



## 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 September 2, 2025 at 1:30 p.m. 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 Approving the Minutes from the Regular Meeting Held on August 5, 2025

#### ZONING

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

2. **Z-2025-25:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owners, To Amend The Terms And Conditions Of A Planned Development District (PDD-104), Specifically To Allow For Multi-Family (MF) Base Zoning In Tract 4. Located Along East South 27th Street. Legal Description Being Approximately 16.5 Acres Of The Northeast Quarter Of Survey 62 Blind Asylum Lands, Abilene, Taylor County, Texas ***(Adam Holland)***
3. **Z-2025-26:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 29.26 Acres From Agricultural Open (AO) To Light Industrial (LI). Located At 4994x W Lake Road. Legal Description Being Approximately 29.26 Acres Out Of An Original 34.39-Acre Tract Being Out Of The E. Anderson Survey Number 81, A-1381 And The D. Johnson Survey Number 80, A-1267, Abilene, Taylor County, Texas. ***(Kera Valois)***
4. **Z-2025-27:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 0.23 Acres From Multi-Family (MF) To Mixed Use (MX). Located At 1365 Sayles Bl. Legal Description Being Lot 7, Block H, Highland Addition Continuation 5, Abilene, Taylor County, Texas. ***(Clarissa Ivey)***
5. **Z-2025-28:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 32.55 Acres From Agriculture Open (AO), Multi-Family (MF) And General Commercial (GC) To General Commercial (GC). Located At 1755 E Stamford Street. Legal Description Being Lots 1 And 2, Block A, Rainey Creek Addition, Abilene, Taylor County, Texas. ***(Adam Holland)***
6. **Z-2025-29:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A

Request From The Owner, To Change The Zoning Of Approximately 106.76 Acres From Residential Single-Family (RS-8) To Residential Single-Family (RS-6). Located At The 6700 Block Of Lantana Avenue. Legal Description Being 106.76 Acres Out Of The W.E. Vaughn Survey 101, Abilene, Taylor County, Texas. **(Adam Holland)**

7. **Z-2025-30:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 99.45 Acres From Agricultural Open (AO) To Residential Single-Family (RS-6). Located At The 6600 Block Of HWY 277 S. Legal Description Being A 99.45-Acre Tract Out Of The William Scallorns Survey No. 46, Abstract No. 241, Abilene, Taylor County, Texas. **(Kera Valois)**
8. **Z-2025-31:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 6.53 Acres From Heavy Industrial (HI) To Light Industrial (LI). Located At 4325 Burl Harris Dr. Legal Description Being Lot 509, Block B, Industrial Trade Center, Abilene, Taylor County, Texas. **(Clarissa Ivey)**

#### **EXECUTIVE SESSION**

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

#### **ADJOURNMENT**

#### ***Notice***

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

#### **CERTIFICATION**

*I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 26th day of August, 2025, at 4:00 p.m.*

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*Kaitlin Richardson, Deputy City  
Secretary, TRMC*

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
August 5, 2025, at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on August 5, 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, Shawnté Fleming-Lewis, Secretary, and Zach Sitzes.

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

**APPROVAL OF MINUTES FOR THE PREVIOUS MEETING**

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

Commissioner Halliburton made the motion to approve the meeting minutes from July 1, 2025. Commissioner Kyker seconded the motion. The motion prevailed by the following vote:

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

**NAYS: None**

**INVOCATION**

Commissioner Sitzes delivered the invocation.

**ZONING**

**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.

Mr. Adam Holland presented this request. 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.

Chairman Benham opened the public hearing. Those who stepped forward were Robyn Wertheim, Paul Wertheim, Clayton Farrow, and Laura Wardroup.

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor with one (1) in opposition.

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS: None**

**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.

Ms. Clarissa Ivey presented this request. 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 for an RV Park.

Chairman Benham opened the public hearing. Those who stepped forward were Larry Earley and Clint Rosenbaum.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with two (2) in opposition.

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS: None**

**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.

Ms. Clarissa Ivey presented this request. The current owner proposes to build a 110-space RV Park. This property has remained vacant since annexation in 1980.

Chairman Benham opened the public hearing. Those who stepped forward were Clint Rosenbaum, Paul Wertheim, and Dason Williams.

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with two (2) in opposition.

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

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

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

**NAYS: None**

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

Mr. Adam Holland presented this request. 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.

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

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

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS: None**

**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.

Mr. Adam Holland presented this request. 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.

Chairman Benham opened the public hearing. Those who stepped forward were Jon Smolucm, Kelly Gomez, and Bob Carlson.

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor with one (1) in opposition.

**STAFF RECOMMENDATION:** Approval

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

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

**NAYS: None**

**ADJOURNMENT**

There being no further discussion, Commissioner Benham adjourned the meeting at 2:41 p.m.

**APPROVED**

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Mr. Brad Benham, Chairman

# ZONING CASE

## Z-2025-25

### STAFF REPORT



#### Scheduled Hearings

Planning & Zoning Commission: September 2, 2025  
 City Council 1<sup>st</sup> Reading: September 25, 2025  
 City Council 2<sup>nd</sup> Reading: October 9, 2025

#### Applicant

NJH Investment Corp.

#### Case Manager

Adam Holland – Planner

#### Request

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

#### Location

700-900 block of ES 27<sup>th</sup> Street

#### Background

The subject property is zoned PD-104. The applicant would like to amend the terms of this Planned Development District to allow multi-family uses in Tract 4 of the PD.

#### Zoning, Existing and Proposed Land Use

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

#### Criteria Assessment

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

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

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

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

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

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

This property is currently serviced by all public utilities.

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

None known.

**Staff Recommendation**

Staff recommends **approval**.

**Attachments**

- PowerPoint Presentation
- Application
- Survey
- Preliminary site plan
- Site exhibit

**Notification**

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on August 15, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

**PROPERTY OWNER**

Legend: O - Opposed, F - In Favor

OWNER	SITUS	PROP_ID	RESPONSE
ABILENE BIBLE CONFERENCE ASSO	3103 OLDHAM LN	40123	
ABILENE BIBLE CONFERENCE ASSO	3113 OLDHAM LN	40123	
ABILENE BIBLE CONFERENCE ASSO	3125 OLDHAM LN	40123	
WEST CENTRAL TEXAS COUNCIL		974626	
SKINNYS INC	3151 OLDHAM LN	39994	
SKINNYS INC	3244X LOOP 322	39994	
MARTIN SCOT A & AMY	1005 LYTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1001 LYTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1021 LYTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1009 LYTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1017 LYTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1025 LYTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1013 LYTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1033 LYTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1029 LYTLE CREEK DR	35905	
TRINITY BAPTIST CHURCH		1005693	
WEATHERBEE CONSTRUCTION INC	665 ES 27TH ST	106962	
WEATHERBEE CONSTRUCTION INC		106800	
ABILENE STATE SCHOOL	901 ES 27TH ST	106963	
TX TRAILS ABILENE 2020 LTD	733 ES 27TH ST	1063832	
ABILENE STATE SCHOOL	2400 MAPLE ST	66166	

OLDHAM OAKS LLC	909 SOUTHERN OAKS CT	1089519	O
OLDHAM OAKS LLC	901 SOUTHERN OAKS CT	1089518	O
ABILENE STATE SCHOOL	2501 MAPLE ST BLDG 554	33218	
ABILENE STATE SCHOOL	2501 MAPLE ST BLDG 613	33218	
ABILENE STATE SCHOOL	2501 MAPLE ST BLDG 521	33218	
ABILENE STATE SCHOOL	2501 MAPLE ST BLDG 593	33218	
DENMARK STORAGE LLC	3201 OLDHAM LN	1091547	

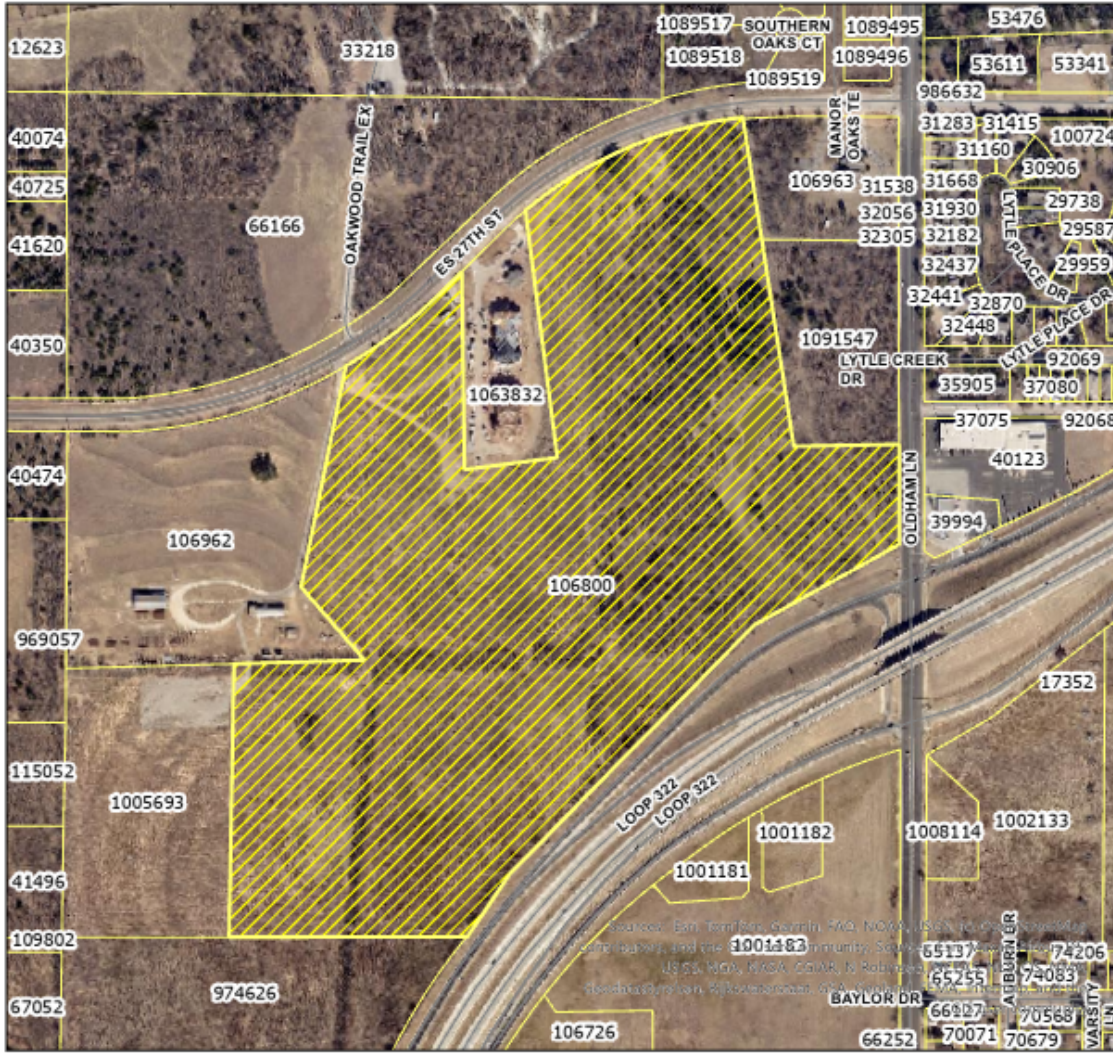
PROPERTY ID

Legend: O - Opposed, F - In Favor

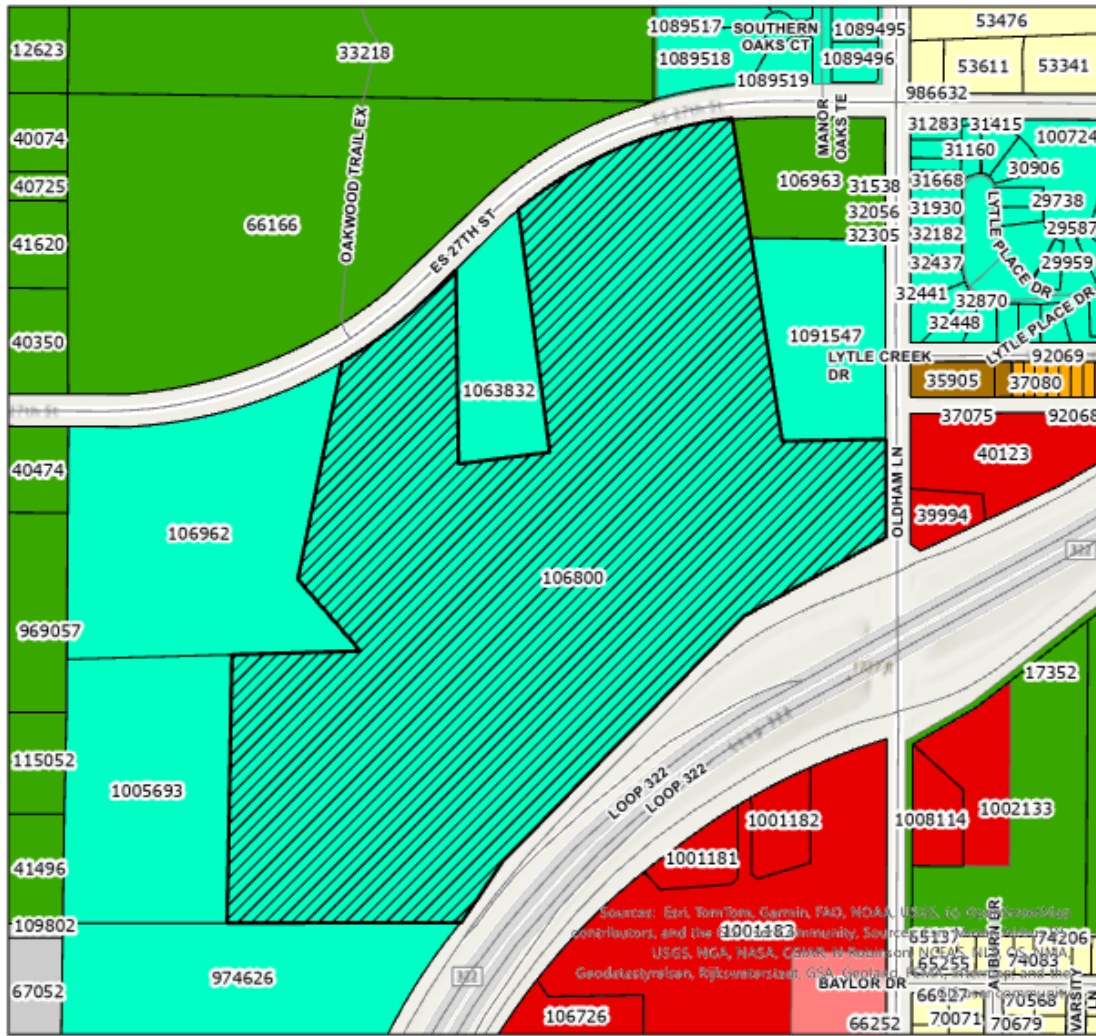
OWNER	SITUS	PROP_ID	RESPONSE
ABILENE STATE SCHOOL	2501 MAPLE ST BLDG 554	33218	
ABILENE STATE SCHOOL	2501 MAPLE ST BLDG 613	33218	
ABILENE STATE SCHOOL	2501 MAPLE ST BLDG 521	33218	
ABILENE STATE SCHOOL	2501 MAPLE ST BLDG 593	33218	
MARTIN SCOT A & AMY	1005 LYTTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1001 LYTTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1021 LYTTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1009 LYTTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1017 LYTTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1025 LYTTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1013 LYTTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1033 LYTTLE CREEK DR	35905	
MARTIN SCOT A & AMY	1029 LYTTLE CREEK DR	35905	
SKINNYS INC	3151 OLDHAM LN	39994	
SKINNYS INC	3244X LOOP 322	39994	
ABILENE BIBLE CONFERENCE ASSO	3103 OLDHAM LN	40123	
ABILENE BIBLE CONFERENCE ASSO	3113 OLDHAM LN	40123	
ABILENE BIBLE CONFERENCE ASSO	3125 OLDHAM LN	40123	
ABILENE STATE SCHOOL	2400 MAPLE ST	66166	
WEATHERBEE CONSTRUCTION INC		106800	
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TRINITY BAPTIST CHURCH		1005693	
TX TRAILS ABILENE 2020 LTD	733 ES 27TH ST	1063832	
OLDHAM OAKS LLC	901 SOUTHERN OAKS CT	1089518	O
OLDHAM OAKS LLC	909 SOUTHERN OAKS	1089519	O



# LOCATION MAP



# ZONING MAP



N  
W —+— E  
S

0.1  
Miles

Z-2025-25

**Zoning Districts**

- AO
- GC
- GR
- LI
- MD
- MF
- PD
- RS-12
- RS-6



# REZONE REQUEST

**Case:** Z-2025-25

**Owner:** NJH Investment Corp.

**Requests:** Amend the terms of PD-104 specifically to allow additional multi-family uses.

**Location:** 700 block of ES 27<sup>th</sup> Street

**Notification:** 0 in Favor, 2 in Opposition

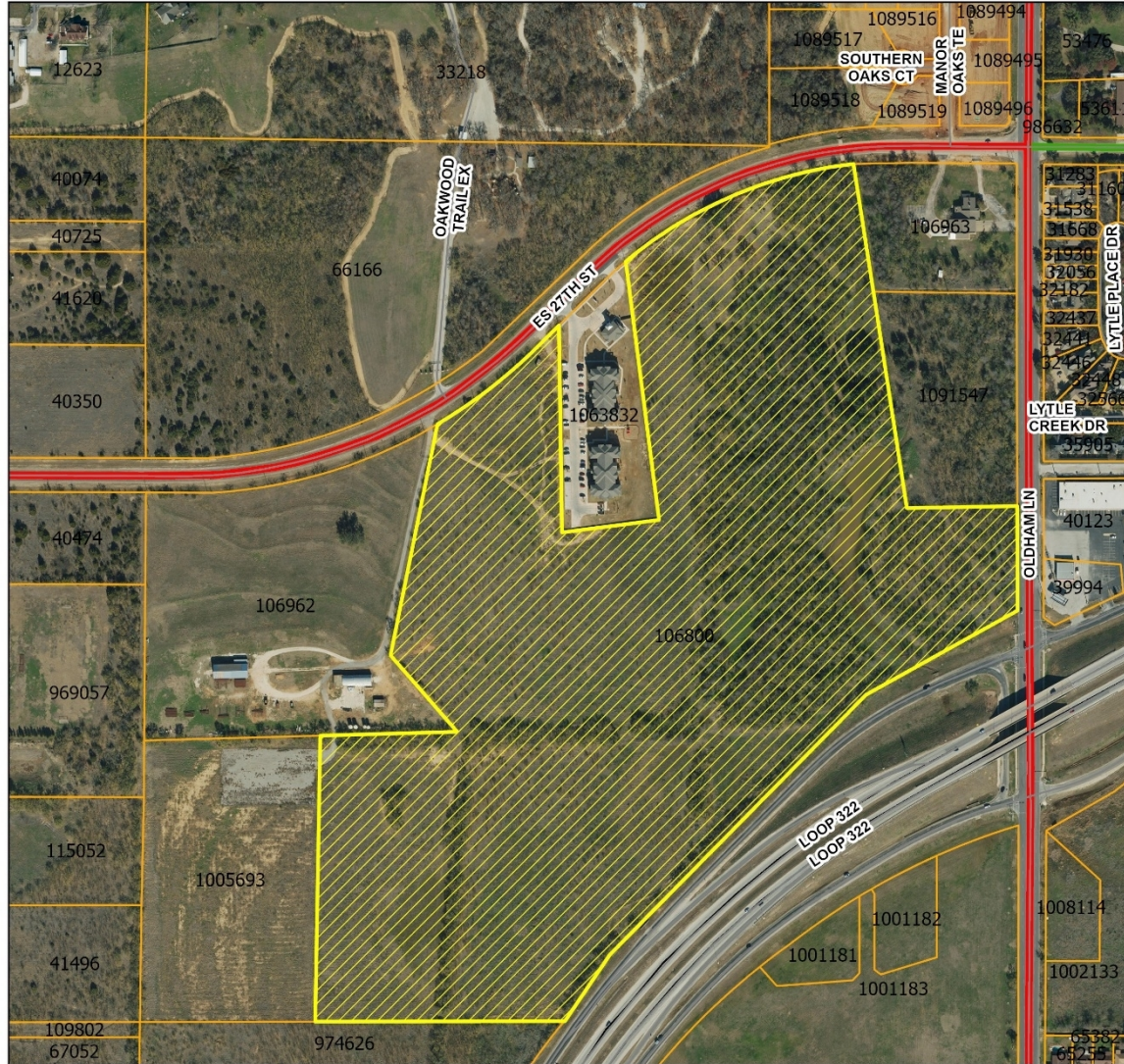
**Planning & Zoning:** September 2, 2025

**Council Hearing:** September 25, 2025  
October 9, 2025





# AERIAL LOCATION MAP



## Legend

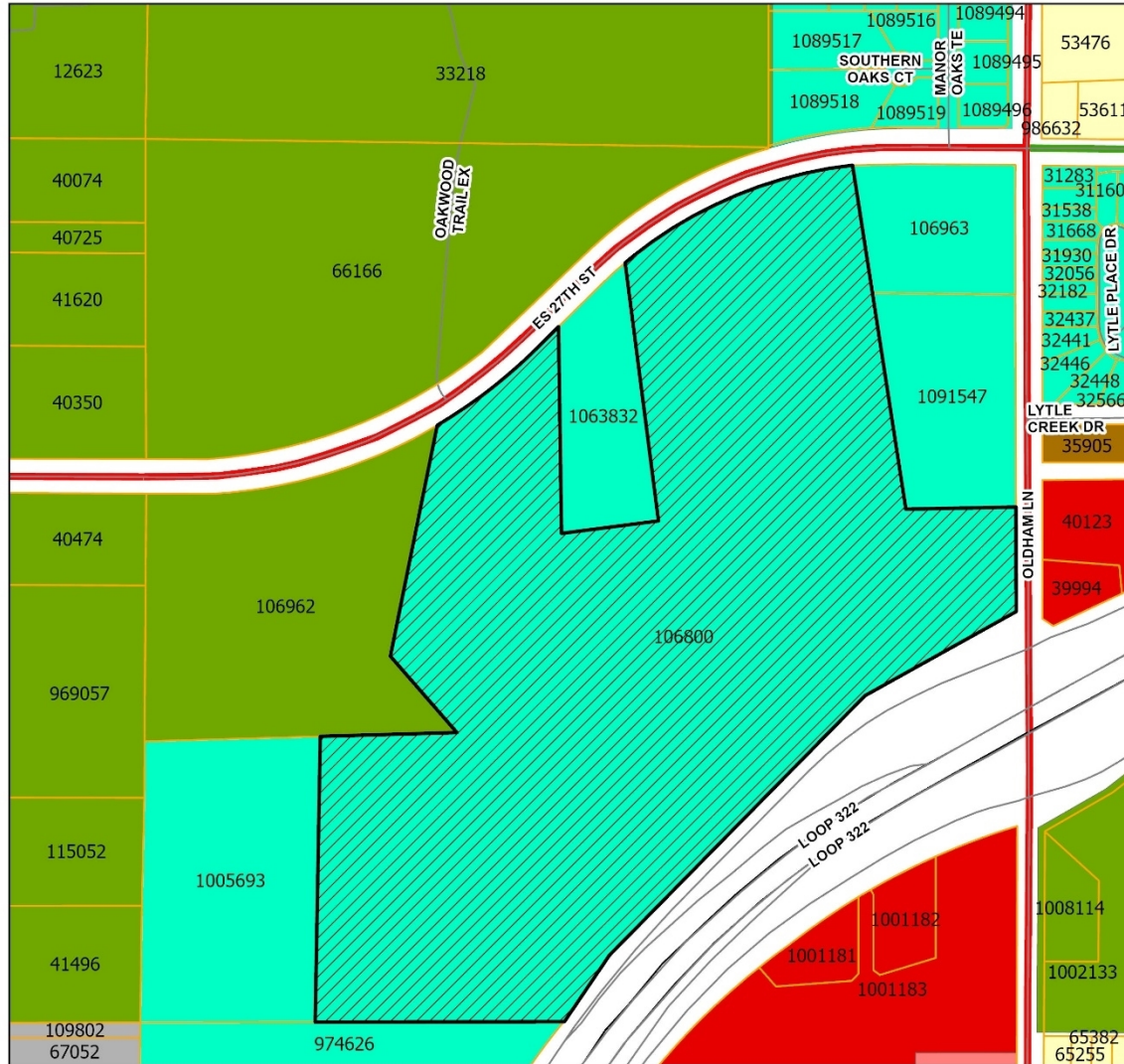
- Z-2025-14
- Courier Parcels
- Arterial
- Collector
- Expressway

0.07  
Miles





# ZONING MAP



## Legend

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

0.07

Miles





# PROPERTY VIEWS

**North neighboring property**



**Subject property**

**Subject property**



**West neighboring property**

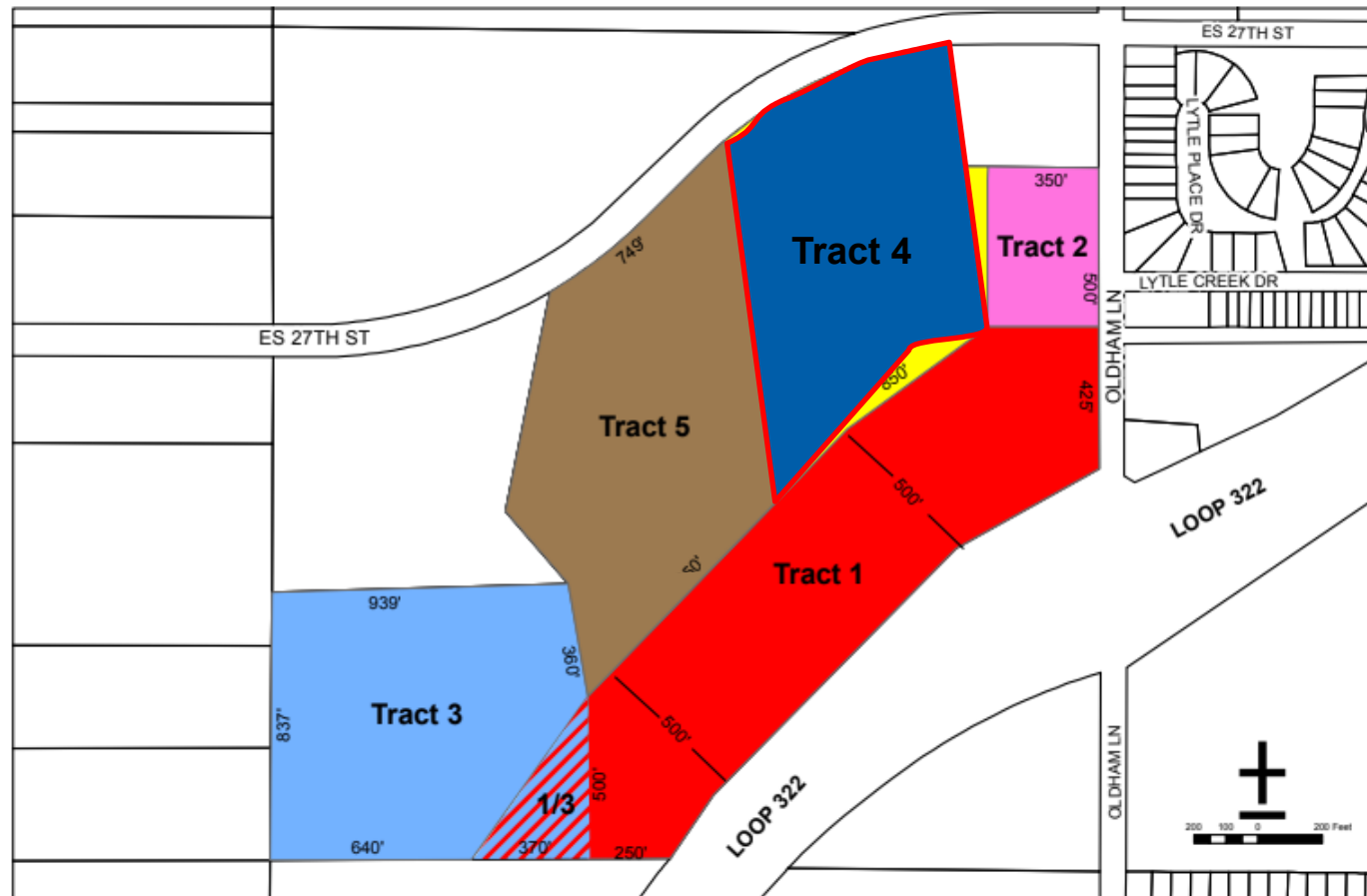





# TRACT MAP

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

## Exhibit B



 Proposed location of Multifamily residential





# CONCEPT PLAN



\*PRELIMINARY SITE PLAN ONLY\*

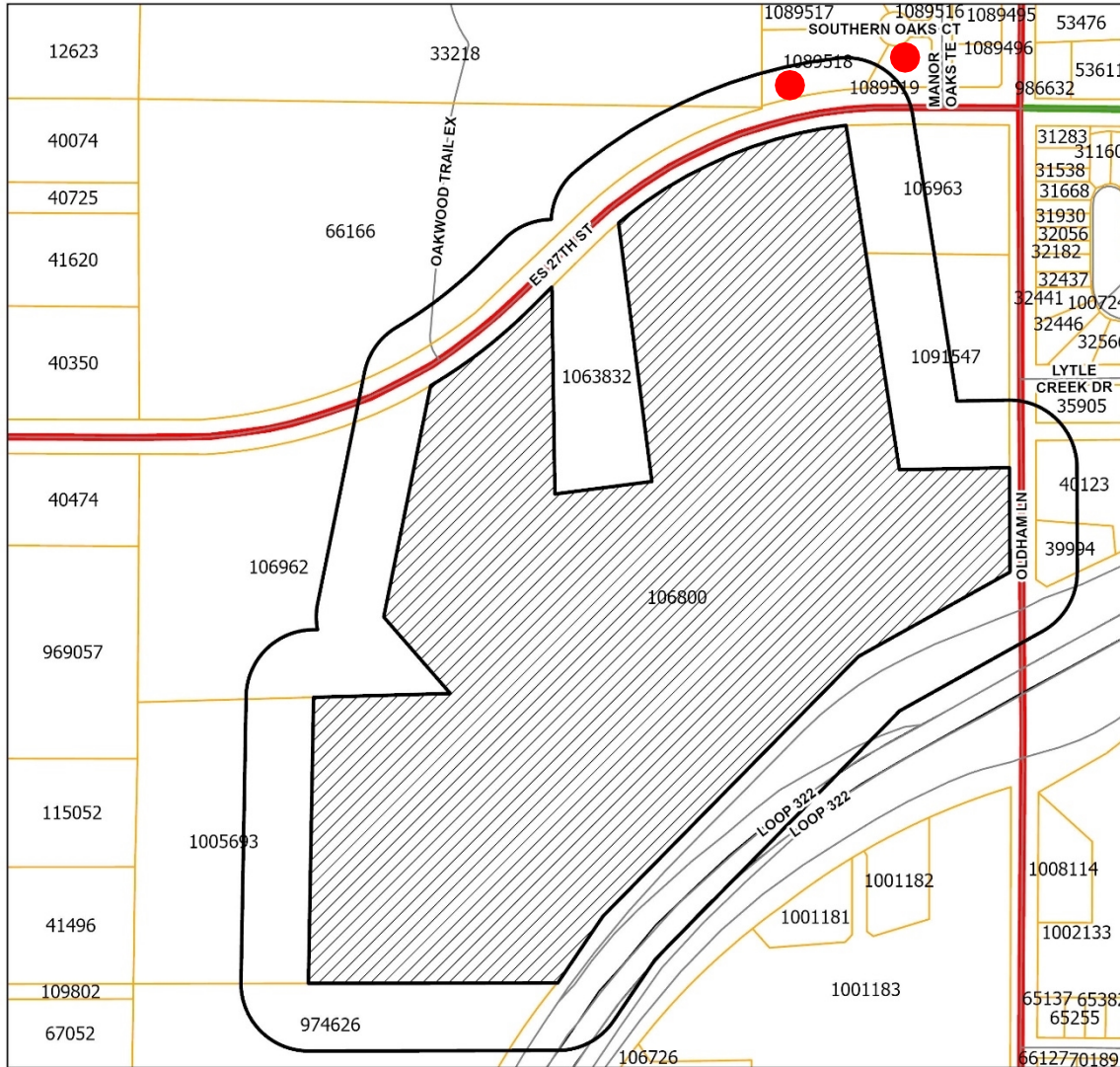
\*NOT INTENDED FOR CONSTRUCTION PURPOSES\*

<b>TRAFALGAR HOMES OF TEXAS</b>	
DATE	7/29/2025
BY	CODY FARR
DATE	7/29/2025
BY	WES BENDIS
DATE	7/29/2025
BY	WES BENDIS
PROJECT NAME AND ADDRESS TRAFALGAR HOMES OF TEXAS FOUR SQUARES STEPHENVILLE, TX 75081	
PROJECT NAME AND ADDRESS CRESCENT RIVERSIDE/THET ABILENE, TX 79602	
PROJECT	CRESCENT
DATE	7/29/2025
BY	NOT TO SCALE
SCALE	1





# NOTIFICATION AREA MAP



### Legend

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

0- In Favor- ●  
2- Opposed- ●  
2.89% Opposition

0.07  
Miles





# FINDINGS AND RECOMMENDATION

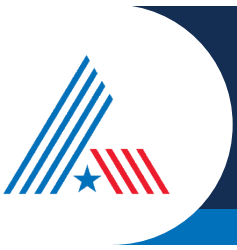
The request is consistent with:

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

## Staff Recommendation:

Staff recommends **approval**.





# Questions?





# ZONING 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: PD-104 TRACT 4

Address: 801 East South 27th Number of Lots: \_\_\_\_\_ Acreage: 17.31

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

Subdivision Name: A0781 Block: \_\_\_\_\_ Lot: \_\_\_\_\_

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

### OWNER AND AUTHORIZATION

Owner Name: NJH Investment Corp

Address: PO Box 65

City, State, Zip: Stephenville, Tx 76402 Fax: \_\_\_\_\_

Phone: 254-968-1005 Email: andyhansen11@outlook.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: 7/29/2025  
Andy Hansen - President of NJH Investment Corp.

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



# ZONING APPLICATION

## Zoning Application Page 2 of 3

### Existing Zoning

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

### Reason for Zoning Change

Trafalgar Homes of Texas, LLC sees a great opportunity for high quality **market-rate** multifamily development in the Lytle/South Abilene area. The 17.3 acre Tract 4 of PD-104 provides an ideal location for development. We are already developing the area to the West (Tract 5) and see potential for further development here. We can most effectively serve the area, make best use of the land, and provide highest quality amenities if zoning is upgraded from MD to ME. The large drainage area on the east side of the lot would be challenging for SF development.

### 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?

We believe increasing the zoning to MF remains in the spirit of the adopted Comprehensive Plan and will encourage continued quality and sustainable development.

2. Is the use permitted by the proposed change in the zoning district's classification? Are the standards applicable to such uses appropriate in the immediate area of the land to be reclassified?

Yes. There is already MF to the West. Fire dept to the East and most likely commercial development coming to Oldham and Loop 322. State School to the North.

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

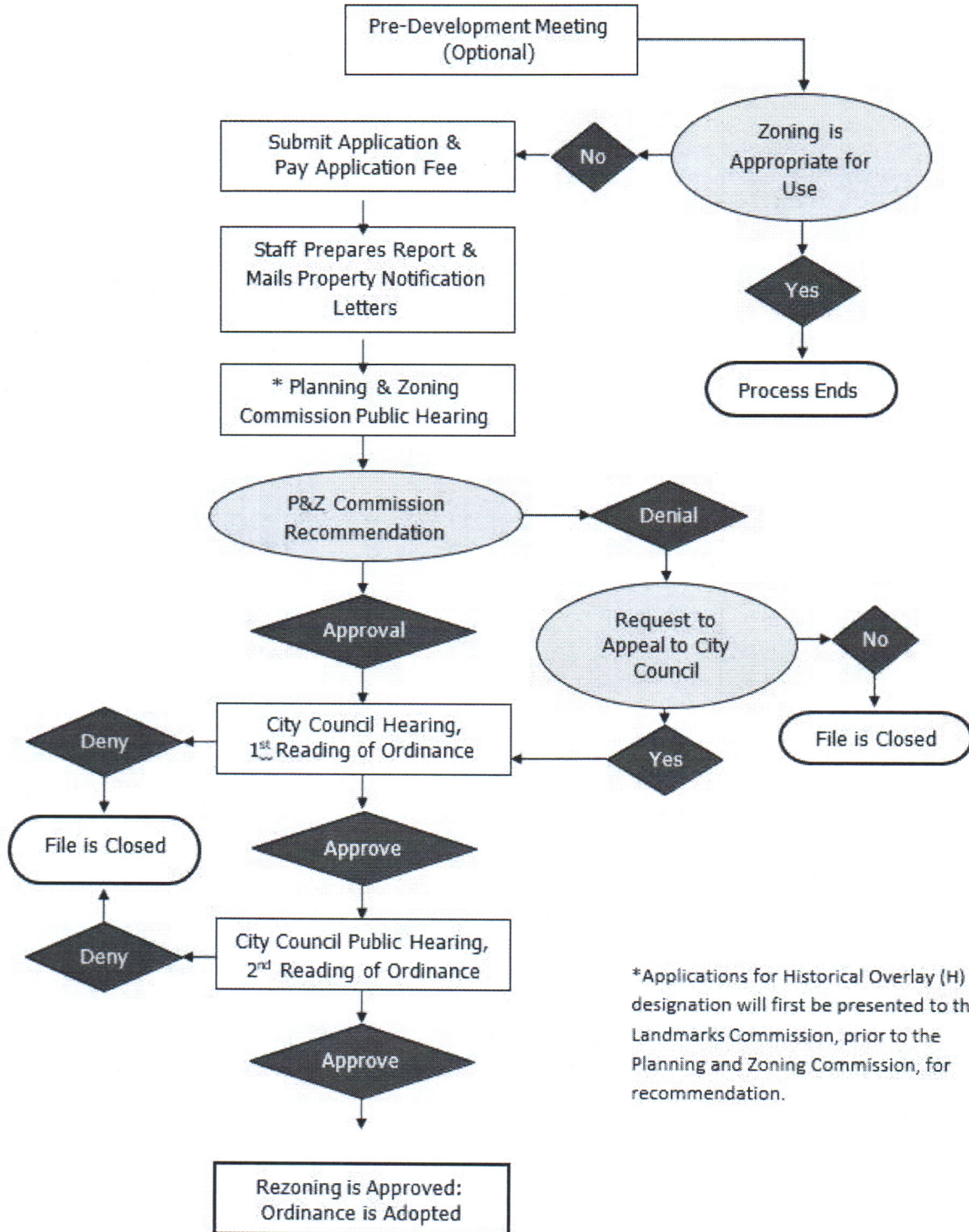
4. Are there other factors that will substantially affect the public health, safety, morals, or general welfare?

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: A0781  
Zoning Classification(s): MD  
Location: 801 ES 27th

Total Number of Acres: 17.31  
Total Number of Lots: \_\_\_\_\_

### Property Owner Information & Authorization

Name/Company: NJH Investment Corp  
Address: PO Box 65  
City: Stephenville State: TX Zip Code: 76402  
Phone: 254-968-1005 Email: andyhansen11@outlook.com

### Project Representation (check one):

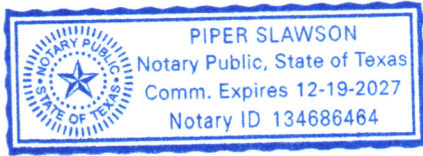
- I will represent the application myself; OR
- I hereby designate Matt McGowen, Trafalgar Homes (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person 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: 7/29/2025  
Andy Hansen - President  
STATE OF: Texas  
COUNTY OF: Erath

BEFORE ME, a Notary Public, on this day personally appeared Andy Hansen (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 29th day of July, 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): Project Manager

Name: Matt McGowen Company: Trafalgar Homes of Texas  
Address: PO BOX 65 City: Stephenville State: Tx Zip Code: 76402  
Number: 3256601744 Email: dmattmcgowen@gmail.com



# ZONING APPLICATION

## Disclosure of Interest

### Disclosure Questions

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

Name of Certifying Person (print): Matt McGowen

Property Owner    Project Representative

Signature of Certifying Person: Matt McGowen

\*Mayor, City Council members, Planning and Zoning Commission members, and Zoning Board of Adjustment members

\*\*City Manager, City Secretary, City Attorney, and all department heads



# ZONING APPLICATION

## Recommendations

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

### PUBLIC NOTIFICATION

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

### PLEASE READ BEFORE SIGNING

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

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

SIGNED: \_\_\_\_\_ *[Signature]* - President  
DATE: \_\_\_\_\_ *7/29/2025*



# ZONING APPLICATION

THE STATE OF TEXAS)

)

COUNTY OF TAYLOR)

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

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

Witness my hand this day of July 29, 2025

*Andy Hansen - President of NJH Investment Corp.*

\*(cross out the inapplicable phrase)



\*PRELIMINARY SITE PLAN ONLY\*

\*NOT INTENDED FOR CONSTRUCTION PURPOSES\*

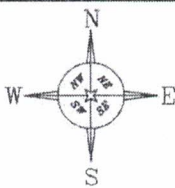
**TRAFALGAR HOMES  
OF TEXAS**

DRAWN BY	CODYFARR	7/29/2025
DESIGNED BY	WESBISHOP	7/29/2025
No.	1	7/29/2205

Company Name and Address  
TRAFALGARHOMESOFTEXAS  
P.O. BOX 65  
STEPHENVILLE, TX  
76401

Project Name and Address  
CRESCENT  
801 ESOUTH 27TH ST  
ABILENE, TX  
79602

Project	CRESCENT	Sheet
Date	7/29/2025	1
Scale	NOT TO SCALE	



SCALE IN FEET

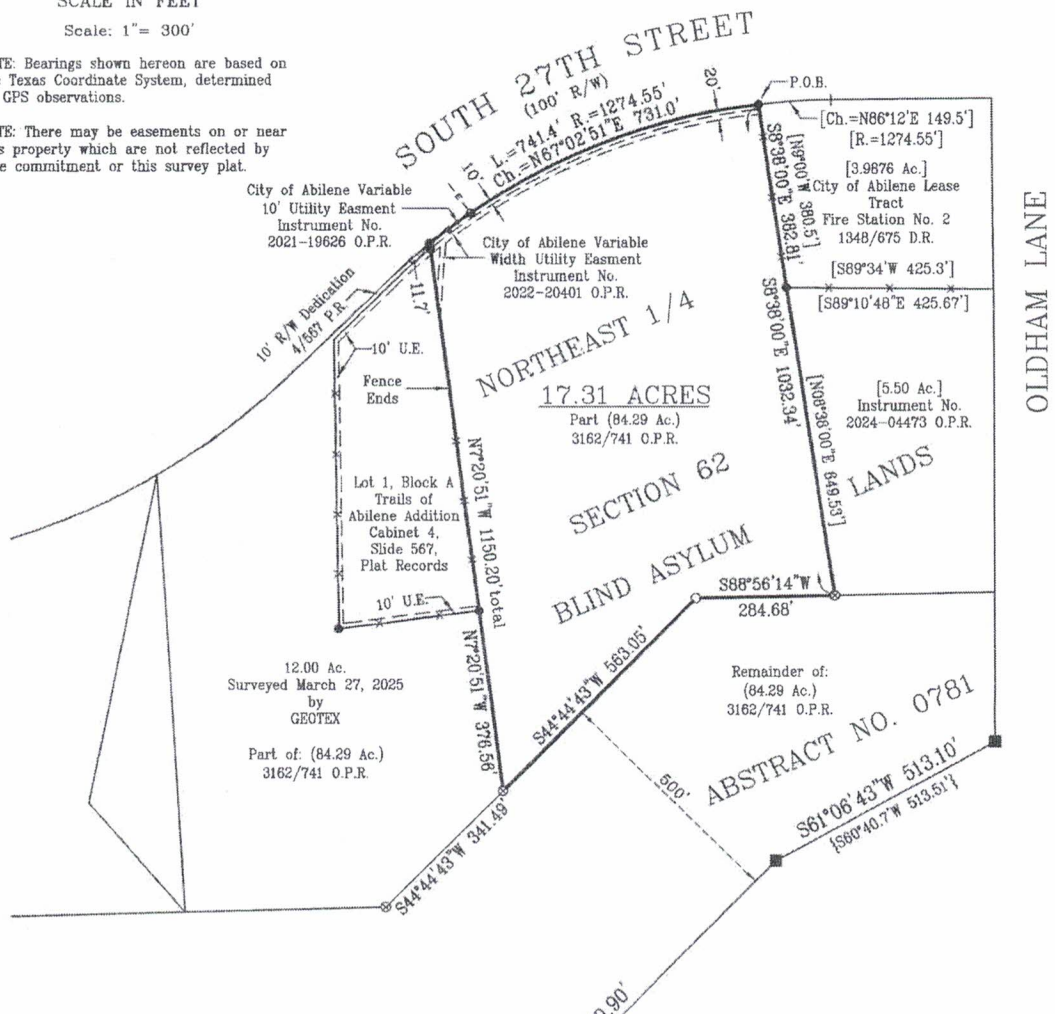
Scale: 1" = 300'

NOTE: Bearings shown hereon are based on the Texas Coordinate System, determined by GPS observations.

NOTE: There may be easements on or near this property which are not reflected by title commitment or this survey plat.

Legend

- ⊗ = Found 3/8" rebar
- = Found 1/2" rebar
- = Set 3/8" rebar w/ GEOTEX cap
- = Existing Concrete Highway Monument
- x- = Fence
- = Power Pole
- E- = Overhead Power Line
- ( ) = Record Call
- [ ] = Adjoiner Recorded Call
- U.E. = Utility Easement
- R/W = Right of Way
- Ac. = Acres
- D.R. = Deed Records
- O.P.R. = Official Public Records
- P.O.B. = Place of Beginning
- Ch. = Chord
- R. = Radius
- L. = Length



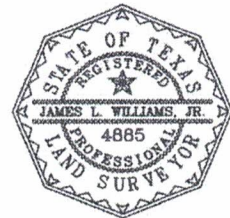
EASEMENT NOTES FROM TITLE COMMITMENT SCHEDULE B:  
 10.c. does not affect this property (890/193)  
 10.d. does not affect this property (2009-10990)  
 10.e. does not affect this property (2025-05480)

Survey Prepared for:  
 Swiss Management, LLC  
 GF No. 25264

I hereby certify to Swiss Management, LLC and Cross Timbers Title Company, this to be a correct plat of 17.31 acres out of the Northeast 1/4 of Section 62, Blind Asylum Lands, Abstract No. 0781, Taylor County, Texas, said 17.31 acres being part of an 84.29 acre tract described in Volume 3162, Page 741, Official Public Records, Taylor County, Texas and being more particularly described by attached field notes.

SEE ATTACHED FIELD NOTES.  
 Surveyed on the ground June 30, 2025.

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.)



GEOTEX PROPERTY SOLUTIONS, LLC  
 4701 South 3rd Street  
 Abilene, Texas 79605  
 325-677-6712  
 Firm Registration No. 10194134

File No: 135-54-25  
 File Name: McGowen 17.31 Ac Tract  
 Location: X:\ATaylor\2025\  
 Geotex Property Solutions Drawn by:  
 © 2025 All Rights Reserved RL

*James L. Williams, Jr.*  
 James L. Williams, Jr.  
 RPLS #4885

**FIELD NOTES**  
**17.31 ACRES**

**BEING** 17.31 acres out of the Northeast 1/4 of Section 62, Blind Asylum Lands, Abstract No. 0781, Taylor County, Texas, said 17.31 acres being part of an 84.29 acre tract described in Volume 3162, Page 741, Official Public Records, Taylor County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2" rebar found in a curve on the south line of South 27th Street (100 foot right-of-way), at the northwest corner of a 3.9876 acre tract recorded in Volume 1348, Page 675, Deed Records, Taylor County, Texas, for the northeast corner of this tract;

**THENCE** S8°38'00"E at 382.81 feet pass a 1/2" rebar found at the southwest corner of said 3.9876 acre tract and the northwest corner of a 5.50 acre tract recorded in Instrument No. 2024-04473, Official Public Records, Taylor County, Texas and continue along for a total distance of 1032.34 feet to a 3/8" rebar found at the southwest corner of said 5.50 acre tract, for the southeast corner of this tract;

**THENCE** S88°56'14"W 284.68 feet, over and across said 84.29 acre tract, to a 3/8" rebar, with GEOTEX cap, set for an interior corner of this tract;

**THENCE** S44°44'43"W 563.05 feet, over and across said 84.29 acre tract, to a 3/8" rebar, with GEOTEX cap, found for the southwest corner of this tract;

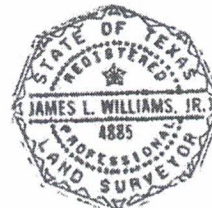
**THENCE** N7°20'51"W at 376.56 feet pass a 1/2" rebar found at the southeast corner of Lot 1, Block A, Trails of Abilene Addition, as shown by plat recorded in Cabinet 4, Slide 567, Plat Records, Taylor County, Texas, at 1138.50 feet pass a 1/2" rebar found at the northeast corner of said Lot 1 and continue along for a total distance of 1150.20 feet to a 1/2" rebar found on the south right-of-way line of South 27th Street and the north boundary line of said 84.29 acre tract, for the northwest corner of this tract;


**THENCE** along said curve, to the right, having a radius of 1274.55 feet, an arc length of 741.41 feet and a chord bearing and distance of N67°02'51"E 731.0 feet, to the place of beginning and containing 17.31 acres of land.

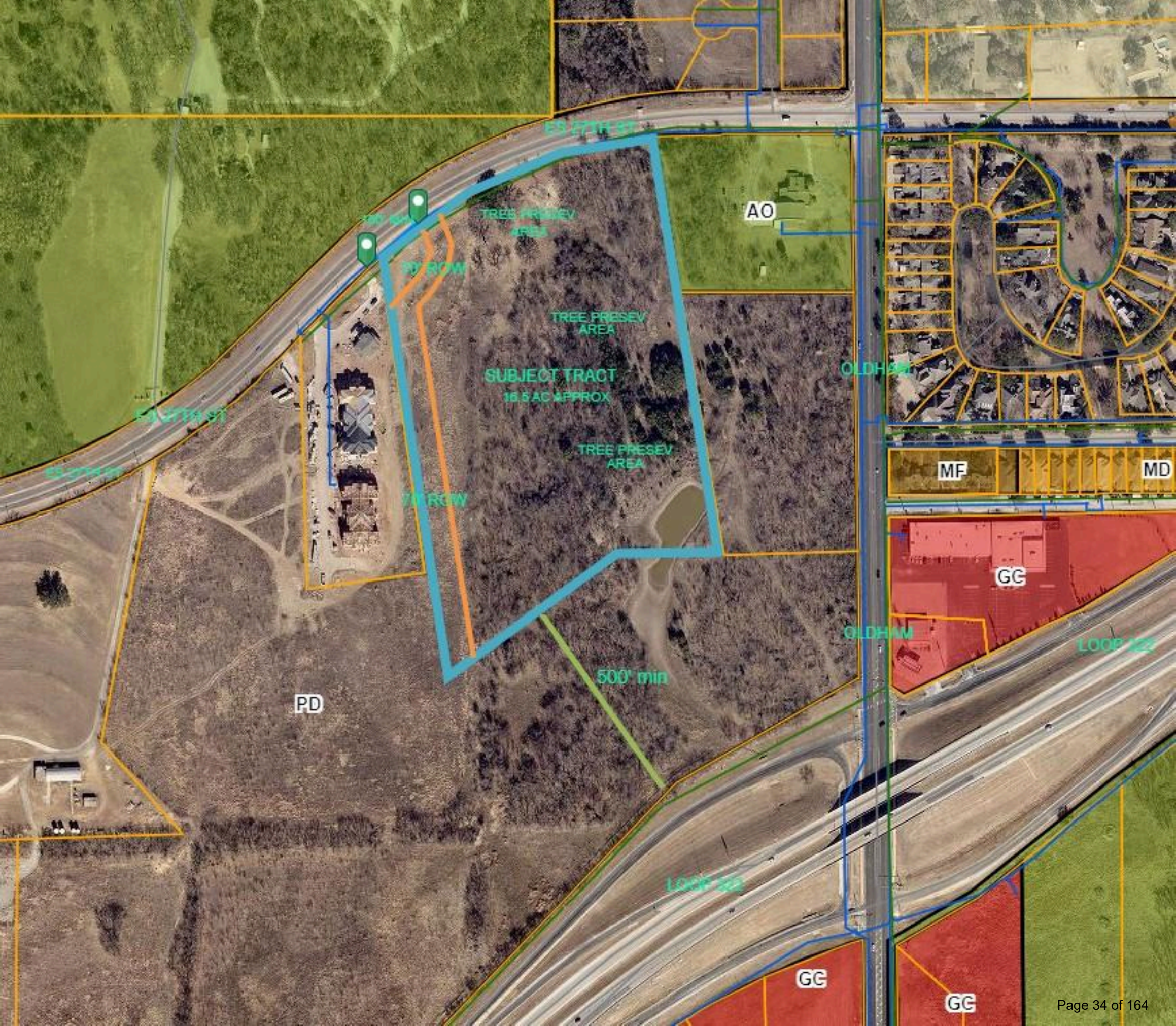
Surveyed on the ground June 30, 2025.

SEE ATTACHED PLAT

**Geotex Property Solutions**  
4701 South 3rd Street  
Abilene, Texas 79605  
(325) 677-6712  
File # 106-58-25-17.31ac  
Firm Registration No. 10194134



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



# ZONING CASE

## Z-2025-26

### STAFF REPORT



#### Scheduled Hearings

Planning & Zoning Commission: September 2, 2025  
 City Council 1<sup>st</sup> Reading: September 25, 2025  
 City Council 2<sup>nd</sup> Reading: October 9, 2025

#### Applicant

Agent: Colton Rhodes  
 Owner: Edward Rhodes

#### Case Manager

Kera Valois – Planner

#### Request

Change the zoning of approximately 29.26 acres from Agricultural Open (AO) to Light Industrial (LI).

#### Location

Located at 4994x W Lake Road. Legal description being approximately 29.26 acre tract of land out of an original 34.39 acre tract being out of the E. Anderson Survey Number 81, A-1381 and the D. Johnson Survey Number 80, A-1267, Abilene, Taylor County, Texas.

#### Background

The subject property was annexed into the City limits in 1980 as Agricultural Open (AO) and most of the property has remained vacant. In 2022 a 468 sq ft utility facility was placed on the property.

#### Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO	Residence/Vacant Lot
East	AO	Vacant Lot
South	AO/NR	Vacant Lot
West	AO	Residential/Vacant Lot

#### Criteria Assessment

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

- (1) **Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use and Development Plan Map, as amended.**  
 The proposed use is not consistent with the Future Land Use 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 not be appropriate as it would not be consistent with the surrounding uses.

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

This property will be subject to platting therefore any and all utilities that are required will be installed during that time.

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

None known.

**Staff Recommendation**

Staff recommends **denial**.

**Attachments**

- PowerPoint Presentation
- Metes & Bounds
- Application

**Notification**

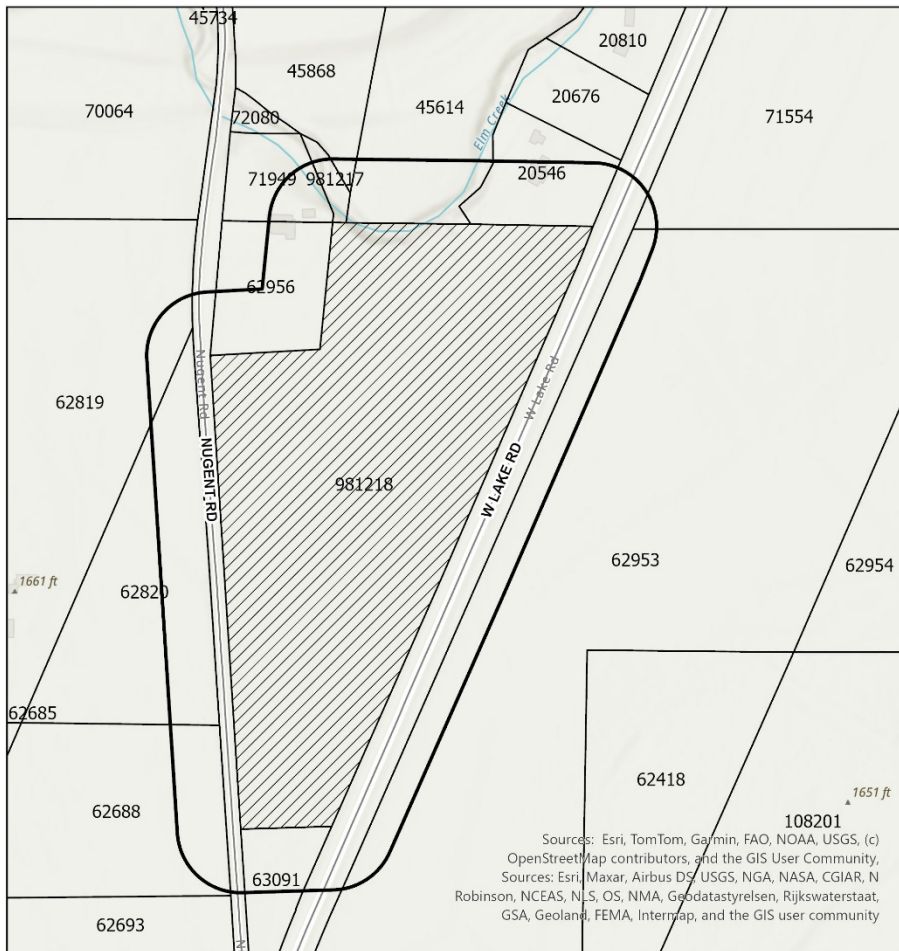
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on August 15, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

<b>PROPERTY OWNER</b>			Legend: O - Opposed, F - In Favor
<b>PROPERTY OWNER</b>	<b>PROPERTY ID</b>	<b>SITUS</b>	<b>RESPONSE</b>
BROWN RANDY	20546	5050 W LAKE RD	
ELMORE BRUCE C & M SUE	45868	5249 B NUGENT RD	
HAMILTON STEPHANIE ROBYN	63091		
HANTMAN JOSEPH M REV TRUST	71554		
HANTMAN JOSEPH M REV TRUST	62953	4995X W LAKE RD	
LEVERETT LYNN A	62956		
LEVERETT LYNN A	71949	5117 NUGENT RD	
MYERS JEREMY B & MARLA M	45614	5335 NUGENT RD	
PRESSWOOD CAROLYN MANLY	62820		O
PRESSWOOD CAROLYN MANLY	62819	4850 NUGENT RD	O
PRESSWOOD DEBORAH JIM	62688		
RHODES EDWARD DUSTY	981217		F
RHODES EDWARD DUSTY	981218	4994X W LAKE RD	applicant

<b>PROPERTY ID</b>			Legend: O - Opposed, F - In Favor
<b>PROPERTY OWNER</b>	<b>PROPERTY ID</b>	<b>SITUS</b>	<b>RESPONSE</b>
BROWN RANDY	20546	5050 W LAKE RD	
MYERS JEREMY B & MARLA M	45614	5335 NUGENT RD	
ELMORE BRUCE C & M SUE	45868	5249 B NUGENT RD	
PRESSWOOD DEBORAH JIM	62688		

PRESSWOOD CAROLYN MANLY	62819	4850 NUGENT RD	O
PRESSWOOD CAROLYN MANLY	62820		O
HANTMAN JOSEPH M REV TRUST	62953	4995X W LAKE RD	
LEVERETT LYNN A	62956		
HAMILTON STEPHANIE ROBYN	63091		
HANTMAN JOSEPH M REV TRUST	71554		
LEVERETT LYNN A	71949	5117 NUGENT RD	
RHODES EDWARD DUSTY	981217		F
RHODES EDWARD DUSTY	981218	4994X W LAKE RD	applicant

**NOTIFICATION MAP**









# REZONE REQUEST

**Case:** Z-2025-26

**Agent:** Colton Rhodes

**Request:** Change the zoning of approximately 29.26 acres from Agricultural Open (AO) to Light Industrial (LI).

**Location:** Located 4994x W Lake Road

**Notification:** 1 in Favor, 2 in Opposition

**Planning & Zoning:** September 2, 2025

**Council Hearing:** September 25, 2025  
October 9, 2025

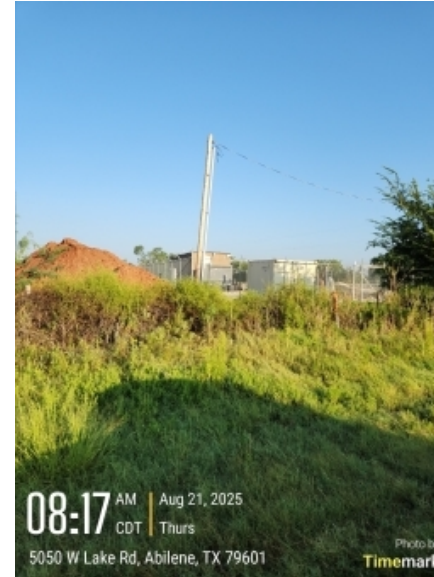
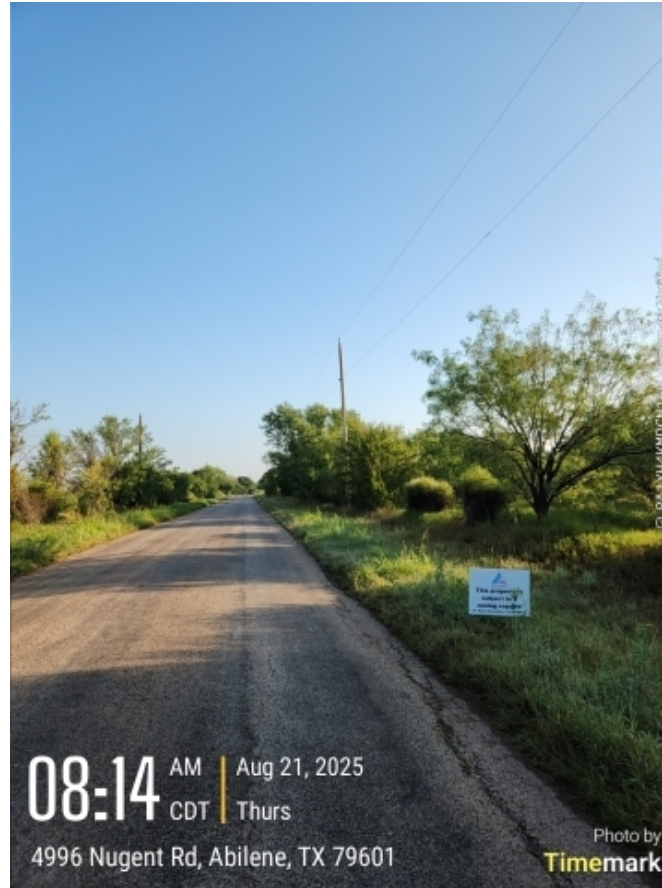






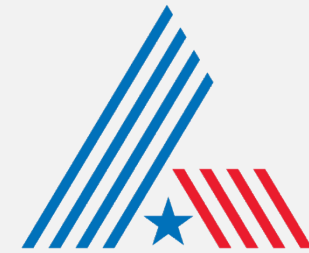
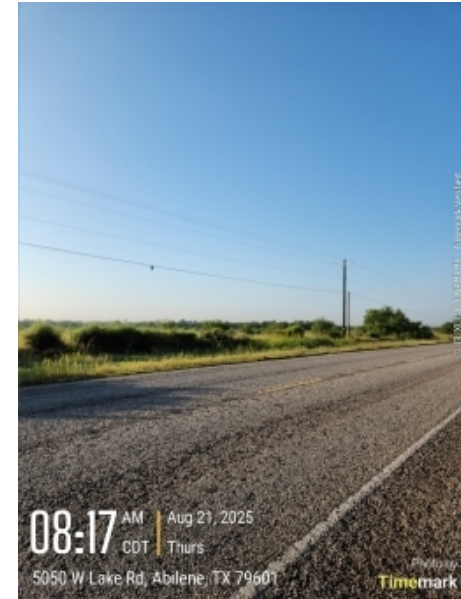
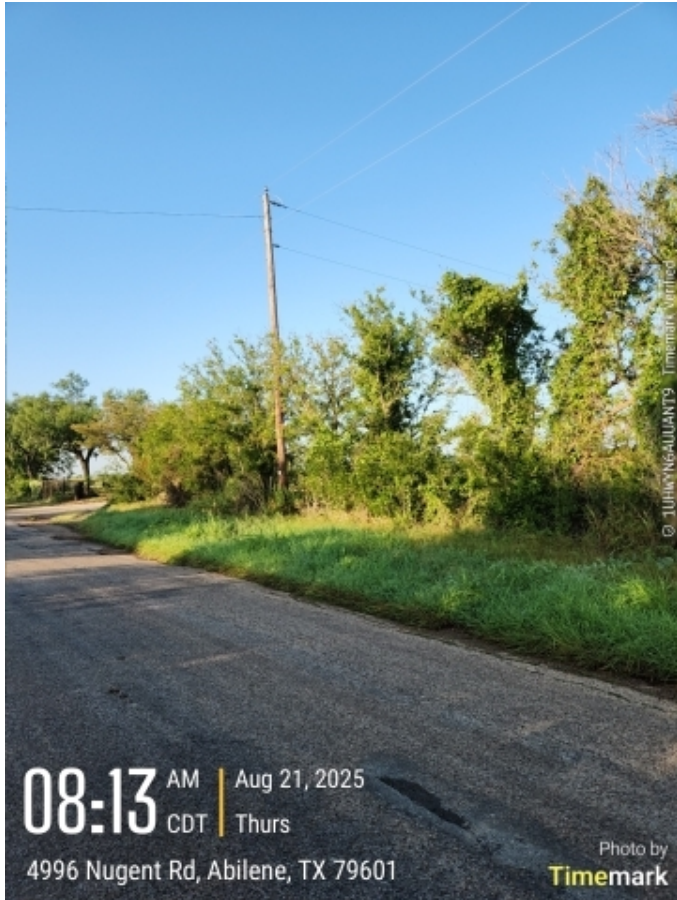


# PROPERTY VIEWS





# SURROUNDING PROPERTY VIEWS



CITY OF  
**ABILENE**  
T E X A S



# 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 LIGHT INDUSTRIAL ZONING

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## SERVICE:

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## TRADE – RETAIL USES:

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

## TRADE – WHOLESALE USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

## RESOURCE PRODUCTION AND EXTRACTION USES:

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

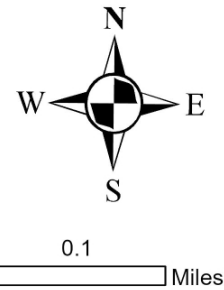
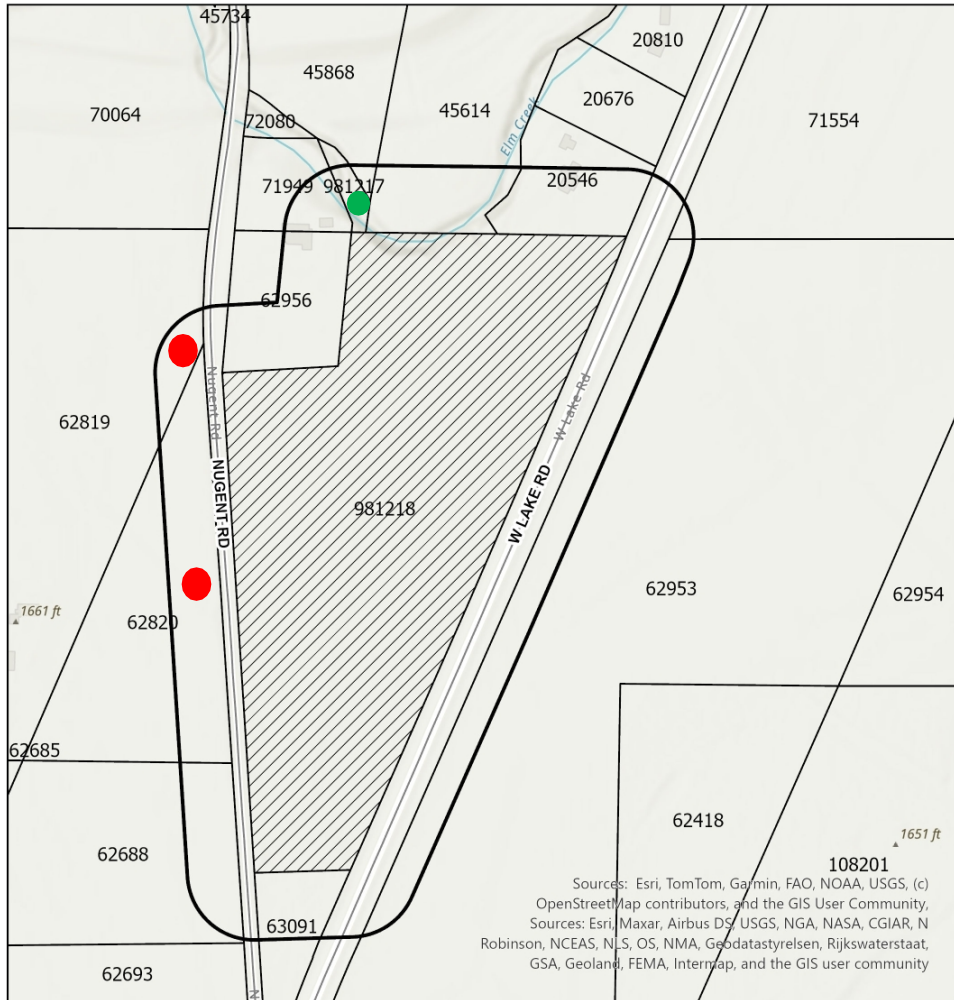
## LEGEND



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







# NOTIFICATION AREA MAP



 Z-2025-26  
 Notification Area

1 - in Favor -   
2 - in Opposition -   
16.52% in Opposition





# FINDINGS AND RECOMMENDATIONS

The request is not consistent with:

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

Staff Recommendation: **Denial**





# Questions?





# 2025 Development Application

## Zoning Application Page 1 of 3

### Planning

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

### Relief Procedures

- Petition for Relief
  - Proportionality Appeal
  - Vested Rights Petition
  - Appeal
- Other: \_\_\_\_\_

Project Name: \_\_\_\_\_  
 Address: 4944 X W Lake Rd Number of Lots: 1 Acreage: ~~10000~~ 29.27 ac  
 Legal Description: A 1381 SUR 81 EPHRAIM ANDERSON  
 Subdivision Name: A 1381 Block: A 1381 Lot: \_\_\_\_\_  
 Current Zoning: A0 Proposed Zoning (if applicable): LI

### OWNER AND AUTHORIZATION

Owner Name: Edward Dusty Rhodes  
 Address: 1150 Estates Dr suite D  
 City, State, Zip: Abilene, TX 79602 Fax: \_\_\_\_\_  
 Phone: 325-665-0015 Email: erhodes58@aol.com  
 Agent Name: Colton Rhodes  
 Address: 15935 Longvista Dr  
 City, State, Zip: Dallas, TX 75248 Fax: \_\_\_\_\_  
 Phone: 325-660-2636 Email: coltonwrhodes@gmail.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: Edward D. Rhodes Date: 6-19-25

### FOR OFFICE USE ONLY

Received: <u>6-20-25</u>	Fee: \$ <u>1,500</u> <u>chk #919</u>	Receipt No.: _____
Case No.: _____		Reviewed By: <u>[Signature]</u>



# 2025 Development 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"/>    | Empowerment Overlay          |
| <input type="checkbox"/> NO            | Neighborhood Office                            |                             |                              |
| <input type="checkbox"/> O             | Office   |                             |                              |
| <input type="checkbox"/> NR            | Neighborhood Retail                            |                             |                              |

### Reason for Zoning Change

*Development of industrial park to serve Abilene's local + regional companies and growing energy/data demand.*

### Fees

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

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

Fees can be paid online with credit card.



# 2025 Development Application

## Zoning Application Page 3 of 3

### Zoning Impact Analysis

Please answer these questions in order to assist staff with the processing of your zoning request.

- 1. Does the proposed zoning map amendment implement the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use Map? *Yes.*

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- 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.*

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- 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.*

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- 4. Are there other factors that will substantially affect the public health, safety, morals, or general welfare? *No.*

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### Other Required Forms - Disclosure of Interest (See Attached)

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# 2025 Development Application

## Owner Authorization and Representative Designation

### Property Description

Subdivision: A 1381 Sur 81 Ephraim Anderson Total Number of Acres: 29  
 Zoning Classification(s): Ao to be LI Total Number of Lots: 1  
 Location: W Lake + Nugent Rd

### Property Owner Information & Authorization

Name/Company: Edward DUSTY Rhodes  
 Address: 1150 Estates Dr Suite D  
 City: Abilene State: Texas Zip Code: 79602  
 Phone: 325-665-0015 Email: ~~erhodes58@aol.com~~ erhodes58@aol.com

### Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Colton Rhodes (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.

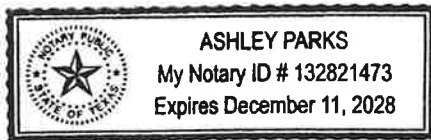
Property Owner's Signature: Edward D. Rhodes Date: 6/13/2025

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Colton Rhodes (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 13 day of June, 2025



Ashley Parks  
 NOTARY PUBLIC in and for the State of Texas

### Project Representative Information (complete if designated by owner)

- Engineer
- Purchaser
- Tenant
- Preparer
- Other(specify): \_\_\_\_\_

Name: Colton Rhodes Company: Lee + Associates  
 Address: 15935 Long Vista Dr City: Dallas State: Texas  
 Zip Code: 75248 Number: 325-660-2636 Email: Coltonwrhodes@gmail.com  
erhodes58@aol.com



# 2025 Development Application

## Disclosure of Interest

### Disclosure Questions

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

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

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

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

\_\_\_\_\_ 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): Colton Rhodes

Property Owner  Project Representative

Signature of Certifying Person: Colton W. Rhodes

\*Mayor, City Council members, Planning and Zoning Commission members, and Zoning Board of Adjustment members

\*\*City Manager, City Secretary, City Attorney, and all department heads



# 2025 Development Application

## Recommendations

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


### PUBLIC NOTIFICATION

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

### PLEASE READ BEFORE SIGNING

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

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

SIGNED:   
DATE: 6/13/2025



# 2025 Development Application

THE STATE OF TEXAS)


)

COUNTY OF TAYLOR)

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

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

Witness my hand this day of June 13<sup>th</sup>, 2025

SIGNED: 

\*(cross out the inapplicable phrase)

SHEPPARD SURVEYING CO.,  
 INC  
 1013 ENERGY DRIVE  
 ABILENE, TX 79602  
 +13256956277  
 sheppard-survey@sheppard-  
 survey.com

**Invoice 9647**



**BILL TO**  
 Colton Rhodes  
 Colton Rhodes

**DATE**  
 07/14/2025

**PLEASE PAY**  
 \$4,295.21

**DUE DATE**  
 08/13/2025

**WO #**  
 25-2965

ACTIVITY	DESCRIPTION	AMOUNT
<b>BOUNDARY-SURVEY</b>	METES AND BOUNDS DESCRIPTION OF 29.26 ACRES OF LAND OUT OF AN ORIGINAL 34.39 ACRE TRACT BEING OUT OF THE E. ANDERSON SURVEY NUMBER 81, A-1381 AND THE D. JOHNSON SURVEY NUMBER 80, A-1267, BEING THE SAME LAND AS DESCRIBED IN TAYLOR COUNTY INSTRUMENT NO. 2011-0534, OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS	3,967.86T

TAYLOR COUNTY, TEXAS  
 THANK YOU FOR YOUR BUSINESS

SUBTOTAL	3,967.86
TAX	327.35
<b>TOTAL</b>	<b>4,295.21</b>

[Pay invoice](#)

**TOTAL DUE \$4,295.21**

THANK YOU.



**SHEPPARD SURVEYING COMPANY, INC.**

TBPELS FIRM # 100277-00

1013 Energy Drive, Abilene, Texas 79602

325-695-6277 ° sheppard-survey@sheppard-survey.com

STATE OF TEXAS  
TAYLOR COUNTY

**METES AND BOUNDS DESCRIPTION OF 29.26 ACRES OF LAND OUT OF AN ORIGINAL 34.39 ACRE TRACT BEING OUT OF THE E. ANDERSON SURVEY NUMBER 81, A-1381 AND THE D. JOHNSON SURVEY NUMBER 80, A-1267, BEING THE SAME LAND AS DESCRIBED IN TAYLOR COUNTY INSTRUMENT NO. 2011-0534, OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS.**

**BEGINNING AT A 3/8 INCH REBAR (N:6872759.23 E:1592555.54) RECOVERED AT THE INTERSECTION OF THE NORTH LINE OF THE ANDERSON SURVEY NUMBER 81 AND THE WEST RIGHT-OF-WAY LINE OF F. M. HIGHWAY 600 (100' R.O.W.) FOR THE NORTHEAST CORNER OF THE 34.39 ACRE TRACT AND OF THIS 29.26 ACRE TRACT.**

**THENCE S 23°27'43" W WITH THE WEST RIGHT-OF-WAY OF F. M. HIGHWAY 600 FOR A DISTANCE OF 2030.52' TO A REBAR WITH A CAP MARKED "GEOTEX" RECOVERED FOR THE NORTHEAST CORNER OF A CALLED 2 ACRE TRACT AS DESCRIBED IN TAYLOR COUNTY INSTRUMENT NUMBER 2022-11708, FOR THE SOUTHEAST CORNER OF THE 34.39 ACRE TRACT, AND THE SOUTHEAST CORNER OF THIS 29.62 ACRE TRACT.**

**THENCE S 86°53'13" W WITH THE NORTH LINE OF THE 2 ACRE TRACT FOR A DISTANCE OF 294.95' TO A 1 INCH REBAR RECOVERED ON THE EAST RIGHT-OF-WAY OF NUGENT ROAD (60' R.O.W.) FOR THE NORTHWEST CORNER OF THE 2 ACRE TRACT, THE SOUTHWEST CORNER OF THE 34.39 ACRE TRACT, AND THE SOUTHWEST CORNER OF THIS 29.62 ACRE TRACT.**

**THENCE N 03°54'02" W WITH THE OCCUPIED EAST RIGHT-OF-WAY OF NUGENT ROAD AND THE WEST LINE OF THE 34.39 ACRE TRACT FOR A DISTANCE OF 1483.64' TO A 1/2 INCH REBAR WITH A DAMAGED CAP MARKED "HUDSON 4889" RECOVERED FOR THE SOUTHEAST CORNER OF A CALLED 5.12 ACRE TRACT AS DESCRIBED IN TAYLOR COUNTY INSTRUMENT 2011-05340 AND THE MOST WESTERLY NORTHWEST CORNER OF THIS 29.62 ACRE TRACT.**

**THENCE N 86°12'29" E FOR A DISTANCE OF 346.14' WITH THE SOUTH LINE OF THE 5.12 ACRE TRACT TO A 1/2" REBAR WITH A CAP MARKED "HUDSON 4889" RECOVERED FOR THE SOUTHEAST CORNER OF THE 5.12 ACRE TRACT AND FOR AN ELL CORNER OF THIS 29.62 ACRE TRACT. FROM THIS POINT, A PINE CORNER POST BEARS N 86°25'30" E AT 60.2'.**

**THENCE N 05°07'54" E WITH THE EAST LINE OF THE 5.12 ACRE TRACT FOR A DISTANCE OF 428.97' TO A 1/2 INCH REBAR RECOVERED ON THE RIGHT CUT BANK OF ELM CREEK FOR THE NORTHEAST CORNER OF THE 5.12 ACRE TRACT AND THE NORTHERNMOST NORTHWEST CORNER OF THIS 29.62 ACRE TRACT.**

**THENCE DOWN THE RIGHT TOP BANK OF ELM CREEK WITH ITS MEANDERS AS FOLLOWS:**

**THENCE S 50°59'41" E FOR A DISTANCE OF 104.94'.  
THENCE S 57°14'15" E FOR A DISTANCE OF 53.88'.  
THENCE S 89°56'26" E FOR A DISTANCE OF 132.22'.  
THENCE N 56°37'42" E FOR A DISTANCE OF 115.47'.**

**THENCE N 60°47'44" E FOR A DISTANCE OF 43.33' TO A POINT ON THE RIGHT TOP BANK OF ELM CREEK AT ITS INTERSECTION WITH THE NORTH LINE OF THE 34.39 ACRE TRACT AND THE WEST LINE OF LOT 1, BLOCK A, SMALL ADDITION, AS RECORDED IN TAYLOR COUNTY PLAT RECORDS CABINET 1, SLIDE 620, FOR AN ELL CORNER OF LOT 1, SMALL ADDITION AND FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS 29.62 ACRE TRACT.**

**THENCE S 40°56'27" E WITH THE NORTH LINE OF THE 34.39 ACRE TRACT FOR A DISTANCE OF 50.07' TO A 3/8 INCH REBAR RECOVERED FOR AN ELL CORNER OF THE 34.39 ACRE TRACT AND AN ELL CORNER OF THIS 29.62 ACRE TRACT.**

**THENCE S 89°32'18" E WITH THE NORTH LINE OF THE 34.39 ACRE TRACT FOR A DISTANCE OF 393.99' TO THE PLACE OF BEGINNING AND CONTAINING 29.26 ACRES OF LAND.**

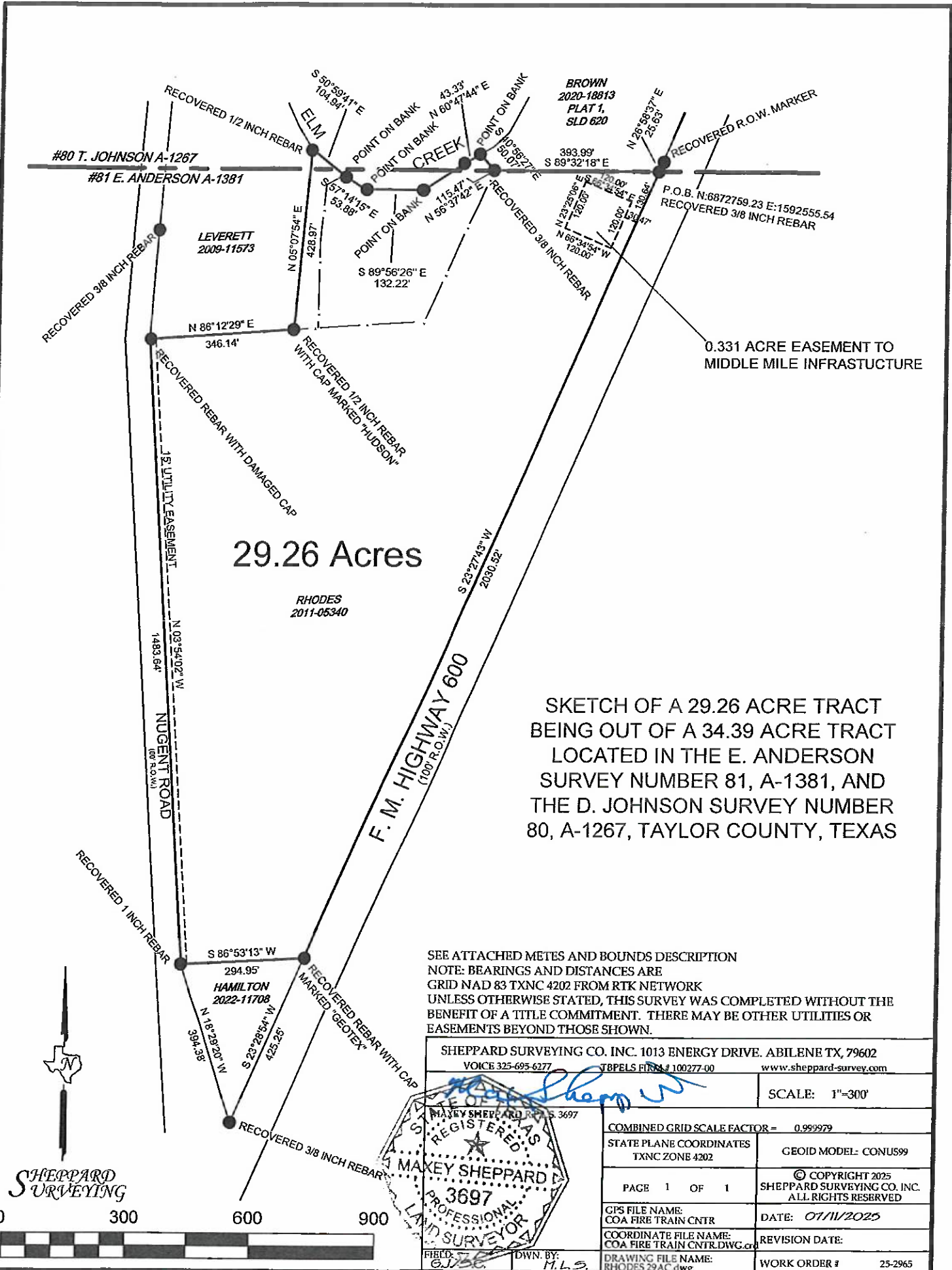
NOTE: ALL BEARINGS AND DISTANCES ARE GRID NAD 83, TXNC ZONE 4202, BASED UPON ALTERRA NETWORK.

FIELD PERSONNEL            GEORGE JOSTEN AND STEVEN CUSTRED

I, MAXEY SHEPPARD, A REGISTERED PROFESSIONAL LAND SURVEY OF TEXAS, HEREBY CERTIFY THAT THE FORGOING DESCRIPTION AND ATTACHED PLAT REPRESENT A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON THE 9<sup>TH</sup> DAY OF JULY 2025.



*Maxey Sheppard*  
MAXEY SHEPPARD, RPLS 3697



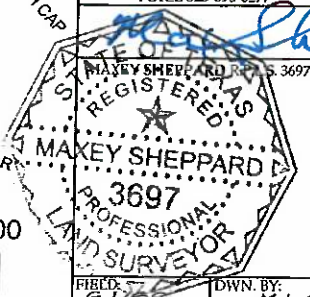
29.26 Acres

RHODES  
2011-05340

SKETCH OF A 29.26 ACRE TRACT  
BEING OUT OF A 34.39 ACRE TRACT  
LOCATED IN THE E. ANDERSON  
SURVEY NUMBER 81, A-1381, AND  
THE D. JOHNSON SURVEY NUMBER  
80, A-1267, TAYLOR COUNTY, TEXAS

SEE ATTACHED METES AND BOUNDS DESCRIPTION  
NOTE: BEARINGS AND DISTANCES ARE  
GRID NAD 83 TXNC 4202 FROM RTK NETWORK  
UNLESS OTHERWISE STATED, THIS SURVEY WAS COMPLETED WITHOUT THE  
BENEFIT OF A TITLE COMMITMENT. THERE MAY BE OTHER UTILITIES OR  
EASEMENTS BEYOND THOSE SHOWN.

SHEPPARD SURVEYING CO. INC. 1013 ENERGY DRIVE. ABILENE TX, 79602	
VOICE 325-693-6277	TBPELS FIRMS # 100277-00
www.sheppard-surveying.com	
SCALE: 1"=300'	
COMBINED GRID SCALE FACTOR = 0.999979	
STATE PLANE COORDINATES TXNC ZONE 4202	GEOID MODEL: CONUS99
PAGE 1 OF 1	© COPYRIGHT 2025 SHEPPARD SURVEYING CO. INC. ALL RIGHTS RESERVED
GPS FILE NAME: COA FIRE TRAIN CNTR	DATE: 07/11/2025
COORDINATE FILE NAME: COA FIRE TRAIN CNTR.DWG.dwg	REVISION DATE:
DRAWING FILE NAME: RHODES 29AC.dwg	WORK ORDER # 25-2965



SHEPPARD  
SURVEYING



# ZONING CASE

## Z-2025-27

### STAFF REPORT



#### Scheduled Hearings

Planning & Zoning Commission: September 2, 2025  
 City Council 1<sup>st</sup> Reading: September 25, 2025  
 City Council 2<sup>nd</sup> Reading: October 9, 2025

#### Applicant

Owner: Erica Janae Lunsford

#### Case Manager

Clarissa Ivey – Planner

#### Request

Change the zoning of approximately 0.23 acres from Multi-Family (MF) to Mixed Use (MX).

#### Location

Located at 1365 Sayles Bl. Legal description being Lot 7, Block H, Highland Addition Continuation 5, Abilene, Taylor County, Texas.

#### Background

The subject property has been part of the City of Abilene since 1895, but it wasn't until 1936 that a home was built on the property. The applicant intends to continue to use the residence as her primary home, additionally she wishes to establish a medical office at an undisclosed date.

#### Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-12	Residence
East	MF	Residence
South	O	Law Office
West	MF	Residence

#### Criteria Assessment

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

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

The proposed zoning is designed to integrate nonresidential and residential activities where appropriate. Given that the property is situated along a major arterial, adjacent to office to the south, and close to a significant intersection, the zoning is appropriate.

**(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.**

Any new uses will be subject to site plan review/approval. Parking will need to be addressed prior to site plan approval and the issuance of a Certificate of Occupancy.

**(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 August 15, 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:

<b>PROPERTY OWNER</b>		<b>Legend: O - Opposed, F - In Favor</b>	
<b>PROPERTY OWNER</b>	<b>PROPERTY ID</b>	<b>SITUS</b>	<b>RESPONSE</b>
1369 SAYLES BLVD LLC	10524		
1381 SAYLES LTD	32624	1381 SAYLES BL	
1381 SAYLES LTD	10522	1373 SAYLES BL	
ABI RENTALS LLC	36302	2020 B S 14TH ST	
ABI RENTALS LLC	36302	1398 AMARILLO ST	
ABI RENTALS LLC	36302	2020 A S 14TH ST	
ANALLA WILLIAM R & MARIE A	74728	1324 AMARILLO ST	
CAGLE JASON THOMAS & EVAN MARIE DILLEY	10174	1358 AMARILLO ST	
DELHOMME DANIELLE DIANE	47929	1370 SAYLES BL	
DUKES JAMES CLAYTON &	75326	1333 SAYLES BL	
FREEMAN CLAYTON M & SANDY	44807	1360 SAYLES BL	
HARVEY TED	36564	1382 AMARILLO ST	
JGN PROPERTIES LLC SERIES C	48056	1382 SAYLES BL	
KADEL RAJU	47332		
MAGIDSON DANA	10644	1365 SAYLES BL	
MAGIDSON DANA	10644	1369 SAYLES BL	
MC CRORY BRIAN H & JOAN M	44696	1334 SAYLES BL	
MC MURRAY JANET	75203	1341 SAYLES BL	
MCGEE ZANE & APRIL	74968	1350 AMARILLO ST	
MORRIS ROBERT D	36184	1390 1/2 AMARILLO ST	F
MORRIS ROBERT D	36184	1390 AMARILLO ST	F

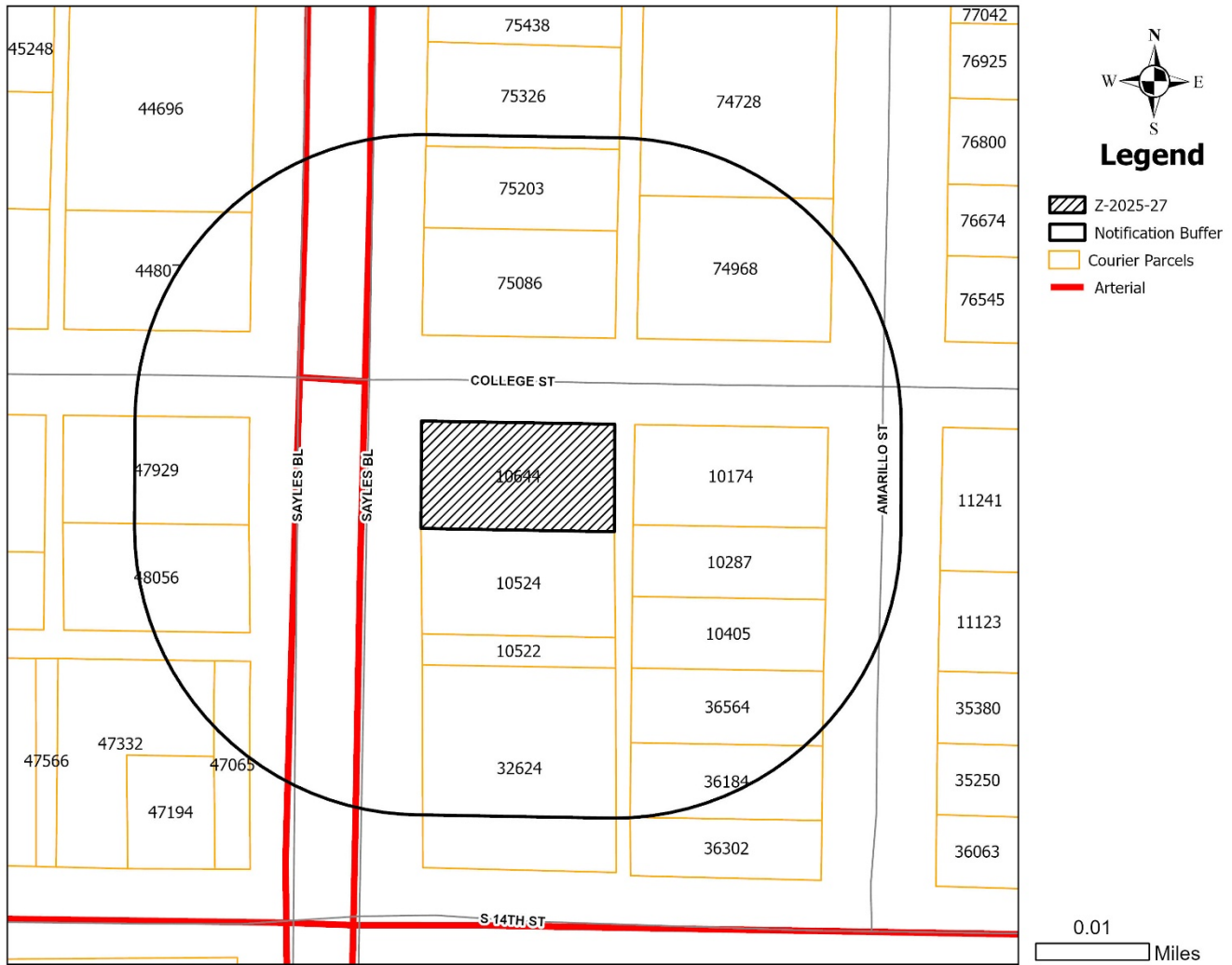
PETERS JEREMY MICHAEL	10405	1372 AMARILLO ST	
SHERWOOD JOHN & ANNE	10287	1366 AMARILLO ST	
SHROYER BRIAN J & LINDA A	75086	1349 SAYLES BL	

**PROPERTY ID**

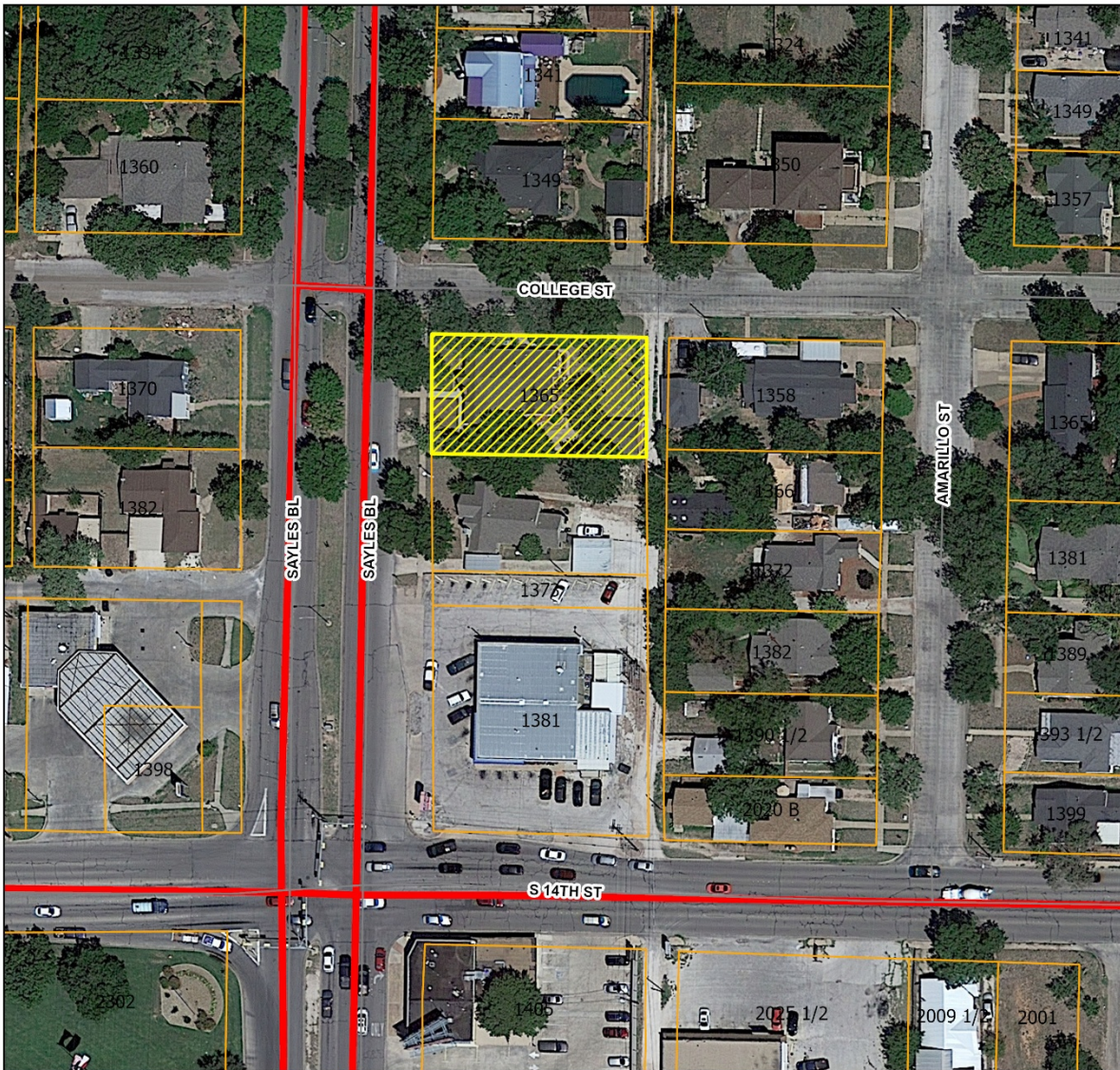
Legend: O - Opposed, F - In Favor

<b>PROPERTY OWNER</b>	<b>PROPERTY ID</b>	<b>SITUS</b>	<b>RESPONSE</b>
CAGLE JASON THOMAS & EVAN MARIE DILLEY	10174	1358 AMARILLO ST	
SHERWOOD JOHN & ANNE	10287	1366 AMARILLO ST	
PETERS JEREMY MICHAEL	10405	1372 AMARILLO ST	
1381 SAYLES LTD	10522	1373 SAYLES BL	
1369 SAYLES BLVD LLC	10524		
MAGIDSON DANA	10644	1365 SAYLES BL	
MAGIDSON DANA	10644	1369 SAYLES BL	
1381 SAYLES LTD	32624	1381 SAYLES BL	
MORRIS ROBERT D	36184	1390 1/2 AMARILLO ST	F
MORRIS ROBERT D	36184	1390 AMARILLO ST	F
ABI RENTALS LLC	36302	2020 B S 14TH ST	
ABI RENTALS LLC	36302	1398 AMARILLO ST	
ABI RENTALS LLC	36302	2020 A S 14TH ST	
HARVEY TED	36564	1382 AMARILLO ST	
MC CRORY BRIAN H & JOAN M	44696	1334 SAYLES BL	
FREEMAN CLAYTON M & SANDY	44807	1360 SAYLES BL	
KADEL RAJU	47332		
DELHOMME DANIELLE DIANE	47929	1370 SAYLES BL	
JGN PROPERTIES LLC SERIES C	48056	1382 SAYLES BL	
ANALLA WILLIAM R & MARIE A	74728	1324 AMARILLO ST	
MCGEE ZANE & APRIL	74968	1350 AMARILLO ST	
SHROYER BRIAN J & LINDA A	75086	1349 SAYLES BL	
MC MURRAY JANET	75203	1341 SAYLES BL	
DUKES JAMES CLAYTON &	75326	1333 SAYLES BL	

**NOTIFICATION MAP**



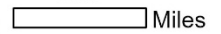
# LOCATION MAP



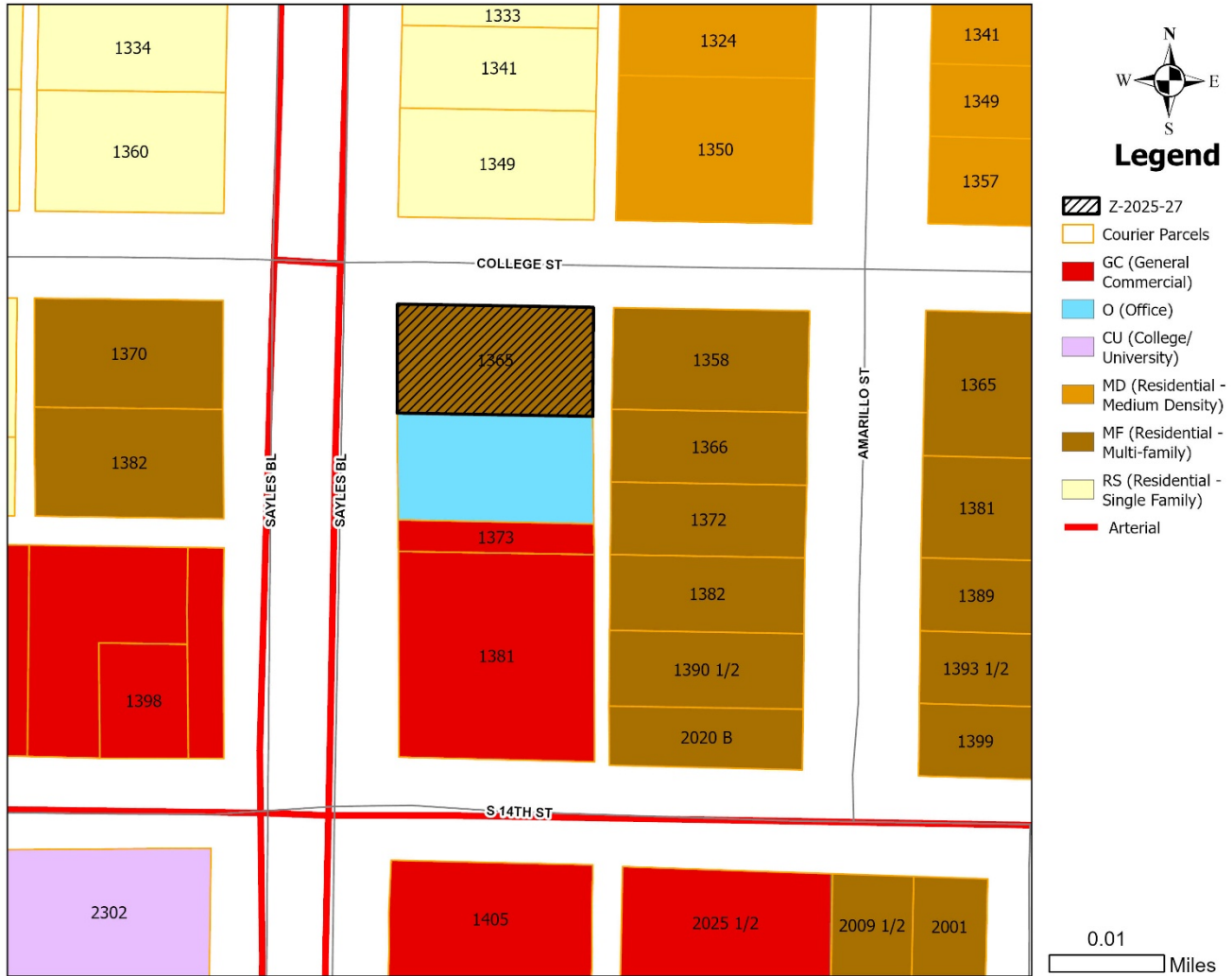
## Legend

-  Z-2025-27
-  Courier Parcels
-  Arterial

0.01 Miles



# ZONING MAP





# REZONE REQUEST

**Case:** Z-2025-27

**Owner:** Erica Janae Lunsford

**Request:** Change the zoning of approximately 0.23 acres from Multi-Family (MF) to Mixed Use (MX).

**Location:** 1365 Sayles Boulevard

**Notification:** 1 in Favor, 0 in Opposition

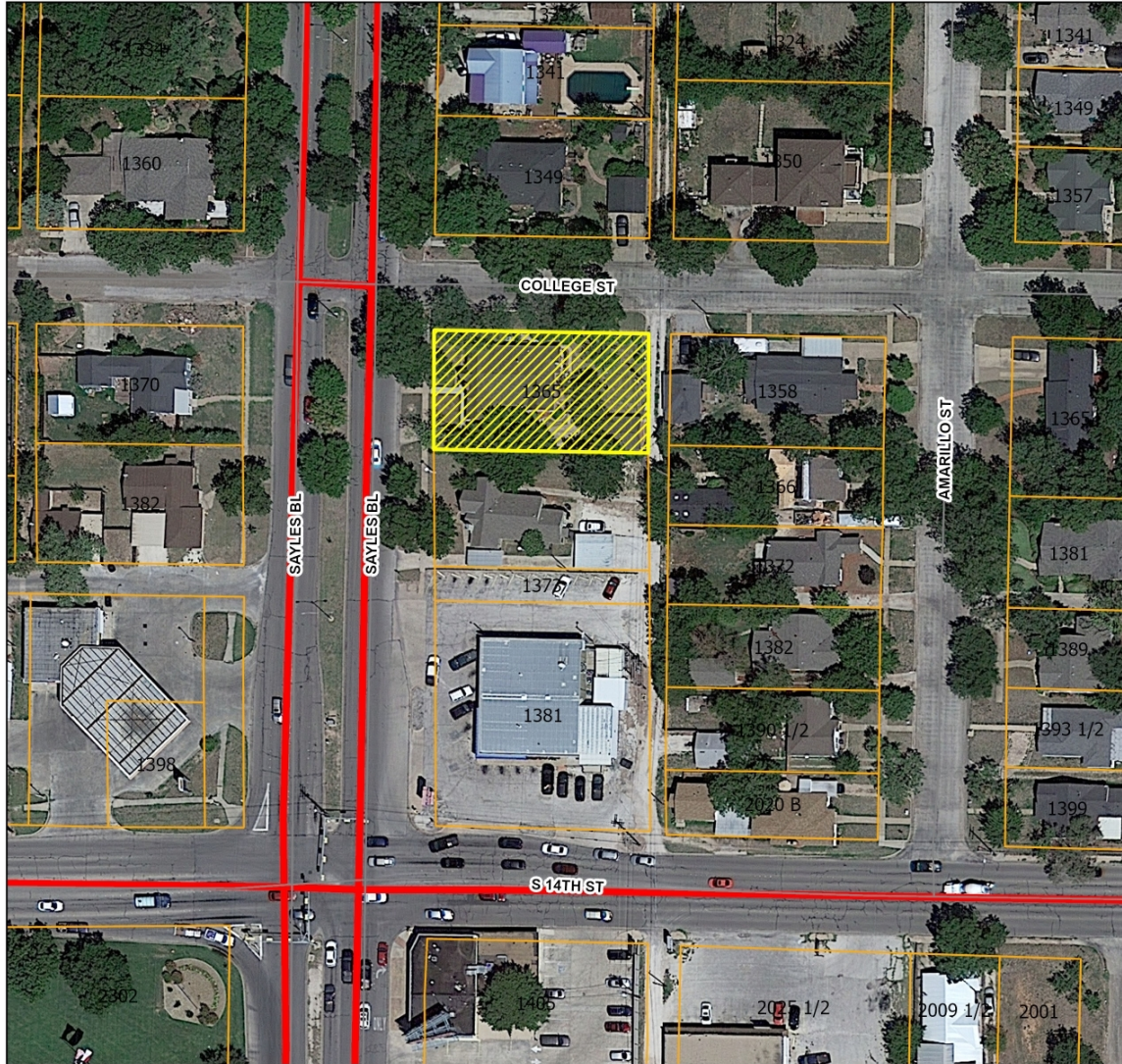
**Planning & Zoning:** September 2, 2025

**Council Hearing:** September 25, 2025  
October 9, 2025





# AERIAL LOCATION MAP



### Legend

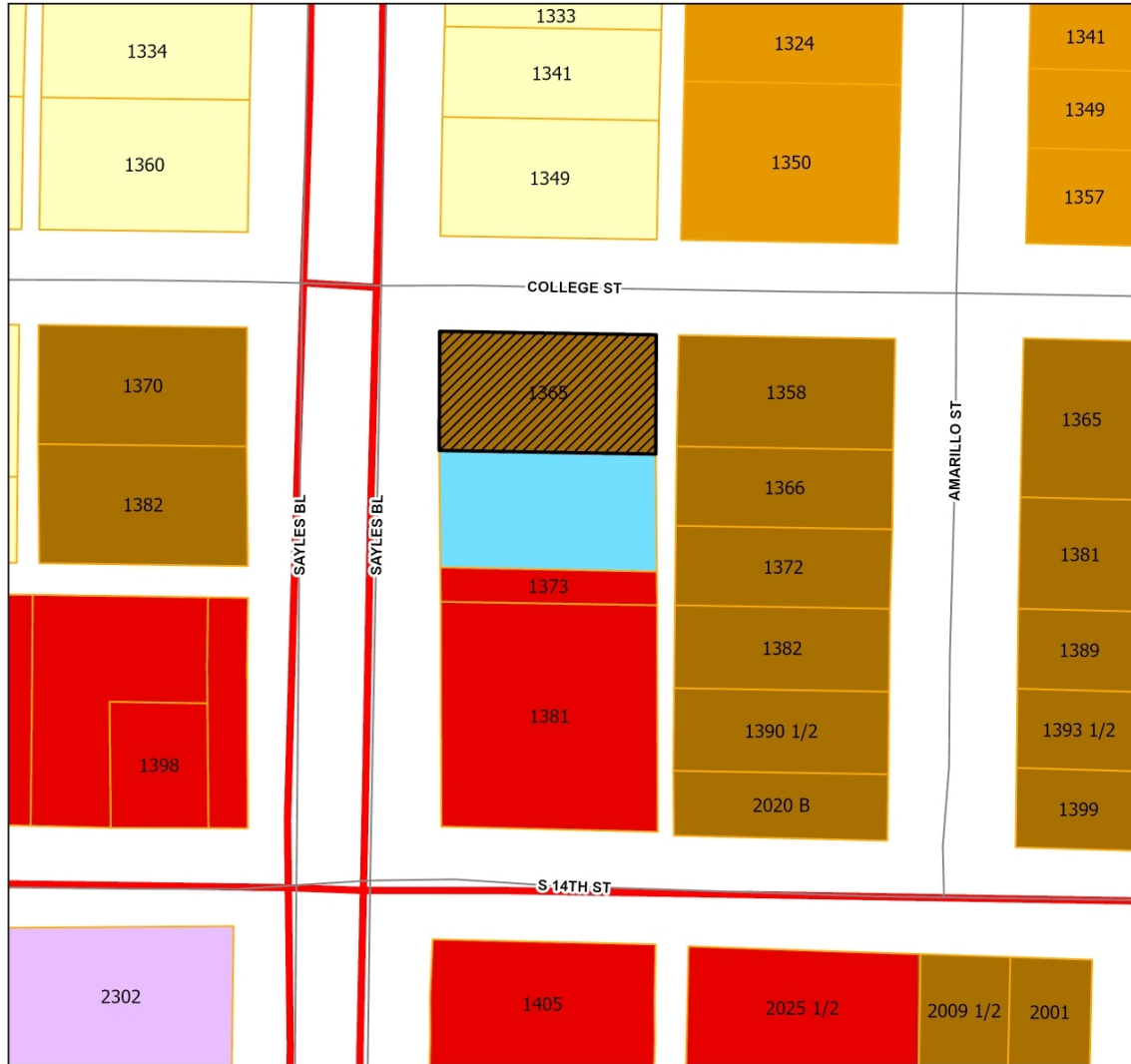
-  Z-2025-27
-  Courier Parcels
-  Arterial

0.01  
Miles





# ZONING MAP



## Legend

- Z-2025-27
- Courier Parcels
- GC (General Commercial)
- O (Office)
- CU (College/University)
- MD (Residential - Medium Density)
- MF (Residential - Multi-family)
- RS (Residential - Single Family)
- Arterial

0.01 Miles





# USES IN MULTI-FAMILY ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

## LEGEND

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





# USES IN MIXED USE ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

- P Accessory Structure (Also see Division 4 of this article)
- P Antenna, Non-Commercial/Amateur
- P ATM's, Self-Serve Kiosks, and Similar Facilities
- P/C Day Care Operation – Home Based
- C Drive-Thru Facility
- TP Field Office or Construction Office (temporary)
- C Fuel Sales
- P Garage Sales
- P Home Occupation
- C Mobile Home (temporary security residence)
- P Recreation Building, Multipurpose
- P Recreation Equipment, Mobile (storage and parking)
- C Recycling Collection Point
- P Subdivision Sales Office (temporary)
- P Swimming Pools, Private (accessory to residential use)
- P Tennis Courts, Private (accessory to residential use)
- P/SE Wind Energy Conversion Systems

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- C Community Home
- P Fire/Police Station
- C Homeless/Emergency Shelter
- C Medical/Dental Laboratory
- P Post Office
- C Social Service Facility

## EDUCATIONAL AND RELIGIOUS USES:

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

## SERVICE:

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

## TRADE – RETAIL USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

## LEGEND

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



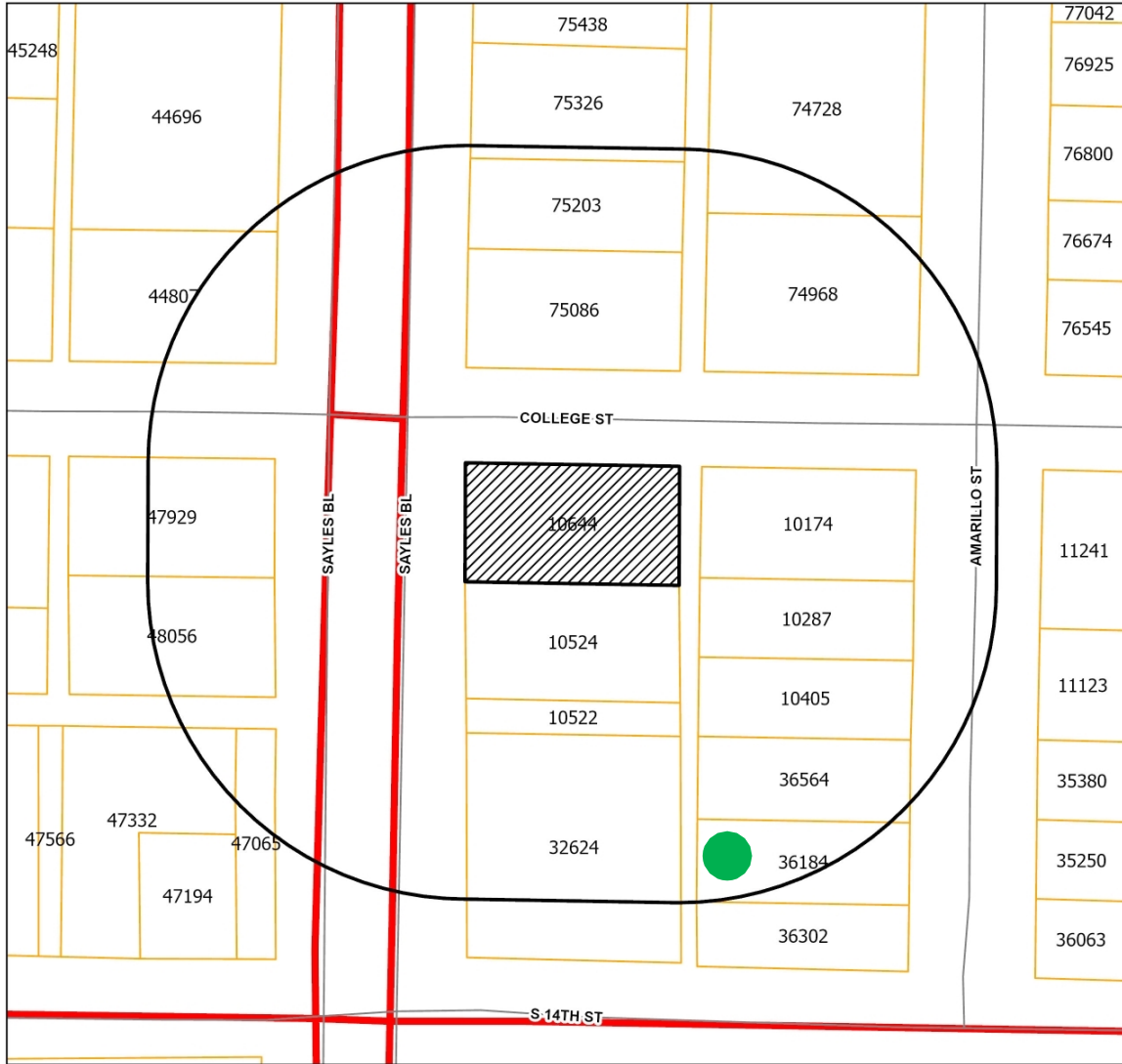


# PROPERTY VIEWS





# NOTIFICATION AREA MAP



### Legend

- Z-2025-27
- Notification Buffer
- Courier Parcels
- Arterial

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

0.01  
Miles





# FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





# Questions?



# PROJECT OVERVIEW

**Project Type:** Zoning Application | **Project Title:** Z-2025-27 MF to MX (1365 Sayles)

**ID #** 25-000171 | **Started** 07/17/2025 at 8:24 AM



## Address

1365 Sayles Bl, Abilene, TX USA 79602

## Legal

Highland Addn Cont 5 Blk Block H Lot Lot 7  
Highland Addn Cont 5, Block H, Lot 7

## Description

I am currently living at 1365 Sayles. I am an Emergency Medicine Physician Assistant that owns a mobile medical unit that I would like to park in the driveway of the house. My goal is to help people who do not belong in the ER to stay out of the ER. I am NOT emergency services. I will NOT be using heaving drugs or sedating people. I am not starting IVs or doing anything invasive. I will be available for minor issues such as asthma exacerbations, sore throats, minor stitches, ear infections. I plan on evaluating 5-10 people per day, and only one person per hour from my mobile medical unit. It will NOT be high volume. I have a toddler and would very much like to be able to operate my mobile medical unit on my property, so that I can be at home and available. The neighboring home as been converted to a law office and there is a gas station across the street from the house. I am on the corner, so I do not have direct neighbors on the opposite side of the home from the law office. I do not believe I will be bothering anyone. I believe that I will be asset to the neighborhood and surrounding community. If my business is useful and successful, then eventual I would like to applu for a permit to tastefully convert/remodel the detached garage into my office. I want to be available to patient/clients later in the evening when their Primary Care Provider's office is closed. I also want to have good work life balance and be available to my child, which is why I would like to keep the house as a residence and have a separate commercial space.... which is why I am requesting a Mixed Use rezoning. I would greatly appreciate the city's consideration to rezone this property to Mixed Use. My website is opkosmedical.com.

## PROPERTY DETAILS

Property ID	10644
GEO ID	9331
Enforcement Area	Sayles Blvd Area

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Erica Janae Lunsford	opkosmedical@gmail.com 2102749294	1365 Sayles Blvd Abilene, 79605	-	APPLICANT
Magidson Dana	-	1365 Sayles Blvd Abilene, TX 79605-4256	-	Property Owner

## INFORMATION FIELDS

### Owner Name

Erica Janae Lunsford

### Agent Name

-

---

**Block**

H

---

**Lot**

7

---

**Acreage**

0.23

---

**Legal Description of property**

HIGHLAND ADDN CONT 5, BLOCK H, LOT 7 Property type R

---

**Subdivision Name**

(450) ALTA VISTA,HIGHLAND(SAYLES,AMARILLO,ROSS,GRAND,SAN

---

**Current Zoning**

MF

---

**Proposed Zoning**

Mixed Use (MU)

---

**Agree to Terms**

Janae Lunsford

---

# ZONING CASE

## Z-2025-28

### STAFF REPORT



#### Scheduled Hearings

Planning & Zoning Commission: September 2, 2025  
 City Council 1<sup>st</sup> Reading: September 25, 2025  
 City Council 2<sup>nd</sup> Reading: October 9, 2025

#### Applicant

Owner: Rainy Creek LP  
 Agent: Jacob Martin

#### Case Manager

Adam Holland – Planner

#### Request

Change the zoning of approximately 32.55 acres from Agriculture Open (AO), Multi-Family (MF) and General Commercial (GC) to General Commercial (GC).

#### Location

Located at 1755 E Stamford St. Rainy Creek Subdivision, Section 3, Block A

#### Background

The subject property was rezoned from AO to MF and GC previously, however, the owner would like to rezone the property to strictly GC.

#### Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
<b>North</b>	GC	Hotel/Motel, Restaurants
<b>East</b>	GC, HC	Hotel/Motel, Offices
<b>South</b>	AO, PH	Vacant, Patio Homes
<b>West</b>	AO	Vacant/Utility Easement

#### 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. The use is also buffered from the residential uses to the south by an unstudied flood zone (Rainy Creek).

**(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. Any additional utilities that may be required will be addressed during the plat and site plan reviews.

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

None known.

**Staff Recommendation**

Staff recommends **approval**.

**Attachments**

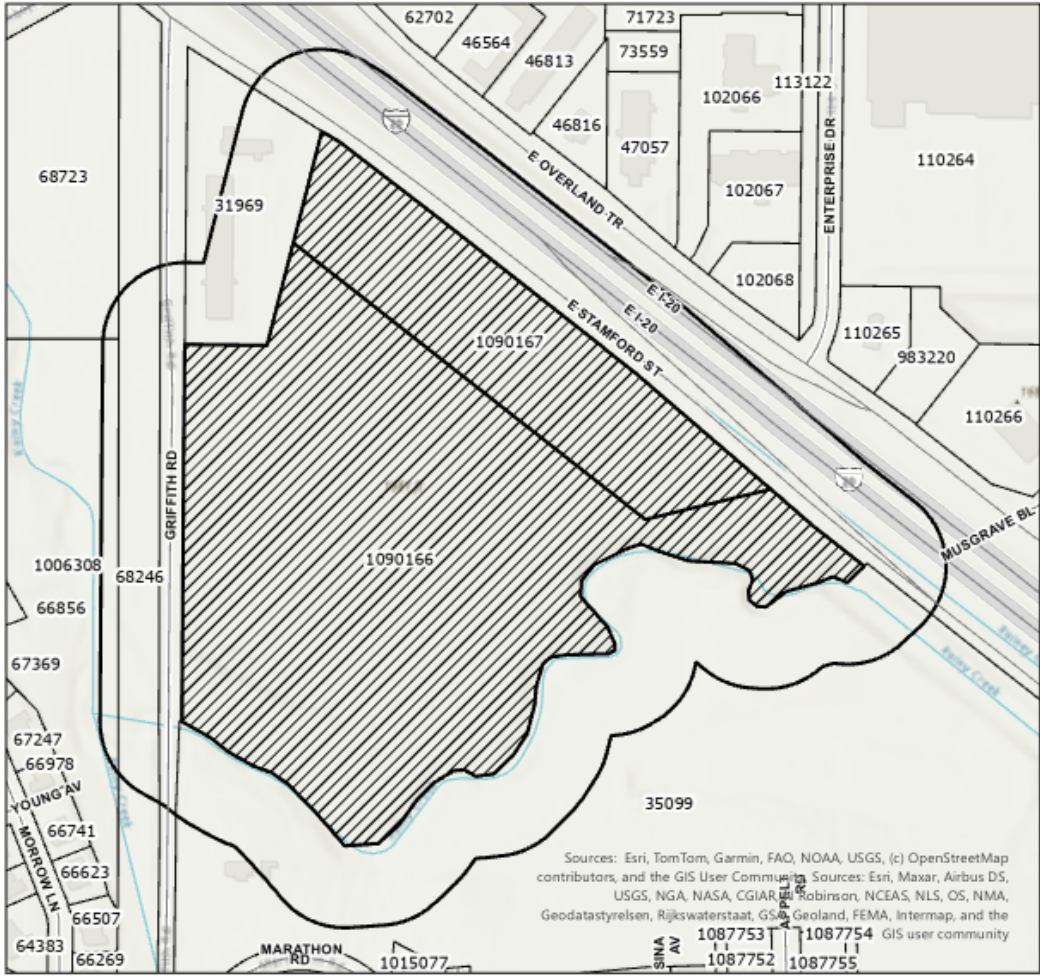
- PowerPoint Presentation
- Zoning Exhibit
- Application

**Notification**

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on August 15, 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:

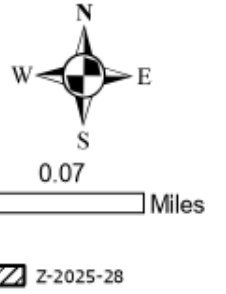
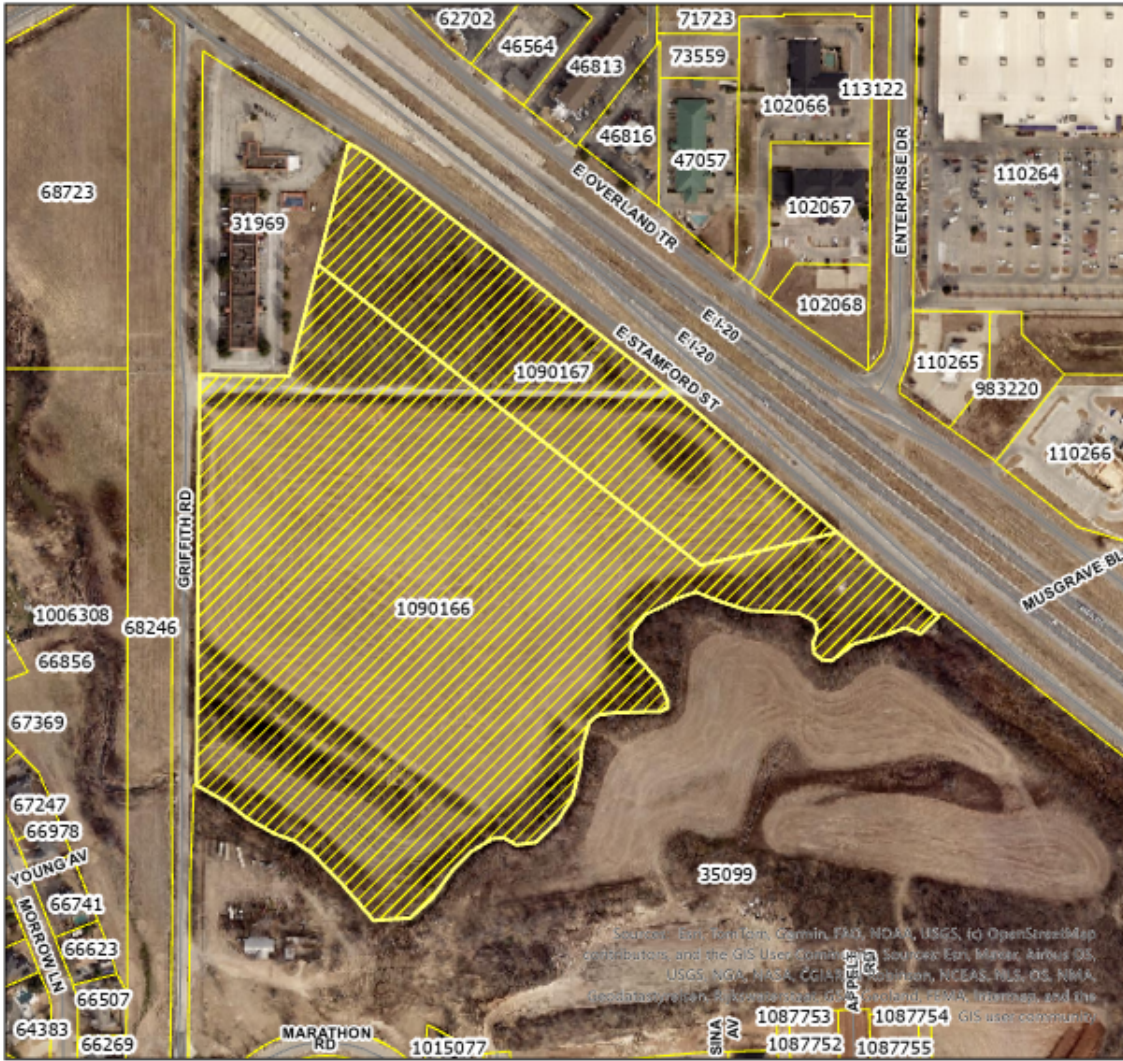
		PROPERTY OWNER	Legend: O - Opposed, F - In Favor	
OWNER	PROP_ID	SITUS	RESPONSE	
ABILENE CHRISTIAN UNIVERSITY	1006308	1325 E AMBLER AV		
ABILENE CHRISTIAN UNIVERSITY	68723	1449 E AMBLER AV		
ABILENE CHRISTIAN UNIVERSITY	68723	1441X E STAMFORD ST		
GRIFFITH LAKE ESTATES LLC	35099	2001 GRIFFITH RD	F	
RAINY CREEK ABILENE LP	1090167	1601 E STAMFORD ST		
RAINY CREEK ABILENE LP	1090167	1755 E STAMFORD ST		
RAINY CREEK ABILENE LP	1090166			
SUNNY 97 LLC	31969	1525 Y E STAMFORD ST		
SUNNY 97 LLC	31969	1525 E STAMFORD ST		
WEST TEXAS UTILITIES CO	68246	1902 GRIFFITH RD		

# NOTIFICATION MAP

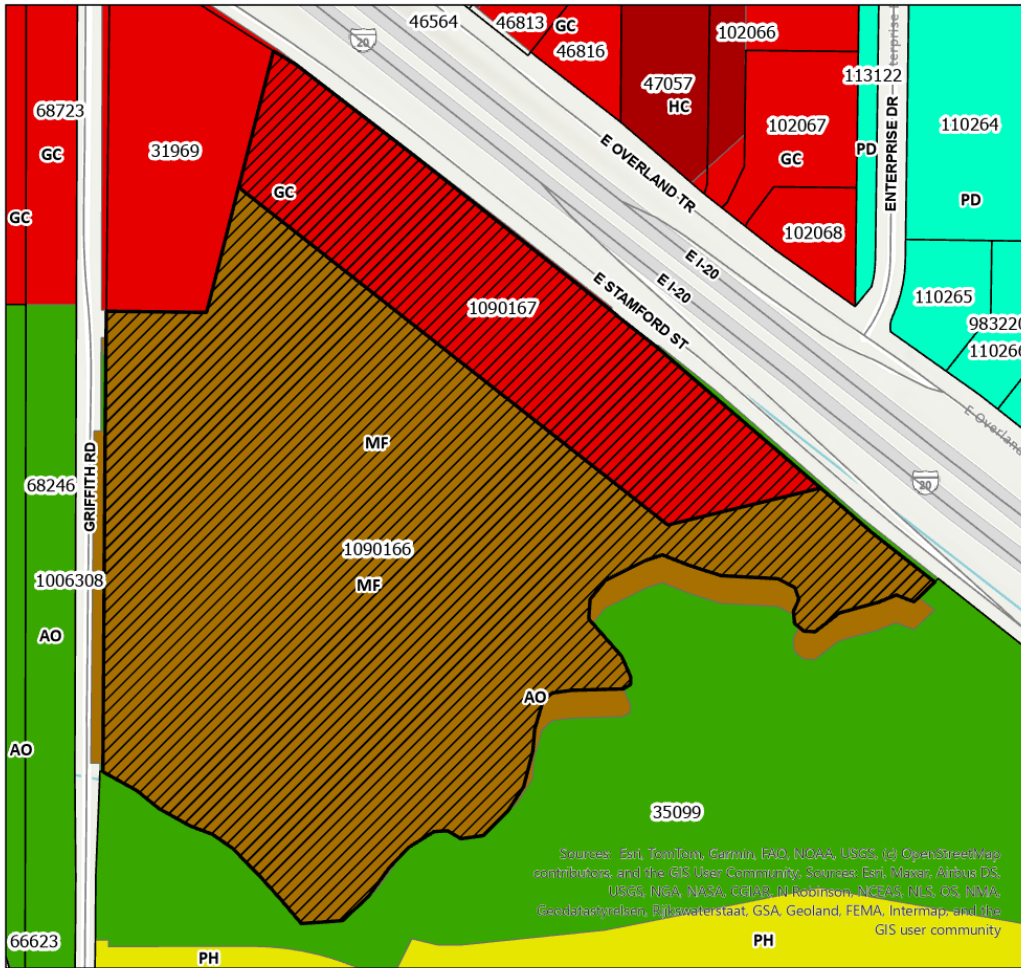


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

# LOCATION MAP



# ZONING MAP



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Microsoft, Airbus DS, USGS, NOAA, NASA, CGA, Robinson, NCEAS, NLS, OS, NIMA, Geodetischdienst, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



# REZONE REQUEST

**Case:** Z-2025-28

**Owner:** Rainy Creek LP

**Agent:** Jacob Martin

**Request:** Change the zoning of approximately 32.55 acres from Agricultural Open (AO), General Commercial (GC), and Multi-Family (MF) to General Commercial (GC)

**Location:** 1755 E Stamford Street

**Notification:** 1 in Favor, 0 in Opposition

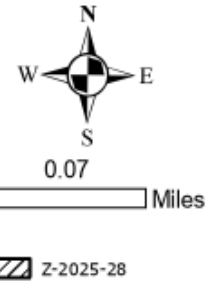
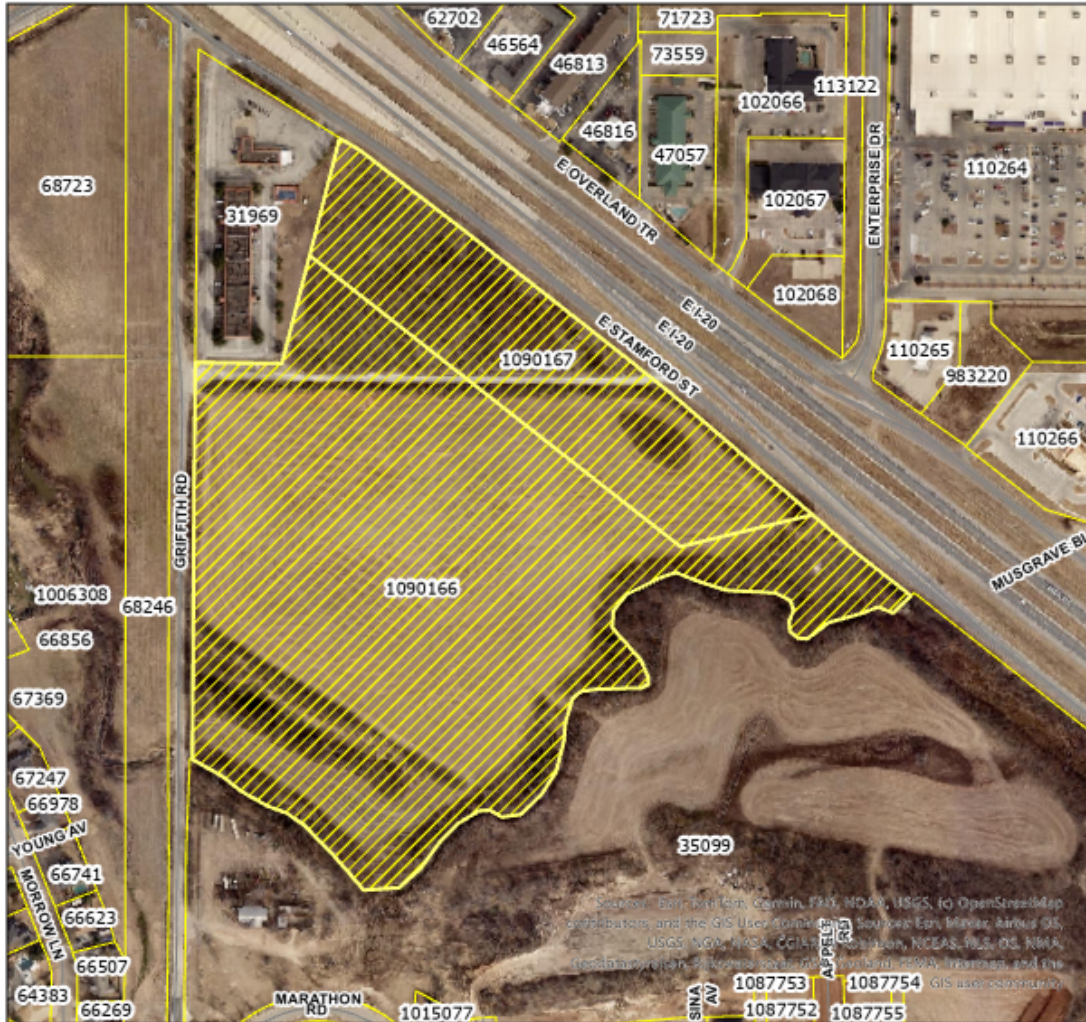
**Planning & Zoning:** September 2, 2025

**Council Hearing:** September 25, 2025  
October 9, 2025



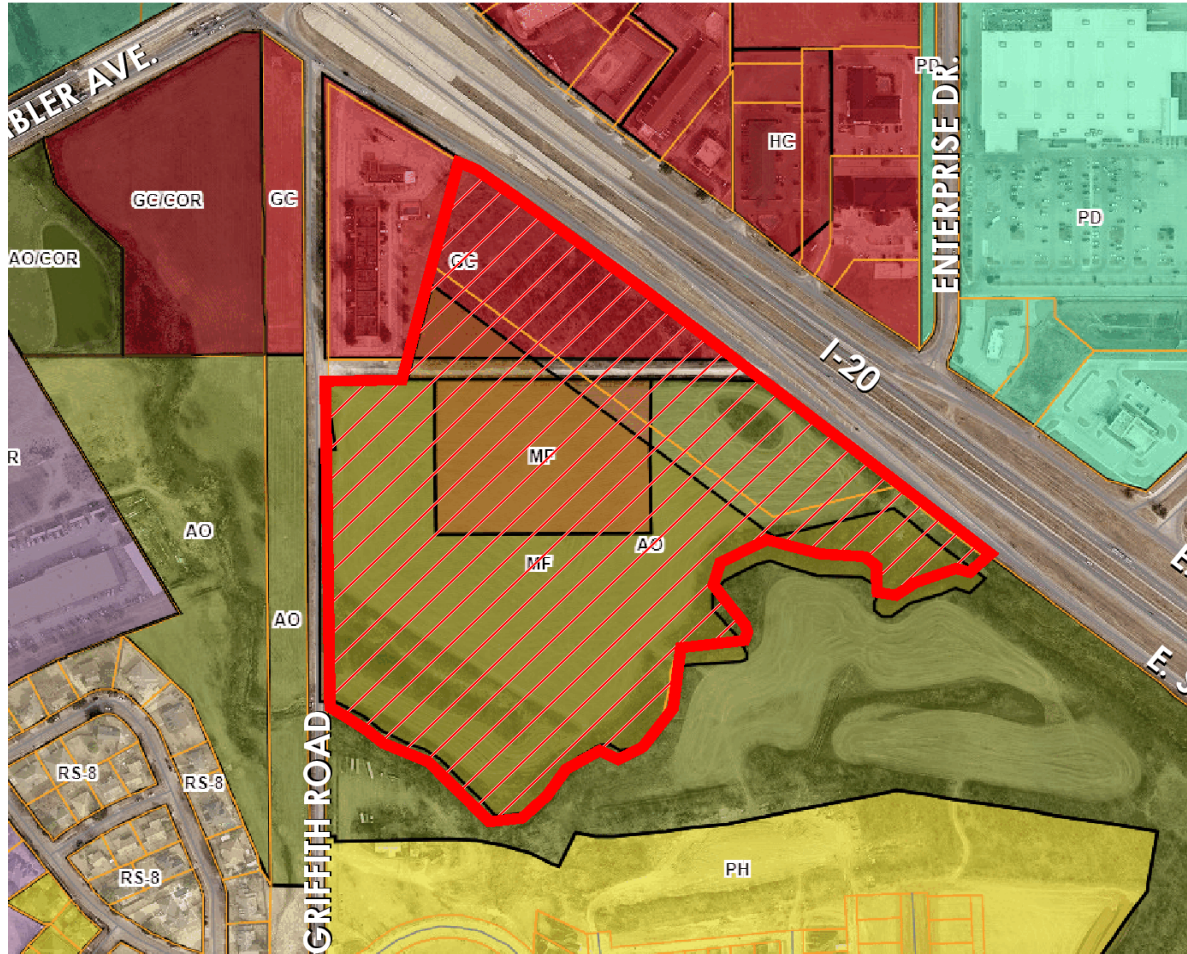


# AERIAL LOCATION MAP



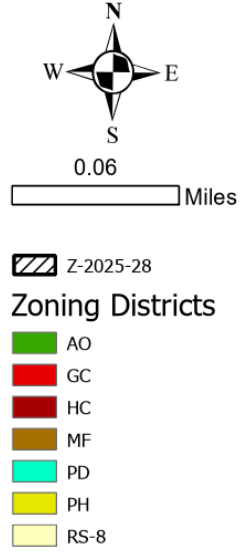
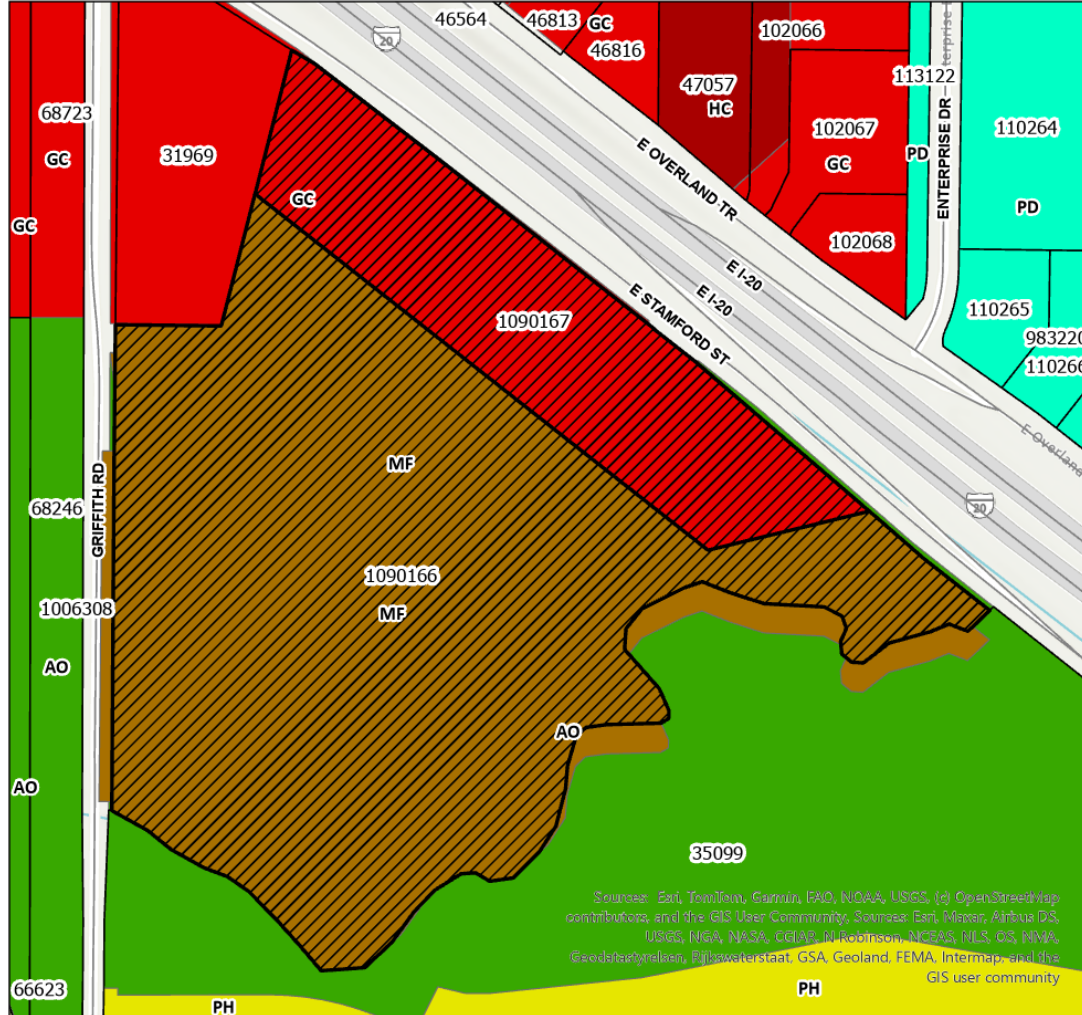


# EXISTING ZONING MAP





# CORRECTED ZONING MAP



Approved by Ord. 049-2022





# USES IN AGRICULTURAL OPEN ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## LEGEND

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## SERVICE:

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

## TRADE – RETAIL USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

## RESOURCE PRODUCTION AND EXTRACTION USES:

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





# USES IN MULTI-FAMILY ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

## LEGEND

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





# USES IN GENERAL COMMERCIAL ZONING

## RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## SERVICE:

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

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

## TRADE – WHOLESALE USES:

- C Wholesaling and Storage (indoor)

## TRADE – RETAIL USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

## LEGEND

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





# PROPERTY VIEWS

Subject property



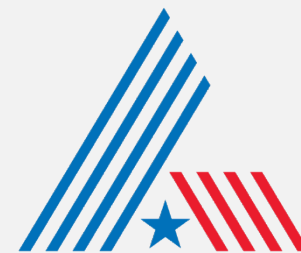
West Neighboring property



North Neighboring property



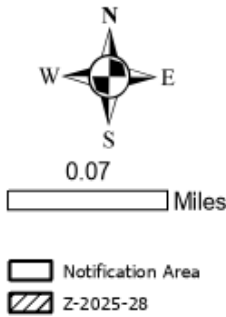
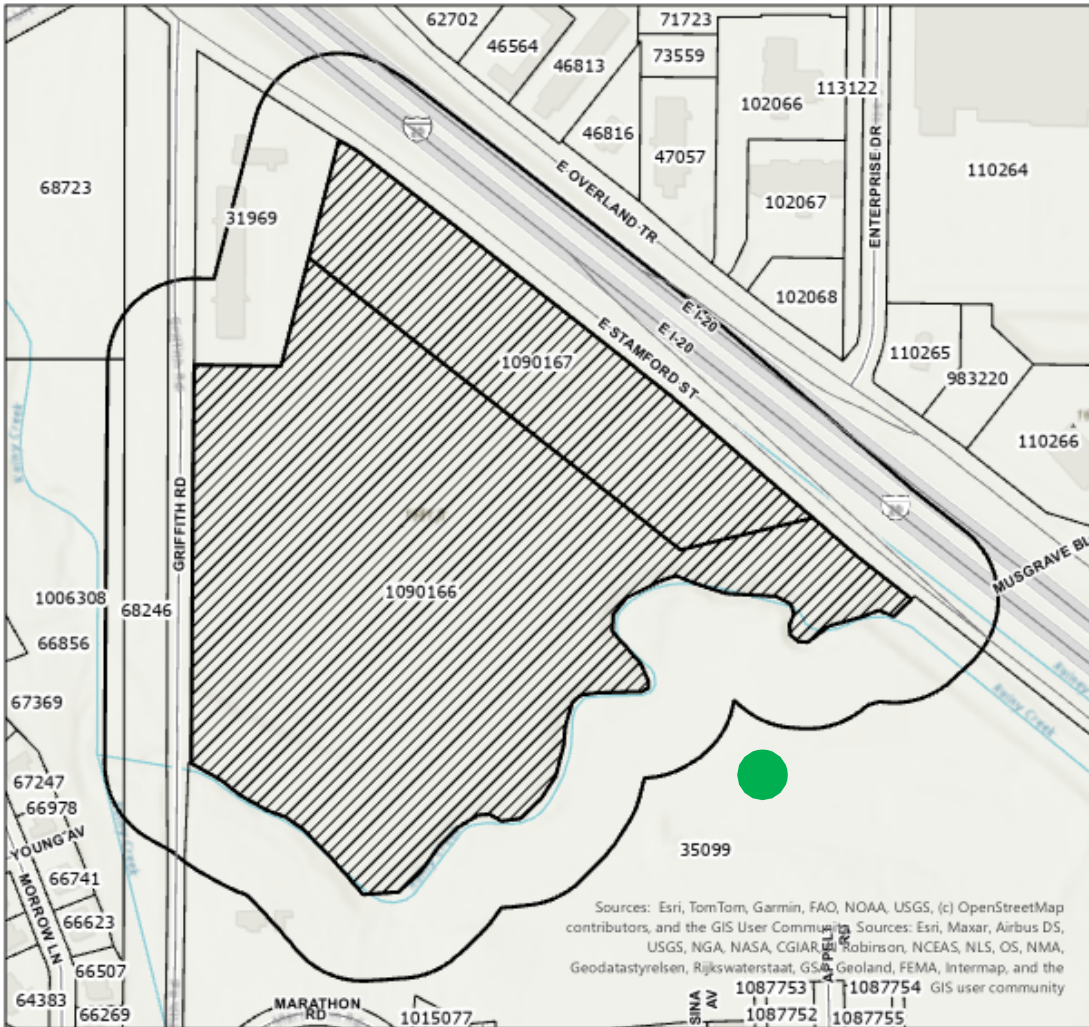
West Neighboring property



CITY OF  
**ABILENE**  
T E X A S



# NOTIFICATION AREA MAP



1 - 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?



# PROJECT OVERVIEW

**Project Type:** Zoning Application | **Project Title:** Z-2025-28 GC, MF, AO Rezone to GC - Rainy Creek  
**ID #** 25-000179 | **Started** 07/29/2025 at 3:56 PM



**Address**  
 1601 E Stamford St, Abilene, TX USA 79601

**Legal**  
 Scottish Inns Addition Blk Block A Lot Lot 02  
 Rainey Creek Addn Sec 3, Block A, Lot 2, Acres 7.609

## PROPERTY DETAILS

Property ID	1090167
GEO ID	60677
Enforcement Area	Abilene Heights Area

## PROPERTY ADDITIONAL INFORMATION

Account Number	59900000100
Property ID	60677
Land Use	Commercial
High School	Ahs
Middle School	Craig
Elementary School	Taylor
Super Neighborhood	Abilene Heights Area
Courier - Building Square Feet	0

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Clayton Farrow	cfarrow@jacobmartin.com 3256951070	3465 Curry Lane Abilene, TX 79606-2287	Engineer	APPLICANT
Rainy Creek Abilene Lp - %david R Cragle Esq		1909 Woodall Rodgers - Fwy 2nd Floor Dallas, TX 75201-2232		Property Owner
Rainy Creek Abilene Lp - %david R Cragle Esq		5956 Sherry Ln Ste 675 - Dallas, TX 75225-8045		Property Owner

## INFORMATION FIELDS

**Owner Name**  
 RAINY CREEK ABILENE LP

**Agent Name**  
 Jacob & Martin

---

**Block**

-

---

**Lot**

-

---

**Acreage**

-

---

**Legal Description of property**

RAINEY CREEK ADDN SEC 3, BLOCK A, LOT 2, ACRES 7.609 & RAINEY CREEK ADDN SEC 3, BLOCK A, LOT 1, ACRES 24.948

---

**Subdivision Name**

-

---

**Current Zoning**

GC, MF, & AO

---

**Proposed Zoning**

GC

---

**Agree to Terms**

Clayton Farrow 7-29-2025

---

**ATTACHED DOCUMENTS****UPLOADED ON****UPLOADED BY**

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68669\_10357\_Owner Authorization.pdf

08/04/2025 at 8:54 AM

Mason Teegardin

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Owner Authorization.pdf

07/29/2025 at 4:36 PM

Kera Valois

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

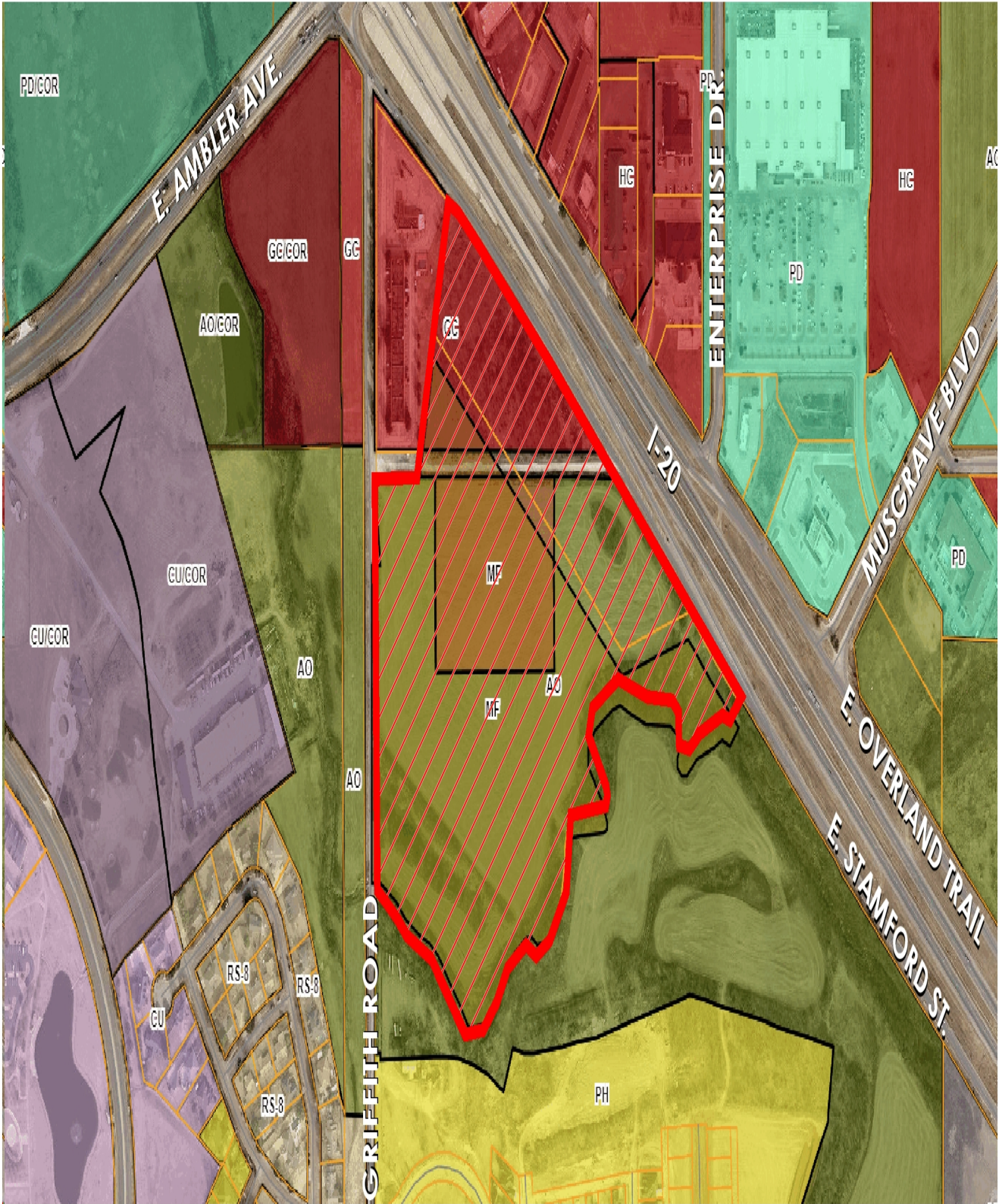
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Civil

Zoning Application Review

Not Uploaded

-



**JACOB MARTIN**  
 TRAFFIC FIRM # 2-448 | TRAFFIC FIRM # 1019-4493  
 TRAFFIC FIRM # 1019-4493

**ABILENE, TEXAS**  
**RAINY CREEK DEVELOPMENT**  
**REZONING REQUEST**

NO.	REVISION	DATE

PROJECT # | SCALE | DATE | IN.T.S. | BAR IS ONE INCH IN LENGTH ORIGINAL DRAWING | CHECK SCALE AND ADJUST AS NECESSARY

SEQ.	SHEET

# ZONING CASE

## Z-2025-29

### STAFF REPORT



#### Scheduled Hearings

Planning & Zoning Commission: September 2, 2025  
 City Council 1<sup>st</sup> Reading: September 25, 2025  
 City Council 2<sup>nd</sup> Reading: October 9, 2025

#### Applicant

Owner: Red Dirt Holdings LLC  
 Agent: Jacob Martin

#### Case Manager

Adam Holland – Planner

#### Request

Change the zoning of approximately 106.76 acres from Residential Single-Family (RS-8) to Residential Single-Family (RS-6).

#### Location

Located at the west end of Lantana Avenue.

#### Background

The subject property was annexed in 1995 and was previously rezoned to RS-8 to allow for 8000 square foot minimum lots. The owner would like to rezone the property to allow a minimum of 6000 square foot lots.

#### Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	ETJ	Agricultural/Single Family
East	RS-8	Single Family
South	AO, RS-8	Single Family
West	ETJ	Vacant, Agricultural, 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. Additional extensions of utilities shall be required at the time of platting.

(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
- Project Overview

**Notification**

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

<b>PROPERTY OWNER</b>			Legend: O - Opposed, F - In Favor
OWNER	PROP_ID	SITUS	RESPONSE
ABILENE CUSTOM HOMES LLC	1087544	6510 WINDMILL GRASS LN	
ALONZO LUCIANO JR & NICOLE	46914		
AMERICAN TOWER LP	117022		
B-4 FARMS LLC	20752	340 CR 661	
BAILEY JED LEE JR & SARA	1087239	6718 PRICKLY PEAR PATH	
BASS JAMES G & LAURI	1087575	6717 WINDMILL GRASS LN	
BEALL JOHN & JENNIFER	1087581	6841 WINDMILL GRASS LN	F
BOLLS CINDY	972216		
BUCHHOLTZ MARK	1087573	6701 WINDMILL GRASS LN	
CHERRY ROBERT & KRISTINA	32990	7050 LANTANA AV	
CITY OF ABILENE	36942		
COCHRAN WILLIAM LAWRENCE & MARSHA ELAINE	1079281	5502 RIO MESA DR	
DOWNING GERALD	1087549	6618 WINDMILL GRASS LN	
DURAN GERARDO LOYA JR & SARA ELIZABETH	1087574	6709 WINDMILL GRASS LN	
ECW DEVELOPMENT LLC	1087246	6818 PRICKLY PEAR PATH	
ECW DEVELOPMENT LLC	1087251	6815 PRICKLY PEAR PATH	
ECW DEVELOPMENT LLC	1087248	6718 LANTANA AV	
ECW DEVELOPMENT LLC	1087249	6726 LANTANA AV	
ECW DEVELOPMENT LLC	1087250	6734 LANTANA AV	

ECW DEVELOPMENT LLC	1087258	6430 WINDMILL GRASS LN	
ECW DEVELOPMENT LLC	1087252	6801 PRICKLY PEAR PATH	
ECW DEVELOPMENT LLC	1087253	6741 PRICKLY PEAR PATH	
ECW DEVELOPMENT LLC	1087243	6750 PRICKLY PEAR PATH	
ECW DEVELOPMENT LLC	1087255	6725 PRICKLY PEAR PATH	
ECW DEVELOPMENT LLC	1087235	6409 WINDMILL GRASS LN	
ECW DEVELOPMENT LLC	1087242	6742 PRICKLY PEAR PATH	
ECW DEVELOPMENT LLC	1087241	6734 PRICKLY PEAR PATH	
ECW DEVELOPMENT LLC	1087236	6401 WINDMILL GRASS LN	
ECW DEVELOPMENT LLC	1087240	6726 PRICKLY PEAR PATH	
ECW DEVELOPMENT LLC	1087237	6702 PRICKLY PEAR PATH	
ECW DEVELOPMENT LLC	1087537	6609 WINDMILL GRASS LN	
ECW DEVELOPMENT LLC	1087548	6610 WINDMILL GRASS LN	
ECW DEVELOPMENT LLC	1087538	6601 WINDMILL GRASS LN	
ECW DEVELOPMENT LLC	1087547	6602 WINDMILL GRASS LN	
ECW DEVELOPMENT LLC	1087539	6525 WINDMILL GRASS LN	
ECW DEVELOPMENT LLC	1087546	6526 WINDMILL GRASS LN	
ECW DEVELOPMENT LLC	1087541	6509 WINDMILL GRASS LN	
ECW DEVELOPMENT LLC	1087583	6834 WINDMILL GRASS LN	
ECW DEVELOPMENT LLC	1087584	6826 WINDMILL GRASS LN	
ECW DEVELOPMENT LLC	1087582	6842 WINDMILL GRASS LN	
ECW PROPERTY OWNERS ASSOCIATION	1088024		
EDWARDS BAILY & ALEXIS	1087577	6809 WINDMILL GRASS LN	
FILANI JOEL & SHAYLA	1087585	6818 WINDMILL GRASS LN	
FORRESTER CODY & BRITTANY ALISE	1088832	5518 RIO MESA DR	
GIBBS TAYLOR & MEGAN	1087580	6833 WINDMILL GRASS LN	
GLOUDE MURRY N & ELANA D	1087545	6518 WINDMILL GRASS LN	
GOMEZ JAVIER A	1088841	7002 BREEZEWAY DR	
GUITAR JOHN K	1087542	6501 WINDMILL GRASS LN	
HALE SHELLY MARIE	1087543	6502 WINDMILL GRASS LN	O
HODGES LARRY A & CHERYL	109395		
HONEY JOHN T	46154		
HTB FARMS INC	46534	246 CR 661	
HTB FARMS INC	1089746		
JACKSON HELD ENTERPRISES LLC	1087588	6718 WINDMILL GRASS LN	
JACKSON HELD ENTERPRISES LLC	1087589	6710 WINDMILL GRASS LN	
JENNINGS ZACHARY H & ALAINA N	1087579	6825 WINDMILL GRASS LN	
KEY CITY HOMES LLC	1087586	6810 WINDMILL GRASS LN	
KEY CITY HOMES LLC	1087587	6802 WINDMILL GRASS LN	
KNIGHT DANNY & JAN	47419		
KOHUTEK CORY J & KAYLA M	1079282	5510 RIO MESA DR	
KUBE DRAKE A & ALYSSA F	1087578	6817 WINDMILL GRASS LN	
LOREDO LAURA LARA	47295		
LOUDERMILK ENTERPRISES LLC	1087244	6802 PRICKLY PEAR PATH	
MACNOLL GARY W & CHRISTI S	44546	5566 ANTILLEY RD	
MILLER BRADY & CONOR	1088840	7001 BREEZEWAY DR	
MORILLA CHARLES III & ASHLEE	46031	117 CR 661	
MORILLA CHARLES III & ASHLEE	1089602		

MORILLA CHARLES III & ASHLEE	1089603		
MURRAY BRANDY	1087238	6710 PRICKLY PEAR PATH	
NEASMAN FARLEY B III & AILEEN	1087536	6617 WINDMILL GRASS LN	
NOTTINGHAM LYN	46917		
OCONNOR TYLER &	1087576	6801 WINDMILL GRASS LN	
OLVERA REYES II & ANGELICA	1087540	6517 WINDMILL GRASS LN	
PATEL YOGESHKUMAR T & ZARNA METHA	34545	5502 PRADERA CR	
PERMIAN REAL ESTATE INC	1088833	5526 RIO MESA DR	
PERMIAN REAL ESTATE INC	1088834	5534 RIO MESA DR	
PERMIAN REAL ESTATE INC	1088835	5542 RIO MESA DR	
PERMIAN REAL ESTATE INC	74090		
POWELL JOHN B & JACKIE L	980479		
POWELL JOHN B & JACKIE L	105642	246 B CR 661	
RED DIRT HOLDINGS LLC	13759		
SOLOMON LUKE WILLIAM & NANCIE PAIGE	1087590	6702 WINDMILL GRASS LN	
STERLING STANLEY M & GAIL L	34417	5550 PRADERA CR	
SULLIVAN DOUGLAS & SUSAN	1087245	6810 PRICKLY PEAR PATH	
TM CORNERSTONE ENTERPRISES LLC	1087231	6441 WINDMILL GRASS LN	
TM CORNERSTONE ENTERPRISES LLC	1087247	6438 WINDMILL GRASS LN	

**PROPERTY ID**

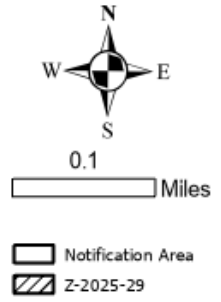
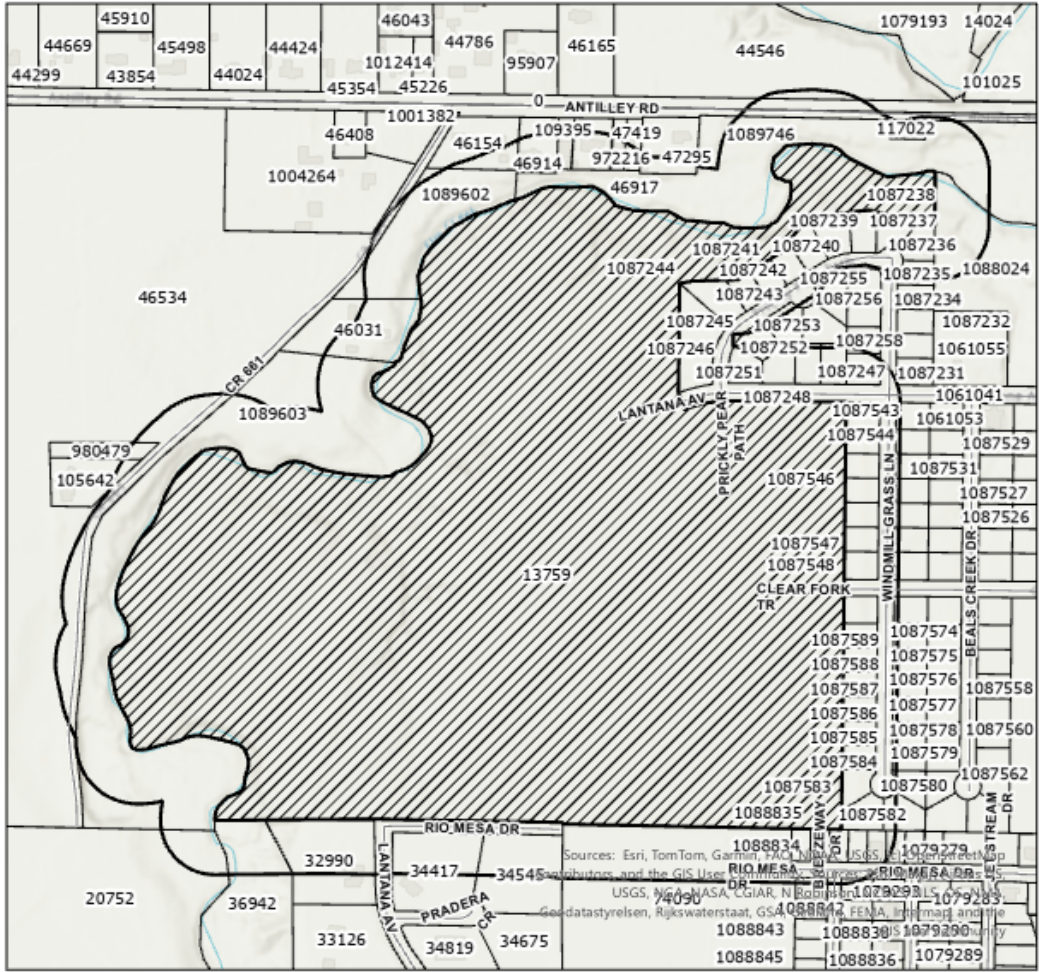
Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
RED DIRT HOLDINGS LLC	13759		
B-4 FARMS LLC	20752	340 CR 661	
CHERRY ROBERT & KRISTINA	32990	7050 LANTANA AV	
STERLING STANLEY M & GAIL L	34417	5550 PRADERA CR	
PATEL YOGESHKUMAR T & ZARNA METHA	34545	5502 PRADERA CR	
CITY OF ABILENE	36942		
MACNOLL GARY W & CHRISTI S	44546	5566 ANTILLEY RD	
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PERMIAN REAL ESTATE INC	74090		
POWELL JOHN B & JACKIE L	105642	246 B CR 661	
HODGES LARRY A & CHERYL	109395		
AMERICAN TOWER LP	117022		
BOLLS CINDY	972216		
POWELL JOHN B & JACKIE L	980479		
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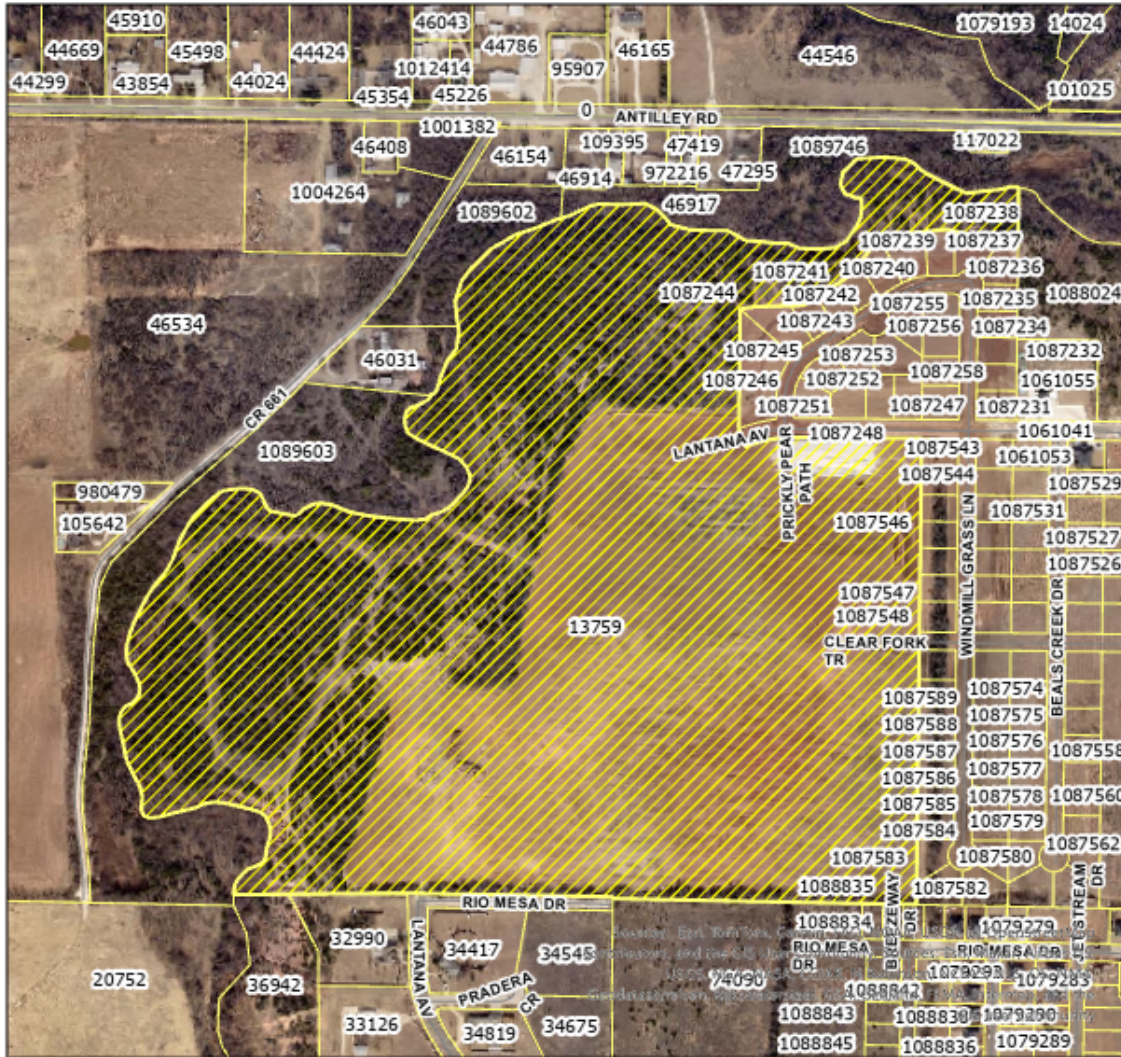
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MILLER BRADY & CONOR	1088840	7001 BREEZEWAY DR	
GOMEZ JAVIER A	1088841	7002 BREEZEWAY DR	
MORILLA CHARLES III & ASHLEE	1089602		
MORILLA CHARLES III & ASHLEE	1089603		
HTB FARMS INC	1089746		

# NOTIFICATION MAP



LOCATION MAP

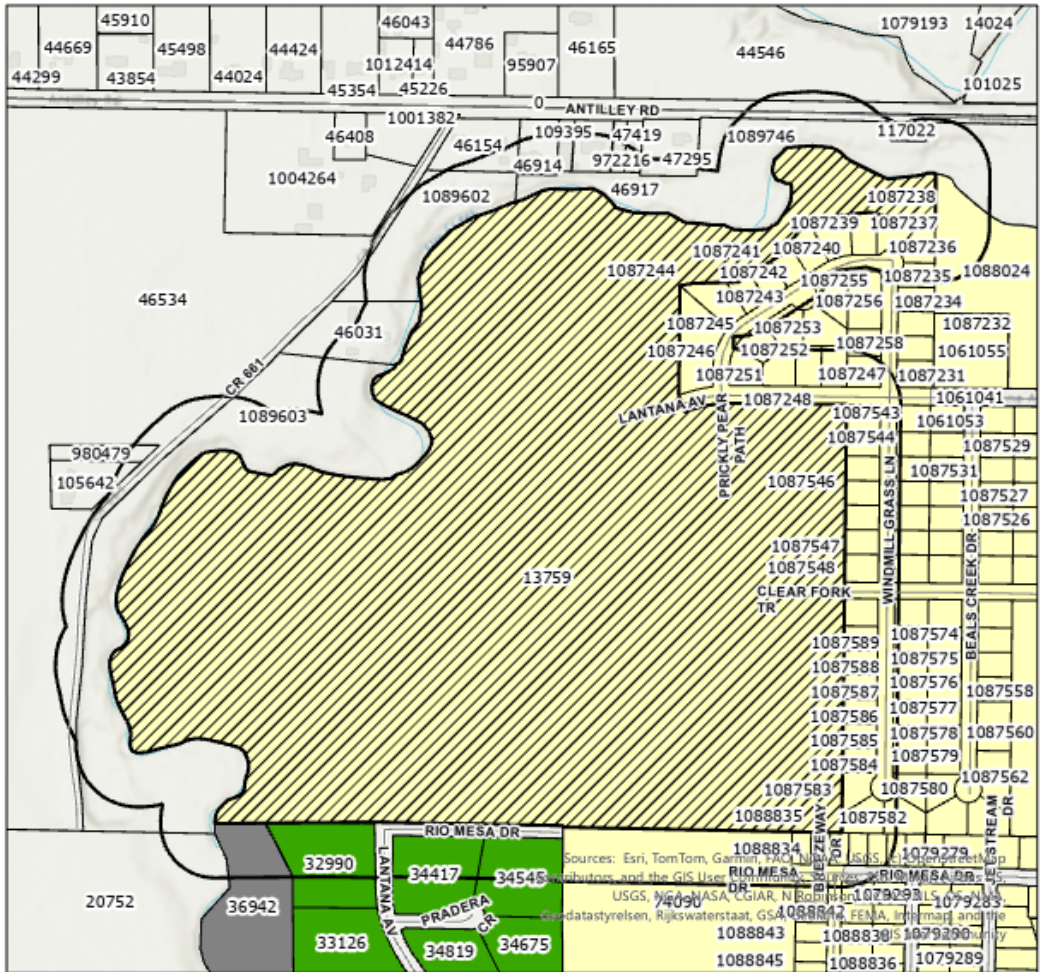


0.1

Miles

Z-2025-29

# ZONING MAP



0.1 Miles

Notification Area
   
 Z-2025-29
   
**Zoning Districts**
  
 AO
   
 RS-8
   
 <all other values>

Sources: Esri, TomTom, Garmin, FIA, USDA, USGS, and other providers.
   
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# REZONE REQUEST

**Case:** Z-2025-29

**Owner:** Red Dirt Holdings LLC

**Agent:** Jacob Martin

**Request:** Change the zoning of approximately 106.76 acres from Residential Single-Family (RS-8) to Residential Single-Family (RS-6)

**Location:** 6700 block of Lantana

**Notification:** 1 in Favor, 1 in Opposition

**Planning & Zoning:** September 2, 2025

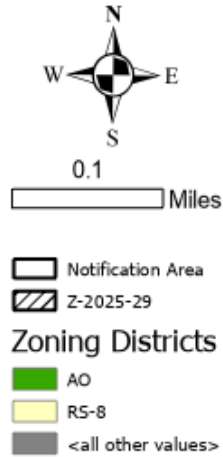
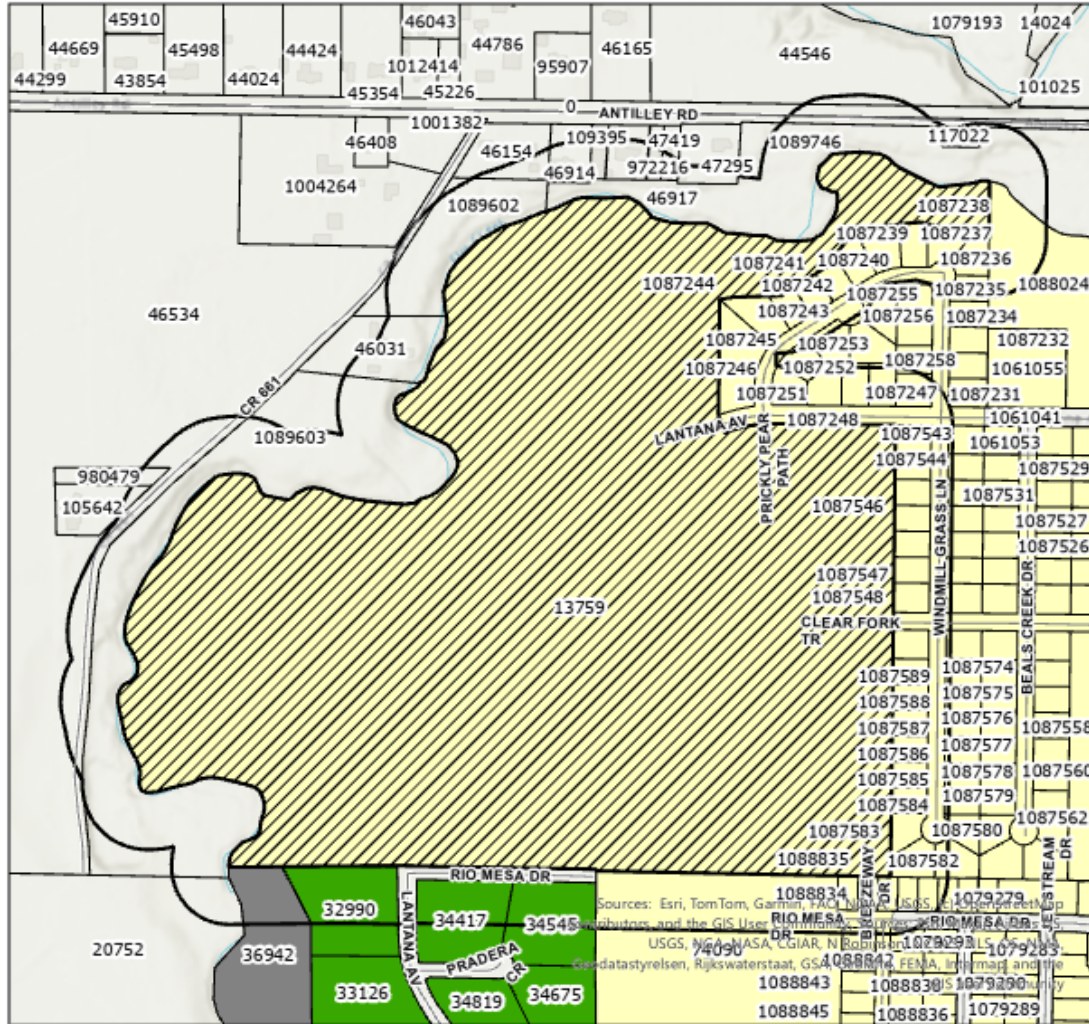
**Council Hearing:** September 25, 2025  
October 9, 2025







# ZONING MAP





# USES IN RESIDENTIAL ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station
- C Social Service Facility

## EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- P School: Public/Private

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

## LEGEND

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





# PROPERTY VIEWS

Subject property



West Neighboring property



North Neighboring property

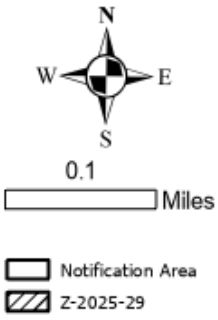
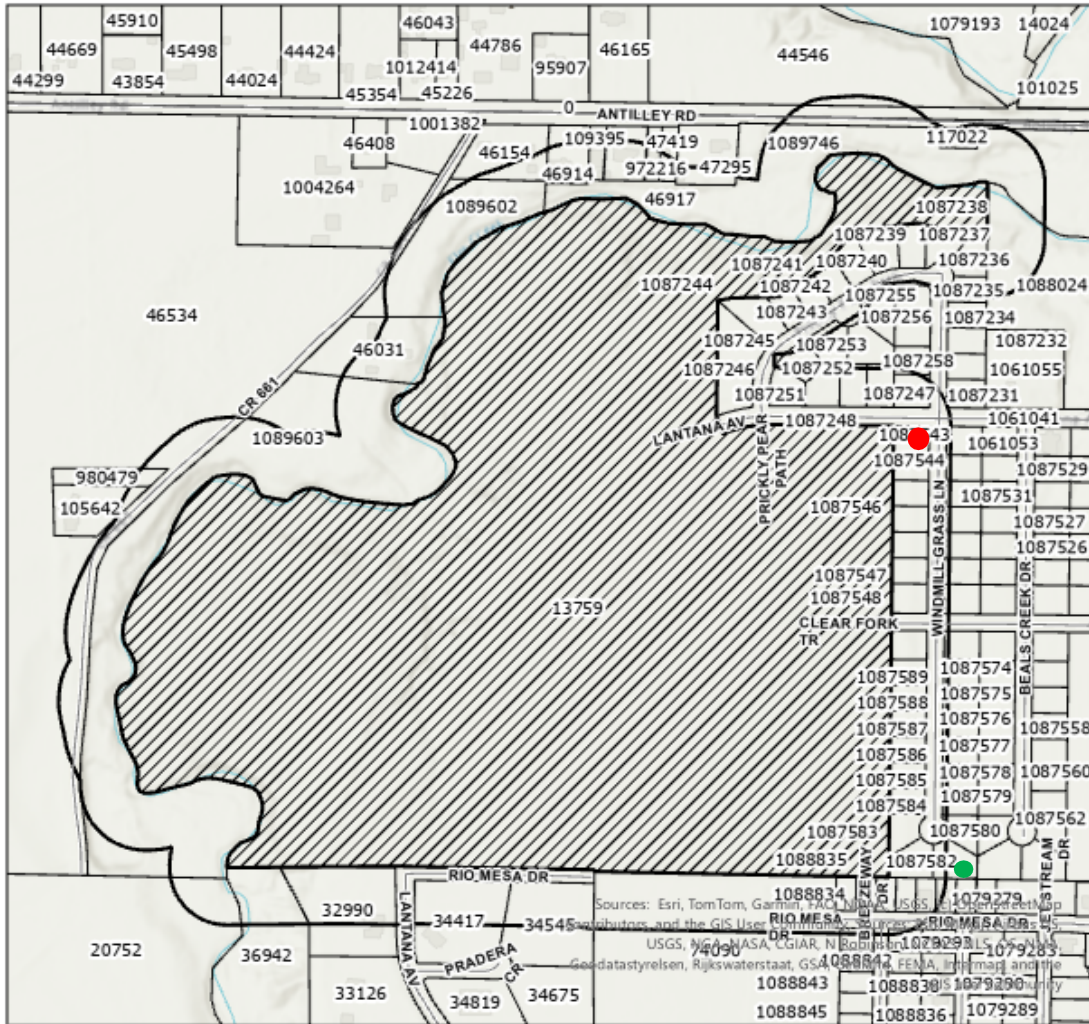


West Neighboring property





# NOTIFICATION AREA MAP



1 - in Favor - ●  
1 - in Opposition - ●  
0.48% 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?



# PROJECT OVERVIEW

**Project Type:** Zoning Application | **Project Title:** Z-2025-29 RS-8 to RS-6 Rezoning Red Dirt Holdings  
**ID #** 25-000180 | **Started** 07/29/2025 at 4:03 PM



## Address

No address information

## Legal

No legal information

## Description

Property is under contract by a 3rd Party applicant, who is seeking to rezone the tract immediately west of this location (Property ID 13759 - at the end of Lantana Ave to the west of Elm Creek at Wylie) from RS-8 to RS-6. Owner is applying for the rezoning request on their behalf as part of the sale of the property.

## PROPERTY DETAILS

No data for Property Details.

## PROPERTY ADDITIONAL INFORMATION

No data for Property Additional Information.

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Clayton Farrow	cfarrow@jacobmartin.com 3256951070	3465 Curry Lane Abilene, TX 79606-2287	Engineer	APPLICANT

## INFORMATION FIELDS

**Owner Name**  
Red Dirt Holdings, LLC.

**Agent Name**  
-

**Block**  
-

**Lot**  
-

**Acreage**  
-

**Legal Description of property**  
A0417 SUR 101 WM E VAUGHN, ACRES 106.296

**Subdivision Name**  
-

**Current Zoning**  
RS-8

**Proposed Zoning**  
RS-6

**Agree to Terms**  
Clayton Farrow, 7-29-2025

INVOICES	DUE DATE	CONTACT	TOTAL	PAID	DUE
25-004046	08/03/2025	Clayton Farrow	\$ 1,500.00	\$ 1,500.00	\$ 0.00
<b>Fees</b>					
		<b>Account No</b>	<b>Total</b>	<b>Paid</b>	<b>Due</b>
	Zoning - Zone change request	1004002-42001	\$ 1,500.00	\$ 1,500.00	\$ 0.00
<b>Receipts</b>					
25-003729					
TOTALS			\$ 1,500.00	\$ 1,500.00	\$ 0.00

**CREDENTIALS**

Developer

Homeowner

Engineer

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

Surveyor

**GENERATED DOCUMENTS**

PRINTED ON

PRINTED BY

ISSUED TO

No data for Generated Documents.

**ATTACHED DOCUMENTS**

UPLOADED ON

UPLOADED BY

2025-07-29 Zoning Authorization Letter - Red Dirt Holdings.pdf 08/01/2025 at 3:06 PM Kera Valois

Owner Authorization.pdf 07/29/2025 at 4:17 PM Kera Valois

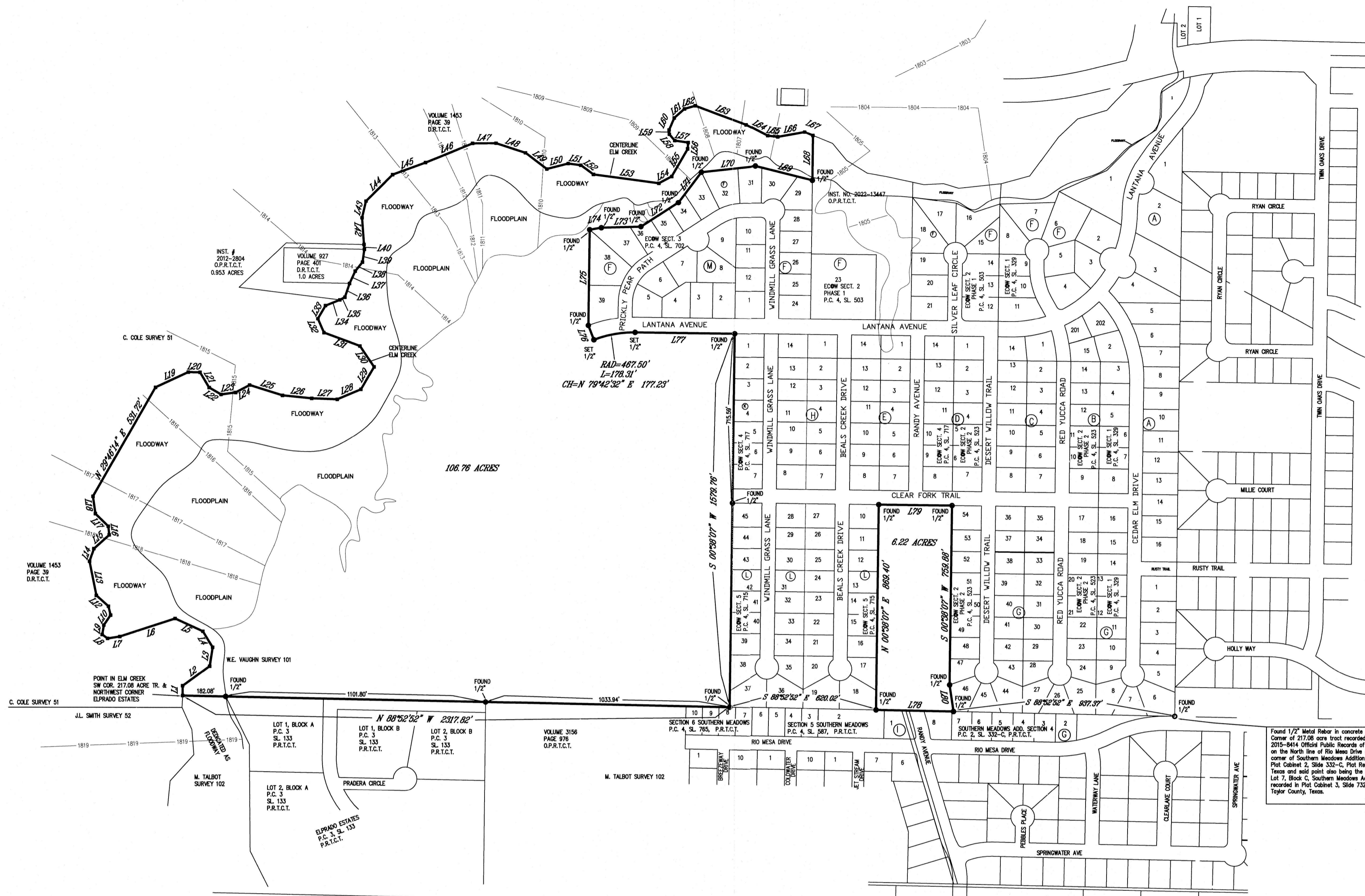
**EPR DOCUMENTS**

ASSOCIATED STEPS

STATUS

LAST REVIEW BY

Civil Zoning Application Review Not Uploaded -



- L1=N 00°25'31" W 41.61'
- L2=N 53°59'25" E 141.51'
- L3=N 08°24'44" E 81.23'
- L4=N 31°07'34" W 79.12'
- L5=N 65°22'57" W 129.78'
- L6=S 71°54'47" W 246.74'
- L7=S 80°50'19" W 52.20'
- L8=N 54°16'28" W 29.20'
- L9=N 09°38'05" E 40.86'
- L10=N 34°28'49" E 51.02'
- L11=N 14°17'45" W 38.82'
- L12=N 48°36'10" W 68.20'
- L13=N 11°27'53" W 146.97'
- L14=N 18°19'10" E 57.44'
- L15=N 48°20'32" E 87.20'
- L16=N 06°17'41" W 36.19'
- L17=N 45°59'47" W 76.35'
- L18=N 08°00'58" W 73.94'
- L19=N 65°15'17" E 152.54'
- L20=S 89°19'28" E 50.10'
- L21=S 31°07'41" E 74.96'
- L22=S 80°02'22" E 58.07'
- L23=N 02°22'50" E 62.39'
- L24=N 61°47'06" E 67.11'
- L25=S 72°44'29" E 145.24'
- L26=S 84°11'15" E 124.76'
- L27=S 87°56'43" E 108.59'
- L28=N 67°12'13" E 108.80'
- L29=N 30°16'32" W 109.49'
- L30=N 34°20'30" W 108.23'
- L31=N 69°42'40" W 162.94'
- L32=N 23°28'50" W 84.94'
- L33=N 30°13'17" E 84.65'
- L34=N 68°10'23" E 83.65'
- L35=N 82°37'26" E 24.11'
- L36=N 18°38'10" E 61.49'
- L37=N 24°41'49" E 56.95'
- L38=N 36°43'24" E 49.16'
- L39=N 08°14'37" E 54.91'
- L40=N 04°32'40" W 20.10'
- L42=N 04°15'00" W 113.56'
- L43=N 13°06'30" E 72.79'
- L44=N 44°48'15" E 159.27'
- L45=N 69°46'21" E 148.53'
- L46=N 67°59'53" E 214.71'
- L47=N 89°32'01" E 98.31'
- L48=S 72°11'34" E 130.87'
- L49=S 63°03'35" E 113.50'
- L50=N 75°20'29" E 93.61'
- L51=S 82°29'36" E 54.39'
- L52=S 54°04'37" E 68.00'
- L53=S 82°26'45" E 279.10'
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- L55=N 29°59'15" E 134.34'
- L56=N 04°53'02" E 26.92'
- L57=N 11°55'33" W 57.63'
- L58=N 40°47'41" W 34.99'
- L59=N 05°15'42" W 18.07'
- L60=N 23°09'01" E 55.21'
- L61=N 48°44'40" E 57.57'
- L62=N 73°38'16" E 47.54'
- L63=S 69°40'18" E 229.84'
- L64=S 82°52'07" E 102.74'
- L65=S 83°34'32" E 42.70'
- L66=N 79°56'53" E 116.02'
- L67=S 67°56'59" E 37.75'
- L68=S 00°39'06" W 189.03'
- L69=N 75°59'30" W 249.25'
- L70=S 83°37'42" W 229.52'
- L71=S 86°52'51" W 162.93'
- L72=S 67°07'28" W 188.43'
- L73=S 80°18'38" W 168.06'
- L74=S 80°30'23" W 48.88'
- L75=S 00°39'02" W 48.88'
- L76=S 21°13'04" E 65.00'
- L77=S 89°21'53" E 421.79'
- L78=N 88°52'52" W 327.81'
- L79=S 89°21'53" E 310.00'
- L80=S 08°22'23" E 113.69'

**ACREAGE BREAK DOWN**

106.76 ACRES
6.22 ACRES
112.98 ACRES TOTAL
21.09 ACRES IN FLOODWAY
17.79 ACRES IN FLOODPLAIN
74.11 ACRES NOT IN FLOODWAY OR FLOOD PLAIN

EASEMENTS TO WEST TEXAS UTILITIES COMPANY RECORDED IN VOLUME 195, PAGE 350, D.R.T.C.T., VOLUME 1153, PAGE 426, D.R.T.C.T., AND VOLUME 2218, PAGE 513, O.P.R.T.C.T. DOES NOT AFFECT THESE 2 TRACTS.

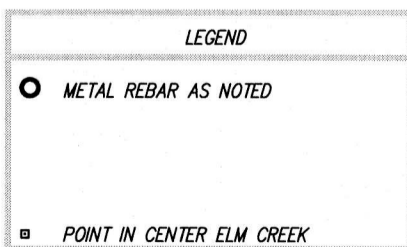
EASEMENTS AND RIGHT-OF-WAYS TO THE CITY OF ABILENE, RECORDED IN VOLUME 129, PAGE 141, D.R.T.C.T., VOLUME 1243, PAGE 261, D.R.T.C.T., VOLUME 1286, PAGE 736, D.R.T.C.T., VOLUME 2163, PAGE 717, O.P.R.T.C.T., AND INSTRUMENT NO. 2021-12883 O.P.R.T.C.T. DOES NOT AFFECT THESE TWO TRACTS OF LAND.

EASEMENT TO LONE STAR GAS RECORDED IN VOLUME 224, PAGE 7, D.R.T.C.T. DOES NOT AFFECT THESE TWO TRACTS OF LAND.

EASEMENTS TO AEP TEXAS NORTH COMPANY RECORDED IN VOLUME 2843, PAGE 124, O.P.R.T.C.T. AND INSTRUMENT NO. 2021-28648 DOES NOT AFFECT THESE TWO TRACTS OF LAND.

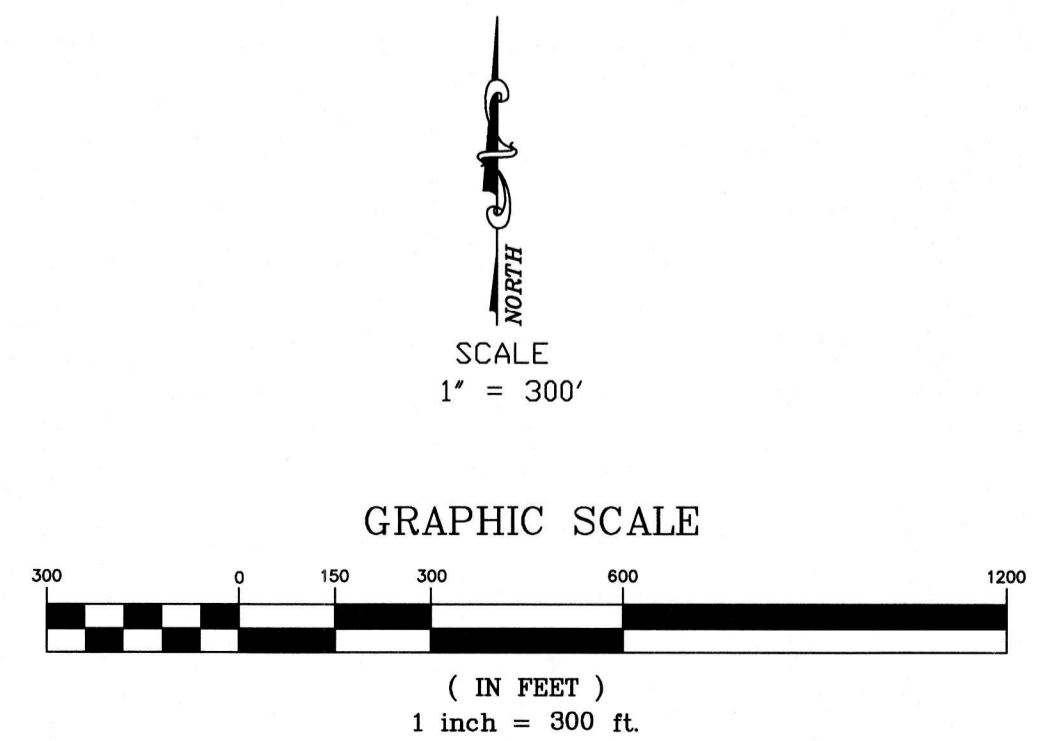
G.F. NO. 240312T  
WEST TEXAS LAND GUYS ABILENE, LLC

I hereby certify to FIRST TEXAS TITLE COMPANY AND WEST TEXAS LAND GUYS ABILENE, LLC this plat shows the correct location of the improvements situated upon the following two tracts of land, Tract One being 106.76 acres and Tract Two being 6.22 acres of land out of a 217.08 acre tract of land (recorded in Instrument No. 2015-8414 Official Public Records of Taylor County, Texas) out of the W.E. Vaughn Survey No. 101, Taylor County, Texas and said 217.08 acres of land being the same land described as 216 acres of land recorded in Volume 25, Page 358, Deed Records, Taylor County, Texas, SAVE AND EXCEPT a 0.50 acre tract recorded in Volume 1286, Page 736, Deed Records of Taylor County, Texas and said 106.76 acres and 6.22 acres of land being more particularly described as follows; See attached "EXHIBIT A", Page 2 and 3 of 3.



**AS**  
ADAMS ENGINEERING AND SURVEYING INC.  
4333 SAYLES BOULEVARD  
ABILENE, TEXAS 79605  
OFF- (325) 695-2285  
FAX- (325) 695-4183  
FIRM NO. F-598  
SURVEY REGISTRATION # 10008300

Surveyed on the ground November 7, 2023  
*Alvin Adams*  
Alvin Adams, P.E., R.P.L.S.  
P.E. No. 49226, R.P.L.S. No. 4130  
ADAMS ENGINEERING AND SURVEYING INC.  
ALL RIGHTS RESERVED



NOTICE  
THIS PLAT IS INVALID WITHOUT AN ORIGINAL SIGNATURE ACROSS THE SEAL

EXHIBIT "A"  
TRACT ONE

Being 106.76 acres of land out of a 217.08 acre tract of land (recorded in Instrument No. 2015-8414 Official Public Records of Taylor County, Texas) out of the W.E. Vaughn Survey No. 101, Taylor County, Texas and said 217.08 acres of land being the same land described as 216 acres of land recorded in Volume 25, Page 358, Deed Records, Taylor County, Texas, SAVE AND EXCEPT a 0.50 acre tract recorded in Volume 1286, Page 736, Deed Records of Taylor County, Texas and said 106.76 acres of land being more particularly described as follows;

Beginning at a found 1/2" Metal Rebar at the Southeast corner of this tract at the Southwest Corner of Elm Creek at Wylie Section 5 (recorded in Plat Cabinet 4, Slide 715, Plat Records of Taylor County, Texas) on the South line of said 217.08 acre tract whence a found 1/2" Metal Rebar in concrete bears S 88°52'52" E 1,885.21' being the Southeast corner of said 217.08 acre tract on the North line of Rio Mesa Drive at the Northeast corner of Southern Meadows Addition, Section 4, recorded in Plat Cabinet 2, Slide 332-C, Plat Records of Taylor County, Texas and said rebar in concrete also being the Southwest corner of Lot 7, Block C, Southern Meadows Addition, Section 3, recorded in Plat Cabinet 3, Slide 732, Plat Records of Taylor County, Texas;

THENCE N 88°52'52" W at 1,033.94' pass a found 1/2" Metal Rebar at the Northwest corner of a tract of land recorded in Volume 3156, Page 976, Official Public Records of Taylor County, Texas, and continue on at 2,135.74' pass a found 1/2" Metal Rebar at the Northwest corner of Lot 1, Block A, Elprado Estates Addition to the City of Abilene, Taylor County, Texas, recorded in Plat Cabinet 3, Slide 133, Plat Records of Taylor County, Texas, and continue on a distance in all of 2,317.82' to the Northwest corner of said Elprado Estates in Elm Creek and the Southwest corner of said 217.08 acre tract;

THENCE generally down the center of the meanders of Elm Creek as follows:

L1=N 00°25'31" W 41.61'; L2=N 53°59'25" E 141.51'; L3=N 08°24'44" E 81.23'; L4=N 31°07'34" W 79.12'; L5=N 65°22'57" W 129.78'; L6=S 71°54'47" W 246.74'

L7=S 80°50'19" W 52.20'; L8=N 54°16'28" W 28.20'; L9=N 09°39'05" E 40.86'

L10=N 34°28'48" E 51.02'; L11=N 14°17'45" W 38.82'; L12=N 48°36'10" W 68.20'

L13=N 11°27'53" W 146.97'; L14=N 18°19'10" E 57.44'; L15=N 48°20'32" E 87.20'

L16=N 06°17'41" W 36.19'; L17=N 45°59'47" W 76.35'; L18=N 08°00'58" W 73.94'; N

29°46'14" E 531.72';

L19=N 65°15'17" E 152.54'; L20=S 89°19'28" E 50.10'; L21=S 31°07'41" E 74.96'

L22=S 60°02'22" E 58.07'; L23=N 82°22'50" E 62.39'; L24=N 61°47'06" E 67.11'

L25=S 72°44'29" E 145.24'; L26=S 84°11'15" E 124.76'; L27=S 87°56'43" E 108.59'

L28=N 67°12'13" E 108.80'; L29=N 30°16'32" E 109.49'; L30=N 34°20'30" W 106.23'

L31=N 69°42'40" W 162.94'; L32=N 23°28'50" W 64.94'; L33=N 30°03'17" E 64.33';

L34=N 68°09'23" E 65.65' to the Southeast corner of a 0.953 acre tract recorded in Instrument No. 2012-00002804;

THENCE L35=N 62°37'38" E 24.11' to a corner of said 0.953 acre tract;

THENCE L36=N 18°39'10" E 61.49' to the Southeast corner of a 1.0 acre tract recorded in Volume 927, Page 401, Deed Records of Taylor County, Texas;

THENCE along the East line of said 1.0 acre tract and the center of Elm Creek as follows;;

L37=N 24°41'49" E 56.95'; L38=N 38°43'24" E 49.16'; L39=N 08°14'37" E 54.31' to the Northeast corner of said 1.0 acre tract;

THENCE L40=N 04°32'40" W 20.10' to the Northeast corner of said 0.953 acre tract;

THENCE generally down the center of the meanders of Elm Creek as follows:

L42=N 04°15'00" W 113.56'; L43=N 13°06'30" E 72.79'; L44=N 44°48'15" E 159.27'; L45=N

69°46'21" E 148.53'; L46=N 67°59'33" E 214.71'; L47=N 89°32'01" E 99.31'; L48=S 72°11'34"

E 130.87'; L49=S 53°03'35" E 113.50'; L50=N 75°20'29" E 93.61'; L51=S 82°29'36" E 54.37';

L52=S 54°04'37" E 66.00'; L53=S 82°26'45" E 279.10'; L54=N 62°12'13" E 61.80'; L55=N

29°59'15" E 134.34'; L56=N 04°53'02" E 26.92'; L57=N 81°55'33" W 57.63'; L58=N

40°47'41" W 34.99'; L59=N 03°15'42" W 18.07'; L60=N 23°09'01" E 55.21'; L61=N 48°44'40"

E 57.57'; L62=N 73°38'16" E 47.54'; L63=S 69°40'18" E 229.84'; L64=S 62°52'07" E 102.74';

L65=S 83°34'32" E 42.70'; L66=N 79°56'33" E 116.02'; L67=S 67°56'59" E 37.75' to a point in

Elm creek on the North line of said 217.08 acre tract;

THENCE S 00°38'06" W 189.03' to a Found 1/2" Metal Rebar at the Northeast corner of Elm Creek at Wylie Section 3 ( recorded in Plat Cabinet 4, Slide 702, Plat Records of Taylor County, Texas;

THENCE N75°59'38"W 249.25' to a found 1/2" Metal Rebar at a point of intersection on the North line of Lot 31, Block F of said Section 3;

THENCE S83°37'42"W 229.52' to a found 1/2" Metal Rebar at the common corner of Lots 32 and 33 Block F of said Section 3;

THENCE S36°52'51"W 162.03' to a found 1/2" Metal Rebar at a point of intersection on the Northwest line of Lot 34, Block F, of said Section 3;

THENCE S57°07'28"W 188.43' to a found 1/2" Metal Rebar at a point of intersection on the Northwest line of Lot 36, Block F, of said Section 3;;

Page 2 of 3;

THENCE S88°18'36"W 168.06' to a found ½" Metal Rebar at a point of intersection on the North line of Lot 37, Block F, of said Section 3;  
THENCE S80°23'23"W 49.66' to a found ½" Metal Rebar at the Northwest corner of said Section 3 and the common corners of lots 37 and 38, Block F, of said Section 3;  
THENCE S00°38'07"W 404.93' to a found 1/2" Metal Rebar at the Southwest corner of Lot 39, Block F of said Section 3 on the North line of Lantana Avenue;  
THENCE S21°13'04"E 65.00' to a set ½" Metal Rebar on the South line of Lantana Avenue at the Southwest corner of said Section 3 on a curve to the right;  
THENCE with the arc of a curve to the right on the South line of Lantana Avenue, having a radius of 467.50' and a chord bearing N79°42'32"E 177.23', a distance of 178.31' to a set 1/2" Metal Rebar at the end of said curve;  
THENCE S89°21'53"E 421.79' to a found ½" Metal Rebar at the Northwest Corner of Elm Creek at Wylie, Section 4 (recorded in Plat Cabinet 4, Slide 717, Plat Records of Taylor County, Texas) also being the Northwest corner of Lot 1, Block K, of said Section 4;  
THENCE S00°38'07"W at 715.59' pass a found ½" Metal Rebar at the Southwest Corner of said Section 4 and the Northwest Corner of Elm Creek at Wylie Section 5 (recorded in Plat Cabinet 4, Slide 715, Plat Records of Taylor County, Texas) on the South line of Clear Fork Trail and continue on a distance in all of 1,579.76' to the place of beginning and containing 106.76 acres of land.

#### TRACT TWO

Being 6.22 acres of land out of a 217.08 acre tract of land (recorded in Instrument No. 2015-8414 Official Public Records of Taylor County, Texas) out of the W.E. Vaughn Survey No. 101, Taylor County, Texas and said 217.08 acres of land being the same land described as 216 acres of land recorded in Volume 25, Page 358, Deed Records, Taylor County, Texas, SAVE AND EXCEPT a 0.50 acre tract recorded in Volume 1286, Page 736, Deed Records of Taylor County, Texas and said 6.22 acres of land being more particularly described as follows:  
Beginning at a found 1/2" Metal Rebar at the Southeast corner of this tract at the Southwest Corner of Elm Creek at Wylie Section Section 2, Phase 2 (recorded in Plat Cabinet 4, Slide 523, Plat Records of Taylor County, Texas) on the South line of said 217.08 acre tract whence a found ½" Metal Rebar in concrete bears S 88°52'52" E 937.37' being the Southeast corner of said 217.08 acre tract on the North line of Rio Mesa Drive at the Northeast corner of Southern Meadows Addition, Section 4, recorded in Plat Cabinet 2, Slide 332-C, Plat Records of Taylor County, Texas and said rebar in concrete also being the Southwest corner of Lot 7, Block C, Southern Meadows Addition, Section 3, recorded in Plat Cabinet 3, Slide 732, Plat Records of Taylor County, Texas;  
THENCE N 88°52'52" W 327.81' along the South line of said 217.08 acre tract to a found ½" Metal Rebar at the Southeast corner of Elm Creek at Wylie, Section 5, (recorded in Plat Cabinet 4, Slide 715, Plat Records of Taylor County, Texas);  
THENCE N 00°38'07" E 869.40' along the East line of said Section 5 to a found ½" Metal Rebar at its Northeast corner on the South line of Clear Fork Trail on the South line of Elm Creek at Wylie Section 4, (recorded in Plat Cabinet 4, Slide 717, Plat Records of Taylor County, Texas);  
THENCE S 89°21'53" E 310.00' along the South line of Clear Fork Trail to a found ½" Metal Rebar at the Southeast corner of said Section 4 on the West line of Elm Creek at Wylie Section 2, Phase 2, (recorded in Plat Cabinet 4, Slide 523, Plat Records of Taylor County, Texas);  
THENCE S 00°38'07" W 759.88' along the West line of said Section 2, Phase 2, to a found ½" Metal Rebar at the common corners of Lots 46 and 47, Block G, Elm Creek at Wylie, Section 2, Phase 2;  
THENCE S 08°22'23" E 113.69' along the West line of said Lot 46 and the West line of said Section 2, Phase 2 to the place of beginning and containing 6.22 acres of land.

Surveyed on the ground November 7, 2023

Alvin Joe Adams, P.E., R.P.L.S.  
P.E. No. 49263, R.P.S.L. No. 4130

PAGE 3 OF 3  
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# ZONING CASE

## Z-2025-30

### STAFF REPORT



#### Scheduled Hearings

Planning & Zoning Commission: September 2, 2025  
 City Council 1<sup>st</sup> Reading: September 25, 2025  
 City Council 2<sup>nd</sup> Reading: October 9, 2025

#### Applicant

Agent: Jacob & Martin  
 Owner: Jane Weatherbee

#### Case Manager

Kera Valois – Planner

#### Request

Change the zoning of approximately 99.45 acres from Agricultural Open (AO) to Residential Single Family (RS-6).

#### Location

Located along the 6600 Block of HWY 277 S. Legal description being approximately 99.456 acres of land out of the central portion of the William Scallorns Survey No. 46, Abstract No. 241, Abilene, Taylor County, Texas.

#### Background

The subject property was annexed into the City limits in 1986 as Agricultural Open (AO) and has remained vacant.

#### Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
<b>North</b>	AO/GR	Residence/Vacant Lot
<b>East</b>	AO	Vacant Lot
<b>South</b>	Not in City Limits	Residential
<b>West</b>	HC	Andrews Ammunition

#### 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 will be subject to platting therefore any and all utilities that are required will be installed during that 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
- Metes & Bounds
- Project Overview
- Owner Authorization

**Notification**

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on August 15, 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:

<b>PROPERTY OWNER</b>		<b>PROPERTY ID</b>	<b>SITUS</b>	<b>RESPONSE</b>
BRANNER PROPERTIES LLC		76188	6633 HWY 277 S	
CAPS BAPTIST CHURCH		76304	6673 AUTUMN SAGE LN	
CAPS BAPTIST CHURCH		76304	6610 HWY 277 S	
CAPS METHODIST CHURCH		1017023	6501 A HWY 277 S	
CAPS METHODIST CHURCH		1017023	6501 HWY 277 S	
DRUESEDOW BARBARA ANN LF EST		74851	6025 AUTUMN SAGE LN	
FOWLKES BRYAN		1060060		
FOWLKES BRYAN		1060060		
FOWLKES ROBERT BRYAN &		1012386		
FOWLKES ROBERT BRYAN &		1012386		
FOXWOOD REALTY GROUP INC		1004849	5656 PEPPERGRASS LN	
FOXWOOD REALTY GROUP INC		1004849		
HINSHAW PERRYANN ESTATE		46544	6049 AUTUMN SAGE LN	
JOHNSON PAUL A & MYRA F		23558	6502 HWY 277 S	
MORRIS MIKE &		1011660		
MORRIS MIKE &		1011660		
QUEEN BEE ENTERPRISES LLC		74966		
SCOTT RAY		75552	6626 HWY 277 S	
TX 360 SENIOR HOUSING GP LLC		24973	6157 HWY 277 S	
WILDMAN RANCH INC		75675	6634 HWY 277 S	

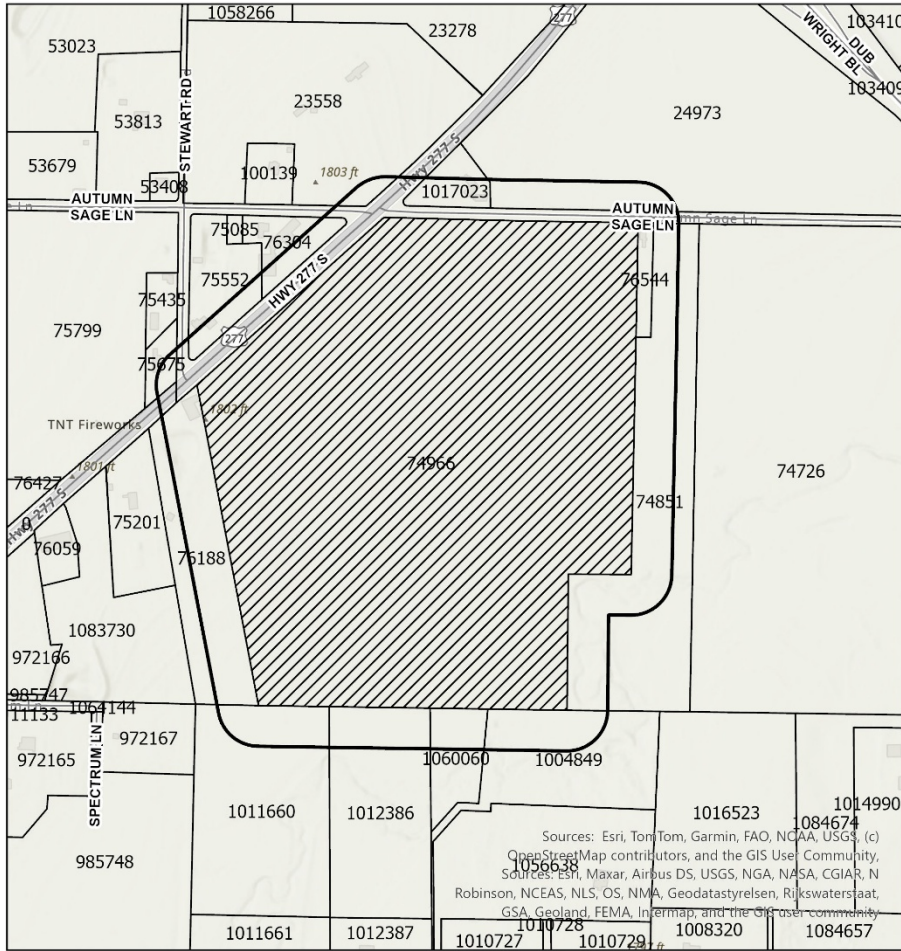
Legend: O - Opposed, F - In Favor

**PROPERTY ID**

Legend: O - Opposed, F - In Favor

<b>PROPERTY OWNER</b>	<b>PROPERTY ID</b>	<b>SITUS</b>	<b>RESPONSE</b>
JOHNSON PAUL A & MYRA F	23558	6502 HWY 277 S	
TX 360 SENIOR HOUSING GP LLC	24973	6157 HWY 277 S	
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QUEEN BEE ENTERPRISES LLC	74966		
SCOTT RAY	75552	6626 HWY 277 S	
WILDMAN RANCH INC	75675	6634 HWY 277 S	
BRANNER PROPERTIES LLC	76188	6633 HWY 277 S	
CAPS BAPTIST CHURCH	76304	6673 AUTUMN SAGE LN	
CAPS BAPTIST CHURCH	76304	6610 HWY 277 S	
HINSHAW PERRYANN ESTATE	76544	6049 AUTUMN SAGE LN	
FOXWOOD REALTY GROUP INC	1004849	5656 PEPPERGRASS LN	
FOXWOOD REALTY GROUP INC	1004849		
MORRIS MIKE &	1011660		
MORRIS MIKE &	1011660		
FOWLKES ROBERT BRYAN &	1012386		
FOWLKES ROBERT BRYAN &	1012386		
CAPS METHODIST CHURCH	1017023	6501 A HWY 277 S	
CAPS METHODIST CHURCH	1017023	6501 HWY 277 S	
FOWLKES BRYAN	1060060		
FOWLKES BRYAN	1060060		

# NOTIFICATION MAP



- Z-2025-30
- Notification Area

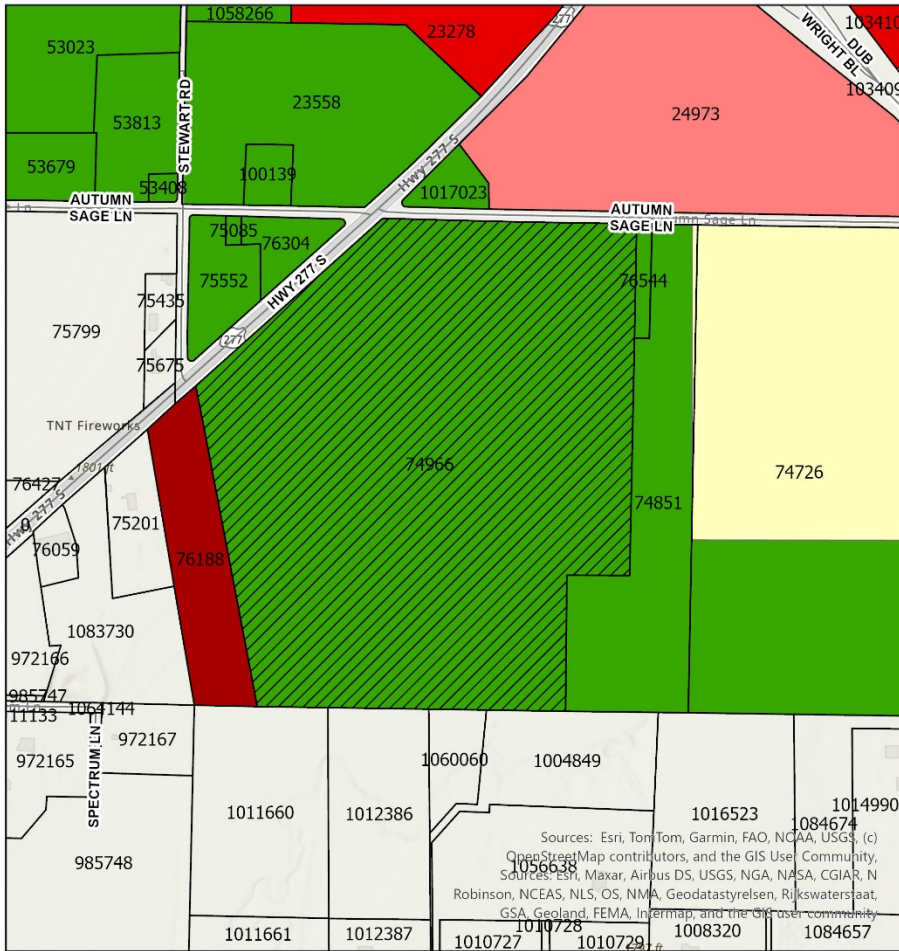
# LOCATION MAP



0.15 Miles

Z-2025-30

# ZONING MAP



- Z-2025-30
- Zoning Districts**
- AO
  - GC
  - GR
  - HC
  - NR
  - RS-6

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community.  
 Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community.



# REZONE REQUEST

**Case:** Z-2025-30

**Agent:** Jacob & Martin

**Request:** Change the zoning of approximately 99.45 acres from Agricultural Open (AO) to Residential Single Family (RS-6).

**Location:** Located along the 6600 Block of HWY 277 S

**Notification:** 0 in Favor, 0 in Opposition

**Planning & Zoning:** September 2, 2025

**Council Hearing:** September 25, 2025  
October 9, 2025



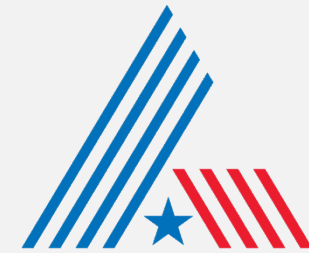


# AERIAL LOCATION MAP



0.15 Miles

Z-2025-30



CITY OF  
**ABILENE**  
TEXAS



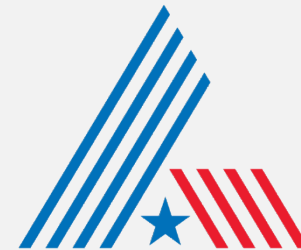
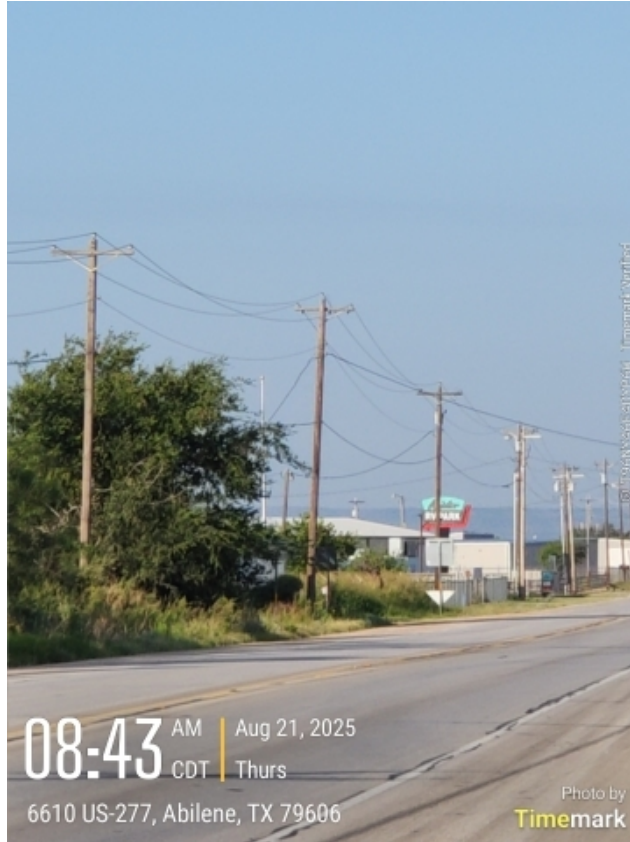


# PROPERTY VIEWS





# SURROUNDING PROPERTY VIEWS



CITY OF  
**ABILENE**  
TEXAS



# 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 RESIDENTIAL ZONING

## RESIDENTIAL USES:

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

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

- P Community Home
- P Fire/Police Station
- C Social Service Facility

## EDUCATIONAL AND RELIGIOUS USES:

- P Church or Place of Worship
- P School: Public/Private

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

## RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

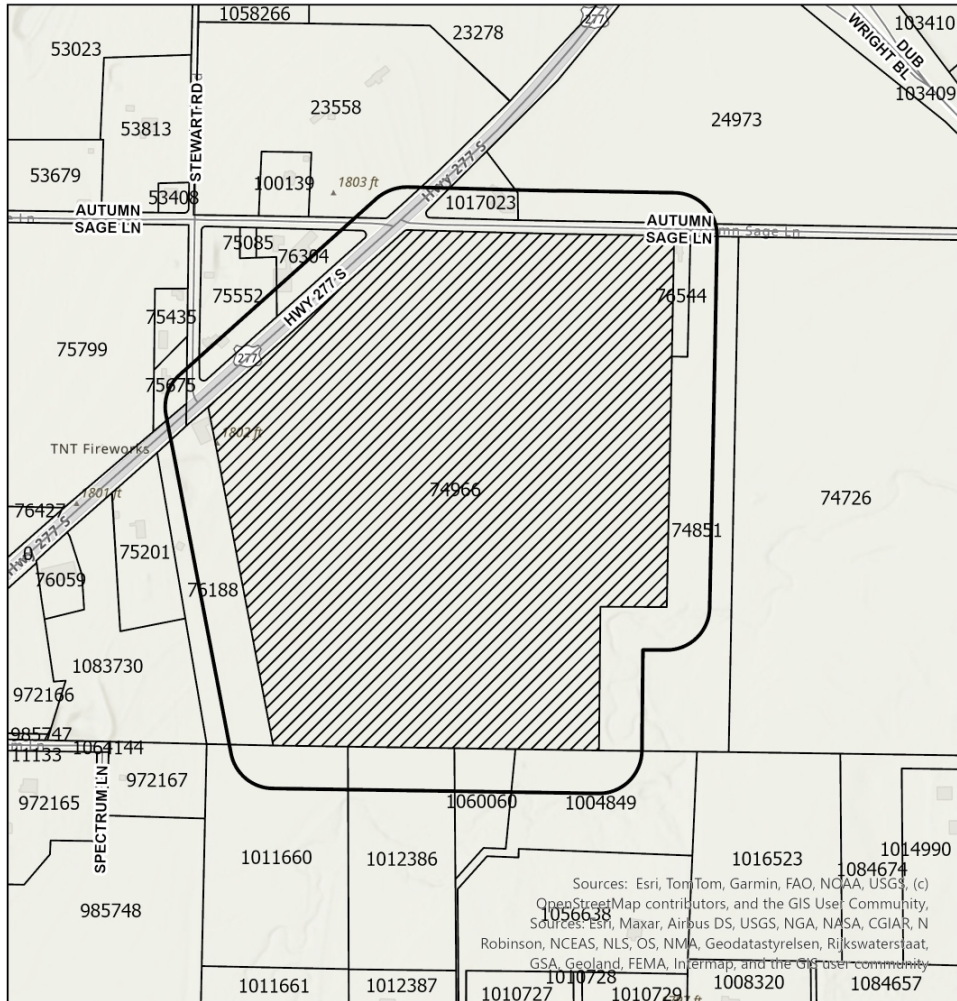
## LEGEND

- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)
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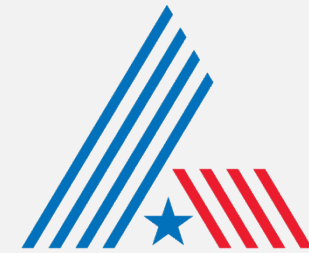
# NOTIFICATION AREA MAP



0.15  
Miles

- Z-2025-30
- Notification Area

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



CITY OF  
**ABILENE**  
TEXAS



# 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?



# PROJECT OVERVIEW

**Project Type:** Zoning Application | **Project Title:** Z-2025-30 AO to RS-6

**ID #** 25-000181 | **Started** 07/29/2025 at 4:08 PM



### Address

Abilene, TX USA 79606

### Legal

A0241 Sur 46 William Scallorn Blk Acres 100.  
A0241 Sur 46 William Scallorn, Acres 100.51

### Description

Zoning application for the referenced parcel from AO to RS-6.

## PROPERTY DETAILS

Property ID	74966
Enforcement Area	Park Central Area

## PROPERTY ADDITIONAL INFORMATION

Account Number	A0241000300
Property ID	
Land Use	Vacant
High School	Wylie
Middle School	Wylie
Elementary School	Wylie
Super Neighborhood	Park Central Area

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Blackley Kay Haynes Et - Al		Po Box 265 Roscoe, TX 79545-0265	-	Property Owner
Clayton Farrow	cfarrow@jacobmartin.com 3256951070	3465 Curry Lane Abilene, TX 79606-2287	Engineer	APPLICANT

PROJECT STEPS	DATE & TIME	RESULT	USER
Request	07/29/2025 at 4:12 PM	Accept	-
Zoning Application Review	07/29/2025 at 4:22 PM	Accepted	Kera Valois
Planning Payment	07/29/2025 at 4:29 PM	Paid	Tim Littlejohn I-2478
Create Agenda for Planning and-Zoning Commission		-	-

Staff Prepares Report & Send Property Notification Letters	-	-	-
P&Z Commission Decision	-	-	-
Appeal P&Z Decision	-	-	-
Prepare City Council Agenda	-	-	-
City Council Decision	-	-	-
Archive	-	-	-

**INFORMATION FIELDS**

**Owner Name**

Jane Weatherbee

**Agent Name**

Jacob & Martin

**Block**

-

**Lot**

-

**Acreage**

99.456

**Legal Description of property**

A0241 SUR 46 WILLIAM SCALLORN, ACRES 100.51

**Subdivision Name**

-

**Current Zoning**

AO

**Proposed Zoning**

RS-6

**Agree to Terms**

Clayton Farrow

INVOICES	DUE DATE	CONTACT	TOTAL	PAID	DUE																						
25-004040	08/03/2025	Clayton Farrow	\$ 1,500.00	\$ 1,500.00	\$ 0.00																						
<table border="1"> <thead> <tr> <th>Fees</th> <th>Account No</th> <th>Total</th> <th>Paid</th> <th>Due</th> </tr> </thead> <tbody> <tr> <td>Zoning - Zone change request</td> <td>1004002-42001</td> <td>\$ 1,500.00</td> <td>\$ 1,500.00</td> <td>\$ 0.00</td> </tr> <tr> <td colspan="6"><b>Receipts</b></td> </tr> <tr> <td colspan="6">25-003724</td> </tr> </tbody> </table>						Fees	Account No	Total	Paid	Due	Zoning - Zone change request	1004002-42001	\$ 1,500.00	\$ 1,500.00	\$ 0.00	<b>Receipts</b>						25-003724					
Fees	Account No	Total	Paid	Due																							
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<b>Receipts</b>																											
25-003724																											
<b>TOTALS</b>			<b>\$ 1,500.00</b>	<b>\$ 1,500.00</b>	<b>\$ 0.00</b>																						

**CREDENTIALS**

Developer

Homeowner

Engineer

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

Surveyor

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

REVIEWS	DATE & TIME	STATUS	HISTORY
Zoning Application Review	07/29/2025 at 4:22 PM	Approved	Accepted
Create Agenda for Planning and Zoning Commission	07/29/2025 at 4:29 PM	In Review	-

INSPECTIONS	DATE & TIME	STATUS	HISTORY
No data for Inspections.			

GENERATED DOCUMENTS	PRINTED ON	PRINTED BY	ISSUED TO
Project Overview	08/11/2025 at 11:24 AM	Kera Valois	-

ATTACHED DOCUMENTS	UPLOADED ON	UPLOADED BY
Owner Authorization.pdf	07/29/2025 at 5:32 PM	Clayton Farrow

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

### GENERAL COMMENTS

 **Kera Valois**, Planning Division, Jul 29, 2025 at 4:30 PM

Need payment no later than noon on Friday August 1 to be on the September Planning & Zoning Agenda.

 **Clayton Farrow**, Jul 29, 2025 at 5:32 PM

Please see the signed **Owner Authorization** form attached.



3465 Curry Lane Abilene, Texas  
325-695-1070 [www.jacobmartin.com](http://www.jacobmartin.com)  
TBPELS Firm # 10194493

**METES & BOUNDS DESCRIPTION  
PROPOSED RS-6 ZONING TRACT  
CITY OF ABILENE  
TAYLOR COUNTY, TEXAS**

**BEING** a **99.456 acre** tract of land out of the central portion of the William Scallorns Survey No. 46, Abstract No. 241, City of Abilene, Taylor County, Texas, and being part of a 100.5 acre tract recorded as Tract One in Volume 1943, Page 793, Official Public Records, Taylor County, Texas. Said **99.456 acre** tract is more particularly described in metes and bounds as follows:

**BEGINNING** at a point on the SBL of said Survey No. 46 at the southwest corner of a 21.31 acre tract described in Volume 837, Page 881, Deed Records, Taylor County, Texas for the southeast corner of this tract, from whence the southeast corner of said Survey No. 46 is recorded to bear N89°34'E 601.3 feet and East 4176.1 feet;

**THENCE N89°09'44"W 1512.20 feet** along the SBL of said Survey No. 46 to a point at the southeast corner of a 9.871 acre tract described in Instrument No. 201903575, Official Public Records, Taylor County, Texas for the southwest corner of this tract;

**THENCE N10°59'19"W 1604.33 feet** along the EBL of said 9.871 acre tract to a point at the northeast corner of said 9.871 acre tract on the southeast right-of-way line of U.S. Highway 277 for the most westerly northwest corner of this tract;

**THENCE N48°09'55"E 1236.49 feet** along the southeast right-of-way line of said highway to a point on the SBL of Autumn Sage Lane for the most northerly northwest corner of this tract;

**THENCE S88°56'49"E 1246.67 feet** along the SBL of Autumn Sage Lane to a point on the WBL of said 21.31 acre tract for the northeast corner of this tract;

**THENCE S01°10'16"W 1737.28 feet** along the WBL of said 21.31 acre tract to a point;

**THENCE N88°49'44"W 300.93 feet** to a point;

**THENCE S01°09'29"W 668.20 feet** along the WBL of said 21.31 acre tract to the **POINT OF BEGINNING**, and containing **99.456 acres** of land, more or less.

# Owner Authorization and Representative Designation

## Property Description

Subdivision: \_\_\_\_\_ Total Number of Acres: 99.456  
 Zoning Classification(s): AO - Agricultural Open Space Total Number of Lots: 1  
 Location: HWY 277 & Autumn Sage Lane - Property ID# 74966

## Property Owner Information & Authorization

Name/Company: Jane Weatherbee  
 Address: 4550 Peppergrass Lane  
 City: Abilene State: Texas Zip Code: 79606  
 Phone: (325) 829 - 9945 Email: jwbee@yahoo.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.

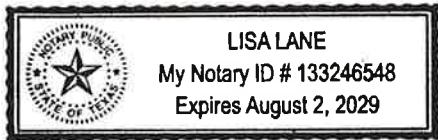
Property Owner's Signature: Jane Estes Weatherbee Date: 7/29/2025

STATE OF: TX

COUNTY OF: Taylor

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 29th day of July, 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: \_\_\_\_\_ Company: Jacob & Martin, LLC  
 Address: 3465 Curry Lane City: Abilene State: Texas  
 Zip Code: 79606 Number: (325) 695-1070 Email: tal@jacobmartin.com

# ZONING CASE

## Z-2025-31

### STAFF REPORT



#### Scheduled Hearings

Planning & Zoning Commission: September 2, 2025  
 City Council 1<sup>st</sup> Reading: September 25, 2025  
 City Council 2<sup>nd</sup> Reading: October 9, 2025

#### Applicant

Owner: ESKO Ranch, LTD  
 Agent: eHt, Inc. (BJ Prichard)

#### Case Manager

Clarissa Ivey – Planner

#### Request

Change the zoning of approximately 5.10 acres from Heavy Industrial (HI) to Light Industrial (LI).

#### Location

Located at 4325 Burl Harris Dr. Legal description being approximately 5.10 acres of Lot 509, Block B, Industrial Trade Center, Abilene, Taylor County, Texas.

#### Background

The subject property was annexed in 1957 but has remained vacant since. The applicant intends to down-zone this property to be able to allow more of a variety of uses that are not otherwise permitted within HI zoning.

#### Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	LI	Vacant
East	HI	Region 14 Education Serv
South	LI	Contractor Services
West	HI	Retail & Warehouse

#### 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 will be subject to re-platting and official site plan review. All utilities that are required will be addressed during those review processes.

**(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
- Map Exhibits

**Notification**

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on August 15, 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		PROPERTY ID	SITUS	RESPONSE
AMERICAN BUILDERS &		94696	4341 CRAWFORD DR	
AMERICAN BUILDERS &		94696	4349 BURL HARRIS DR	
BLENDED INVESTMENTS LLC		1063286	4342 BURL HARRIS DR	
BRIERCROFT INC		95345	4333 CRAWFORD DR	
BRIERCROFT INC		981510	4350 BURL HARRIS DR	
ESKO RANCH LTD		207958	4313 BURL HARRIS DR	
ESKO RANCH LTD		207958	4295 BURL HARRIS DR	
ESKO RANCH LTD		207958	4325 BURL HARRIS DR	Applicant
HARPER & LANGHAM ENTERPRISES LLC		32168	4290 1/2 S TREADAWAY BL	
HARPER & LANGHAM ENTERPRISES LLC		32168	4290B S TREADAWAY BL	
HARPER & LANGHAM ENTERPRISES LLC		32168	4290A S TREADAWAY BL	
HARPER & LANGHAM ENTERPRISES LLC		32168	4290C S TREADAWAY BL	
HILL TY		35425	4419 CRAWFORD DR	
MCNAUGHTON MCKAY REAL ESTATE ACQUISITION CO LLC		94703	4326 BURL HARRIS DR	
MCNAUGHTON MCKAY REAL ESTATE ACQUISITION CO LLC		94703	4270 BURL HARRIS DR	
REGION XIV EDUCATION SERV		63694	4300 S TREADAWAY BL	
RGP ENTERPRISES INC		37130	4349 CRAWFORD DR	
RGP ENTERPRISES INC		37130	4397 CRAWFORD DR	
STREET WAYNE & GAUGER BOB		63958	4382 S TREADAWAY BL	

Legend: O - Opposed, F - In Favor

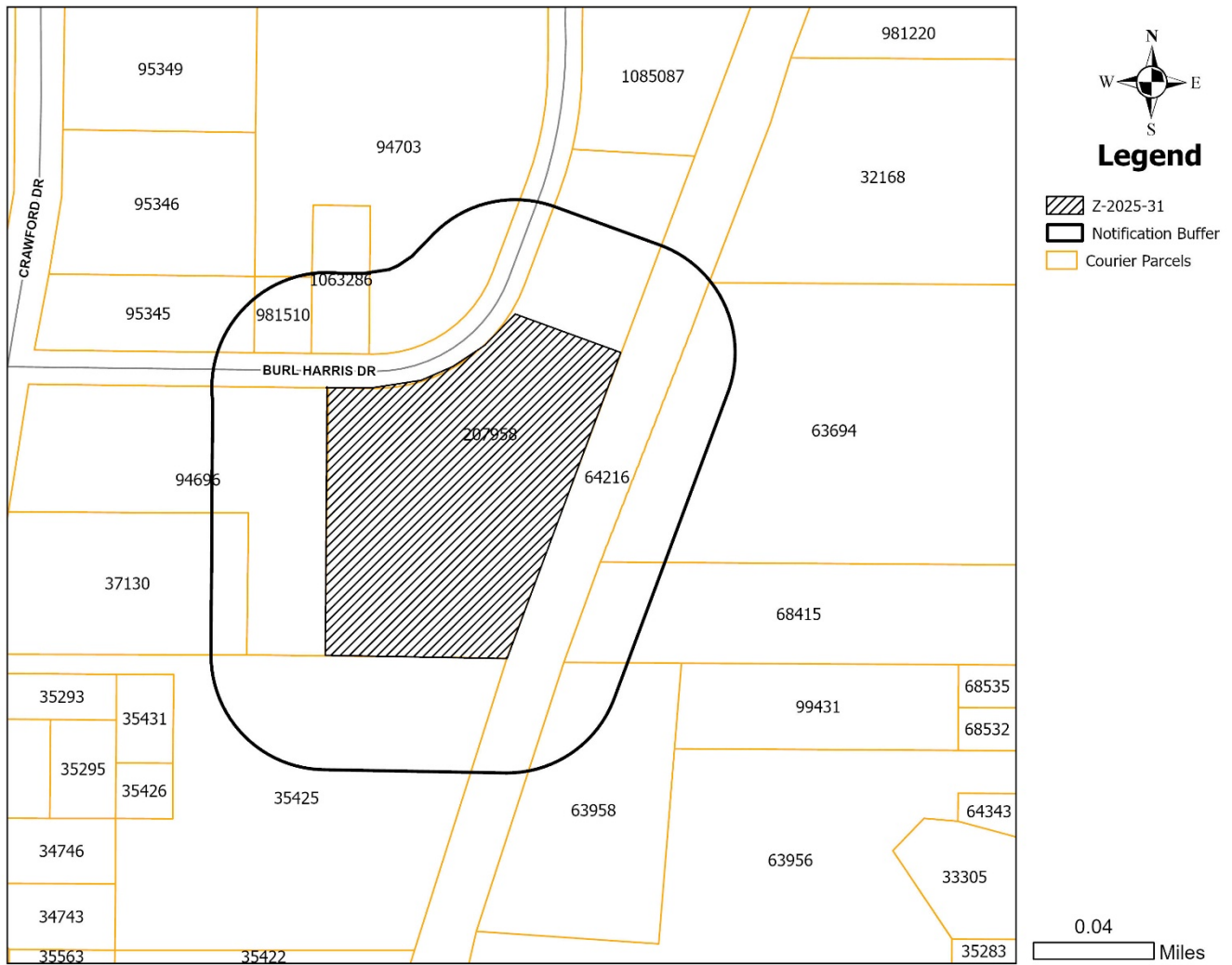
STREET WAYNE & GAUGER BOB	68415	4350 S TREADAWAY BL	
UNION PACIFIC SYSTEM	64216		

**PROPERTY ID**

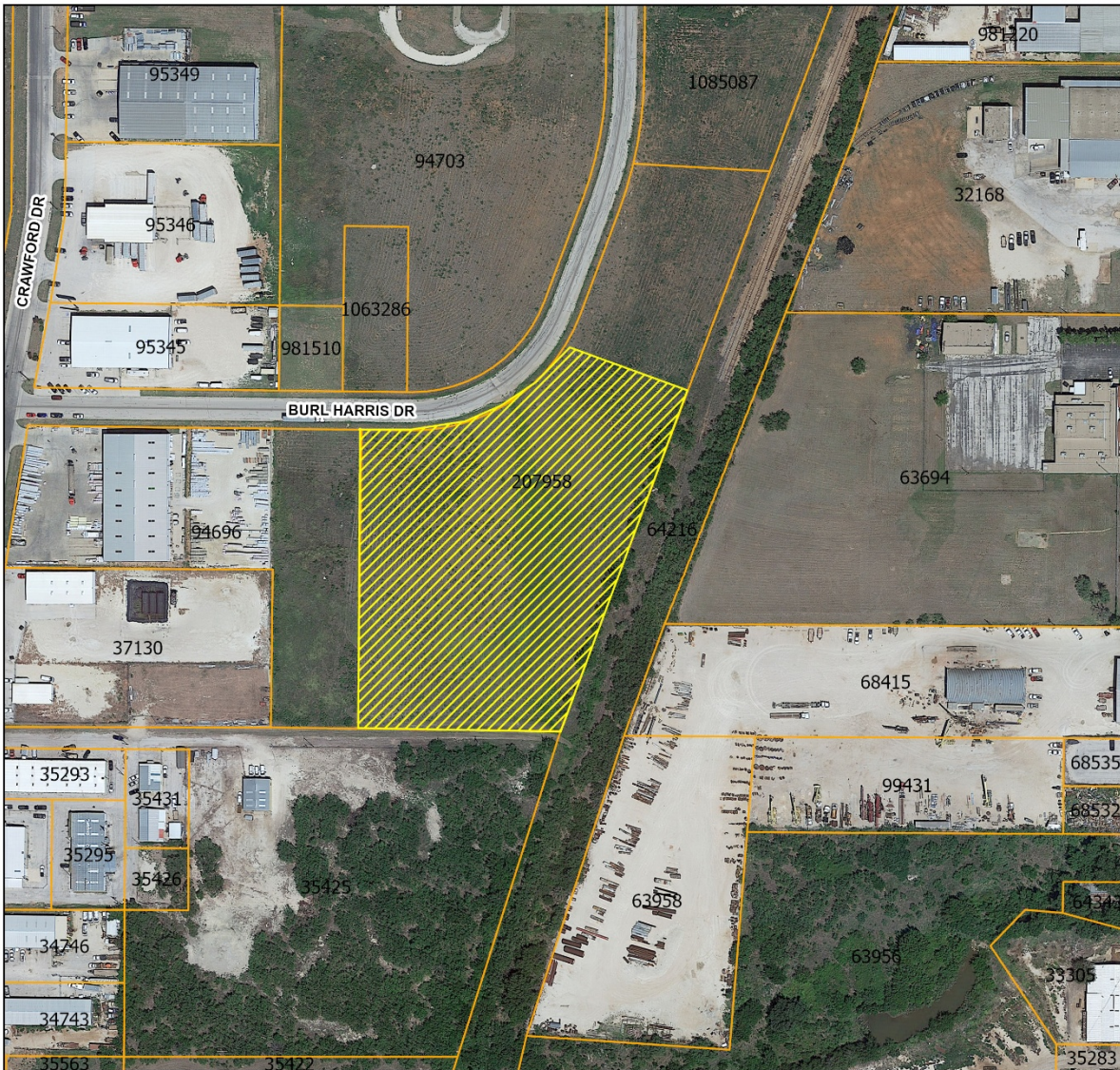
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
HARPER & LANGHAM ENTERPRISES LLC	32168	4290 1/2 S TREADAWAY BL	
HARPER & LANGHAM ENTERPRISES LLC	32168	4290B S TREADAWAY BL	
HARPER & LANGHAM ENTERPRISES LLC	32168	4290A S TREADAWAY BL	
HARPER & LANGHAM ENTERPRISES LLC	32168	4290C S TREADAWAY BL	
HILL TY	35425	4419 CRAWFORD DR	
RGP ENTERPRISES INC	37130	4349 CRAWFORD DR	
RGP ENTERPRISES INC	37130	4397 CRAWFORD DR	
REGION XIV EDUCATION SERV	63694	4300 S TREADAWAY BL	
STREET WAYNE & GAUGER BOB	63958	4382 S TREADAWAY BL	
UNION PACIFIC SYSTEM	64216		
STREET WAYNE & GAUGER BOB	68415	4350 S TREADAWAY BL	
AMERICAN BUILDERS &	94696	4341 CRAWFORD DR	
AMERICAN BUILDERS &	94696	4349 BURL HARRIS DR	
MCNAUGHTON MCKAY REAL ESTATE ACQUISITION CO LLC	94703	4326 BURL HARRIS DR	
MCNAUGHTON MCKAY REAL ESTATE ACQUISITION CO LLC	94703	4270 BURL HARRIS DR	
BRIERCROFT INC	95345	4333 CRAWFORD DR	
ESKO RANCH LTD	207958	4313 BURL HARRIS DR	
ESKO RANCH LTD	207958	4295 BURL HARRIS DR	
ESKO RANCH LTD	207958	4325 BURL HARRIS DR	Applicant
BRIERCROFT INC	981510	4350 BURL HARRIS DR	
BLENDED INVESTMENTS LLC	1063286	4342 BURL HARRIS DR	



# NOTIFICATION MAP



# LOCATION MAP

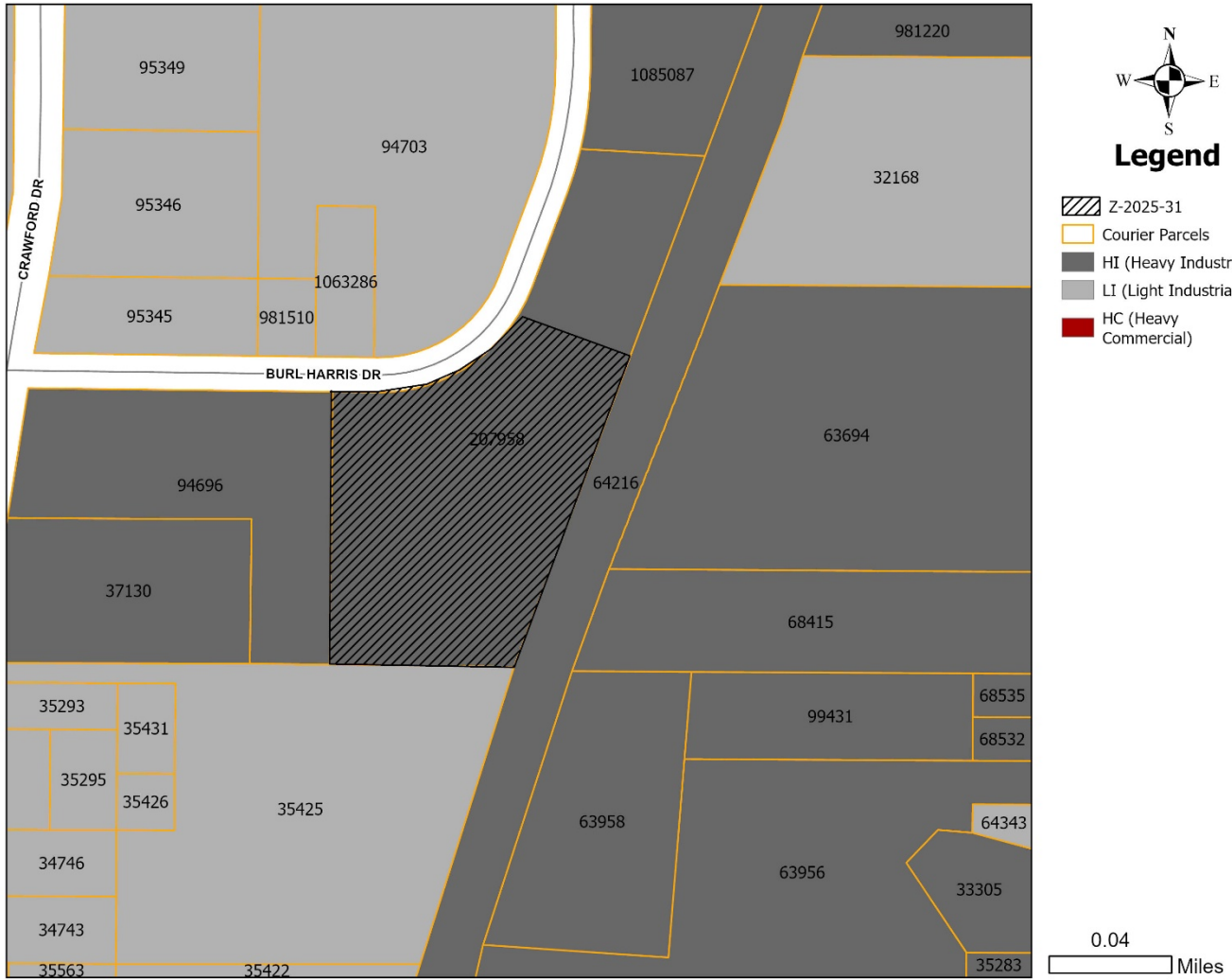


## Legend

-  Z-2025-31
-  Courier Parcels

0.04 Miles

# ZONING MAP





# REZONE REQUEST

**Case:** Z-2025-31

**Owner:** ESKO Ranch, LTD

**Agent:** eHT, Inc.

**Request:** Change the zoning of approximately 5.10 acres from Heavy Industrial (HI) to Light Industrial (LI)

**Location:** 4325 Burl Harris Drive

**Notification:** 0 in Favor, 0 in Opposition

**Planning & Zoning:** September 2, 2025

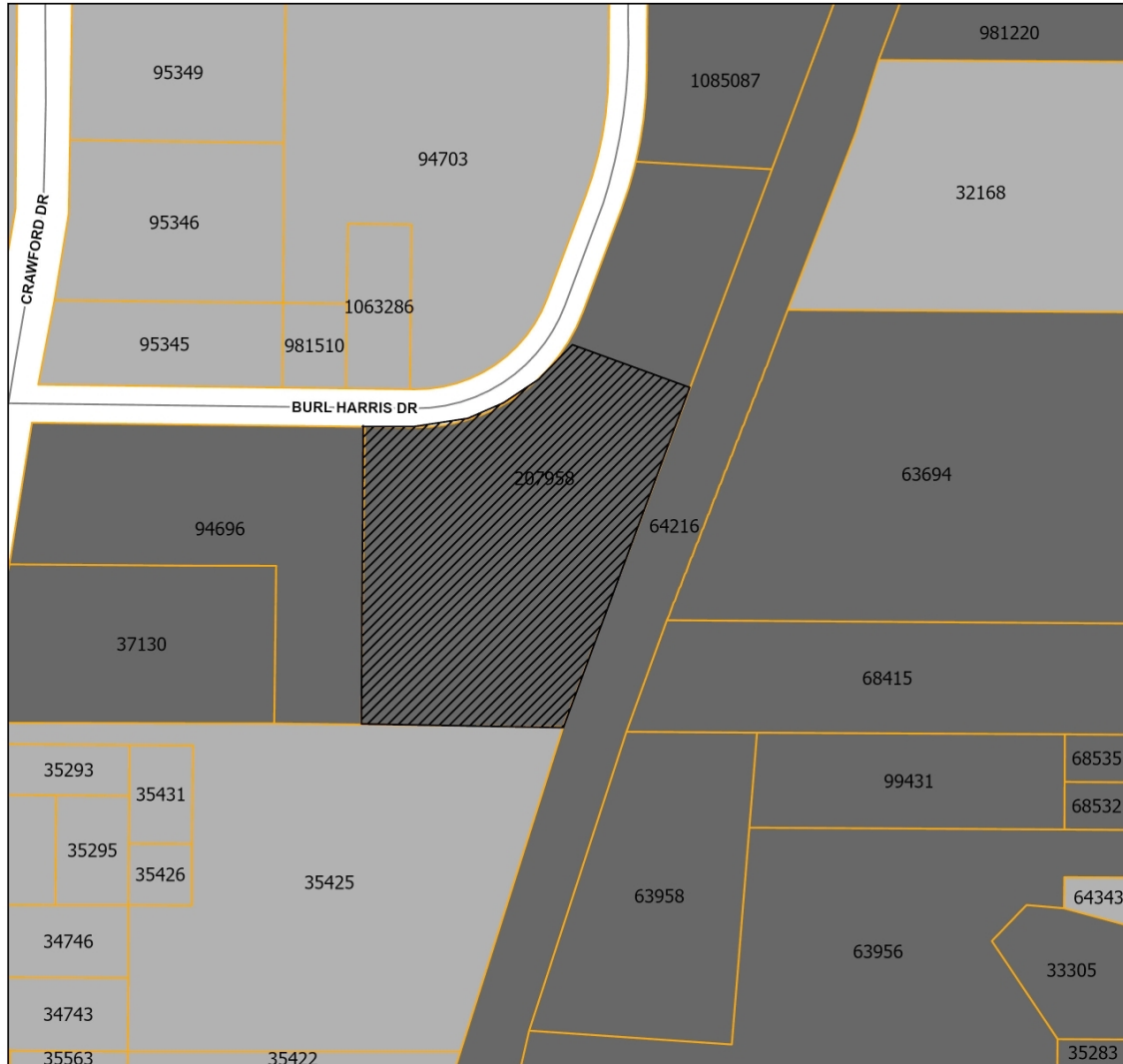
**Council Hearing:** September 25, 2025  
October 9, 2025











# ZONING MAP



## Legend

-  Z-2025-31
-  Courier Parcels
-  HI (Heavy Industrial)
-  LI (Light Industrial)
-  HC (Heavy Commercial)

0.04  
Miles





# USES IN HEAVY INDUSTRIAL ZONING

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

- P Adult Entertainment Enterprise
- C Motorized Racing

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## SERVICE:

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

## TRADE – RETAIL USES:

- P Head Shop
- C Scrap and Waste Material

## TRADE – WHOLESALE USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

## RESOURCE PRODUCTION AND EXTRACTION USES:

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

## LEGEND

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





# USES IN LIGHT INDUSTRIAL ZONING

## ACCESSORY AND INCIDENTAL USES:

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

## CULTURAL AND RECREATIONAL USES:

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

## GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

## SERVICE:

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

## EDUCATIONAL AND RELIGIOUS USES:

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

## TRADE – RETAIL USES:

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

## TRADE – WHOLESALE USES:

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

## TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

## RESOURCE PRODUCTION AND EXTRACTION USES:

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

## LEGEND

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





# PROPERTY VIEWS



Subject property

August 21, 2025 4:16 PM



North Neighboring property

August 21, 2025 4:17 PM



West Neighboring property

August 21, 2025 4:18 PM



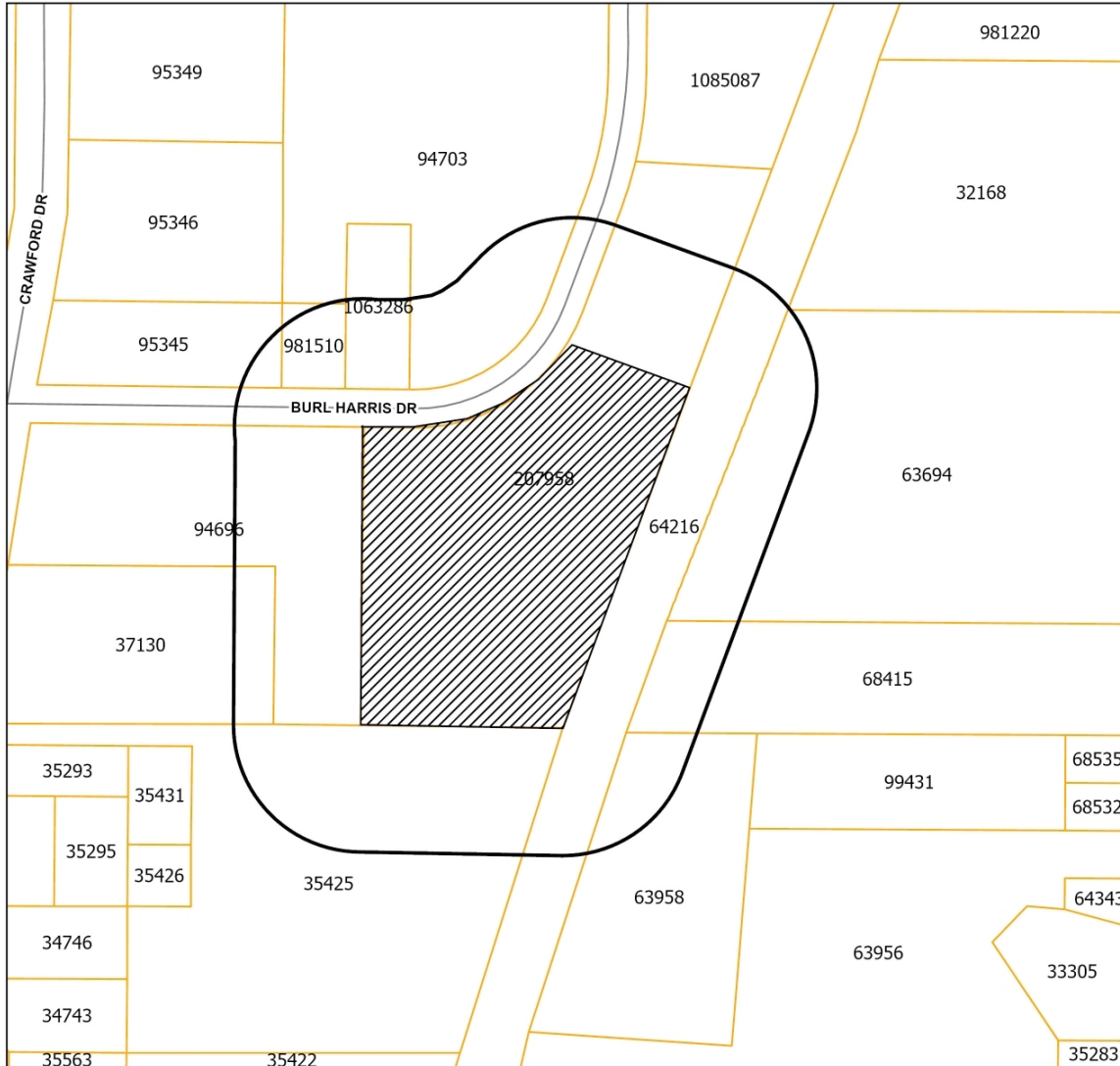
Neighboring property

August 21, 2025 4:19 PM





# NOTIFICATION AREA MAP



### Legend

- Z-2025-31
- Notification Buffer
- Courier Parcels

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

0.04  
Miles





# FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





# Questions?





# 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: **Lot 509, Block B, Industrial Trade Center - Rezoning Request**

Address: **4325 Burl Harris Drive, Abilene, Texas**      Number of Lots: **1**      Acreage: **5.108 Acres**

Legal Description: **A 5.108-acre portion of Lot 509, Block B, Industrial Trade Center, Abilene, Taylor County, Texas**

Subdivision Name: **Industrial Trade Center**      Block: **B**      Lot: **509**

Current Zoning: **Heavy Industrial (HI)**      Proposed Zoning (if applicable): **Light Industrial (LI)**

### OWNER AND AUTHORIZATION

Owner Name: **ESKO Ranch, LTD**

Address: **4366 La Hacienda Drive**

City, State, Zip: **Abilene, Texas 79602**      Fax: **N/A**

Phone: **325-665-4444**      Email: **perry@stockardinvestments.com**

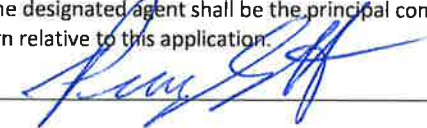
Agent Name: **Enprotec / Hibbs & Todd. Inc (eHT)**

Address: **402 Cedar Street**

City, State, Zip: **Abilene, Texas 79601**      Fax: **N/A**

Phone: **325-698-5560**      Email: **bj.prichard@e-ht.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: **07/29/2025**

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

# ZONING APPLICATION

## Zoning Application Page 2 of 3

### Existing Zoning

- |                                |  |  |                               |
|--------------------------------|--|--|-------------------------------|
| <input type="checkbox"/> AO    | Agricultural Open Space                        | <input type="checkbox"/> GR            | General Retail                |
| <input type="checkbox"/> RR    | Rural Residential RR-5 & RR-1                  | <input type="checkbox"/> MU            | Medical Use                   |
| <input type="checkbox"/> RS-12 | Residential Single-Family – 12,000 sq. ft lots | <input type="checkbox"/> CB            | Central Business              |
| <input type="checkbox"/> RS-8  | Residential Single-Family – 8,000 sq. ft lots  | <input type="checkbox"/> MX            | Mixed Use                     |
| <input type="checkbox"/> RS-6  | Residential Single-Family – 6,000 sq. ft lots  | <input type="checkbox"/> GC            | General Commercial            |
| <input type="checkbox"/> PH    | Single-Family Residential Patio Home           | <input type="checkbox"/> HC            | Heavy Commercial              |
| <input type="checkbox"/> TH    | Residential Townhouse                          | <input type="checkbox"/> LI            | Light Industrial              |
| <input type="checkbox"/> MD    | Residential Medium Density                     | <input checked="" 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

The applicant aims to develop new professional office space within the Industrial Trade Center subdivision on Burl Harris Drive. Currently, the property is zoned Heavy Industrial (HI), which does not allow office uses under the Land Development Code. To allow for professional office uses, the applicant is requesting the the City rezone a 5.108-acre portion of Lot 509, Block B from HI to Light Industrial (LI).

### 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, professional office uses are permitted by right in Light Industrial zones under the current Land Development Code. The Industrial Trade Center subdivision presently contains a mix of Heavy Industrial, Light Industrial, and Heavy Commercial zoning classifications. The requested Light Industrial classification is consistent with neighboring property uses and the Industrial Trade Center Subdivision as a whole.**

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. The proposed professional office space development has direct access to City of Abilene water and sanitary sewer utilities. The existing utilities have adequate capacity to support the proposed office space development.**

**The proposed development is not expected to have impacts on the local school systems or capacities.**

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

## Owner Authorization and Representative Designation

### Property Description

Subdivision: Industrial Trade Center Total Number of Acres: 5.108-Acres  
 Zoning Classification(s): Light Industrial (LI) Total Number of Lots: 1  
 Location: 4325 Burl Harris Drive

### Property Owner Information & Authorization

Name/Company: ESKO Ranch LTD  
 Address: 4366 La Hacienda Drive  
 City: Abilene State: Texas Zip Code: 79602  
 Phone: 325-665-4444 Email: perry@stockardinvestments.com

### Project Representation (check one):

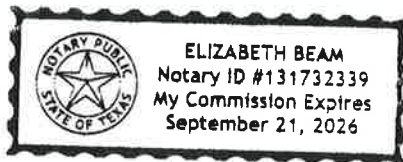
- I will represent the application myself; OR
- I hereby designate BJ Prichard, eHT (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding 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: 7/31/25  
 STATE OF: Texas  
 COUNTY OF: Taylor

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

SUBSCRIBED AND SWORN TO before me, this the 31<sup>st</sup> day of July, 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: BJ Prichard Company: Enprotec / Hibbs & Todd, Inc (eHT)  
 Address: 402 Cedar Street City: Abilene State: Texas  
 Zip Code: 79601 Number: 325-698-5560 Email: bj.prichard@e-ht.com



# ZONING APPLICATION

## Disclosure of Interest

### Disclosure Questions

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_


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

\_\_\_\_\_  
\_\_\_\_\_

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

Name of Certifying Person (print): BJ Prichard

Property Owner  Project Representative

Signature of Certifying Person: 

\*Mayor, City Council members, Planning and Zoning Commission members, and Zoning Board of Adjustment members

\*\*City Manager, City Secretary, City Attorney, and all department heads



# ZONING APPLICATION

## Recommendations

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


### PUBLIC NOTIFICATION

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

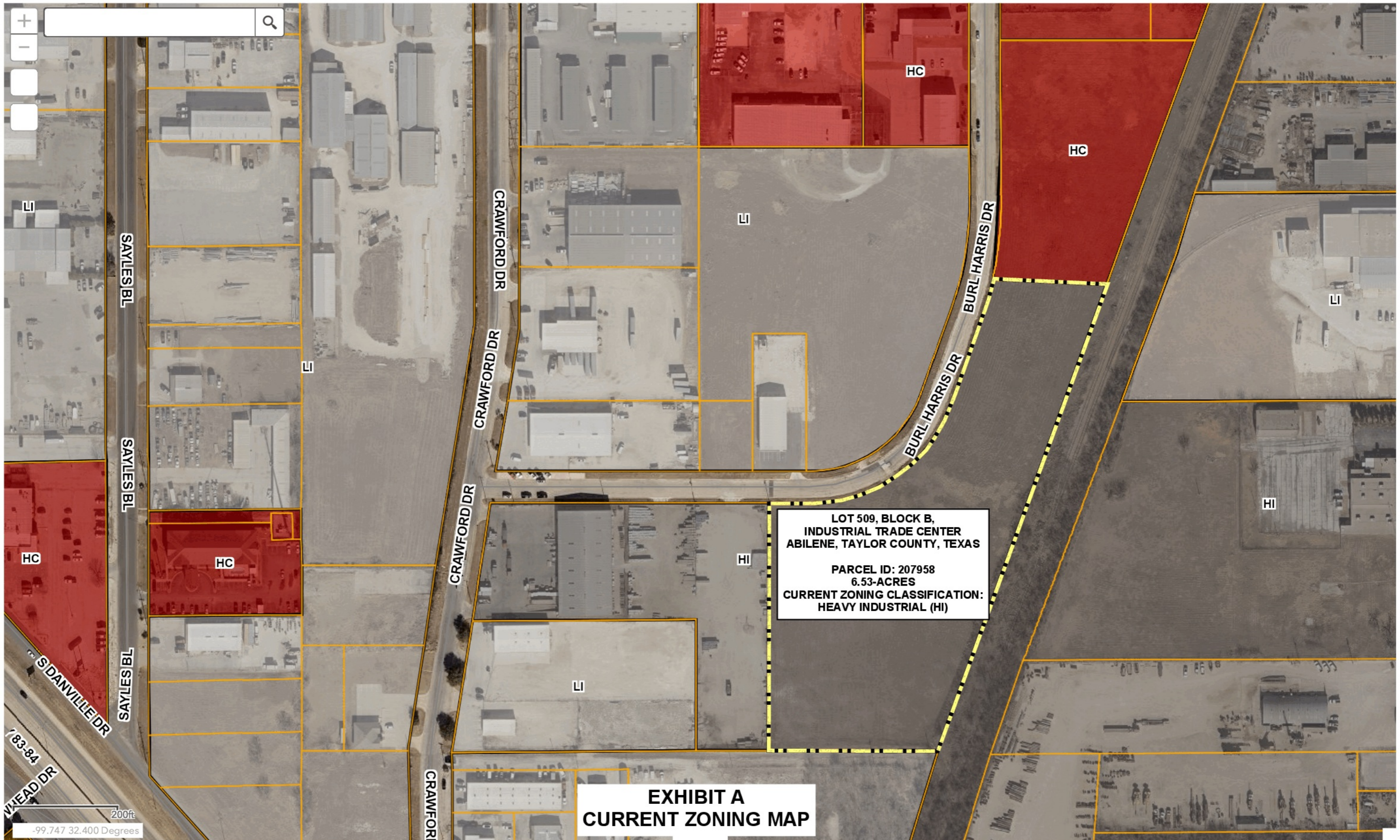
### PLEASE READ BEFORE SIGNING

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

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

SIGNED:  \_\_\_\_\_

DATE: 7/29/2025 \_\_\_\_\_



All rights reserved

**FIELD NOTES  
FOR  
PROPOSED LOT 611, BLOCK B  
INDUSTRIAL TRADE CENTER  
ABILENE, TAYLOR COUNTY, TEXAS**

BEING proposed Parcel C, comprised of a portion of Lot 509, Block B, Industrial Trade Center, recorded in Cabinet 4, Slide 659, Plat Records, Taylor County, Texas, and being more particularly described as follows:

**Basis of Bearing is Grid North, NAD 83, Texas North Central Zone based on GPS observations**

BEGINNING at a point in the southeast right of way of Burl Harris Drive for the eastern northwest corner of this tract, where a found X in a concrete driveway bears 25' N 23°14'53" E;

THENCE South 69 degrees 28 minutes 34 seconds East a distance of 200.97 feet to a point in the west right of way of the Union and Pacific Railroad right of way for the northeast corner of this tract;

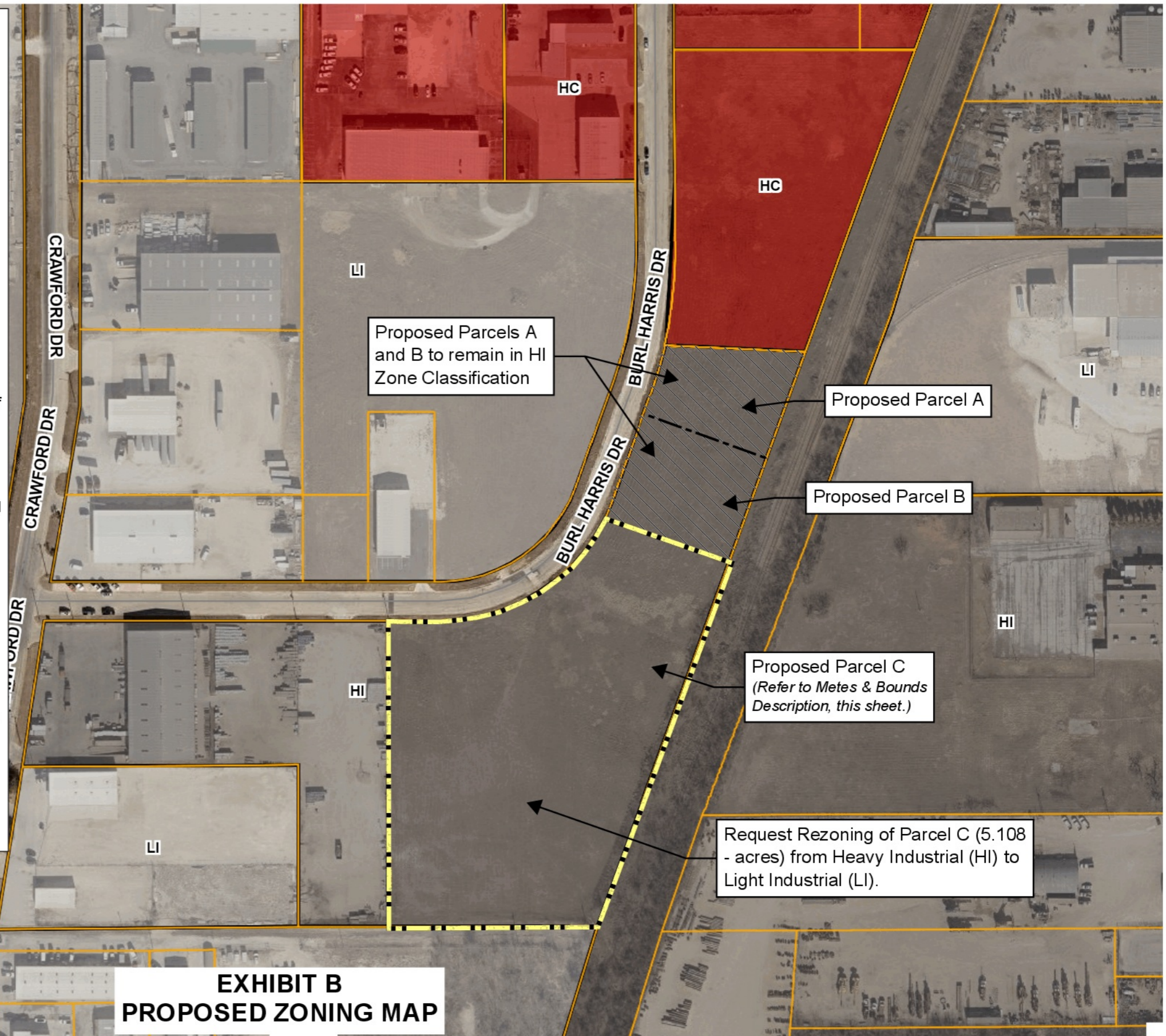
THENCE South 20 degrees 31 minutes 45 seconds West, along the west right of way of the Union and Pacific Railroad right of way, a distance of 597.01 feet to a found 5/8 inch iron rod with plastic cap marked "SHEPPARD 3687" for the southeast corner of said Lot 509 and this tract;

THENCE North 89 degrees 30 minutes 46 seconds West a distance of 317.71 feet to a found, bent 1/2 inch iron rod at the southwest corner of said Lot 509 and this tract;

THENCE North 00 degrees 39 minutes 49 seconds East a distance of 468.93 feet to a point in the south right of way of Burl Harris Drive for the western northwest corner of said Lot 509 and this tract;

THENCE South 89 degrees 18 minutes 31 seconds East, along the in the south right of way of Burl Harris Drive, a distance of 77.71 feet to a found standard aluminum monument with 2 1/2 inch aluminum cap stamped "Hibbs & Todd" for a western corner of this tract;

THENCE, continuing along the southeast right of way of Burl Harris Drive, with a curve turning to the left having a delta angle of 65 degrees 02 minutes 07 seconds, a radius of 280.02 feet, an arc length of 317.85 feet, and a chord bearing North 58 degrees 08 minutes 37 seconds East a distance of 301.06' to the Point of Beginning containing an area of 5.108 acres. Surveyed on the ground under my supervision in July 2025.



**EXHIBIT B  
PROPOSED ZONING MAP**

All rights reserved

**FIELD NOTES  
 FOR  
 PROPOSED LOT 611, BLOCK B  
 INDUSTRIAL TRADE CENTER  
 ABILENE, TAYLOR COUNTY, TEXAS**

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