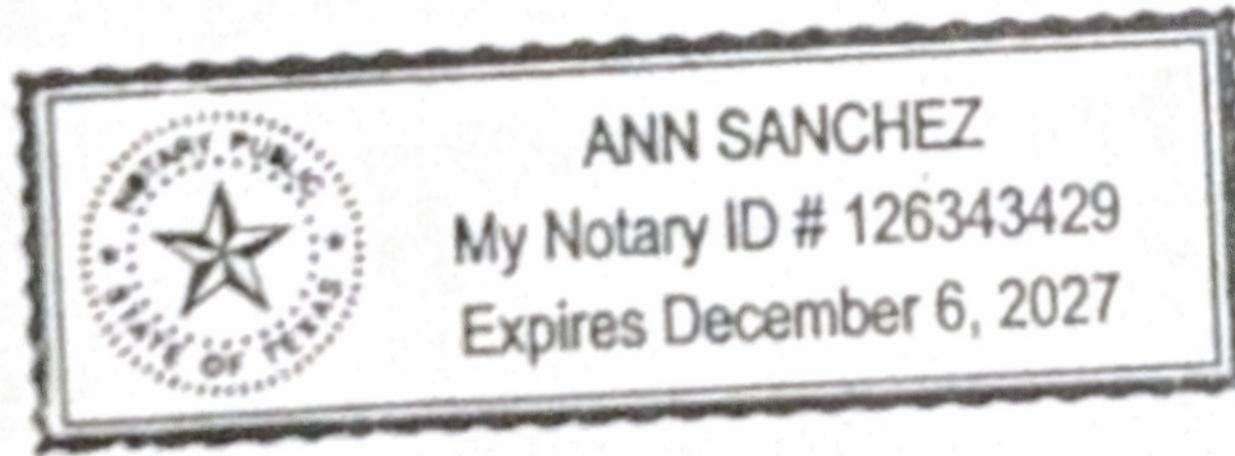
- I will represent the application myself; OR
 I hereby designate Clint Rosenbaum - Rosenbaum Engineering (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact 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: 6/16/25
 STATE OF: Texas
 COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Larry Hill
 (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 17th day of June, 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: Clint Rosenbaum Company: Rosenbaum Engineering
 Address: 2438 Industrial Blvd #170 City: Abilene State: Texas
 Zip Code: 79605 Number: 325.669.2915 Email: clint@rosenbaumeng.com

SURVEYED FOR: TXOK INVESTMENTS LLC.
 1650 E. LOWDEN STREET
 ABILENE TEXAS,
 GF#18-33340

SCALE 1" = 200'
 (*)-RECORD CALL
 E-OVERHEAD ELECTRIC
 T-ELEC. TRANS.
 TP-TELE. PED.
 WM-WATER METER
 GM- GAS METER
 UPL- UNDERGROUND PIPE LINE
 ● -FOUND REBAR
 ⊙ -FOUND PIPE
 □ -FOUND CONC. MON.
 ⊕ -SET REBAR W/CAP
 "ESTES 5003"
 --- -CONCRETE
 - - - - - FENCE

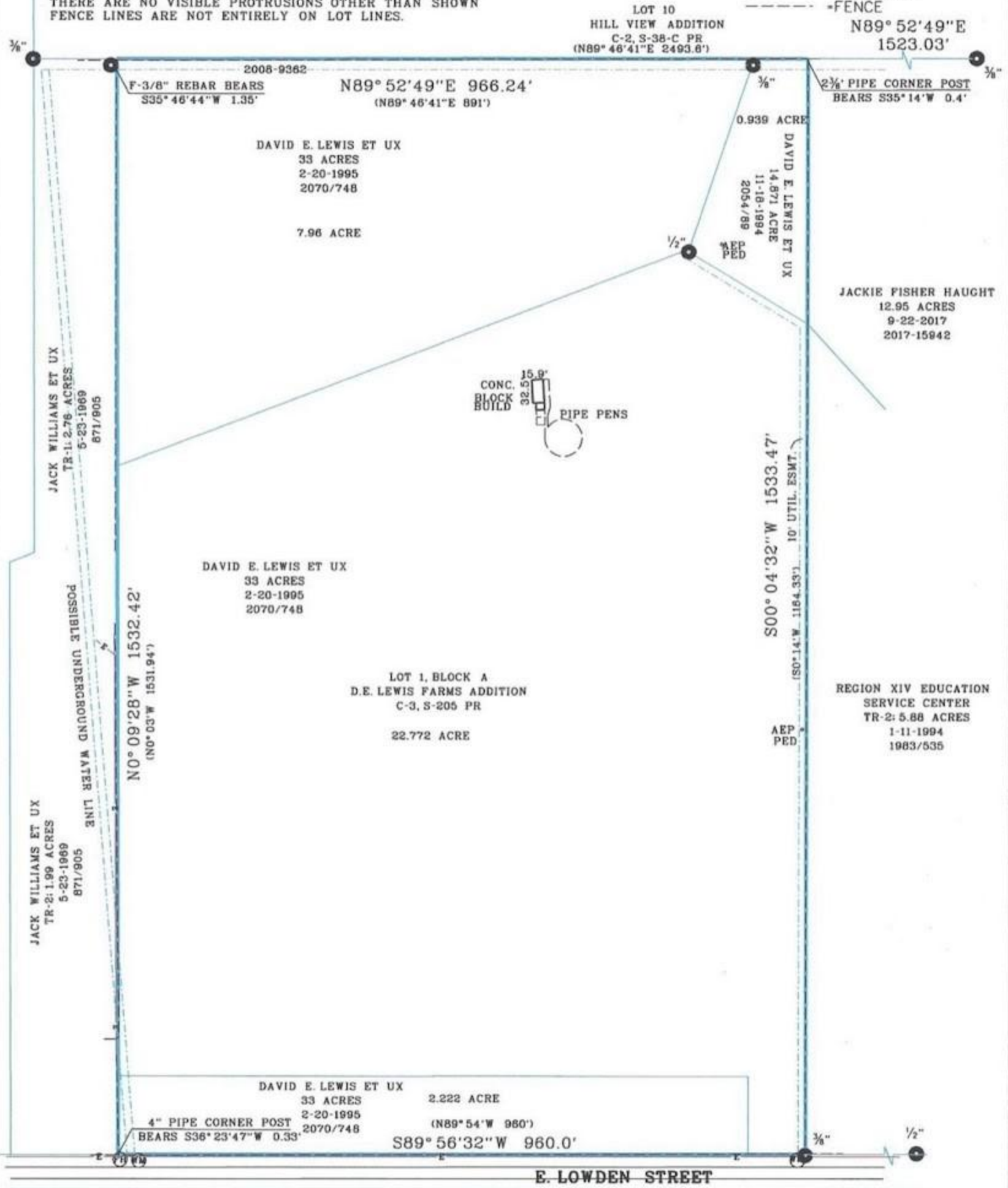
NOTE EASEMENTS:

V469-, P-411, DOES NOT AFFECT THIS TRACT.
 V-2054, P-93, BLANKET EASEMENT, NO VISIBLE SIGN OBSERVED ON THIS TRACT.
 INST. NO. -2008-9362, LOCATION ON PLAT.

A PART OF THIS TRACT IS IN ZONE AE AS PER FIRM COMMUNITY
 *48441C 0227F, 1-6-2012.

BEARINGS BASED ON NORTH WITH GPS, WGS 84.

THERE ARE NO VISIBLE PROTRUSIONS OTHER THAN SHOWN
 FENCE LINES ARE NOT ENTIRELY ON LOT LINES.



I HEREBY CERTIFY TO CENTENNIAL TITLE COMPANY, LLC.
 AND TXOK INVESTMENTS LLC.
 THAT THIS PLAT REPRESENTS
 A SURVEY OF THE IMPROVEMENTS UPON
 33.893 ACRES OUT OF A
 0.939 OF AN ACRE TRACT OUT OF A 14.871 ACRE TRACT,
 A 7.96 ACRE TRACT, A 2.222 ACRE TRACT
 AND LOT 1, BLOCK A, D.E. LEWIS FARMS ADDITION,
 (22.772 ACRES) OUT OF A 33 ACRE TRACT
 ALL BEING OUT OF A 77.97 ACRE TRACT OUT OF
 A 88.36 ACRE TRACT, OUT OF THE NORTHEAST 1/4 OF
 SECTION NO. 24, BLIND ASYLUM LAND SURVEYS,
 TAYLOR COUNTY, TEXAS.

[Signature]
 *SURVEYED ON THE GROUND MARCH 9, 2018.
 ESTES SURVEYING, FIRM #10064600
 DIEHL ESTES RPLS #5003
 © ALL RIGHTS RESERVED
 4194 PVT ROAD 1191, BAIRD TX. 79504
 PO BOX 1044, CLYDE TX, 79510
 (325) 893-2822

Taylor County
Blind Asylum Lands, Section 24
33.893 Acres
TXOK Investments LLC.

Attachment A

Being 33.893 acres of land out of a 0.939 of an acre tract out of a 14.871 acre tract, described in Deed to David E Lewis et ux, dated November 18, 1994, of record in Volume 2054, Page 89, Official Public Records of Taylor County, Texas, a 7.96 acre tract, a 2.222 acre tract, and Lot 1, Block A, D.E. Lewis Farms Addition, (22.772 acres), of record in Plat Cabinet No. 3, Slide No. 205, Plat Records of Taylor County, Texas, out of a 33 acre tract, described in Deed to David E. Lewis et ux, dated February 20, 1995, of record in Volume 2070, Page 748, Official Public Records of Taylor County, Texas, all being out of a 77.97 acre tract out of a 88.36 acre tract, out of the Northeast ¼ of Section No. 24, Blind Asylum Land Surveys, Taylor County, Texas, said 33.893 acres being more fully described as follows:

Beginning at a point, on the South line of Lot 10, Hill View Addition, of record in Plat Cabinet No. 2, Slide No. 38-C, Plat Records of Taylor County, Texas, for the Northeast corner of a 2.76 acre tract, described in Volume 871, Page 905, Deed Records, Taylor County, Texas, the Northwest corner of said 33 acre tract, the Northwest corner of a 7.96 acre tract, being the remainder of said 33 acre tract North of said Lot 1, Block A, and the Northwest corner of this tract, from which a found 3/8" rebar bears of record S35°46'44"W 1.35' and the Northwest corner of the Northeast ¼ bears of record West 117.2' and North 1103.76';

Thence N89°52'49"E, generally along a fence line, at 891' passing the Northwest corner of said 14.781 acre tract and the Northeast corner of said 33 acre tract, and continuing for a total distance of 966.24' to a point for the Northwest corner of a 12.95 acre tract, described in Instrument No. 2017-15942, Official Public Records, Taylor County, Texas, the Northeast corner of said 0.939 of an acre remainder out of said 14.871 acre tract and the Northeast corner of this tract, from which a 2 3/8" pipe corner post bears S35°14'W 0.4' and a found 3/8" rebar for the Northeast corner of 12.95 acre tract bears N89°52'49"E 1523.03';

Thence S00°04'32"W, generally along a fence line, a distance of 1533.47' to a found 3/8" rebar, on the North line of East Lowden Street, for the Southwest corner of a 5.88 acre tract described in Volume 1983, Page 535, Official Public Records, Taylor County, Texas, the Southeast corner of said Lot 1, Block A, the Southeast corner of said 33 acre tract and the Southeast corner of this tract;

Thence S89°56'32"W, generally along a fence line, on the North line of said East Lowden Street and the South line of said 33 acre tract, a distance of 960.0' to a point for the Southeast corner of a 1.99 acre tract described in Volume 871, Page 905, Deed Records, Taylor County, Texas, the Southwest corner of said 2.222 acre tract, being the remainder of said 33 acre tract lying South of said Lot 1, Block A, the Southwest corner of said 33 acre tract, and the Southwest corner of this tract, from which a 4" pipe corner post bears S36°23'47"W 0.33';

Thence N00°09'28"W, generally along a fence line, a distance of 1532.42' to the point of beginning, containing 33.893 acres of land, more or less.

Surveyed on the ground March 9, 2018.

Diehl Estes RPLS 5003
4194 PR 1191
Baird Texas, 79504
(325) 893-2822

ZONING CASE

Z-2025-23

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: August 5, 2025
 City Council 1st Reading: August 28, 2025
 City Council 2nd Reading: September 11, 2025

Applicant

Owner: Marla Pollitt

Case Manager

Adam Holland – Planner

Request

Change the zoning of approximately 4.46 acres from Planned Development District (PDD-42) to Agricultural Open (AO).

Location

Located at 4051 W Lake Road. Legal description being the West 500' of lot 411, Block 3 Pleasant Hill Estate, Section 1, Abilene, Taylor County, Texas.

Background

The subject property was granted a Conditional Use Permit for an RV park in 2023. The owners would like to change the zoning of the PDD portion to allow for a single-family home and completely remove the planned development district along the frontage of West Lake Road.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO	Vacant
East	PDD-177	Vacant Lot / Proposed RV Park
South	MH	Mobile/Manufactured Homes
West	AO	Agriculture/Single Family

Criteria Assessment

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

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

Notification

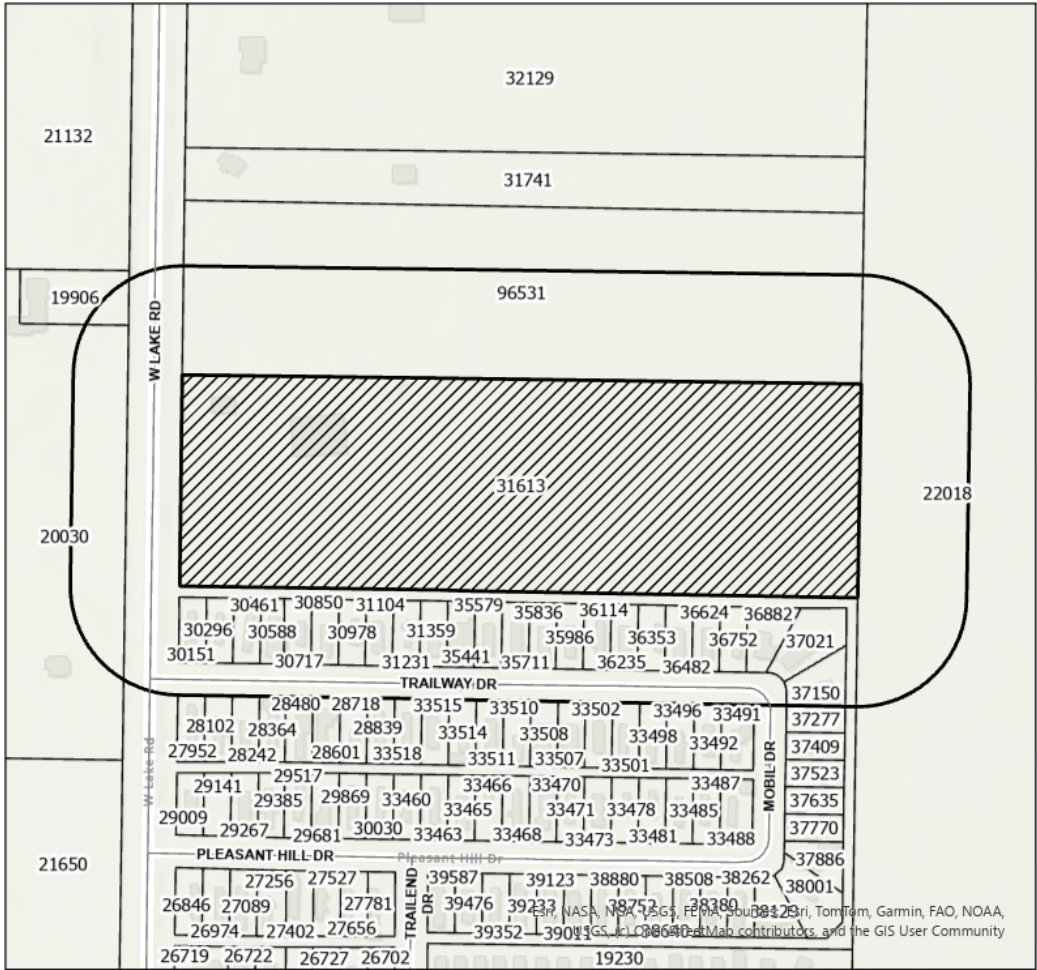
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on July 18, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
2G 4D LEGACY LP	20030	3774 W LAKE RD	
BLACKBURN JANE	30717	134 TRAILWAY DR	
BLANTON RANDY	96531	4063 W LAKE RD	
CLEAR VIEW RV LLC	31613	4051 W LAKE RD	
DANKWORTH DAN	19906	3808 W LAKE RD	
GONZALES JOHNNY L	30461	118 TRAILWAY DR	
MARTINEZ FLORANCE	36353	266 TRAILWAY DR	
MOORE GREATHOUSES LLC	30588	126 TRAILWAY DR	
NICHOLS ANN	35441	210 TRAILWAY DR	
WATER CREST RANCH ABILENE LLC	22018		

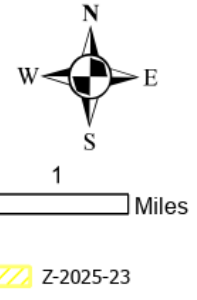
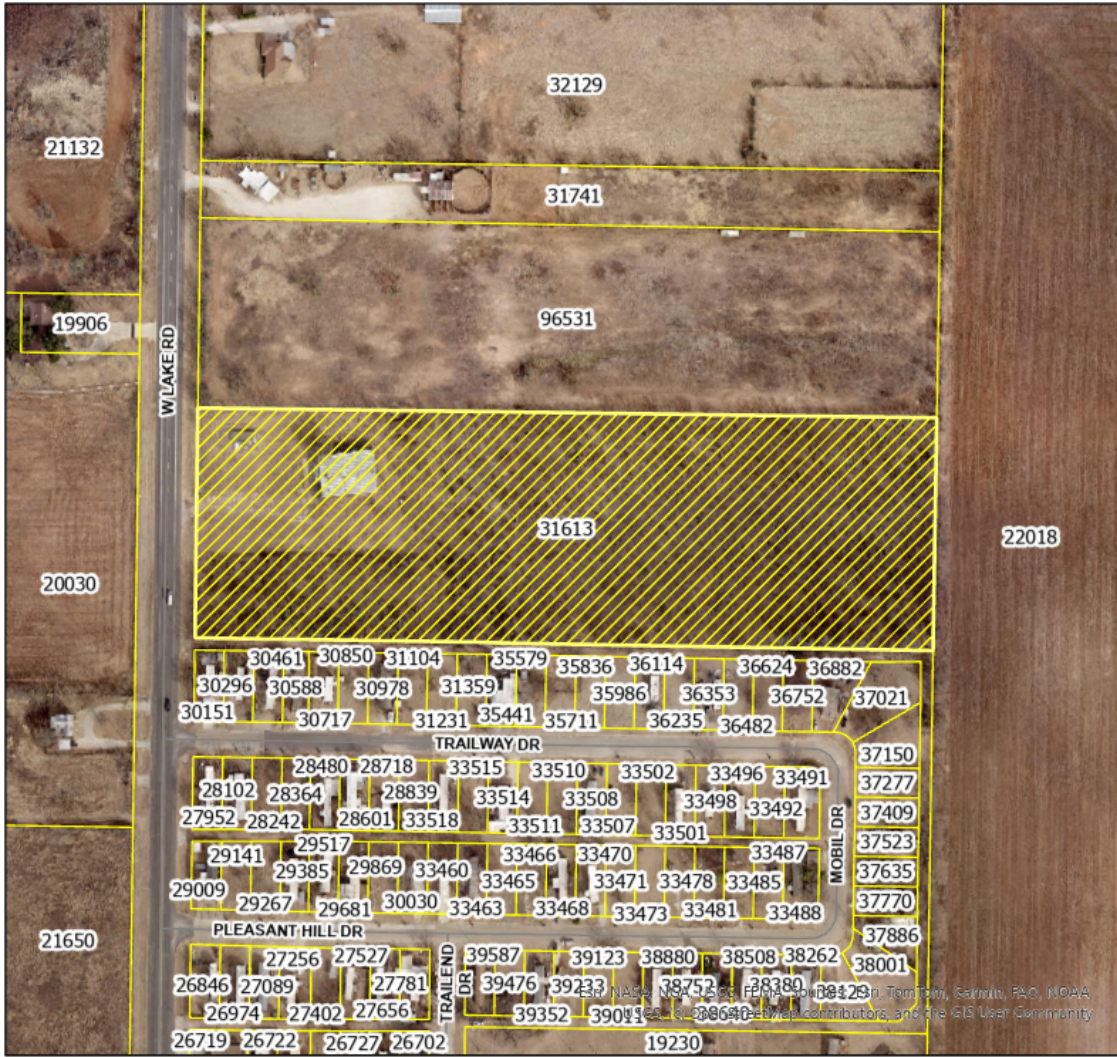
NOTIFICATION MAP



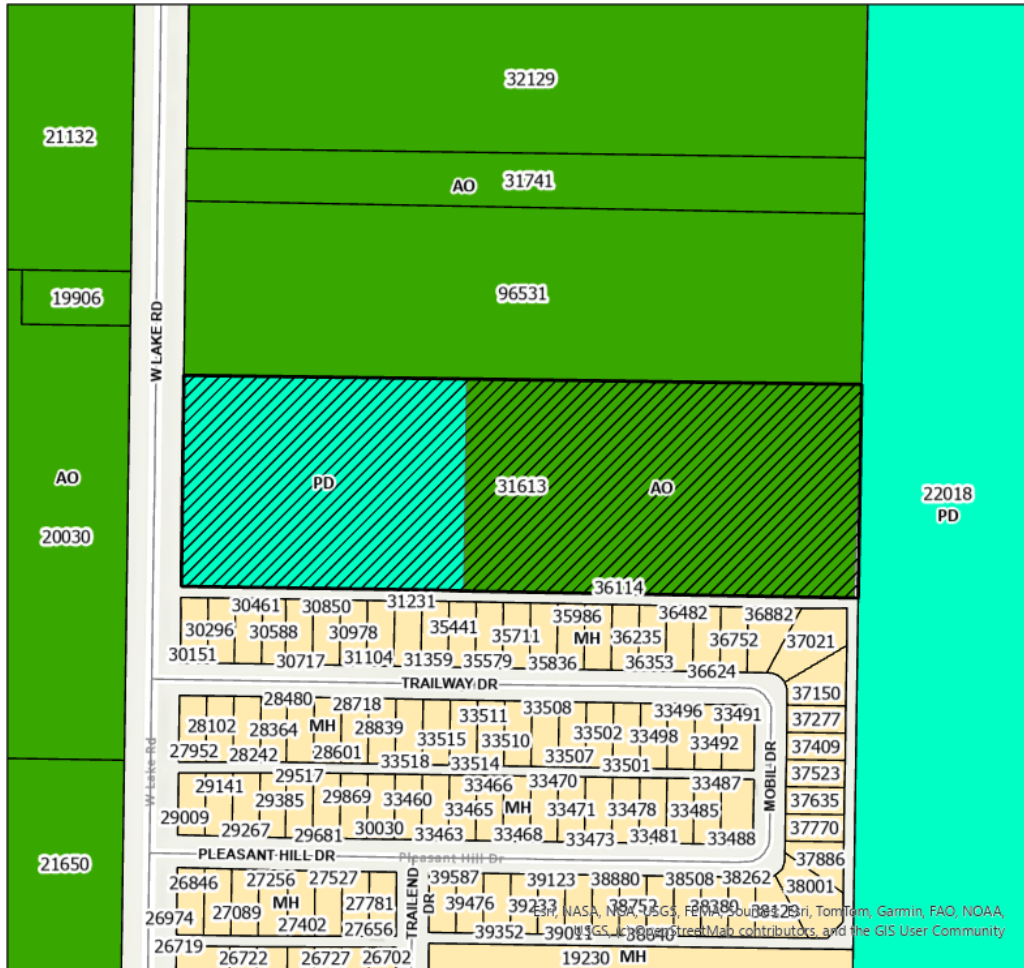
1 Miles

Notification Area
 Z-2025-23

LOCATION MAP



ZONING MAP



1 Miles

- Z-2025-23**
- Zoning Districts**
- AO
 - CU
 - GC
 - GR
 - HC
 - LI
 - MD
 - MF
 - MH
 - NO
 - NR
 - O
 - PD
 - PH
 - RR-1
 - RS-12
 - RS-6
 - RS-8
 - <all other values>



REZONE REQUEST

Case: Z-2025-23

Owner: Marla Pollitt

Request: Change the zoning of approximately 4.46 acres from Planned Development District (PDD-42) to Agricultural Open (AO)

Location: 4051 West Lake Road

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: August 5, 2025

Council Hearing: August 28, 2025
September 11, 2025





AERIAL LOCATION MAP



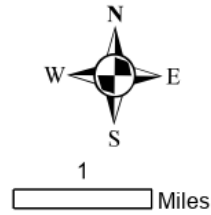
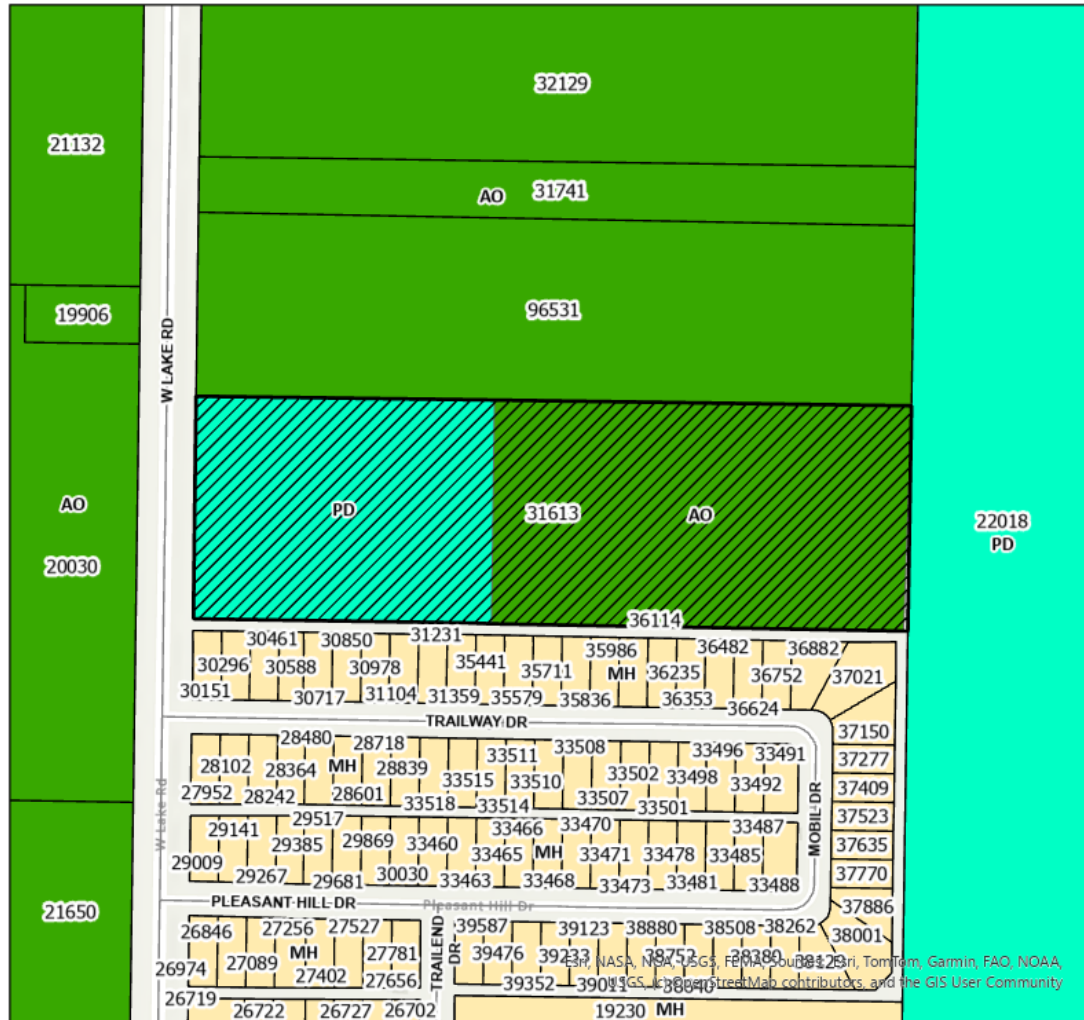
1 Miles

Z-2025-23





ZONING MAP



- Z-2025-23
- Zoning Districts**
- AO
 - CU
 - GC
 - GR
 - HC
 - LI
 - MD
 - MF
 - MH
 - NO
 - NR
 - O
 - PD
 - PH
 - RR-1
 - RS-12
 - RS-6
 - RS-8
 - <all other values>





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





PROPERTY VIEWS

Subject property



West Neighboring property



North Neighboring property

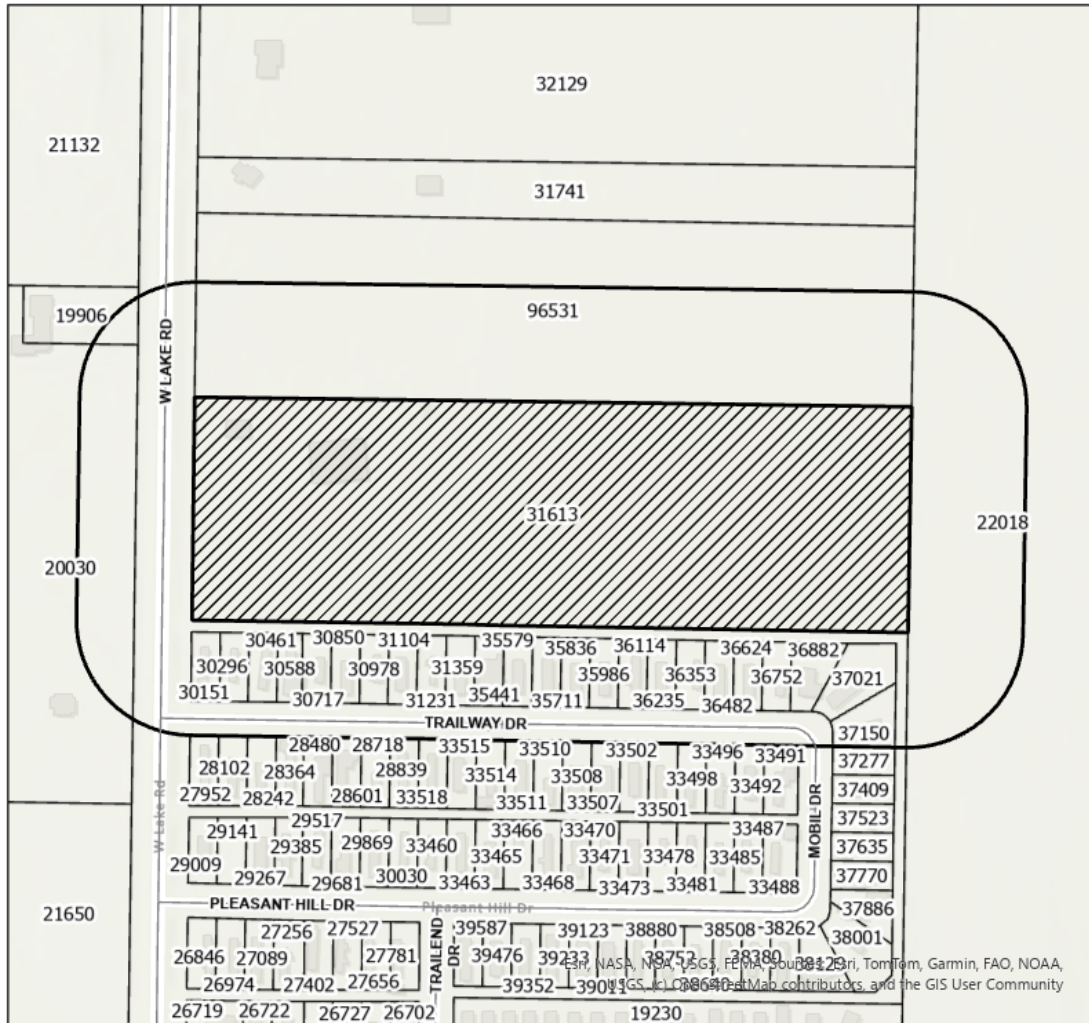


West Neighboring property







NOTIFICATION AREA MAP



1 Miles

Notification Area
Z-2025-23

0 - in Favor - 
0 - in Opposition - 





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?





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: RV Park
~~11.159 acres out of Lots 11, 12, 13, Block 3, Section 1~~
 Address: 4051 W. Lake Number of Lots: _____ Acreage: 11.159
 Legal Description: 11.159 acres out of Lots 11, 12, & 13 Block 3, Section 1
 Subdivision Name: Pleasant Hill Estates part of Bowerman Survey No. 83 Block: _____ Lot: _____
 Current Zoning: _____ Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: Clearview RV LLC - Maria Pollitt
 Address: 104 E Springcreek
 City, State, Zip: Olney Tx 76374 Fax: _____
 Phone: 940-564-6811 Email: trnz4n@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: [Signature] Date: 6-20-2015

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

The whole 11 acres has a CUP already. We would like the whole 11 acres to be zoned the same. Also a residence can be put on an AO.

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

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): Marla Pollitt

Property Owner Project Representative

Signature of Certifying Person: Marla Pollitt

*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

Owner Authorization and Representative Designation

Property Description

Subdivision: Pleasant Hills Estates Total Number of Acres: 11.159
 Zoning Classification(s): AO & PD Total Number of Lots: _____
 Location: 4051 W. Lake Abilene

Property Owner Information & Authorization

Name/Company: Clearview RV LLC
 Address: 104 E Springcreek
 City: Olney State: Tx Zip Code: 76374
 Phone: 940-564 6811 Email: trn24m@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: Mark Polto Date: 6-20-2024

STATE OF: _____
 COUNTY OF: _____

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

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

 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

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



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: Maile Polito
DATE: _____

EXHIBIT "A"

PROPOSED PD ZONING

Being 4.46 acres of land on the west side of Lot 411, Block 3, Section One, Pleasant Hills Estates recorded in Plat Cabinet 4, Slide 761, Plat Records of Taylor County, Texas and said 4.46 acre tract being more particularly described as follows:

Beginning at the Northwest corner of said Lot 411 on the East line of West Lake Road AKA F.M. 600;

THENCE S88°59'43"E 500.00 feet along the North line of said 411 to the West line of a 20.0' utility easement;

THENCE S00°47'43"W 388.69' along the West line of said 20' utility easement to a point on the South line of said Lot 411;

THENCE N89°00'07"W 500.00' to the Southwest corner of said lot 411 on the East Line of West Lake Road;

THENCE N00°47'43"E 388.75' along the West line of Lot 411 and the East line of West Lake Road to place of beginning and containing 4.46 acres of land;

ZONING CASE

Z-2025-24

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: August 5, 2025
 City Council 1st Reading: August 28, 2025
 City Council 2nd Reading: September 11, 2025

Applicant

Owner: Prestige Stewart Abilene LLC

Case Manager

Adam Holland – Planner

Request

Change the zoning of approximately 140.25 acres from Agricultural Open (AO) to Patio Homes (PH).

Location

Located along Stewart Road and Autumn Sage Lane. Legal description being 140.25 acres of Survey 6 D. B. Corley, Abilene, Taylor County, Texas.

Background

The subject property has remained vacant since annexation in 1986. The owner would like to use the property for residential single family uses. Specifically, the owner is requesting Patio Home zoning.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-6	Single-family
East	AO	Vacant
South	ETJ	Vacant/Agricultural
West	AO	Vacant/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 use 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 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 not currently served by all public utilities; however, the subject property will be required to plat which will trigger public improvements to extend services to the subject property.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Metes & Bounds
- Application

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on July 18, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER		Legend: O - Opposed, F - In Favor	
OWNER	PROP_ID	SITUS	RESPONSE
AVERY DARLA	1002441	6817 INVERNESS ST	
BAILEY QUANTESH	1002438	6749 INVERNESS ST	
BARTLETT DANIEL	1057957	6909 INVERNESS ST	
BOWEN ROBBIE & DEBBIE	54205		
BRANTLEY JEFFERY & EMILY	1057979	7034 JENNINGS DR	
CARLSON ROBERT L & MILDRED	1085959	6917 INVERNESS ST	
CROWN MONEY LLC	53023	3802 STEWART RD	
DAVILA MARGARET	54067		
DAVIS MELISSA L	1087096	6857 INVERNESS ST	
FARVARDIN LLC	116116	6717 INVERNESS ST	
FENTON RICHARD D JR	116131	3142 STERLING ST	
FREDERICKS JOHN M	1057956	6901 INVERNESS ST	
GILL JOHN S & LISA MARIE	1012755	6841 INVERNESS ST	
GRAY TROY	24593	6649 BUTTERFIELD TR	
HAMMONDS JEFFERY MARK & LINDA MICHELLE	1085982	7037 JOURNEY LN	
HAWKS WES	56530	6648 BUTTERFIELD TR	
HINSHAW STEVEN L JR & ROSA F	1012754	6833 INVERNESS ST	
JANNISE RICKY JOSEPH LIFE EST &	53813	4010 STEWART RD	
JOHNSON PAUL A & MYRA F	23558	6508 HWY 277 S	F
KELLEY ERIC & JESSICA	1012756	6849 INVERNESS ST	O
LAUDI VINCENT & ROXANNE	1002466	3142 PAUL ST	
MORALES AMY CATHRYN	1012761	3134 OAKLEY ST	
NATIONAL ASSOC OF LETTER	53941	3810 STEWART RD	
ORTIZ ARMANDO	75799	6728 HWY 277 S	
ORTIZ GABRIEL LEE & LAURA JEANNE	1057958	7033 JENNINGS DR	

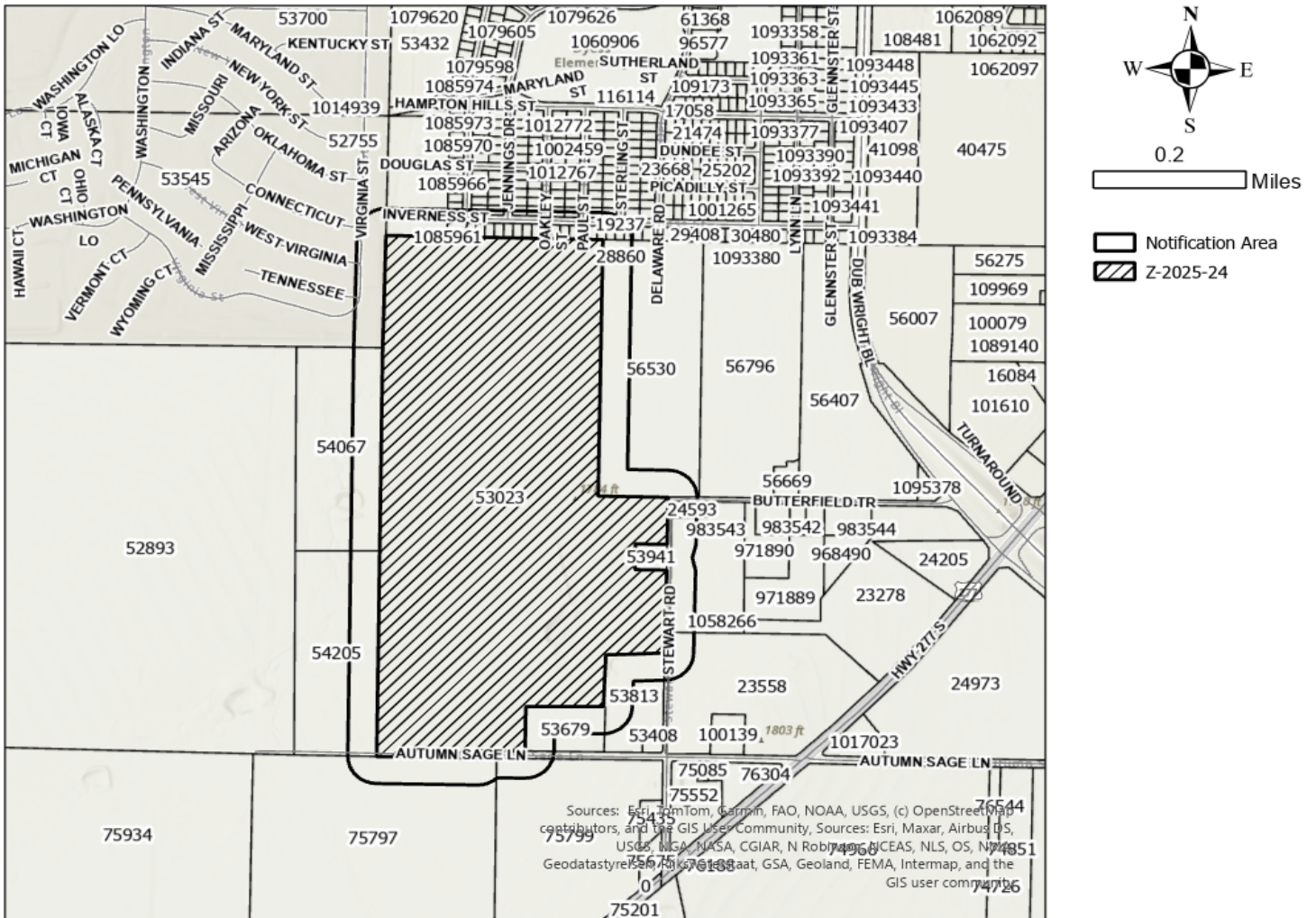
REEVES JASON & JANET	1085960	6925 INVERNESS ST	
SANDERS COLTON RYAN & CORA MECHELE	1085963	7034 JOURNEY LN	
SCHULTZ ZACHARY LEE & KRISTIN ELIZABETH	1002440	6809 INVERNESS ST	
SHARP TOM	1058266		
SMOLUCH JON & NATHALIE	53679	6702 AUTUMN SAGE LN	
SORIANO BEATRIZ ADRIANA	116119	6741 INVERNESS ST	
STANKE BONNIE JEAN	1012762	3133 OAKLEY ST	
STEWART BRADLY WES & KORI	116118	6733 INVERNESS ST	
THOMPSON DESMOND A & ASHTON D	1002439	6801 INVERNESS ST	
VANDEBURG JORY R	1002442	3141 PAUL ST	
VENABLE DANIEL D JR	116117	6725 INVERNESS ST	
WAECHTER JARED KYLE & CELEST	1012753	6825 INVERNESS ST	
WEATHERBEE CONSTRUCTION INC	1085961	6933 INVERNESS ST	
WEEKS TIMOTHY JOSEPH	1057955	6865 INVERNESS ST	
WOLFE & LARNED INC	75797		

PROPERTY ID

OWNER	PROP_ID	SITUS	RESPONSE
JOHNSON PAUL A & MYRA F	23558	6508 HWY 277 S	F
GRAY TROY	24593	6649 BUTTERFIELD TR	
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DAVIS MELISSA L	1087096	6857 INVERNESS ST	

NOTIFICATION MAP





REZONE REQUEST

Case: Z-2025-24

Owner: Prestige Stewart Abilene LLC

Request: Change the zoning of approximately 140.25 acres from Agricultural Open (AO) to Patio Homes (PH)

Location: 3802 Stewart Road

Notification: 1 in Favor, 1 in Opposition

Planning & Zoning: August 5, 2025

Council Hearing: August 28, 2025
September 11, 2025





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 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

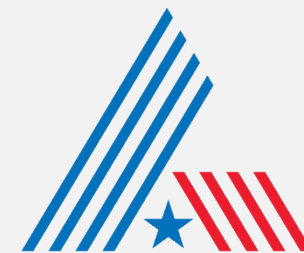
LEGEND

- 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





PROPERTY VIEWS



CITY OF
ABILENE
T E X A S



SURROUNDING PROPERTY VIEWS

South Neighboring property



East Neighboring property



East Adjacent property

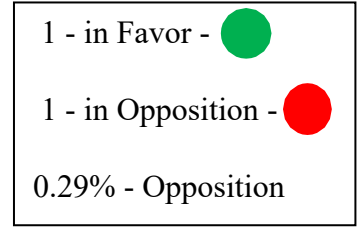
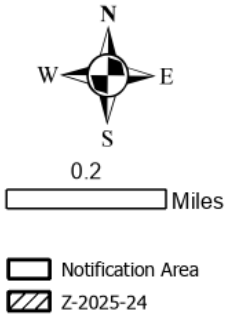
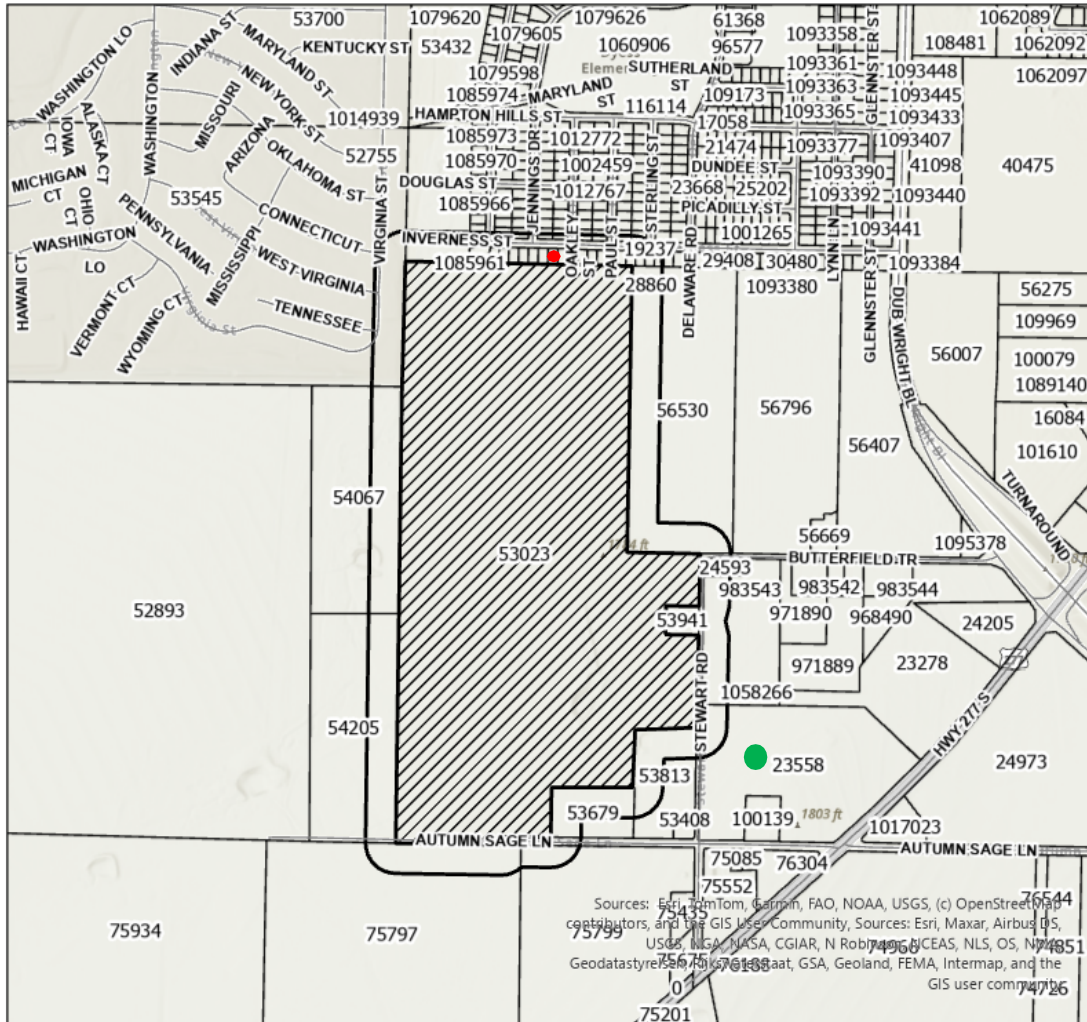


South Neighboring property





NOTIFICATION AREA MAP



Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NOAA, NASA, CGIAR, N Robitaille, CEAS, NLS, OS, NGA, Geodatastore, Esri, DeLorme, GSA, Geoland, FEMA, Intermap, and the GIS user community





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**

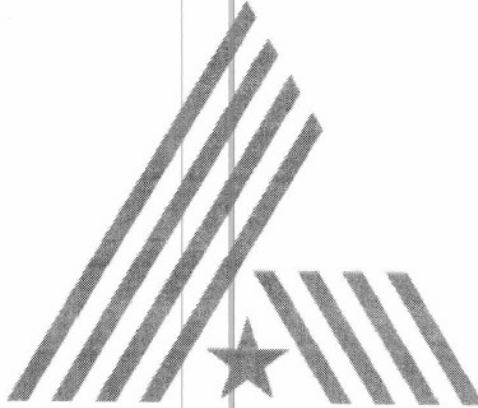




Questions?



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?nodet=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 Rezoning Easement Release
 PDD Amendment Street Name Change Thoroughfare Abandonment

Relief Procedures

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

Project Name: Prestige Stewart Addition
 Address: 3802 Stewart Rd, Abilene, Tx 79606 Number of Lots: 650 Acreage: 140.25
 Legal Description: See attached
 Subdivision Name: Prestige Stewart Addition Block: N/A Lot: N/A
 Current Zoning: AO (Agricultural Open Space) Proposed Zoning (if applicable): PH (Patio Homes)

OWNER AND AUTHORIZATION

Owner Name: Prestige Stewart Abilene LLC
 Address: 5 Cowboys Way, Ste 300
 City, State, Zip: Frisco, TX - 75034 Fax: _____
 Phone: 214 455 7623 Email: venkat@land-star.us
 Agent Name: Venkat Gottipati
 Address: 5 Cowboys Way, Ste#300
 City, State, Zip: Frisco, TX - 75034 Fax: _____
 Phone: 214 455 7623 Email: venkat@land-star.us

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: 06/24/25

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

To develop tract.

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.

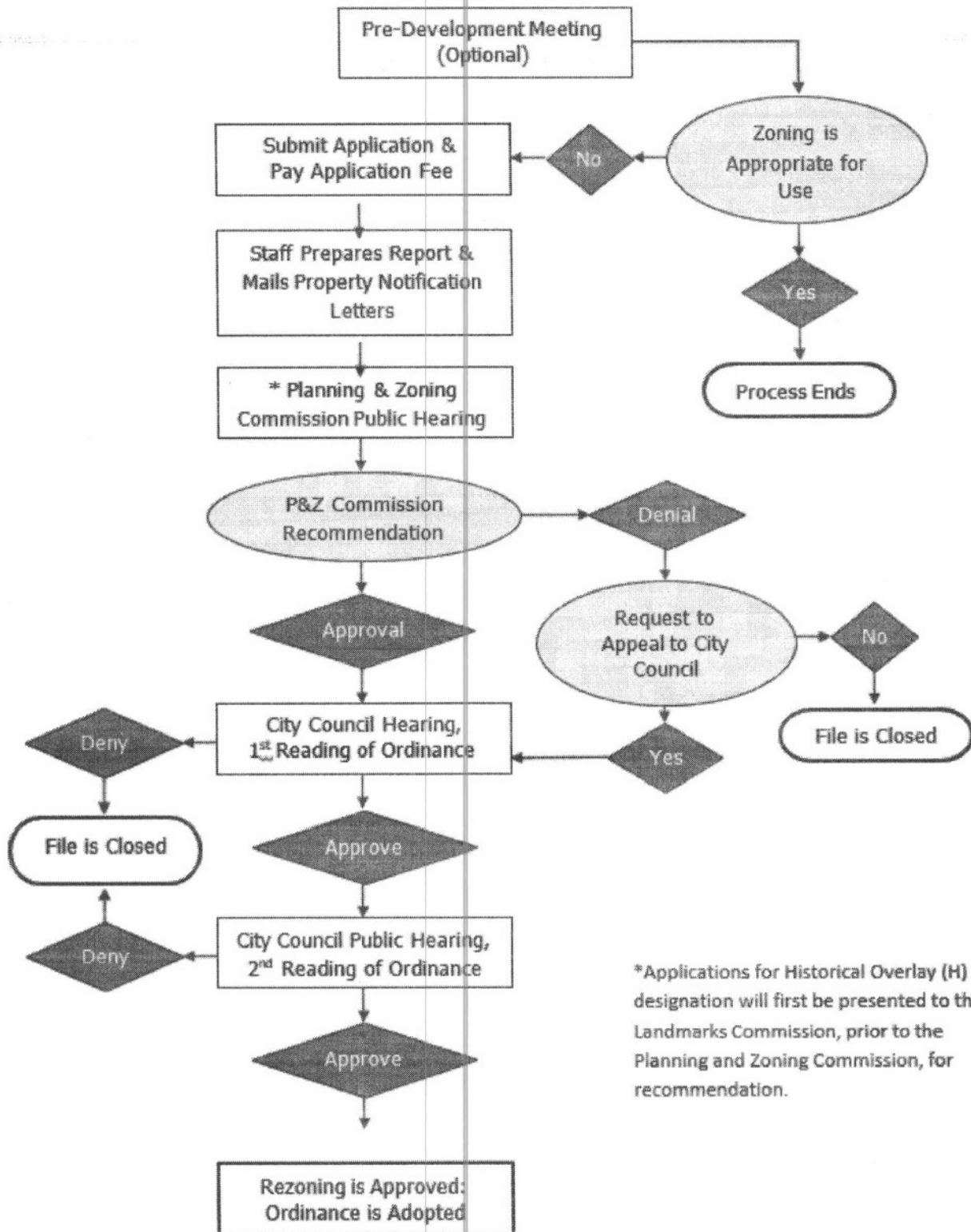
- 4. Are there other factors that will substantially affect the public health, safety, morals, or general welfare?

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: Prestige Stewart Addition Total Number of Acres: 140.25
 Zoning Classification(s): AO (PH Requested) Total Number of Lots: 650
 Location: 3802 Stewart Rd., Abilene, Tx 79606

Property Owner Information & Authorization

Name/Company: Prestige Stewart Abilene LLC
 Address: 5 Cowboys Way, Ste# 300
 City: Irving State: Texas Zip Code: 75034
 Phone: 214 455 7623 Email: venkat@land-star.us

Project Representation (check one):

- I will represent the application myself; OR
 I hereby designate Kelly Gomez (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.

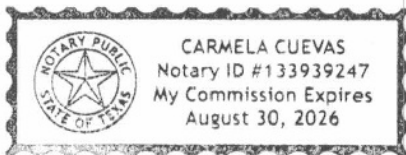
Property Owner's Signature: *Venkat Gottipati* Date: 06/25/2025

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Venkateswara Rao Gottipati (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 25 day of June, 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: Kelly Gomez Company: KRG Civil Engineers, Inc.
 Address: 2150 South Central Expressway City: Mckinney State: Tx
 Zip Code: 75072 Number: (469) 219-3137 Email: Kelly@krgcivil.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): Venkat Gottipati

Property Owner X 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.

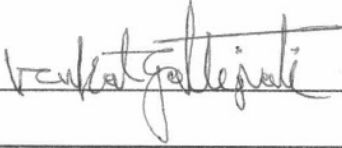
PUBLIC NOTIFICATION

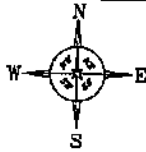
The public is entitled to examine this application and participate in the decision-making process. In most cases, we are required to notify all property owners within two hundred feet (200') of the boundaries of your property. To ensure the fullest possible consideration, we may also notify neighborhood 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.

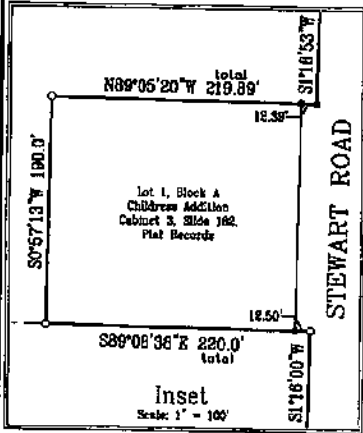
I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of 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: 6/24/2025



NOTE: Bearings shown herein were determined by C.P.S. observations using TDC State Plane Coordinates NAD 83.

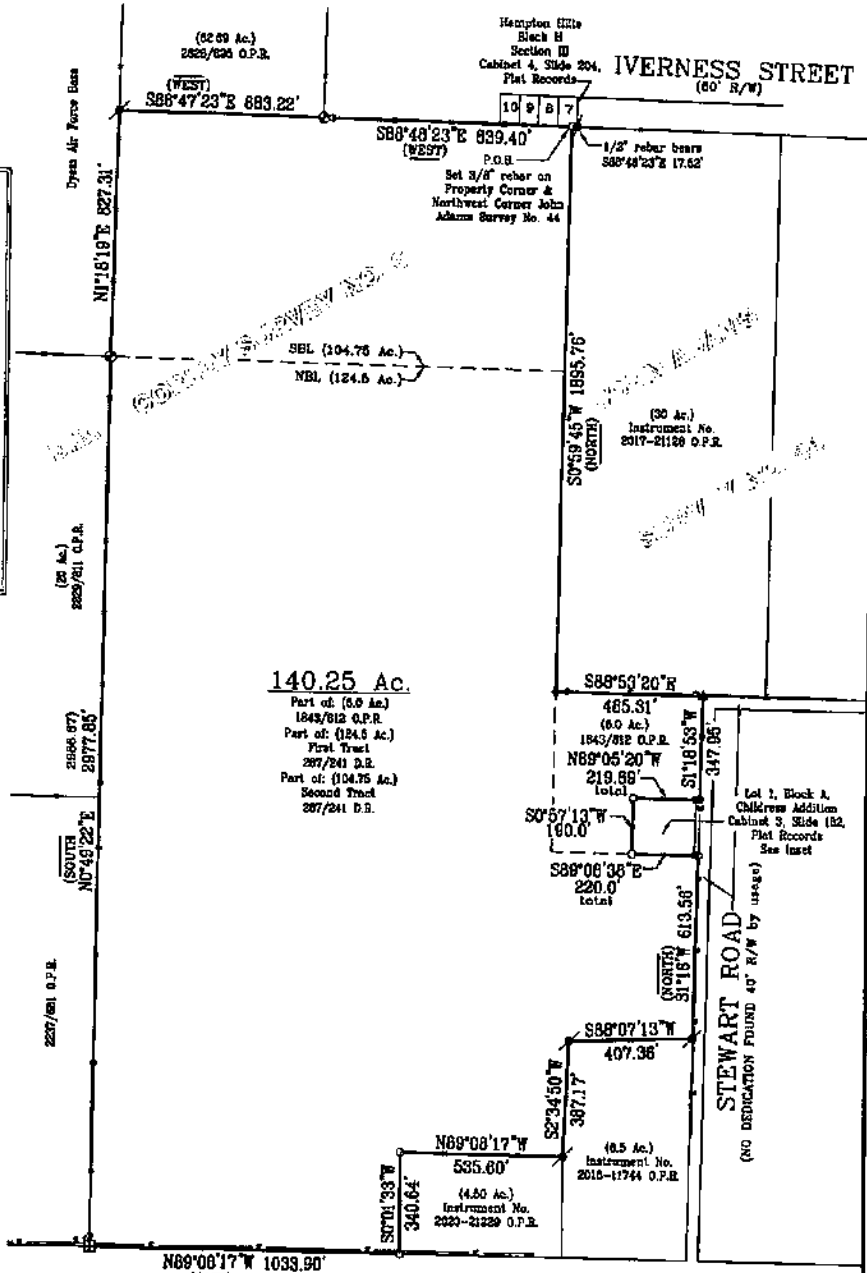
NOTE: There may be easements on or near this property which are not reflected by title commitment or this survey plat. At least 48 hours before any excavation type work is done, proper authorities should be contacted. One resource is DIG TESS at 1-800-344-6377.



Legend

- = Set 3/8" rebar
- = Found 3/8" rebar
- ◐ = Found 1/2" rebar
- ⊙ = Found Aluminum Monument
- ▲ = Found Bolt
- ⊞ = Existing 8" Wood Fence Corner Post
- ⊞ = Power Pole
- ⊞ = Overhead Power Line
- R/W = Right of Way
- |-| = Fence
- () = Recorded Call
- P.O.B. = Place of Beginning
- Ac. = Acres
- O.P.R. = Official Public Records
- D.R. = Deed Records
- NBL = North Boundary Line
- SBL = South Boundary Line

BASEMENT NOTES FROM TITLE COMMITMENT SCHEDULE B:
 10.g. subject to.
 10.h. is a 30 foot water line easement centered upon water line as installed. The location of said water line is not known to this surveyor.
 10.i. is a blanket easement.
 10.j. does not affect this property.



Survey Prepared for:
 David Wayne Walsh and
 Mary Kathleen Walsh
 GF No. 211124A

AUTUMN SAGE LANE

I hereby certify to David Wayne Walsh, Mary Kathleen Walsh and First Texas Title Company, the above to be a correct plat of 140.25 acres out of the D. B. Corley Survey No. 6, Taylor County, Texas, said 140.25 acres being part of a 6.0 acre tract recorded in Volume 1843, Page 812, Official Public Records, Taylor County, Texas, part of a 124.5 acre tract recorded as First Tract in Volume 287, Page 241, Deed Records, Taylor County, Texas and part of a 104.75 acre tract recorded as Second Tract in Volume 287, Page 241, Deed Records, Taylor County, Texas, said 140.25 acres being more particularly described by attached field notes.

SEE ATTACHED FIELD NOTES.

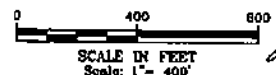
Surveyed on the ground June 8, 2021.

There are no visible or apparent protrusions or overlapping of improvements upon or off this property other than shown. (Fences are not entirely upon property lines.)



GEOTEK PROPERTY SOLUTIONS
 209 S. Pioneer Drive, Suite 2
 Abilene, Texas 79605
 325-877-8712
 Firm Registration No. 10194134

File No: 44-76-81
 File Name: Walsh 140.25 Acre Tract
 Location: D:\ATaylor\8021\Walsh Tract
 Geotek Property Solutions Drawn by:
 © 2021 All Rights Reserved RL



James L. Williams, Jr.
 James L. Williams, Jr.
 RPLS #4886

FIELD NOTES
140.25 ACRES

BEING 140.25 acres out of the D. B. Corley Survey No. 6, Taylor County, Texas, said 140.25 acres being part of a 6.0 acre tract recorded in Volume 1843, Page 812, Official Public Records, Taylor County, Texas, part of a 124.5 acre tract recorded as First Tract in Volume 287, Page 241, Deed Records, Taylor County, Texas and part of a 104.75 acre tract recorded as Second Tract in Volume 287, Page 241, Deed Records, Taylor County, Texas, said 140.25 acres being more particularly described as follows:

BEGINNING at a 3/8" rebar set on the SBL of Lot 7, Block H, Section III, Hampton Hills Subdivision (Cabinet 4, Slide 204, Plat Records, Taylor County, Texas) at the northwest corner of the John Adams Survey No. 44 and a 30 acre tract recorded in Instrument No. 2017-21128, Official Public Records, Taylor County, Texas for the most northerly northeast corner of this tract, whence a 1/2" rebar found at the southeast corner of said Lot 7 bears S88°48'23"E 17.52 feet;

THENCE S0°59'45"W 1895.76 feet to a 3/8" rebar found on the WBL of said Survey No. 44 at the southwest corner of said 30 acre tract and the northwest corner of a 5.04 acre tract recorded in Volume 1843, Page 812, Official Public Records, Taylor County, Texas for an interior corner of this tract;

THENCE S88°53'20"E 485.31 feet to a bolt found on the SBL of said 30 acre tract and the west side of Stewart Road (no dedication found) at the northeast corner of said 5.04 acre tract for the most easterly northeast corner of this tract;

THENCE S1°18'53"W 347.95 feet along the west side of Stewart Road to a 3/8" rebar found at the southeast corner of said 5.04 acre tract;

THENCE N89°05'20"W at 12.39 feet pass a 3/8" rebar found at the northeast corner of Lot 1, Block A, Childress Addition, as shown by plat recorded in Cabinet 3, Slide 182, Plat Records, Taylor County, Texas and continue along for a total distance of 219.89 feet to a 3/8" rebar set at the northwest corner of said Lot 1;

THENCE S0°57'13"W 190.0 feet to a 3/8" rebar set at the southwest corner of said Lot 1;

THENCE S89°08'38"E at 207.50 feet pass a 3/8" rebar found at the southeast corner of said Lot 1 and continue along for a total distance of 220.0 feet to a 3/8" rebar set on the west side of Stewart Road and the EBL of said 124.5 acre tract;

THENCE S1°16'W 613.56 feet along the west side of Stewart Road and the EBL of said 124.5 acre tract to a 1/2" rebar found at the northeast corner of a 6.5 acre tract recorded in Instrument No. 2016-11744, Official Public Records, Taylor County, Texas for the most easterly southeast corner of this tract;

THENCE S88°07'13"W 407.36 feet to a 1/2" rebar found at the northwest corner of said 6.5 acre tract for an interior corner of this tract;

THENCE S2°34'50"W 387.17 feet to a 1/2" rebar found on the WBL of said 6.5 acre tract at the northeast corner of a 4.50 acre tract recorded in Instrument No. 2020-21229, Official Public Records, Taylor County, Texas for an interior corner of this tract;

THENCE N89°08'17"W 535.60 feet to a 3/8" rebar set at the northwest corner of said 4.50 acre tract for an interior corner of this tract;

THENCE S0°01'33"W 340.64 feet to a 3/8" rebar set on the WBL of said 4.50 acre tract and the north side of Autumn Sage Lane (no dedication found) for the most southerly southeast corner of this tract;

THENCE N89°08'17"W 1033.90 feet along the north side of Autumn Sage Lane to an existing 6" wood fence corner post on the WBL of said 124.5 acre tract for the southwest corner of this tract;

THENCE N0°49'22"E 2977.85 feet to an aluminum monument found on the WBL of said 124.5 acre tract at the northeast corner of a 20.00 acre tract recorded in Volume 2829, Page 811, Official Public Records, Taylor County, Texas;

THENCE N1°18'19"E 827.31 feet to a 1/2" rebar found at an interior corner of said 104.75 acre mat at the southwest corner of a 62.69 acre tract recorded in Volume 2628, Page 895, Official Public Records, Taylor County, Texas for the northwest corner of this tract;

THENCE S88°47'23"E 683.22 feet along the NBL of said 104.75 acre tract to an aluminum monument found at the southeast corner of said 62.69 acre tract;

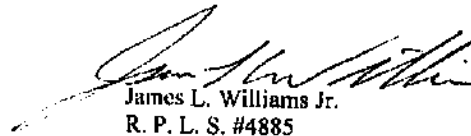
THENCE S88°48'23"E 839.40 feet along the NBL of said 104.75 acre tract to the place of beginning and containing 140.25 acres of land.

Surveyed on the ground June 8, 2021.

SEE ATTACHED PLAT



Geotex Property Solutions
209 S. Pioneer Drive, Suite 2
Abilene, Texas 79605
(325) 677-6712
File # 44-76-21-140.25ac
Firm Registration No. 10194134


James L. Williams Jr.
R. P. L. S. #4885

ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-24

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

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

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

Requestor's Parcel ID: 53023

Requestor's Property Zoning: AO

Requestor's Proposed Zoning: PH

Your Name: JOHNSON PAUL A & MYRA F

Your Property Address: 6508 HWY 277 S

Your Parcel ID: 23558

I am in favor of the request

I am opposed to the request

Signature:

JUL 24 AM 11:45

ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-24

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

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

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

Requestor's Parcel ID: 53023
Requestor's Property Zoning: AO
Requestor's Proposed Zoning: PH

Your Name: KELLEY ERIC & JESSICA
Your Property Address: 6849 INVERNESS ST
Your Parcel ID: 1012756

I am in favor of the request

I am opposed to the request

Signature:

Erica Kelley
6849 Inverness St. Abilene, TX
79606