City of Abilene
City Council Agenda

Brian Yates, Mayor Pro-tem
Blaise Regan, Deputy Mayor Pro-tem
Shane Price, Council Member
Lynn Beard, Council Member
Emily Crawford, City Manager

Weldon Hurt, Mayor

Miguel Espinoza, Council Member
Travis Craver, Council Member
Stanley Smith, City Attorney
Shawna Atkinson, City Secretary

Notice is hereby given of a meeting of the City Council of City of Abilene to be held on September 11, 2025 at 8:30 a.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

CALL TO ORDER

INVOCATION

1. Councilmember Lynn Beard

PLEDGE TO THE UNITED STATES FLAG AND THE TEXAS FLAG

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS AND ANNOUNCEMENTS

2. **Proclamation:**

- Suicide Prevention Month
- National Service Dog Month

CONSENT AGENDA AND PUBLIC COMMENTS

All items listed in the Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion or presentation of these items unless otherwise requested by a Council Member. In the event one or more Council Members remove an item from the consent Agenda for separate discussion or presentation, the item or items removed will be considered in numerical order as part of the Regular Agenda and shall include a public hearing.

After the Council Members have requested any item on the consent Agenda be considered separately, the public comment period will be held. The public comment section of the consent agenda allows members of the public to present any ideas or information to the City Council and staff, and also allows for public comment on the consent agenda items not otherwise pulled for separate consideration. Neither the City

Council nor staff will engage in discussion with the public during the public comments unless the item is listed on the Council agenda.

Members of the public will have a total time limit of three (3) minutes to speak during the public comments section.

3. **Minutes:** Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on August 28, 2025 ***(Shawna Atkinson)***

4. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Approving the Taylor County Expo Center's FY 2026 Budget ***(Marjorie Knight)***

5. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Acknowledging Receipt of the Abilene-Taylor County Events Venue District's FY 2025 Revised Budget and FY 2026 Budget ***(Marjorie Knight)***

6. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Approving the Abilene Convention and Visitors Bureau FY 2026 Budget ***(Marjorie Knight)***

7. **Resolution:** Receive a Report, Hold a Discussion and Take Action on Approving the Abilene Cultural Affairs Council FY 2026 Budget ***(Marjorie Knight)***

8. **Resolution**: Receive a Report, Hold a Discussion and Take Action on the Approval of the Acquisition of Network Switches and Security Products and Services from CDW-G ***(Troy Swanson)***

9. **Resolution:** Receive a Report, Hold a Discussion, and Take Action on Awarding Bid #CB-2552 S. 14th St. Rehabilitation (Willis St. to Sayles Blvd.) to J.H. Strain & Sons, Inc. ***(Max Johnson)***

10. **Resolution:** Receive a Report, Hold a Discussion, and Take Action on Awarding Bid #CB-2556 Water Department Street and Miscellaneous Repair Work (South) 2025-2026 to Bontke Brothers Construction Co., Inc. ***(Max Johnson)***

11. **Resolution:** Receive a Report, Hold a Discussion, and Take Action on Awarding Bid #CB-2557 Water Department Street and Miscellaneous Repair Work (North) 2025-2026 to Bontke Brothers Construction Co., Inc. ***(Max Johnson)***

12. **Ordinance (First Reading):** Receive a Report, Hold a Discussion and Take Action on Amending Chapter 18, "Motor Vehicles and Traffic," Article XIII, "Schedules," Section 18-285, "Increased Speed Limits," of the Abilene Municipal Code ***(Max Johnson)***

13. **Ordinance (First Reading):** Receive a Report, Hold a Discussion and Take Action on Amending Chapter 10, “Fire Protection and Prevention,” Article III, “Fire Prevention Code,” Division 2, “Smoking Restrictions,” Section 10-87, “Exemptions From Prohibition,” of the Code of Ordinances regarding Retail Tobacco Stores ***(Stanley Smith)***

REGULAR AGENDA - ORDINANCES AND PUBLIC HEARINGS - RESOLUTIONS

14. **Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action to Consider and Adopt a Resolution Directing Publication of Notice of Intention to Issue Combination Tax and Surplus Revenue Certificates of Obligation for TWDB Lead Projects ***(Marjorie Knight)***

15. **Ordinance (Final Reading) 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. ***(Tim Littlejohn)***

16. **Ordinance (Final Reading) 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 In The 1600 Block Of E. Lowden St., Parcel ID 75888. ***(Tim Littlejohn)***

17. **Ordinance (Final Reading) 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 Currently Zoned Medium Density (MD) And General Retail (GR) But Seeking A Re-Zone To Agricultural Open (AO) To Allow For An RV Park. Located In The 1600 Block Of E. Lowden St., Parcel ID 75888. ***(Tim Littlejohn)***

18. **Ordinance (Final Reading) Z-2025-23:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action On A Request From The Owner, To Change The Zoning Of Approximately 4.46 Acres From Planned Development (PDD-42) To Agricultural Open (AO). Located At 4051 W Lake Road. ***(Tim Littlejohn)***

19. **Ordinance (Final Reading) 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. ***(Tim Littlejohn)***

EXECUTIVE SESSION

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

A. 551.071 (Consultation with Attorney)

1. City of Abilene v. 3118 South 22nd Street, Abilene, Texas, et al.; Cause No. 11968-D, In the 350th Judicial District Court, Taylor County, Texas; filed October 11, 2019
2. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-20-007028, In the 459th Judicial District Court, Travis County, Texas; filed November 18, 2020
3. Alton H. Smith, Jr. and Alicia Malorie Smith v. City of Abilene, Texas; Cause No. 51055-A, In the 42nd Judicial District Court, Taylor County, Texas; filed March 11, 2021
4. Steve Van Horne, et al. v. City of Abilene, et al.; Cause No. 12530-D, In the 350th Judicial District Court, Taylor County, Texas; filed September 7, 2021
5. The City of Abilene, Texas v. Ken Paxton, Attorney General of Texas; Cause No. D-1-GN-21-006299, In the 250th Judicial District Court, Travis County, Texas; filed October 20, 2021
6. Richard Scheriger, et al. v. City of Abilene; Cause No. CV33253, In the 90th Judicial District Court, Stephens County, Texas, filed April 21, 2023
7. The Woodlands Pride, Inc., et al. v. Ken Paxton, Attorney General of Texas, et al., Case No. 4:23-cv-02847, In the United States District Court, Southern District of Texas, Houston Division, filed August 2, 2023
8. PFAS Litigation
9. Ginger Robertson v. City of Abilene and Abilene Zoological Society; Cause No. 13179-D, In the 350th Judicial District Court, Taylor County, Texas; filed December 5, 2023
10. City of Dallas, et al, v. Disney DTC, LLC, et al., Cause No. DC-22-09128, In the 14th Judicial District Court, Dallas County, Texas, filed August 3, 2022
11. Patricia Anderson v. City of Abilene; Cause No. 51867-A, IN the 42nd Judicial District Court, Taylor County, Texas; filed March 1, 2024
12. Mary Lou Gonzales v. City of Abilene, Board of Building Standards; Cause No. 29156-B; In the District Court, 104th Judicial District, Taylor County, Texas; filed April 10, 2024
13. Bouldin Pat Crofton v. City of Abilene, Board of Building Standards; Cause No. 52175-A, In

the 42nd Judicial Court, Taylor County, Texas; filed May 9, 2025
14. Tracey Freeman v. City of Abilene, Case No. 13596-D; In the District Court of Taylor County, 350th Judicial District, filed on July 8, 2025
15. Bronson Joseph Serasio v. C Davis, City of Abilene Police Department; Case No. 25SC-11643J11; In The Small Claims Court, Precinct 1, Place 1, Taylor County, Texas, filed July 21, 2025
16. Victor Lynn Lee v. Erin Stamey, et al., Case No. 5:25-cv-00590-XR; In the United States District Court, Western District of Texas, San Antonio Division; filed May 28, 2025
17. Regulation of Performances and Events on City-Owned Property
18. Clyde Water

B. 551.072 (Deliberations about Real Property)

C. 551.073 (Deliberations about Gifts and Donations)

D. 551.074 (Personnel Matters)
1. City Council may consider appointment, employment, compensation, reassignment, duties, discipline, or dismissal of public officers or employees, City Manager, City Attorney, Municipal Court Judge, City Secretary, and City Board and Commission Members
2. City of Abilene Boards & Commissions May be Discussed, as needed for (re)appointment
3. Council Discussion Regarding Applicants for Muncipal Court Judge Position

E. 551.076 (Deliberations about Security Devices)

F. 551.087 (Business Prospect/Economic Development)

RECONVENE

REGULAR AGENDA

21. **Oral Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Annual Evaluation of the City Attorney

22. **Oral Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Annual Evaluation of the City Secretary

ADJOURNMENT

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

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 5th day of September, 2025, at 9:45 a.m.

Shawna Atkinson, TRMC, CMC
City Secretary

CITY OF ABILENE

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Honorable Mayor & Members of City Council**

FROM: **Shawna Atkinson, City Secretary**

SUBJECT: **3. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on August 28, 2025** ***(Shawna Atkinson)***

GENERAL INFORMATION

Approval of the Minutes from the Regular Meeting Held on August 28, 2025

SPECIAL CONSIDERATIONS

None.

FUNDING/FISCAL IMPACT

None

STAFF RECOMMENDATION

Approval of the Minutes

BOARD OR COMMISSION RECOMMENDATION

N/A

ATTACHMENTS:

1. 08-28-2025 Minutes - Regular - Morning

CITY COUNCIL MEETING
August 28, 2025 at 8:30 a.m.

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

The City Council of the City of Abilene, Texas met in Regular Session on August 28, 2025, at 8:30 a.m. in the Council Chambers, 555 Walnut St. Mayor Weldon Hurt was present and presiding, along with Mayor Pro-tem Brian Yates, Deputy Mayor Pro-tem Blaise Regan, and Councilmembers Shane Price, Miguel Espinoza and Travis Craver. Councilmember Lynn Beard was absent. Also present were City Manager Emily Crawford, City Attorney Stanley Smith, and City Secretary Shawna Atkinson.

Councilmember Shane Price led the invocation.

Linus Craver and Kade Gibson, both 5th graders from Austin Elementary, led the Pledge of Allegiance to the Flag of the United States of America and the State of Texas Flag.

PRESENTATIONS, RECOGNITIONS, PROCLAMATIONS AND ANNOUNCEMENTS

- Dyess Airmen Exceptional Performance Recognition:
  - Mayor Hurt and John Nichols, chair of the Military Affairs Committee, introduced a new program the City of Abilene and the MAC will be partnering on to recognize exceptional Dyess Airmen at City Council meetings. The following airmen were recognized this meeting:
    - Senior Airman Landon Feltsen
    - Captain Shannon Hunter
- Proclamation:
  - International Overdose Awareness Day – accepted by Absolute Recovery Solutions.

PRESENTATION OF CONSENT AGENDA

The Consent Agenda consisted of items 4-25. Items 11, 22 and 23 were pulled for individual consideration.

PUBLIC COMMENTS

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

- Dorothy Clay
- Eddie Pugh
- Sandra Flores – did not wish to speak
- Josha Daniel – did not wish to speak
- Dr. Jasmine Majkowski – did not wish to speak
- Krystal Lewis
- Lee Ziebel
- Tammy Fogle
- Josue
- Ken Dry
- DeLynn Lane

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

CONSENT AGENDA

Councilmember Espinoza moved to approve the consent agenda, now consisting of items 4-10 and 12-21. Councilmember Price seconded the motion. Motion carried.

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

4. Minutes: Receive a Report, Hold a Discussion and Take Action on Approving the Minutes from the Regular Meeting Held on August 14, 2025

5. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving a Negotiated Settlement Between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2025 Rate Review Mechanism Filing; Declaring Existing Rates To Be Unreasonable; Adopting Tariffs that Reflect Rate Adjustments Consistent with the Negotiated Settlement; Finding the Rates to Be Set By the Attached Settlement Tariffs to Be Just And Reasonable And In The Public Interest; Approving an Attachment Establishing A Benchmark for Pensions and Retiree Medical Benefits; Requiring the Company to Reimburse ACSC's Reasonable Ratemaking Expenses; Determining that this Resolution was Passed in Accordance with the Requirements of the Texas Open Meetings Act; Adopting a Savings Clause; Declaring an Effective Date; and Requiring Delivery of this Resolution To the Company and the ACSC's Legal Counsel
[ASSIGNED RESOLUTION NO. 155-2025]

6. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving a Contract with Raftelis Financial Consultants, Inc. for the Rate Model Update and Conversion to the Ellio Software Platform
[ASSIGNED RESOLUTION NO. 156-2025]

7. Resolution: Receive a Report, Hold a Discussion and Take Action on Authorizing the City Manager to Enter into a Standard Utility Agreement (SUA) with TXDOT for the IH-20 Utility Relocation Project
[ASSIGNED RESOLUTION NO. 157-2025]

8. Resolution: Receive a Report, Hold a Discussion and Take Action on Awarding the Bid for the IH-20 Utility Relocation Project (CB-2548) to Pate Garver LP
[ASSIGNED RESOLUTION NO. 158-2025]

9. Resolution: Receive a Report, Hold a Discussion and Take Action on the Purchase of FF&E (Furniture, Fixtures, & Equipment) for the new Main Library at Abilene Heritage Square from My Unique Office Under the BuyBoard Purchasing Cooperative Contract
[ASSIGNED RESOLUTION NO. 159-2025]

10. Resolution: Receive a Report, Hold a Discussion and Take Action to Approve a Contract with Tyler Technologies for Implementation of Software Platform, Tyler Eagle, to Administer Birth and Death Records
[ASSIGNED RESOLUTION NO. 160-2025]

12. Resolution: Receive a Report, Hold a Discussion and Take Action on the Approval of the Acquisition of Professional Services to Assist in the Design, Configuration and Implementation of Network Technologies from Hoover Technology Consulting LLC
[ASSIGNED RESOLUTION NO. 162-2025]

13. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving the Commission and Design of the Christopher Robin Sculpture as Part of the Storybook Series
[ASSIGNED RESOLUTION NO. 163-2025]

14. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving a Contract with Enprotec, Hibbs & Todd (EHT) for the Design Specifications for the Installation of Generators as part of a FEMA Grant through Texas Division of Emergency Management (TDEM).
[ASSIGNED RESOLUTION NO. 164-2025]

15. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving Bid #CB-2550 with BeBo Works LLC for the Festival Gardens Fence Project
[ASSIGNED RESOLUTION NO. 165-2025]

16. Resolution: Receive a Report, Hold a Discussion and Take Action on the Purchase of One (1) 2026 Ram 3500 Tradesman Pickup Truck from Sames Bastrop CDJ of Cedar Creek, TX for the Airport
[ASSIGNED RESOLUTION NO. 166-2025]

17. Resolution: Receive a Report, Hold a Discussion and Take Action on the Purchase of One (1) Freightliner M2-106 Cab & Chassis with a Leech 2R3 Rear Load Refuse Body from Houston Freightliner of Houston TX for Solid Waste Services
[ASSIGNED RESOLUTION NO. 167-2025]

18. Resolution: Receive a Report, Hold a Discussion, and Take Action to Accept the Award of the Federal Aviation Administration's FY25 Airport Improvement Program Entitlement Grant
[ASSIGNED RESOLUTION NO. 168-2025]

19. Resolution: Receive a Report, Hold a Discussion, and Take Action to Accept a Military Installation Readiness Grant from the U.S. Department of Defense
[ASSIGNED RESOLUTION NO. 169-2025]

20. Resolution: Receive a Report, Hold a Discussion and Take Action on a Request from TXAN LP for a Resolution of Support to be in Compliance with HB 21 of the 89th Legislation
[ASSIGNED RESOLUTION NO. 170-2025]

21. Ordinance (First Reading) Z-2025-21: Receive a Report, Hold a Discussion 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

24. Ordinance (First Reading) Z-2025-23: Receive a Report, Hold a Discussion and Public Hearing, and Take Action On A Request From The Owner, To Change The Zoning Of Approximately 4.46 Acres From Planned Development (PDD-42) To Agricultural Open (AO). Located At 4051 W Lake Road

25. Ordinance (First Reading) 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

ITEMS PULLED FROM INDIVIDUAL CONSIDERATION

11. Resolution: Receive a Report, Hold a Discussion, and Take Action to Adopt the 2025 Title VI/Nondiscrimination Plan and Authorizing the City Manager to Execute All Documents Related to Said Adoption
[ASSIGNED RESOLUTION NO. 161-2025]

Having pulled the item, Councilmember Price had questions on some parts of the proposed plan and noticed typos he would like to see corrected before it is published. Pamela Williams, HR Director, presented the item. Adoption of the item would adopt the 2025 Title VI/Nondiscrimination Plan.

Mayor Hurt opened the public hearing. The following spoke on the item:

- Tammy Fogle

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

Councilmember Price moved to approve the item with the correction of all typos. Councilmember Craver seconded the motion; motion carried.

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

22. Ordinance (First Reading) Z-2025-22: Receive a Report, Hold a Discussion 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

23. Ordinance (First Reading) CUP-2025-15: Receive a Report, Hold a Discussion and Take Action On A Request From The Owner, To Apply A Conditional Use Permit To Approximately 33.89 Acres Currently Zoned Medium Density (MD) And General Retail (GR) But Seeking A Re-Zone To Agricultural Open (AO) To Allow For An RV Park. Located At Parcel ID 75888

Having pulled both items 22 and 23, Deputy Mayor Pro-tem Regan asked for the presentation on the items. Tim Littlejohn, Director of Planning & Development Services, presented. Adoption of item 22 would rezone the above referenced location from Medium Density (MD) and General Retail (GR) to Agricultural Open Space (AO), and item 23 would approve a Conditional Use Permit (CUP) to allow for an RV park there. Council discussed their concerns with the potential development.

Mayor Hurt opened the public hearing. The following spoke in favor of the item:

- Larry Hill, applicant

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

Deputy Mayor Pro-tem Regan moved to approve both items 22 and 23 as presented. Councilmember Price seconded the motion; motion carried.

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

REGULAR AGENDA

26. Ordinance (Final Reading): Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Amending Chapter 20, "Offenses," Article VII, "Alcoholic Beverages," Code of Ordinances to regulate the hours of operation of Bring Your Own Beverage (BYOB) Establishments
[ASSIGNED ORDINANCE NO. 64-2025]

Stanley Smith, City Attorney, presented the item. Adoption of the item would Amend Chapter 20, "Offenses," Article VII, "Alcoholic beverages," Code of Ordinances to limit the hours of operation of Bring Your Own Beverage Establishments from 2:00AM to 7:00AM 7 days a week.

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

Mayor Pro-tem Yates moved to approve the item as presented. Councilmember Espinoza seconded the motion; motion carried.

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

EXECUTIVE SESSION

Mayor Hurt recessed into Executive Session at 9:39 a.m., pursuant to the following of the Open Meetings Act, with the following issues discussed during this session, as listed on the agenda and authorized by the noted Texas Government Code Section:

27.A.551.072 (Consultation with Attorney)
1. Municipal Court Judge Position
2. RV Park, utility services and water supply contracts

27.D.551.074 (Personnel Matters)
1. City Manager

27.F.551.087 (Business Prospects/Economic Development)
1. RV Park, utility services and water supply contracts

The Executive Session ended at 11:42 a.m. and reconvened to Open Session. Mayor Hurt reported no votes or action were taken in Executive Session.

REGULAR AGENDA – END

28. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving Tax Abatement Agreements and Amended Tax Abatement Agreements with Lancium, LLC, Abilene DC 1 LLC, Abilene DC 3 LLC, Abilene DC 4 LLC, Abilene DC 5 LLC, Abilene DC 6 LLC, Abilene DC 7 LLC, and Abilene DC 8 LLC
[ASSIGNED RESOLUTION NO. 171-2025]

Emily Crawford, City Manager, presented the item. Adoption of the item would approve tax abatement agreements and amended tax abatement agreements with Lancium, LLC. These agreements were already approved as one agreement, and are now being split up for each building to allow for individual abatements with the same terms as previously approved.

Mayor Hurt opened the public hearing. The following spoke on the item:

- Tammy Fogle

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

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

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

ADJOURNMENT

There being no further business, the meeting adjourned at 11:49 a.m.

Shawna Atkinson	Weldon Hurt
City Secretary	Mayor

Minutes approved on: _____

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Emily Crawford, City Manager**

FROM: **Marjorie Knight, Director of Finance**

SUBJECT: **4. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving the Taylor County Expo Center's FY 2026 Budget *(Marjorie Knight)***

GENERAL INFORMATION

The Taylor County Expo Center (Expo Center) is the recipient of hotel occupancy taxes collected by the City under Chapter 351.101 of the Texas Tax Code. The agreement with the Expo Center outlining procedures for the use of hotel occupancy tax by the Expo Center requires their annual budget be approved by City Council. It further states the City Manager shall review and make a recommendation to Council to approve, modify or amend the budget.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

The Expo Center receives reimbursement for eligible expenses up to 3% of the hotel occupancy taxes collected annually.

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Resolution Approving the Taylor County Expo Center Budget FY 2026
2. Expo Center 2026 Budget
3. Presentation - Expo Center Budget FY 2026

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS APPROVING THE TAYLOR COUNTY EXPO CENTER FY 2026 BUDGET

WHEREAS, the agreement with the Taylor County Expo Center for expenditure of hotel occupancy taxes requires the approval of City Council of the annual budget for the Taylor County Expo Center based on the review and recommendation of the City Manager; and

WHEREAS, the City Manager has reviewed the budget for FY 2026; and

WHEREAS, the City Manager recommends approval of the budget.

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

Part 1: The City Council of the City of Abilene, Texas has approved the budget of the Taylor County Expo Center for FY 2026.

ADOPTED this 11th day of September, 2025.

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley Smith, City Attorney

		Expo Center of Taylor County, Texas			
		Budget			
			FYE 2024	FYE 2025	FYE 2026
		Description	**Actual**	**Budget**	**Budget**
		INCOME -			
3001-	1	BUILDING RENTAL Coliseum	777,821.21	450,000.00	450,000.00
3001-	2	BUILDING RENTAL TTA	793,964.70	650,000.00	700,000.00
3001-	3	BUILDING RENTAL Display Building	66,700.00	25,000.00	50,000.00
3001-	4	BUILDING RENTAL Round Building	50,400.00	40,000.00	45,000.00
3001-	5	BUILDING RENTAL FFP	67,785.00	40,000.00	45,000.00
3001-	6	BUILDING RENT WHCRH/Grounds	9,110.00	10,000.00	10,000.00
3001-	7	BUILDING RENTAL Big Country Hall	34,855.00	25,000.00	30,000.00
3002-	2	BUILDING RENTAL GA	25,925.00	15,000.00	25,000.00
3006-	2	STALL RENTAL Horse Barn	438,748.68	340,000.00	425,000.00
3016-	2	STALL SHAVINGS INCOME Horse Barn	221,019.89	200,000.00	200,000.00
3030-	6	BUILDING - SECURITY	61,048.00		60,000.00
3040-	6	BUILDING - INSURANCE	31,105.00	20,000.00	20,000.00
	2	DIRT HANDLING TTA	918.18		800.00
3070-	1	CONCESSIONS Coliseum	40,203.33	17,000.00	17,000.00
3070-	3	CONCESSIONS Display Building	0.67	500.00	500.00
3070-	4	CONCESSIONS Round Building			-
3070-	5	CONCESSIONS Livestock Barn	6,195.35	6,000.00	6,000.00
3070-	6	CONCESSIONS General			-
3070-	7	CONCESSIONS Big Country Hall	356.35		-
3070-	2	CONCESSIONS Horse Barn/TTA	23,260.66	25,000.00	25,000.00
3120-	6	RENTAL-R V HOOK-UPS	251,707.45	225,000.00	245,000.00
3142	1	FACILITY ADVERTISING	9,264.37	14,000.00	14,000.00
3142	2	FACILITY ADVERTISING	35,190.55	30,000.00	30,000.00
3142	5	FACILITY ADVERTISING	5,597.76	10,000.00	10,000.00
3142-	6	FACILITY ADVERTISING	66,999.78	30,000.00	55,000.00
3157-	6	FACILITY NAMING SPONSORSHIPS General	163,199.96	140,000.00	160,000.00
3159-	6	FUNDRAISING	137,017.06	125,000.00	135,000.00
3160-	6	DONATIONS	7,275.00	10,000.00	10,000.00
3162-	6	VENUE TAX RECEIPTS	568,565.84	400,000.00	525,000.00
3163-	6	HOT TAX	142,060.33	100,000.00	125,000.00
3170-	6	MISCELLANEOUS	4,902.56	10,000.00	10,000.00
3191-	6	INTEREST-MONEY MKT.	11,656.10	2,000.00	5,000.00
		TOTAL INCOME -	**4,052,853.78**	**2,959,500.00**	**3,433,300.00**
		EXPENSES -			
4001-	6	ADMINISTRATIVE SALARIES	359,790.09	321,000.00	390,000.00
4002-	2	MAINTENANCE SALARIES	490,030.26	485,000.00	490,000.00
4004-	1	ATTRACTIONS EXPENSE Coliseum	604,479.60	250,000.00	250,000.00
4004-	2	ATTRACTIONS EXPENSE TTA	637,393.66	350,000.00	600,000.00
4005-	6	SECURITY	79,922.25	2,000.00	60,000.00
4010-	1	TEMP. LABOR Coliseum	42,293.67	25,000.00	25,000.00
4010-	2	TEMP.LABOR TTA	8,259.09	20,000.00	15,000.00
4010-	6	TEMP. LABOR General		2,000.00	2,000.00
4020-	1	REPAIRS & MAINTENANCE Coliseum	10,788.38	5,000.00	5,000.00
4020-	2	REPAIRS & MAINTENANCE TTA	7,227.88	10,000.00	10,000.00
4020-	3	REPAIRS & MAINTENANCE Display Building	3,236.84	5,000.00	5,000.00
4020-	4	REPAIRS & MAINTENANCE Round Building	2,143.64	5,000.00	5,000.00
4020-	5	REPAIRS & MAINTENANCE First Financial Pav.	1,793.01	10,000.00	10,000.00
4020-	6	REPAIRS & MAINTENANCE General	110,992.07	120,000.00	115,000.00
4020-	7	REPAIRS & MAINTENANCE Big Country Hall	1,055.56	2,500.00	2,500.00
4021-	2	DIRT HANDLING EXPENSE TTA & Guitar	10,688.24	6,000.00	15,000.00

			FYE 2024	FYE 2025	FYE 2026
		Description	**Actual**	**Budget**	**Budget**
4025-	2	STALL SHAVINGS EXPENSE Horse Barn	161,051.43	150,000.00	160,000.00
4027-	2	STALL REFUSE EXPENSE Horse Barn	130,808.01	100,000.00	130,000.00
4040-	6	KITCHEN SUPPLIES	2,850.68	2,000.00	2,000.00
4045-	6	OFFICE SUPPLIES-OTHER	23,502.45	20,000.00	25,000.00
4048-	2	EQUIPMENT LEASE - Maintenance	36,225.00	30,000.00	35,000.00
4051-	1	MAT. & SUPPLIES MAINT. Coliseum			10,000.00
4051-	2	MAT. & SUPPLIES MAINT. TTA/ GA			15,000.00
4051-	5	MAT. & SUPPLIES MAINT. FFP			15,000.00
4051-	6	MAT. & SUPPLIES MAINT. General	71,325.04	80,000.00	30,000.00
4051-	7	MAT. & SUPPLIES MAINT. BCH			500.00
4060-	1	UTILITIES Coliseum	79,718.44	65,000.00	70,000.00
4060-	2	UTILITIES TTA	120,657.99	90,000.00	120,000.00
4060-	3	UTILITIES Display Building	14,235.21	20,000.00	20,000.00
4060-	4	UTILITIES Round Building	3,007.88	6,000.00	6,000.00
4060-	5	UTILITIES FFP	52,457.61	80,000.00	60,000.00
4060-	6	UTILITIES General	152,660.76	90,000.00	125,000.00
4060-	7	UTILITIES Big Country Hall	16,099.48	10,000.00	10,000.00
4063-	6	TELEPHONE	10,498.56	10,000.00	10,000.00
4065-	6	POSTAGE & FREIGHT	3,175.26	4,000.00	4,000.00
4072-	6	EQUIPMENT EXPENSE	22,360.61	10,000.00	15,000.00
4075-	6	GASOLINE & DIESEL	23,093.82	25,000.00	25,000.00
4080-	6	INSURANCE-GENERAL	123,748.37	135,000.00	130,000.00
4082-	6	INSURANCE-GROUP	90,397.84	100,000.00	100,000.00
4085-	6	ADVERTISING	187.47	1,000.00	500.00
4090-	6	TRAVEL & ENTERTAINMENT MANAGER	2,388.16	3,500.00	3,000.00
4091-	6	TRAVEL & ENTERTAINMENT STAFF	1,329.04	3,500.00	3,500.00
4092-	6	TRAVEL & ENTERTAINMENT BOARD	1,381.14	1,000.00	1,000.00
4100-	6	PAYROLL TAXES	98,292.91	80,000.00	100,000.00
4101-	6	IRA COMPANY MATCH			10,000.00
4110	2	SALES TAX ON SHAVINGS		8,000.00	8,000.00
4110-	6	OTHER TAXES, FEES, LICENSE	40,711.88	2,000.00	2,000.00
4120-	6	LEGAL & ACCOUNTING	9,778.50	10,000.00	10,000.00
4130-	6	DUES & SUBCRIPTIONS	12,220.74	2,000.00	15,000.00
4150-	6	EQUIPMENT RENTAL OFFICE	11,423.56	9,500.00	9,500.00
4151-	6	EQUIPMENT RENTAL GENERAL	161,745.05	150,000.00	150,000.00
4152-	6	EMPLOYEE UNIFORMS	1,630.24	2,000.00	2,000.00
4159-	6	FUNDRAISING EXPENSES	54,025.35	45,000.00	50,000.00
4180-	6	INTEREST EXPENSE			
4191-	1	CONTRACT SERVICES Coliseum	1,464.49		
4191-	2	CONTRACT SERVICES Maintenance	249,871.62	200,000.00	225,000.00
4200-	6	PROMOTIONAL	2,975.42	5,000.00	5,000.00
4207-	6	EMPLOYEE DRUG TESTING	1,762.56		2,000.00
4210-	6	MISCELLANEOUS	18,111.81	7,000.00	7,000.00
4212-	6	CREDIT CARD FEES	69,473.69	40,000.00	40,000.00
4220-	6	DEPRECIATION	106,786.80	110,000.00	110,000.00
		TOTAL EXPENSES -	**4,353,529.11**	**3,325,000.00**	**3,870,500.00**
		NET GENERAL LOSS -	**(300,675.33)**	**(365,500.00)**	**(437,200.00)**

		Description	FYE 2024 Actual	FYE 2025 Budget	FYE 2026 Budget
		WEST TEXAS FAIR & RODEO - INCOME			
3500-	8	GATE ADMISSIONS	219,435.19	280,000.00	280,000.00
3503-	8	LIVESTOCK EXHIBITOR PASSES	7,725.00	10,000.00	10,000.00
3504-	8	RODEO SPONSORS	117,400.00	110,000.00	110,000.00
3506-	8	ENTRY FEES - LIVESTOCK JUDGING		-	-
3509-	8	MISC RODEO INCOME	8,940.00		
3510-	8	RODEO TICKETS	182,661.00	200,000.00	200,000.00
3520-	8	R V HOOK-UPS FAIR	24,058.54	20,000.00	20,000.00
3523-	8	OUTSIDE CONCESSION SPACE -FAIR	104,412.50	90,000.00	90,000.00
3530-	8	INSIDE COMMERCIAL EXHIBIT-FAIR	48,882.50	50,000.00	50,000.00
3550-	8	AMACORE CONCESSIONS	24,762.17	18,000.00	18,000.00
3560-	8	SPONSORS	66,771.03	50,000.00	50,000.00
3570-	8	CARNIVAL PERCENTAGES	483,894.00	350,000.00	400,000.00
3580-	8	SHAVINGS/STRAW SALES	2,647.00	2,000.00	2,000.00
3594-	8	TROPHY SPONSORS	730.00	2,000.00	2,000.00
3599-	8	PREMIUM SPONSORS	5,375.00	9,000.00	9,000.00
3603-	8	ENTRY FEES - JR. SIMMENTAL	1,075.00	700.00	700.00
3604-	8	ENTRY FEES - ANGUS	3,355.00	1,000.00	1,000.00
3605-	8	ENTRY FEES - STEER	24,595.00	25,500.00	25,500.00
3607-	8	ENTRY FEES - HEREFORD	3,296.00	1,700.00	1,700.00
3610-	8	ENTRY FEES - JR. RED ANGUS	1,330.00	2,500.00	2,500.00
3611-	8	ENTRY FEES - JR. LONGHORN	5,960.00	6,000.00	6,000.00
3614-	8	ENTRY FEE - YOUTH MEAT GOAT	5,610.00	3,000.00	5,000.00
3616-	8	ENTRY FEE - OPEN BOER GOAT	2,695.00	2,500.00	2,500.00
3617-	8	ENTRY FEES - PRE JRMINI HEREFORD	550.00	1,000.00	1,000.00
3618-	8	ENTRY FEE - JR. MINI HEREFORD	975.00	1,000.00	1,000.00
3620-	8	ENTRY FEES - OPEN MINI HEREFORD	1,850.00	100.00	1,000.00
3627-	8	ENTRY FEES - OPEN LONGHORN	2,016.00	3,000.00	3,000.00
3629-	8	ENTRY FEES - OPEN SWINE	6,200.00	4,000.00	4,000.00
3630-	8	ENTRY FEES - POULTRY	375.00	650.00	650.00
3647-	8	ENTRY FEES - JR. RED ANGUS	210.00		200.00
3647-	8	ENTRY FEES - OPEN BREEDING SHEEP	3,660.00	2,000.00	3,000.00
3648-	8	ENTRY FEES - JR. RABBIT	1,237.00	500.00	500.00
3649-	8	ENTRY FEES - OPEN MARKET LAMBS	17,650.00	15,000.00	17,000.00
3650-	8	ENTRY FEES - JR. BRANGUS	1,050.00	600.00	600.00
3652-	8	ENTRY FEES - JR. ANGUS	2,165.00	1,700.00	1,700.00
3653-	8	ENTRY FEES - JR. SHORTHORN	805.00	1,100.00	1,100.00
3654-	8	ENTRY FEES - JR. HEREFORD	2,275.00	1,000.00	1,000.00
3657-	8	ENTRY FEES - OPEN BEEFMASTER	5,680.00	3,300.00	5,000.00
3658-	8	ENTRY FEES - OPEN & JR. LLAMAS	1,100.00	1,000.00	-
3659-	8	ENTRY FEE - JR. OTHER BREEDS	3,070.00	2,000.00	2,000.00
3663-	8	ENTRY FEES - JR. BEEFMASTER	4,240.00	2,800.00	4,000.00
3664-	8	ENTRY FEE - JR. CHAROLAIS			
3665-	8	MISCELLANEOUS	8,847.50	7,000.00	7,000.00
3680-	8	INSURANCE	3,300.00	5,000.00	5,000.00
		TOTAL INCOME - WTF&R	**1,414,260.43**	**1,286,650.00**	**1,344,650.00**
		WEST TEXAS FAIR & RODEO - EXPENSES			
4500-	8	PERMANENT SALARIES FAIR	91,639.39	100,000.00	100,000.00
4501-	8	TEMPORARY SALARIES FAIR	1,066.22	4,500.00	4,500.00
4502-	8	SECURITY FAIR	73,511.78	80,000.00	80,000.00
4503-	8	CONTRACT LABOR	24,514.92	10,000.00	10,000.00
4504-	8	CONTRACT SERVICES	168,537.71	150,000.00	150,000.00
4505-	8	UTILITIES FAIR	25,201.68	32,000.00	32,000.00

			FYE 2024	FYE 2025	FYE 2026
		Description	**Actual**	**Budget**	**Budget**
4506-	8	HOTEL ACCOMODATIONS	31,445.07	15,000.00	25,000.00
4507-	8	TELEPHONE & POSTAGE FAIR	4,540.29	4,000.00	4,000.00
4508-	8	STRAW & SHAVINGS FAIR	39,973.34	30,000.00	30,000.00
4510-	8	MATERIALS & SUPPLIES MLM	155.12	1,000.00	1,000.00
4511-	8	MATERIALS & SUPPLIES LIVESTOCK	8,869.61	7,500.00	7,500.00
4512-	8	MAT. & SUPPLIES JANITORIAL/GEN	14,293.05	14,000.00	14,000.00
4513-	8	EQUIPMENT RENTAL MAINT-FAIR		8,000.00	8,000.00
4514-	8	REPAIRS & MAINTENANCE FAIR	867.47	8,000.00	8,000.00
4515-	8	ADVERTISING	35,798.00	38,500.00	38,500.00
4516-	8	FAIR VOLUNTEER APPRECIATION	13,129.15	12,000.00	12,000.00
4517-	8	FREE ATTRACTIONS	154,963.75	175,000.00	175,000.00
4518-	8	INSURANCE FAIR	6,824.98	8,000.00	8,000.00
4522	8	REPAIR & MAINT. MLM	68.28	500.00	500.00
4523-	8	PARADE	2,202.28	3,000.00	2,500.00
4524-	8	OFFICE SUPPLIES-FAIR		1,000.00	1,000.00
4560-	8	SPONSORSHIP EXPENSE	7,337.25	5,000.00	8,000.00
4603-	8	PREMIUMS - JR. SIMMENTAL/SIMBR	1,109.00	1,000.00	1,000.00
4604-	8	PREMIUMS - OPEN ANGUS		1,000.00	1,000.00
4605-	8	PREMIUMS - JR. STEER	12,000.00	13,000.00	13,000.00
4606-	8	PREMIUMS - OPEN BEEFMASTER	4,591.00	2,000.00	4,000.00
4607-	8	PREMIUMS - OPEN HEREFORD	1,787.00	700.00	1,700.00
4610-	8	PREMIUMS - OPEN RED ANGUS	3,069.00	1,200.00	3,000.00
4614-	8	PREMIUMS - YOUTH MEAT GOAT	1,868.00	1,500.00	1,500.00
4616-	8	PREMIUM - JR. OTHER BREED HEIF	2,243.00	2,000.00	2,000.00
4617-	8	PREMIIUMS - PRE JR MINI HEREFORD	355.00	500.00	500.00
4618-	8	PREMIUMS - JR MINI HEREFORDS	1,270.00	500.00	1,000.00
4620-	8	PREMIUMS - OPEN MINI HEREFORDS	329.00	250.00	250.00
4627-	8	PREMIUMS - OPEN BREEDING SHEEP	2,850.00	3,000.00	3,000.00
4629-	8	PREMIUMS - OPEN SWINE	5,610.00	2,500.00	4,000.00
4630-	8	PREMIUMS - POULTRY		700.00	700.00
4631-	8	PREMIUMS - JR. LONGHORN	799.00	1,000.00	1,000.00
4645-	8	PREMIUMS - OPEN BOER GOAT	1,558.00	2,000.00	2,000.00
4648-	8	PREMIUMS - JR. BEEFMASTERS	1,740.00	1,500.00	1,500.00
4649-	8	PREMIUMS - JR. RABBIT	433.00	500.00	500.00
4650-	8	PREMIUMS - JR. BRANGUS	4,100.00	2,000.00	4,000.00
4652-	8	PREMIUMS - JR. ANGUS	1,206.00	1,000.00	1,000.00
4653-	8	PREMIUMS - JR. SHORTHORN	643.00	500.00	500.00
4654-	8	PREMIUMS - JR. HEREFORD	1,520.00	500.00	1,000.00
4656-	8	PREMIUMS - JR. LIMOUSIN		2,000.00	2,000.00
4658-	8	PREMIUMS - OPEN & JR. LLAMAS	680.00	900.00	-
4659-	8	PREMIUMS - JR. RED ANGUS	850.00	1,000.00	1,000.00
4661-	8	PREMIUMS - OTHER MLM	10,479.00	10,000.00	10,000.00
4662-	8	PREMIUMS - OPEN MARKET LAMBS	4,504.00	8,500.00	8,500.00
4665-	8	RODEO EXPENSES	271,891.54	300,000.00	280,000.00
4666-	8	PREMIUMS - OPEN LONGHORN	686.00	1,500.00	1,500.00
4667-	8	LIVESTOCK & HORSE SHOW FEE/DUE		5,000.00	5,000.00
4670-	8	LIVESTOCK JUDGES	13,690.16	13,000.00	13,000.00
4680-	8	TICKETS	13,922.49	5,000.00	13,000.00
4691-	8	TROPHIES & PLAQUES	10,508.95	8,000.00	10,000.00
4692-	8	RIBBONS & BANNERS	14,899.55	3,000.00	10,000.00
4700-	8	MISCELLANEOUS	37,225.46	10,000.00	10,000.00
4702-	8	DECORATOR SERVICES	16,891.75	15,000.00	15,000.00
		TOTAL EXPENSES WTF&R	**1,152,248.24**	**1,128,750.00**	**1,146,650.00**

		Description	FYE 2024 Actual	FYE 2025 Budget	FYE 2026 Budget
		NET INCOME WTF&R	262,012.19	157,900.00	198,000.00
		WESTERN HERITAGE CLASSIC - INCOME			
3800-	9	DONATIONS & SPONSORSHIPS	351,730.00	300,000.00	320,000.00
3805-	9	RHINESTONE SPONSORS	10,000.00	10,000.00	10,000.00
3810-	9	RHINESTONE ROUND UP	60,575.00	60,000.00	60,000.00
3811-	9	T-SHIRT & CAP SALES	10,650.00	8,500.00	10,000.00
3812-	9	GATE RECEIPTS	57,290.09	45,000.00	50,000.00
3813-	9	DANCES	19,955.00	25,000.00	25,000.00
3820-	9	RODEO TICKETS	359,422.00	300,000.00	325,000.00
3825-	9	FOOD BOOTH RECEIPTS	14,395.00	8,000.00	14,000.00
3830-	9	CHUCKWAGON COOK-OFF	8,700.00	10,000.00	10,000.00
3840-	9	TRADE SHOW	72,309.75	60,000.00	70,000.00
3850-	9	BIT AND SPUR SHOW	19,500.00	15,000.00	19,500.00
3866-	9	MATCHED HORSE RACES	79,910.00	80,000.00	80,000.00
3868-	9	CONCESSIONS	17,325.07	17,000.00	17,000.00
3890-	9	WHC MISCELLANEOUS INCOME		500.00	500.00
3893-	9	CHILDREN'S ACTIVITIES	1,050.00	500.00	500.00
		TOTAL INCOME	**1,082,811.91**	**939,500.00**	**1,011,500.00**
		WESTERN HERITAGE CLASSIC - EXPENSES			
4800-	9	DONATIONS-CHARITABLE ORGANIZAT	10,000.00	10,000.00	10,000.00
4810-	9	RHINESTONE ROUND UP	67,979.66	70,000.00	70,000.00
4813-	9	POETRY & MUSIC	7,700.00	8,000.00	8,000.00
4820-	9	RODEO EXPENSES	79,705.20	80,000.00	80,000.00
4822-	9	RODEO SPECIAL ATTRACTIONS			
4823-	9	HORSE DEMONSTRATION/CLINIC	2,000.00	4,500.00	2,000.00
4825-	9	DIAMOND DOLLS		500.00	-
4830-	9	CHUCKWAGON COOK-OFF EXPENSE	11,239.50	15,000.00	12,000.00
4833-	9	RHAA EXPENSE			
4834-	9	SPONSORS	140,051.86	100,000.00	100,000.00
4835-	9	IN-KIND SPONSOR COSTS	5,000.00	6,000.00	6,000.00
4840-	9	ADVERTISING	30,665.00	23,000.00	30,000.00
4841-	9	PRINTING & OFFICE SUPPLIES	3,918.95	3,500.00	3,500.00
4842-	9	AWARDS	81,013.00	53,000.00	65,000.00
4843-	9	POSTAGE & TELEPHONE	5,493.13	2,000.00	5,000.00
4844-	9	INSURANCE	1,820.00	3,000.00	2,500.00
4845-	9	LABOR	1,252.17	4,500.00	2,000.00
4846-	9	CONTRACT SERVICES	46,353.05	33,000.00	33,000.00
4848-	9	DOWNTOWN ACTIVITIES		1,000.00	500.00
4850-	9	TRAVEL & LODGING EXPENSE	12,596.02	6,000.00	10,000.00
4851-	9	DANCES	13,100.00	16,000.00	13,000.00
4852-	9	UTILITIES	22,307.23	19,000.00	22,000.00
4583-	9	SALARIES	70,881.54	65,000.00	65,000.00
4857-	9	PROGRAMS	9,095.96	9,000.00	9,000.00
4858-	9	MATERIALS & SUPPLIES	7,670.11	9,000.00	7,500.00
4860-	9	TRADE SHOW EXPENSE		500.00	-
4861-	9	FIDDLER'S CONTEST	2,600.80	2,200.00	2,200.00
4864-	9	SECURITY	49,884.40	27,000.00	40,000.00
4865-	9	PHOTOGRAPHY	11,000.00	5,000.00	10,000.00
4868-	9	FOOD BOOTH EXPENSE		500.00	-
4875-	9	VOLUNTEER APPRECIATION	7,055.25	4,500.00	7,000.00
4876-	9	HORSE SALE		1,000.00	-
4879-	9	PUBLICITY	26,325.72	16,000.00	16,000.00

		Description	FYE 2024 Actual	FYE 2025 Budget	FYE 2026 Budget
4881-	9	T-SHIRT & CAP EXPENSE	8,287.25	7,000.00	7,000.00
4883-	9	MATCHED HORSE RACES	17,629.19	8,000.00	10,000.00
4884-	9	BIT & SPUR EXPENSES	4,950.00	2,400.00	2,400.00
4885-	9	PARADE	1,585.00	3,000.00	2,000.00
4890-	9	WHC MISCELLANEOUS EXPENSE	26,844.67	10,000.00	10,000.00
4891-	9	WORKING COWDOG DEMONSTRATION	3,320.00	3,000.00	3,000.00
4893-	9	STICKHORSE RODEO PRODUCTION	714.79	2,500.00	2,500.00
		TOTAL EXPENSE	**790,039.45**	**633,600.00**	**668,100.00**
		NET INCOME - WHC	**292,772.46**	**305,900.00**	**343,400.00**
		Net Income (Loss)	254,109.32	98,300.00	104,200.00

Resolution Approving the Taylor County Expo Center FY 2026 Budget

CITY OF ABILENE TEXAS

Approving the Taylor County Expo Center FY 2026 Budget

- In accordance with the agreement for expenditure of hotel occupancy taxes, the Taylor County Expo Center budget must be approved by City Council based on a review and recommendation by the City Manager.

- The City Manager has reviewed the FY 2026 budget and recommends approval.

CITY OF ABILENE TEXAS

Approving the Taylor County Expo Center FY 2026 Budget

Questions?

CITY OF ABILENE TEXAS

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Emily Crawford, City Manager**

FROM: **Marjorie Knight, Director of Finance**

SUBJECT: **5. Resolution: Receive a Report, Hold a Discussion and Take Action on Acknowledging Receipt of the Abilene-Taylor County Events Venue District's FY 2025 Revised Budget and FY 2026 Budget *(Marjorie Knight)***

GENERAL INFORMATION

The Abilene-Taylor County Events Venue District (Venue District) Board approved their Revised FY 2025 and 2026 Budgets on August 25, 2025. The Venue District's bylaws require the budgets to be reviewed by the City Council and Taylor County Commissioner's Court in order to be effective.

The Venue District's funds are derived solely from the 2% venue tax on hotel occupancy. The funds are allocated to the recipients (50% Frontier Texas and 50% Expo Center) monthly after deductions for debt service, administrative fee, and other approved expenses. This allocation is reviewed and approved by the Board annually, but cannot change more than 2.5% within a year for each entity.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

There is no impact to the City other than the collection of a 2% administrative fee for services the City provides to the Venue District. All funds collected by the venue tax are allocated to Frontier Texas and Expo Center based on the board approved allocation after deduction for debt service, administrative fee, and other approved expenses.

STAFF RECOMMENDATION

Staff recommends the City Council receive and review the Venue District's budgets

BOARD OR COMMISSION RECOMMENDATION

The Venue District Board approved these budgets at their August 25, 2025 meeting.

ATTACHMENTS:

1. Resolution Acknowledging Receipt of the Abilene-Taylor County Events Venue District Budget
2. Venue Exhibit A - FY25 Revised and FY26 Budget
3. Presentation - Venue District FY 2025 Revised and FY 2026 Budgets

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS ACKNOWLEDGING RECEIPT OF THE ABILENE-TAYLOR COUNTY EVENTS VENUE DISTRICT'S FY 2025 REVISED BUDGET AND FY 2026 BUDGET.

WHEREAS, the Abilene-Taylor County Events Venue District's board of directors approved their FY 2025 Revised Budget and FY 2026 Budget at their August 25, 2025 board meeting; and

WHEREAS, the bylaws of the Abilene-Taylor County Events Venue District require the budget to be reviewed by the City Council of the City of Abilene, Texas and the Taylor County Commissioners Court; and

WHEREAS, attached as Exhibit A is the FY 2025 Revised Budget and FY 2026 Budget of the Abilene-Taylor County Events Venue District.

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

Part 1: The City Council of the City of Abilene, Texas has received and reviewed the budgets of the Abilene-Taylor County Events Venue District for Revised FY 2025 and FY 2026.

ADOPTED this 11th day of September, 2025.

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley Smith, City Attorney

ABILENE-TAYLOR COUNTY EVENTS VENUE DISTRICT
VENUE OPERATING FUND
STATEMENT OF REVENUES & EXPENDITURES (BUDGET BASIS)
2025-2026 BUDGET

	ACTUAL 2023-2024	APPROVED 2024-2025	REVISED 2024-2025	PROPOSED 2025-2026
Beginning Undesignated Balance	$ 5,000	$ 5,000	$ 5,000	$ 5,000
REVENUE				
Venue Tax	1,294,924	1,315,620	1,623,850	1,719,242
Miscellaneous Revenue	269	264	219	219
Total Revenue	1,295,193	1,315,884	1,624,069	1,719,461
Total Resources	1,300,193	1,320,884	1,629,069	1,724,461
EXPENDITURES				
Transfer to Debt Service	116,004	172,430	172,430	176,380
Frontier Texas! Operating Funds	576,598	525,234	676,247	754,348
Expo Center Operating Funds	576,599	525,234	676,247	754,348
Administrative Fee	25,992	26,318	32,477	34,385
Election Costs	-	66,668	66,668	-
Total Expenditures	1,295,193	1,315,884	1,624,069	1,719,461
Ending Undesignated Balance	$ 5,000	$ 5,000	$ 5,000	$ 5,000

ABILENE-TAYLOR COUNTY EVENTS VENUE DISTRICT
INTEREST AND SINKING FUND
STATEMENT OF REVENUES & EXPENDITURES (BUDGET BASIS)
2025-2026 BUDGET

	ACTUAL 2023-2024	APPROVED 2024-2025	REVISED 2024-2025	PROPOSED 2025-2026
Beginning Designated Balance	$ 31,498	$ 30,644	$ 44,824	$ 47,324
REVENUE				
Transfer from Project Fund	116,004	172,430	172,430	176,380
Interest on Investments	2,772	3,000	2,500	2,500
Total Revenue	118,776	74,806	174,930	178,880
Total Resources	150,274	105,450	219,754	226,204
EXPENDITURES				
Principal	100,000	70,000	70,000	65,000
Interest	5,450	102,430	102,430	111,380
Total Expenditures	105,450	105,450	172,430	176,380
Ending Designated Balance	$ 44,824	$ -	$ 47,324	$ 49,824

ABILENE-TAYLOR COUNTY EVENTS VENUE DISTRICT
CONSTRUCTION FUND
STATEMENT OF REVENUES & EXPENDITURES (BUDGET BASIS)
2025-2026 BUDGET

	ACTUAL 2023-2024	APPROVED 2024-2025	REVISED 2024-2025	PROPOSED 2025-2026
Beginning Designated Balance	$ -	$ -	$ 12,460	$ -
REVENUE				
Bond Proceeds	2,095,000	-	-	-
Interest on Investments	8,499	-	550	-
Total Revenue	2,103,499	-	550	-
Total Resources	2,103,499	-	13,010	-
EXPENDITURES				
Frontier Texas! Improvements	2,000,000	-	13,010	-
Costs of Bond Issuance	91,039	-	-	-
Total Expenditures	2,091,039	-	13,010	-
Ending Designated Balance	$ 12,460	$ -	$ -	$ -

Note: The bond proceeds earned interest and bond issuance costs were less than originally anticipated. Recommend that the remaining funds on deposit within the construction fund be used to reimburse Frontier Texas! for additional project costs and the account be closed out.

Resolution Acknowledging Receipt of the Abilene-Taylor County Events Venue District Revised FY 2025 and FY 2026 Budget

CITY OF ABILENE TEXAS

Acknowledging Receipt of the Abilene-Taylor County Events Venue District Revised FY 2025 and FY 2026 Budget

- In accordance with the Venue District's bylaws, their budget must be presented to the City Council.

- Funds from the District are solely from the 2% venue hotel occupancy tax. No City or County funds are received by the District

- The net collections of the District will be distributed 50% to Frontier Texas! and 50% to the Expo Center

CITY OF ABILENE TEXAS

Acknowledging Receipt of the Abilene-Taylor County Events Venue District Revised FY 2025 and FY 2026 Budget

Questions?

CITY OF ABILENE TEXAS

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Emily Crawford, City Manager**

FROM: **Marjorie Knight, Director of Finance**

SUBJECT: **6. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving the Abilene Convention and Visitors Bureau FY 2026 Budget *(Marjorie Knight)***

GENERAL INFORMATION

The Abilene Convention and Visitors Bureau (ACVB) is the recipient of hotel occupancy taxes collected by the City under Chapter 351.202 of the Texas Tax Code. The agreement with Abilene Chamber of Commerce outlining procedures for the use of hotel occupancy tax by the ACVB requires their annual budget to be approved by the City Council. It further states the City Manager shall review and make a recommendation to Council to approve, modify or amend the budget.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

The ACVB receives reimbursement of expenses up to 49% of the hotel occupancy tax collected annually.

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Resolution Approving the Abilene Convention and Visitors Bureau Budget FY 2026
2. ACVB FY 25-26 Budget Letter
3. ACVB FY 25-26 Budget_FINAL
4. Presentation - Resolution Approving the Abilene Convention and Visitors Bureau FY 2026 Budget

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS APPROVING THE ABILENE CONVENTION AND VISITORS BUREAU FY 2026 BUDGET

WHEREAS, the agreement with the Abilene Chamber of Commerce for expenditure of hotel occupancy taxes requires the approval of City Council of the annual budget of the Abilene Convention and Visitors Bureau based on the review and recommendation of the City Manager; and

WHEREAS, the City Manager has reviewed the budget for FY 2026; and

WHEREAS, the City Manager recommends approval of the budget.

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

Part 1: The City Council of the City of Abilene, Texas has approved the budget of the Abilene Convention and Visitors Bureau for FY 2026.

ADOPTED this 11th day of September, 2025.

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley Smith, City Attorney

Emily Crawford
City Manager
City of Abilene
P.O. Box 60
Abilene, TX 79604

Mrs. Crawford,

I hope this letter finds you well. On behalf of the Abilene Convention & Visitors Bureau (ACVB), I want to extend my sincere gratitude for the city's continued support of Abilene's tourism industry and the ACVB.

Tourism remains one of the strongest drivers of Abilene's economy. In 2024, visitors generated $567.7 million in economic impact, supported 3,790 local jobs, and contributed $16.4 million in local tax revenue. These results clearly demonstrate the value tourism brings to our community and the importance of maintaining strong, consistent support. The funding the ACVB receives through the hotel occupancy tax is crucial to this continued success, providing the resources necessary to market Abilene, attract conferences and conventions, and generate the visitor spending that benefits our entire community.

This momentum only accelerated in 2025. In the first quarter alone, Abilene achieved a 28.5% increase in hotel revenue compared to the same period last year, marking the highest growth rate among all Texas cities. Based on current trends, we are poised to lead the state again in Q2. This record-setting growth is a testament to the partnership and shared vision of the City of Abilene, our economic development partners, and the ACVB.

Looking ahead, our focus is sharper than ever. With transformative projects like the Downtown streetscape, the Storybook Garden expansion, new exhibits at the Abilene Zoo, and the opening of the AYSA Recreation Outdoor Complex, our city is entering a new chapter of growth and opportunity. It is vital that the ACVB continues to share these stories, attract conferences and conventions, and invite travelers to create lifelong memories in Abilene.

Guided by our mission, vision, and destination promise, we remain committed to championing Abilene's frontier spirit, rich cultural heritage, and welcoming community. With your continued support, we are confident the ACVB will contribute to strengthening our city's economy while enhancing Abilene's reputation as a place where people want to live, work, and visit.

Thank you for your support and belief in our mission. We look forward to working together toward a successful future for Abilene.

Sincerely,

Robert Lopez
Vice President
Abilene Convention & Visitors Bureau

ABILENE CONVENTION & VISITORS BUREAU
FY 25-26 ANNUAL BUDGET PROPOSAL

REVENUES		**FY 25-26**
0001	OCCUPANCY TAX	2,222,770
	TOTAL	**2,222,770**
EXPENSES		
ADVERTISING		
1001	ADVERTISING	518,531
	TOTAL	**518,531**
SALES INCENTIVES		
2001	CONVENTION TRANSPORTATION	2,500
2002	CONVENTION INCENTIVES	172,500
2003	SPORTS INCENTIVES	67,500
	TOTAL	**242,500**
GROUP SALES		
3001	SITE SELECTION HOSTING	6,000
3002	SALES TRIPS	15,000
3003	BID PRESENTATION TRIPS	2,500
3004	SALES TRADESHOWS	38,400
	TOTAL	**61,900**
VISITOR SERVICES		
4001	PROMOTIONAL ITEMS	30,000
4002	DELEGATE KIT MATERIALS	15,000
4003	CONVENTION SERVICES	41,618
4004	SPORTS SERVICES	35,137
4005	HOSPITALITY PROGRAMS	3,200
4006	LEISURE TRAVEL TRADESHOWS	1,000
	TOTAL	**125,955**
SPECIAL PROJECTS		
5001	HOT HOST	5,000
5003	TAYLOR COUNTY EXPO CENTER	35,000
5005	NATIONAL TRAVEL & TOURISM WEEK	1,000
	ABILENE CENTERSTAGE	1,000
	TOTAL	**42,000**
INTERNAL COSTS		
6001	ACCOUNTING	8,400
6002	ADMINISTRATIVE FEE	111,139
6003	AUDIT & LEGAL	4,400
6004	MEETINGS	15,000
6005	AUTO EXPENSE & MILEAGE	10,000
6006	DUES & SUBSCRIPTIONS	24,303
6007	OFFICE SUPPLIES	6,000
6008	IT SERVICES	17,000
6009	TELEPHONE	13,000
6010	SOFTWARE	80,710
6011	POSTAGE	4,500
6012	PRINTING	6,000
6013	EQUIPMENT/FURNITURE	13,400
6015	PROFESSIONAL/EDUCATIONAL	29,850
	TOTAL	**343,702**
BUILDING OPERATIONS		
	LIABILITY & PROPERTY INSURANCE	1,600
	DEPOT BUILDING RENTAL	144,000
	DEPOT BUILDING FUND	18,800
	TOTAL	**164,400**
MEDIA & PUBLICITY		
	MEDIA RELATIONS/PRESS TRIPS/FAM	5,000
	TOTAL	**5,000**
PERSONNEL		
	SALARIES	555,461
	PAYROLL TAX	41,728
	GROUP MEDICAL INSURANCE	70,075
	GROUP LIFE INSURANCE	5,782
	401K	43,637
	UNEMPLOYMENT TAX	2,099
	WORKERS COMP TAX	0
	TOTAL	**718,782**
	TOTAL EXPENSES	**2,222,770**

Resolution Approving the Abilene Convention and Visitors Bureau FY 2026 Budget

CITY OF ABILENE TEXAS

Approving the Abilene Convention and Visitors Bureau FY 2026 Budget

- In accordance with the agreement for expenditure of hotel occupancy taxes, the Abilene Convention and Visitors Bureau budget must be approved by City Council based on a review and recommendation by the City Manager.

- The City Manager has reviewed the FY 2026 budget and recommends approval.

CITY OF ABILENE TEXAS

Approving the Abilene Convention and Visitors Bureau FY 2026 Budget

Questions?

CITY OF ABILENE TEXAS

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Emily Crawford, City Manager**

FROM: **Marjorie Knight, Director of Finance**

SUBJECT: **7. Resolution: Receive a Report, Hold a Discussion and Take Action on Approving the Abilene Cultural Affairs Council FY 2026 Budget *(Marjorie Knight)***

GENERAL INFORMATION

The Abilene Cultural Affairs Council (ACAC) is the recipient of hotel occupancy taxes collected by the City under Chapter 351.101 of the Texas Tax Code. The agreement with the Abilene Chamber of Commerce outlining procedures for the use of hotel occupancy tax by the ACAC requires their annual budget to be approved by the City Council. It further states the City Manager shall review and make a recommendation to Council to approve, modify or amend the budget.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

The ACAC receives reimbursement for eligible expenses up to 14% of the hotel occupancy taxes collected annually.

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Resolution Approving the Abilene Cultural Affairs Council Budget FY 2026
2. Cultural Affairs Council 2025-2026 Budget
3. Presentation - Cultural Affairs Council Budget FY 2026

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS APPROVING THE ABILENE CULTURAL AFFAIRS COUNCIL FY 2026 BUDGET

WHEREAS, the agreement with the Abilene Chamber of Commerce for expenditure of hotel occupancy taxes requires the approval of City Council of the annual budget for the Abilene Cultural Affairs Council based on the review and recommendation of the City Manager; and

WHEREAS, the City Manager has reviewed the budget for FY 2026; and

WHEREAS, the City Manager recommends approval of the budget.

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

Part 1: The City Council of the City of Abilene, Texas has approved the budget of the Abilene Cultural Affairs Council for FY 2026.

ADOPTED this 11th day of September, 2025.

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley Smith, City Attorney

Abilene Cultural Affairs Council				
	PROPOSED	ACTUAL	PROJECTED	PROPOSED
	Budget	YTD	YR. END	Budget
Description	2024-2025	31-Jul-25	30-Sep-25	2025-2026
REVENUE				
Proj. Rev.-Outdoor Sculpture	5,000.00	0	5,000	5,000.00
Proj. Rev.- Celebrate the Arts	825.00	188	168	825.00
Proj. Rev. -Storybook Sculpture	350.00	0	350	350.00
Proj. Rev-Cult Dist Enhancement 23-24	0	970	0	981
Proj. Rev - Storybook Store	2,500.00	3,228	3,300	3,300.00
Proj. Rev. -Storybook Events	3,026	1,396	3,026	3,026
Proj. Rev.-Young Audiences	12,000.00	30,159	31,000	31,000.00
Proj. Rev.- HeArts for the Arts		250	250	250.00
Proj. Rev.- C.A.L.F.	55,000	69,675	110,000	81,830
City of Abilene -Room Tax	613,690	642,175	635,080	635,080
Grant Rev. -StoryBook Sculpture	50,000	134,173	150,000	99,000
Grant Rev-Cult Dist Enh 21-22	0	0	0	0
Grant Rev-Cult Dist Enh 22-23	0	0	0	0
Grant Rev-Cultural Dist Enh 23-24	216,000	6,000	0	0
Grant Rev-Cultural Dist Enh 24-25	753,109	618,472	760,000	0
Grant Rev-Cultural Dist Enh 25-26	0	0	0	495,800
Grant Rev. - Abilene Scene	14,000	12,500	14,000	14,000
Grant Rev. Young Audiences	92,000	49,550	60,000	60,000
Grant Rev.-Children's Series	40,000	55,000	58,000	58,000
Grant Rev. HeArts for the Arts	91,000	85,566	91,000	91,000
Grant - C.A.L.F.	100,000	162,469	163,000	163,000
Grant Rev.- Unallocated	7,000	0	7,500	7,500
Interest - Paramount Series	500	1,013	1,000	1,000
Children's Series	45,000	30,043	45,000	45,000
Interest - Children's Series	500	1,331	1,400	1,400
Interest	450	376	400	400
other Income		10		
TOTAL REVENUE	**2,101,950.00**	**1,904,544**	**2,139,474**	**1,797,742.00**
PROGRAM & SERVICES EXPENSES				
Cultural District/Tourism	72,000	68,142	72,000	72,000
Local Organization Grants (CVD)	100,000	77,214	100,000	100,000
Children's Series	85,000	77,408	85,000	85,000
Outdoor Sculpture	5,000	2,018	5,000	5,000
Celebrate the Arts	16,000	10,797	12,000	12,000
Story Book Sculpture	50,000	161,328	180,000	120,000
Storybook Store	2,500	1,192	1,500	1,500
Storybook Events	3,000	2,671	5,000	5,000
Cultural District Enh 20-21	0	0	0	0
Cultural District Enh 21-22	0	0	0	0
Cultural District Enh 22-23	0	0	0	0
Cultural District Enh 23-24	216,000	10,887	10,867	0
Cultural District Enh 24-25	750,000	743,731	760,000	0
Cultural District Enh 25-26	0	0	0	495,600
Marketing	16,000	9,348	16,000	16,000
Abilene Scene	14,000	12,356	12,356	14,000
Young Audiences	102,000	85,798	90,000	90,000
HeArts for the Arts	91,000	87,531	95,000	91,000
C.A.L.F	162,295	278,852	290,000	244,830

Sculpture Maintenance				
TOTAL PROGRAM & SERVICES EXP.	1,684,795	1,629,273	1,734,723	1,351,930

	PROPOSED	ACTUAL	PROJECTED	PROPOSED
	Budget	YTD	YR. END	Budget
Description	2024-2025	31-Jul-25	30-Sep-25	2025-2026
Accounting Services	8,400	7,250	8,100	8,400
Administrative Fee	13,216	12,844	13,940	13,940
Auditing & Legal	6,000	5,200	5,800	6,000
Auto Expense	200	0	200	200
Office Supplies	2,082	3,059	3,200	3,200
Postage	300	95	461	461
Printing	2	85	2,000	2,000
Telephone	9,200	7,690	9,000	9,200
Personal Property Taxes				
Rent	25,200	21,375	25,200	25,200
Depot Expenses	6,000	11,374	13,000	13,000
Dues & Subscriptions	3,500	4,048	4,400	4,400
Travel & Entertainment	5,000	8,879	9,000	9,000
Computer Services	4,300	5,812	6,000	6,000
Equipment & Furniture	0	0	230	230
Depreciation	7,116	6,000	7,116	7,116
Liability Insurance	2,400	1,770	2,400	2,400
Loss on Disposal of Asset				
Document Storage	830	768	830	830
TOTAL ADMINISTRATIVE EXPENSES	93,746	96,249	110,877	111,577
STAFF EXPENSES				
Contract Labor		0	135	135
Salaries	230,000	187,219	240,000	240,000
Payroll Tax	18,000	14,411	17,500	17,500
Group Insurance	38,451	26,537	34,834	38,000
Retirement	27,397	19,710	28,000	28,000
Unemployment Taxes	761	308	800	800
Worker's Compensation Ins.	800	0	800	800
Professional Development	8,000	598	7,147	9,000
TOTAL Staff Expense	323,409	248,783	329,216	334,235
TOTAL EXPENSE	2,101,950	1,974,305	2,174,816	1,797,742
INCR (DECR) IN NET ASSETS	0	-69,761	-35,342	0

Resolution Approving the Abilene Cultural Affairs Council FY 2026 Budget

CITY OF ABILENE TEXAS

Approving the Abilene Cultural Affairs Council FY 2026 Budget

- In accordance with the agreement with the Abilene Chamber of Commerce for expenditure of hotel occupancy taxes the budget of the Abilene Cultural Affairs Council must be approved by City Council based on a review and recommendation by the City Manager.

- The City Manager has reviewed the FY 2026 budget and recommends approval.

CITY OF ABILENE TEXAS

Approving the Abilene Cultural Affairs Council FY 2026 Budget

Questions?

CITY OF ABILENE TEXAS

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Emily Crawford, City Manager**

FROM: **Troy Swanson, IT Director**

SUBJECT: **8. Resolution: Receive a Report, Hold a Discussion and Take Action on the Approval of the Acquisition of Network Switches and Security Products and Services from CDW-G *(Troy Swanson)***

GENERAL INFORMATION

The Information Technology (IT) Department will require network switching and security products and services to support the implementation of a new network infrastructure from CDW-Government to satisfy the City's requirements. This acquisition will replace the loaned network equipment that was initially implemented as a result of the cyber event as well as satisfy the requirement for City ownership of the equipment used for the Criminal Justice Information System (CJIS) components. These services will be acquired via the Texas DIR-CPO-5347 Contract in the not-to-exceed amount of $1,450,000.

SPECIAL CONSIDERATIONS

A refined quote will be negotiated before actual acquisition that will reduce this proposed cost to fall within the requested approval for a not-to-exceed amount. In addition, all expenses related to the cyber event, including these products and services, will be sought as claimable expenses against the insurance policy.

FUNDING/FISCAL IMPACT

The cyber event Minor Improvement Project (MIP) fund will be used to fund this acquisition. The original amount designated in the MIP for the cyber event was $1.5 million. It was allocated in the spring of 2025 prior to knowing the extent of equipment replacement. Council approved a transfer of excess sales tax into the MIP of $2,225,110 in the Revised 2025 Budget, so there are sufficient funds in the MIP to cover the IT purchase without having to cut other

proposed MIP projects.

The approval of this acquisition would encumber an additional $1,450,000 in addition to the current $1,435,743.74 expended. These additional network products and services expenses have been expected, as well as an additional expense to replace the loaned wireless access points at approx. $100,000 to $200,000 for a total expected spend of approx. $3,086,000, both of which bring the City into compliance with the Computer Justice Information System (CJIS) requirement.

STAFF RECOMMENDATION

Staff recommends approval of this acquisition, specifically to comply with Computer Jusice Information System (CJIS) requirements for a cyber secure network.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. CoA Council - Resolution - CDW
2. 20250911 - City Council - Presentation - CDW

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS TO ACQUIRE NETWORK SWITCHES AND SECURITY PRODUCTS AND SERVICES FROM CDW-G THROUGH THE TEXAS DIR-CPO-5093 CONTRACT

WHEREAS, the City Council of the City of Abilene recognizes the need for network switching and security products and services to implement a new network infrastructure; and

WHEREAS, the Information Technology Department has identified the availability of the necessary equipment and services from CDW-Government through the Texas DIR-CPO-5347 Contract; and

WHEREAS, those products and services will provide for the implementation of a new network infrastructure system to replace the loaned network equipment in place; and

WHEREAS, this acquisition will be accomplished for a not-to-exceed amount of $1,450,000 and these funds will be made available as part of the minor improvement fund; and

WHEREAS, it is the staff's recommendation that the City Council endorses the Information Technology Department's acquisition of products from CDW-Government; and

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

Part 1: That the City Council approves the acquisition of products from CDW-Government for the not-to-exceed amount of $1,450,000 in fiscal year 2025

Part 2: That this Resolution shall take effect immediately from and after passage.

ADOPTED this 11th day of September, 2025.

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley Smith, City Attorney

Network Infrastructure

Switching and Security Products and Services

September 11, 2025

CITY OF ABILENE TEXAS

Network Infrastructure Products and Services

Network Infrastructure Requirement:

- This network infrastructure system provides for and replaces the current end-of-life network devices that were compromised and insufficient in the recent cyber event
- This network system is available from CDW Government through the Texas DIR-CPO-5347 Contract and will be acquired in the not-to-exceed amount of $1,450,000
- This acquisition will be funded through the Minor Improvement Project fund
- All expenses related to the cyber event, including these products and services, will be sought as claimable expenses against the insurance policy.

IT Department Recommendation

- Staff endorses the requested approval and acquisition of network switching and security products and services required in the not-to-exceed amount of $1,450,000

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

CITY OF ABILENE

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Emily Crawford, City Manager**

FROM: **Max Johnson, Director of Public Works**

SUBJECT: **9. Resolution: Receive a Report, Hold a Discussion, and Take Action on Awarding Bid #CB-2552 S. 14th St. Rehabilitation (Willis St. to Sayles Blvd.) to J.H. Strain & Sons, Inc. *(Max Johnson)***

GENERAL INFORMATION

This construction contract involves the rehabilitation of S. 14th St. from S. Willis St. to Sayles Blvd; this will include various paving sections throughout the project. The contract will include hot mix asphaltic concrete, concrete pavement, manhole and valve collars, curb ramps, and pavement markings.

SPECIAL CONSIDERATIONS

This project has a contract completion time of 140 working days (approx. 7 months, weather permitting) and has an owners' allowance of $150,000.

FUNDING/FISCAL IMPACT

Funding for this project is allocated through the Street Maintenance Fee.

STAFF RECOMMENDATION

Staff recommends awarding the bid to the best value bidder, J.H. Strain & Sons, Inc. of Tye, Texas with a base bid of $2,226,202.06.

The best value criteria utilized by staff in the evaluation of the bids are as follows:
1. Price;

2. Offeror's experience and reputation;
3. Quality of the offeror's goods or services;
4. Impact on the ability of the City of Abilene to comply with rules relating to historically underutilized businesses;
5. Offeror's safety record;
6. Offeror's proposed personnel;
7. Offeror's financial capability compared to size and scope of the project;
8. Offeror's past working relationship with the City of Abilene.

BOARD OR COMMISSION RECOMMENDATION

Street Maintenance Advisory and Appeals Board recommended this project for City Council approval on September 5, 2024.

ATTACHMENTS:

1. S. 14th St. Phase II Project Resolution
2. CB-2552 Contract Executed
3. CB2552TAB
4. Best Value Evaluation Average S. 14th Phase II
5. SCOPE OF PROJECT
6. PROJECT LOCATION MAP
7. S. 14th St. Rehabilitation Presentation - 8-28-2025

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, AWARDING BID TO J.H. STRAIN & SONS, INC., TYE, TEXAS

WHEREAS, the City of Abilene duly advertised and gave such notice, as required by law, for bids for the S. 14th Rehabilitation Project (Willis St. to Sayles Blvd.); and

WHEREAS, the project involves the removal of existing pavement, placement of new HMAC and concrete surfaces, and placement of striping: and

WHEREAS, the City of Abilene has utilized the "Best Value" competitive bidding method in determining the award of the contract; and,

WHEREAS, the following bids were received and opened on August 12, 2025:

J.H. Strain & Sons Inc., Tye, Texas	$2,226,202.06
Bontke Brothers Construction Co., Inc., Abilene, Texas	$2,633,948.50

WHEREAS, J.H. Strain & Sons Inc., Tye, Texas submitted the best value bid in the amount of $2,226,202.06 with the bid meeting specifications. Staff recommends awarding the bid to the best value bidder, J.H. Strain & Sons Inc., Tye, Texas.

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

PART 1: That the City Council approves this bid in the amount of $2,226,202.06.

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

ADOPTED this 11th day of September, 2025.

ATTEST:

_____
Shawna Atkins, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley Smith, City Attorney

CONSTRUCTION CONTRACT

BACKGROUND

THIS CONTRACT, made on the 11th day of August, 2025 is between the City of Abilene, a Municipal Corporation of Taylor and Jones Counties, Texas ("City"), and J.H. Strain & Sons, Inc. of the City of Tye, State of Texas. ("Contractor").

The City recognizes a need for high quality construction work; the Contractor agrees to complete the project in return for payment.

THE AGREEMENT

1. **Work and Consideration**. hereby agrees to commence and complete the construction of Work required in the Contract Documents -- incorporated herein by reference --

S. 14TH ST. REHABILITATION (WILLIS ST. TO SAYLES BLVD.)

All work to be performed will be completed in conformance with (1) Part I and II of the City of Abilene's Standard Specifications for Construction adopted September, 2006 with the attached amendments in these Contract Documents, and (2) the Technical Specifications and Plans attached to these Contract Documents. Technical Specifications and Plans attached to these Contract Documents control in the event of a conflict.

In consideration of this Work, the City will pay the Contractor the sum of $2,226,202.06

2. **Timely Work**. The Contractor must begin and fully complete Work in the days stated in the Notice to Proceed. The time allows for normal delays associated with weather conditions, crew coordination, etc. Time is of the essence, and liquidated damages as set forth in the General Conditions (Paragraph 16) apply for late Work.

3. **Payment**. If Performance and Payment Bonds are required, the City will pay Contractor according to the General Conditions (Paragraph 20). If Performance and Payment Bonds are not required, the City will pay Contractor according to the Instructions to Bidders.

4. **No liens**. No mechanic, contractor, subcontractor, supplier, or other person can or will contract for, or in any other manner have or acquire any lien upon the work of this Contract, or the land upon which it is situated. The laws of the State of Texas govern this Contract.

5. **Venue**. Venue for any legal proceeding is Taylor County, Texas.

6. **Indemnity.**

A. Definitions

For the purpose of this section the following definitions apply:

"City" shall mean all officers, agents and employees of the City of Abilene.

"Claims" shall mean all claims, liens, suits, demands, accusations, allegations, assertions, complaints, petitions, proceedings and causes of action of every kind and description brought for damages.

"Contractor" includes the corporation, company, partnership, or other entity, its owners, officers, and/or partners, and their agents, successors, and assigns.

"Contractor's employees" shall mean any employees, officers, agents, subcontractors, licensee and invitees of Contractor.

"Damages" shall mean each and every injury, wound, hurt, harm, fee, damage, cost, expense, outlay, expenditure or loss of any and every nature, including but not limited to:

(i) injury or damage to any property or right

(ii) injury, damage, or death to any person or entity

(iii) attorneys fees, witness fees, expert witness fees and expenses, and

(iv) all other costs and expenses of litigation

"Premise Defects" shall mean any defect, real or alleged, which now exists or which may hereafter arise upon the premises.

"Proven" shall mean that a court of competent jurisdiction has entered a final unappealable judgment on a claim adjudging an entity or person liable for a monetary judgment.

"Sole negligence" shall mean negligence of a party that is unmixed with the fault of any other person or entity.

B. Indemnity

The Contractor must indemnify, hold harmless, and defend the City from and against liability for any claims arising out of the Contractor's work and activities conducted in connection with this Contract.

The Contractor is an independent contractor and is not, with respect to its acts or omissions, an agent or employee of the City.

Contractor must at all times exercise reasonable precautions on behalf of, and be solely responsible for, the safety of Contractor's employees while in the vicinity where the work is being done. The City is not liable or responsible for the negligence or intentional acts or omissions of the Contractor or Contractor's employees.

The City assumes no responsibility or liability for damages which are directly or indirectly attributable to premise defects. Responsibility for all such defects is expressly assumed by the Contractor.

The City and Contractor must provide the other prompt and timely notice of any covered event which in any way affects or might affect the Contractor or City. The City has the right to compromise and defend the same to the extent of its own interests.

BOTH CITY AND CONTRACTOR EXPRESSLY INTEND THIS CONTRACT'S INDEMNITY PROVISION TO REQUIRE CONTRACTOR TO INDEMNIFY AND PROTECT THE CITY FROM THE CONSEQUENCES OF THE CITY'S OWN NEGLIGENCE WHILE CITY IS PARTICIPATING IN THIS CONTRACT, WHERE THAT NEGLIGENCE IS A CONCURRING CAUSE OF THE DAMAGES. THIS CONTRACT'S INDEMNITY PROVISION DOES NOT APPLY TO ANY CLAIM WHERE DAMAGE IS PROVEN TO RESULT FROM THE SOLE NEGLIGENCE OF THE CITY.

7. **Insurance**. The Special Conditions found in the City of Abilene's Standard Specifications for Construction adopted September, 2006, Part I, Division I, Item 3, contain the insurance requirements of this Contract.

8. **Overcharges**. The Contractor assigns to City any claims for overcharges related to this Contract which arise under antitrust laws of the United States, 15 U.S.C.A. Sec. 1 et seq, as amended.

9. **Contract Interpretation**. Any dispute about the Contract's meaning or application will be interpreted fairly and reasonably, and neither more strongly for or against either party.

10. **Indebtedness to City**. Contractor agrees that no payments owed by him of any nature whatsoever to the City, including payment in advance for service charges or any sums of any character whatsoever, shall become delinquent or in arrears.

The City will not knowingly award contracts for goods or services to any Bidder in arrears to the City for any debt, claim, demand, or account whatsoever, including taxes, penalty or interest. Contractor is responsible for ensuring that no indebtedness exists.

Section 130 of the City Charter authorizes the City to counterclaim and offset any debt, claim, demand or account owed by the City to any person, firm or corporation in arrears to the City for any debt, claim, demand or account of any nature whatsoever, including taxes, penalty or interest.

11. Statutory Verifications. Unless the Contractor is not subject to a provision below, the signatory executing this Agreement on behalf of the Contractor verifies that the Contractor: (1) does not boycott Israel and will not boycott Israel during the term of this Agreement; (2) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, and will not discriminate during the term of this Agreement against a firearm entity or firearm trade association; (3) does not boycott energy companies, and will not boycott energy companies during the term of this Agreement; and (4) is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

A. Verification Against Boycott of Israel Provision. In accordance with Chapter 2271 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a company for the provision of goods or services unless the agreement contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the agreement. The term "company" does not include a sole proprietorship. Chapter 2271 of the Texas Government Code only applies to an agreement that: (1) is between a governmental entity and a company with 10 or more full-time employees; and (2) has a value of $100,000.00 or more that is paid wholly or partly from public funds of the governmental entity.

B. Verification Against Discrimination of Firearm or Ammunition Industries Provision. Pursuant to Texas Government Code Chapter 2274, unless otherwise exempt, if the company employs at least 10 full-time employees, and this agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the company verifies that: (1) the company does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) the company will not discriminate during the term of the Agreement against a firearm entity or firearm trade association. The term "company" does not include a sole proprietorship. This provision does not apply to a governmental entity that contracts with a sole-source provider, or does not receive any bids from a company that is able to provide the written verification required.

C. Verification Against Boycott of Energy Companies Provision. Pursuant to Texas Government Code Chapter 2276, unless otherwise exempt, if the company employs at least 10 full-time employees, and this Agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the company represents that: (1) the company does not boycott energy companies; and (2) the company will not boycott energy companies during the term of this Agreement. The term "company"

does not include a sole proprietorship. This provision does not apply to a governmental entity that determines the requirements are inconsistent with the governmental entity's constitutional or statutory duties related to the issuance, incurrence, or management of debt obligations or the deposit, custody, management, borrowing, or investment of funds.

D. Prohibition on Contracts with Certain Companies Provision. In accordance with Section 2252.152 of the Texas Government Code, the company verifies that company is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

12. Contract Execution. The Contractor must sign the Contract first, with any necessary attestation and seal. The City Attorney or designee must review the Contract, and approve or disapprove it. If approved, the City's authorized agent will then sign. The City Secretary must keep a signed original in the City Secretary's Office.

13. Contract Copies. Each of the two executed copies is an original.

IN WITNESS HERE OF, the parties hereto have executed this contract:

CONTRACTOR

Name of Contractor:

J. H. STRAIN & SONS, INC

Signature

Kent Strain

Name - Typed or Printed

President

Title - Typed or Printed

Business Address:

PO BOX 277

TYE, TX 79563

(325) 692-0067

Business Phone No.

75-1038129

Federal Tax I.D.#

ATTEST: (If Corporation)

Corporate Secretary's Signature

Corporate Seal
(if none, write "None")

CITY OF ABILENE

Authorized Signature

APPROVED:

City Attorney

ATTEST:

City Secretary

Seal:

CITY OF ABILENE
PURCHASING DIVISION
TABULATION OF BIDS

DEPARTMENT: ENGINEERING
BID NO.: CB-2552
TIME OF OPENING: 11:00 A.M.
DATE OF OPENING: AUGUST 12, 2025

				J.H. STRAIN & SONS, INC. TYE, TX		BONTKE BROTHERS CONSTRUCTION CO., INC. ABILENE, TX									
ITEM	**DESCRIPTION**	**QTY**	**UNIT**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**
1.	S 14TH ST. REHABILITATION (WILLIS ST. TO SAYLES BLVD.)				2,226,202.06		2,633,948.50								
BASE BID					2,226,202.06		2,633,948.50								
DISCOUNT															
TOTAL BID					2,226,202.06		2,633,948.50								

*NOTES: INDICATES RECOMMENDED AWARD

City of Abilene

Best Value Competitive Bidding Process Review

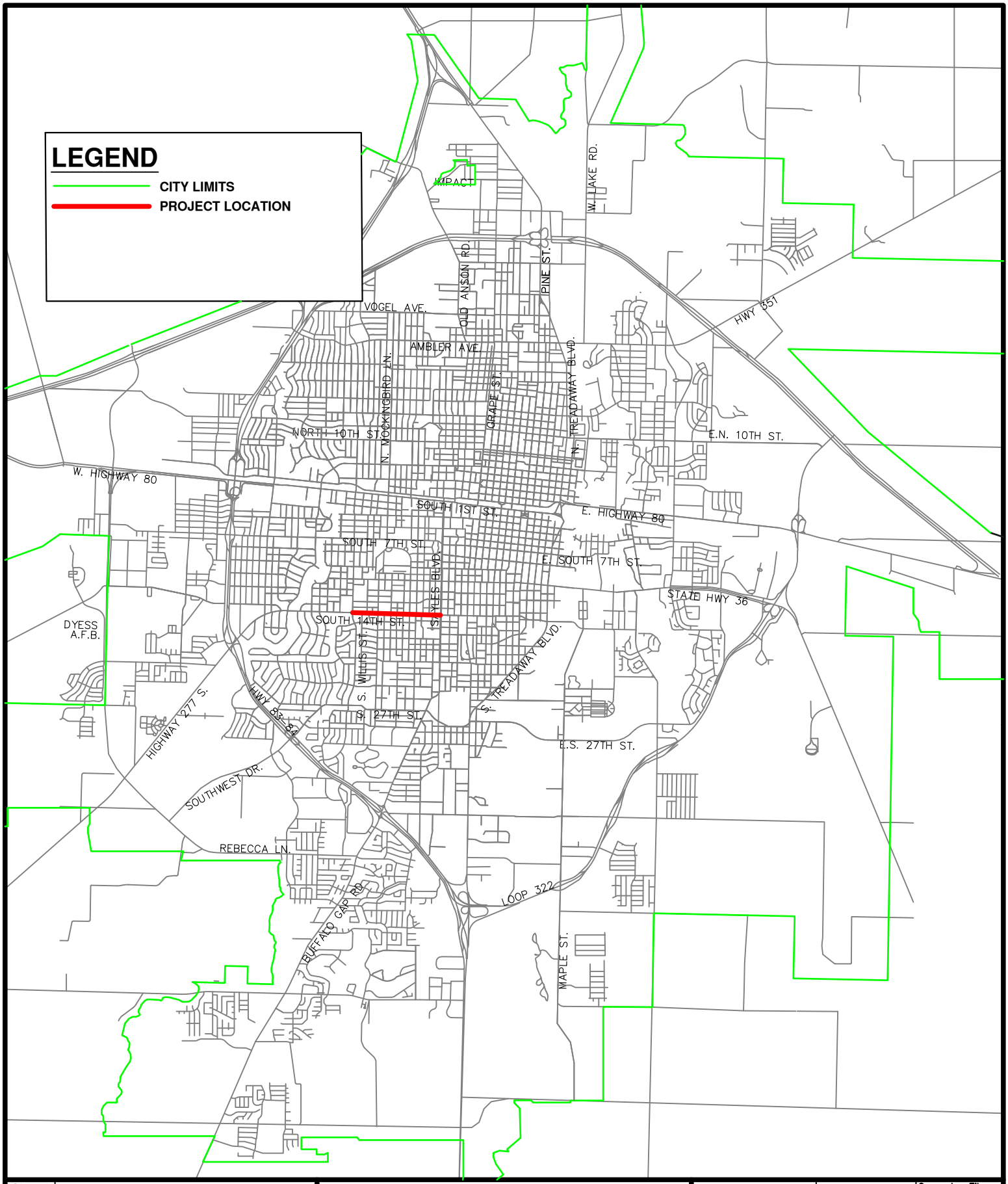
Date:

Name of Project S. 14th St. Rehabilitation Phase II

Rank	Company Name/ Description	Price (0 to 6 Points)	Offeror's experience and reputation (0 to 2 Points)	Quality of the offeror's goods or services;(0 to 2 Points)	Impact on the ability of the City of Abilene to comply with rules relating to historically underutilized businesses(0 to 2 Points)	Offeror's safety record (0 to 2 Points)	Offeror's proposed personnel (0 to 2 Points)	Whether the offeror's financial capability is appropriate to the size and scope of the project (0 to 2 Points)	Offeror's past working relationship with the City of Abilene. (0 to 2 Points)
1	J.H. Strain & Sons, Inc.	6	2	1.9	2	2	2	2	2
2	Bontke Brothers Construction Co., Inc.	4.6	2	1.9	2	2	1.6	2	2
3									
4									
5									
6									
7									
8									
	Final Rank	**1 - J.H. Strian - 19.9**							
		2 - Bontke - 18.1							
	Bidder's								

SCOPE OF PROJECT

This construction contract involves the rehabilitation of S. 14th St. from S. Willis St. to Sayles Blvd; this will include various paving sections throughout the project. The contract will include hot mix asphaltic concrete, concrete pavement, manhole and valve collars, curb ramps, and pavement markings.



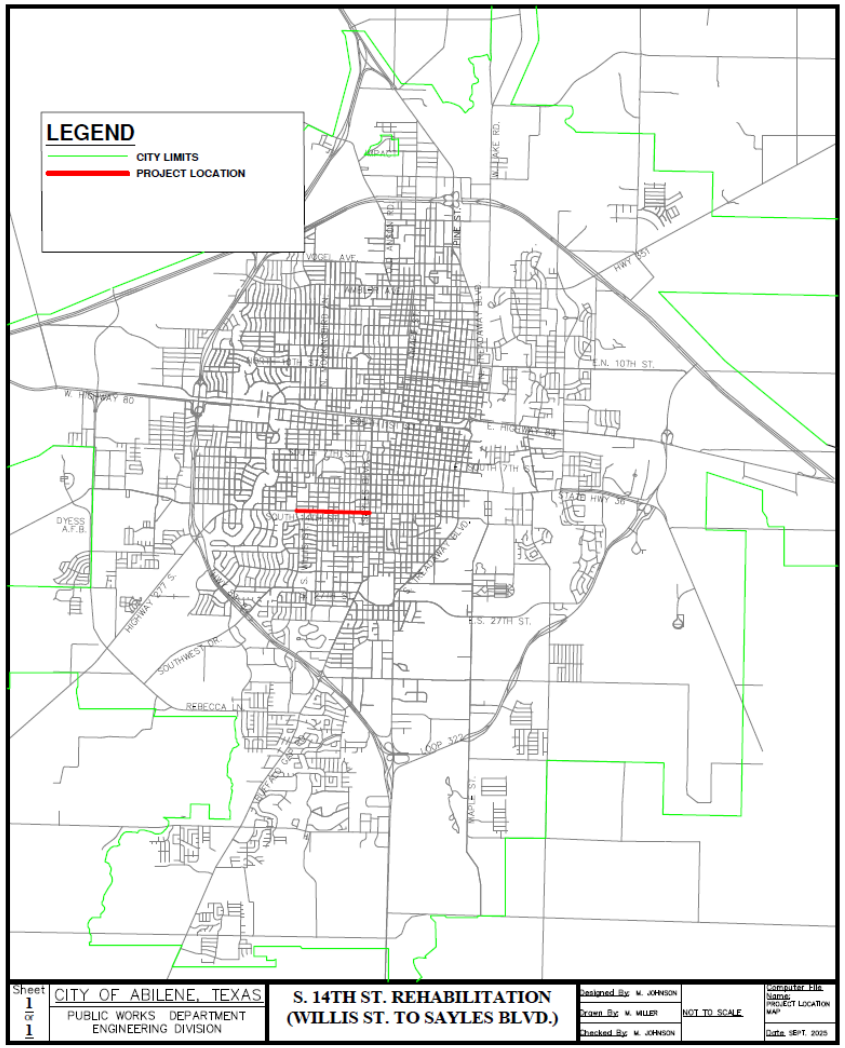
Sheet 1 Of 1	CITY OF ABILENE, TEXAS PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	**S. 14TH ST. REHABILITATION (WILLIS ST. TO SAYLES BLVD.)**	Designed By: M. JOHNSON Drawn By: M. MILLER Checked By: M. JOHNSON	NOT TO SCALE	Computer File Name: PROJECT LOCATION MAP Date SEPT. 2025

Bid Award of CB-2552
S. 14th St. Rehabilitation
(Willis St. to Sayles Blvd.)

(Max Johnson)

CITY OF ABILENE TEXAS

Bid Award of CB-2552
S. 14th St. Rehabilitation (Willis St. to Sayles Blvd.)



Limits

S. 14th St. from S. Willis St. to Sayles Blvd.

CITY OF ABILENE TEXAS

Bid Award of CB-2552
S. 14th St. Rehabilitation (Willis St. to Sayles Blvd.)

- Project includes:
  - Rehabilitation of S. 14th St. from S. Willis St. to Sayles Blvd. Project includes hot mix asphaltic concrete pavement, concrete pavement, manhole and valve collars, curb ramps, and pavement markings throughout the project.
- Project advertised July 27th and August 3rd; bids opened August 12th, 2025; two (2) bids received.
- Project allowance: $150,000.00.
- Staff recommends awarding the bid to the best value bidder, J.H. Strain & Sons, Inc. with a base bid of $2,226,202.06.

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Emily Crawford, City Manager**

FROM: **Max Johnson, Director of Public Works**

SUBJECT: **10. Resolution: Receive a Report, Hold a Discussion, and Take Action on Awarding Bid #CB-2556 Water Department Street and Miscellaneous Repair Work (South) 2025-2026 to Bontke Brothers Construction Co., Inc. *(Max Johnson)***

GENERAL INFORMATION

This construction contract involves, but is not limited to, the on-demand repair of existing portions of streets that have been damaged by repair and replacement of utility infrastructure. The streets in this contract are those within City Limits located South of the Union Pacific railroad tracks located between N. 1st St. and S. 1st St. The repair work details are shown on the Typical Section Sheet. There may also be sidewalk repair, curb and gutter repair, and concrete alley apron repair as necessary. The contractor will be paid monthly for the work performed during the previous month. The basis for payment under this contract is the unit price method. Payment will be for the actual amount of work done and material furnished.

SPECIAL CONSIDERATIONS

This contract may be renewed for one additional term of one year at the current total amount bid upon mutual written consent of both the contractor and the City of Abilene.

FUNDING/FISCAL IMPACT

Funding for this project is through 2025 and 2026 Water Department Funds.

STAFF RECOMMENDATION

Staff recommends awarding the bid to the best value bidder, Bontke Brothers Construction Co.,

Inc. of Abilene, Texas with a base bid of $917,505.00.

The best value criteria utilized by staff in the evaluation of the bids are as follows:
1. Price;
2. Offeror's experience and reputation;
3. Quality of the offeror's goods or services;
4. Impact on the ability of the City of Abilene to comply with rules relating to historically underutilized businesses;
5. Offeror's safety record;
6. Offeror's proposed personnel;
7. Offeror's financial capability compared to size and scope of the project;
8. Offeror's past working relationship with the City of Abilene.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Water Department Street & Miscellaneous Repair (South) Resolution
2. Bontke Brothers Water Depatment Streets & Miscellaneous Repair Contract 2025-2026 (South)
3. CB2556TAB
4. Form_Best_Value_Evaluation_Sum (SOUTH Average)
5. SCOPE OF PROJECT (South Watercuts) - 8-28-2025
6. Watercuts (South) 2025-2026 Presentation - 8-28-2025

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, AWARDING BID TO BONTKE BROTHERS CONSTRUCTION CO., INC., ABILENE, TEXAS

WHEREAS, the City of Abilene duly advertised and gave such notice, as required by law, for bids for the on demand repair of locations within South Abilene that have been damaged by the replacement or repair of water and sewer lines; and

WHEREAS, the project involves the on demand repair of locations within Abilene that have been damaged by the replacement or repair of water and sewer lines: and

WHEREAS, the following bids were received and opened on August 19, 2025:

Bontke Brothers Construction Co., Inc., Abilene, Texas	$917,505.00
Epic Construction Co., Abilene Texas	$1,645,580.00

WHEREAS, Bontke Brothers Construction Co., Inc., Abilene, Texas submitted the best value bid in the amount of $917,505.00 with the bid meeting specifications. Staff recommends awarding the bid to the best value bidder, Bontke Brothers Construction Co., Inc., Abilene, Texas.

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

PART 1: That the City Council approves this bid in the amount of $917,505.00.

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

ADOPTED this 11th day of September, 2025.

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley Smith, City Attorney

CONSTRUCTION CONTRACT

BACKGROUND

THIS CONTRACT, made September 11 , 2025, is between the City of Abilene, a Municipal Corporation of Taylor and Jones Counties, Texas ("City"), and Bontke Brothers Construction Co., Inc. of the City of Abilene, State of Texas. ("Contractor").

The City recognizes a need for high quality construction work; the Contractor agrees to complete the project in return for payment.

THE AGREEMENT

1. **Work and Consideration**. The contractor hereby agrees to commence and complete the construction of Work required in the Contract Documents -- incorporated herein by reference --

WATER DEPARTMENT STREET AND MISCELLANEOUS REPAIR WORK (SOUTH) 2025-2026

All work to be performed will be completed in conformance with (1) Part I of the City of Abilene's Standard Specifications for Construction adopted September, 2006 with the attached amendments in these Contract Documents, (2) the Technical Specifications section of these Contract Documents, and (3) the Plans attached to these Contract Documents. City of Abilene specifications control over Texas Department of Transportation specifications in the event of a conflict.

a) Contractor will complete the repair of each **new** Water Department street cut and miscellaneous work within 30 calendar days of receiving notice of the location of each **new** street cut. Failure to complete new street cut repairs within 30 calendar days shall be considered a breach of contract.

In consideration of this Work, the City will pay the Contractor the sum of $917,505.00.

2. **Term and Termination**. The term of this contract will be through September 30, 2026, contingent upon continued funding by the Governing Body of the City of Abilene. At the end of the term, the City of Abilene may, with the agreement of the Contractor, extend this contract for one year.

This contract may be terminated by the City for any reason, upon 60 days written notice by City to Contractor. In the event of termination, Contractor will be compensated for work satisfactorily performed before the termination date.

If, through any cause, the Contractor fails to fulfill obligations under this contract, or if the Contractor breaches any term of this Contract, the City has the right to send notice of the failure to fulfill obligations or breach to the Contractor. Contractor shall have 30 days from the date notice is sent, to fulfill the obligation or remedy any breach. If at the end of the 30 day period, Contractor has failed to fulfill its obligations or remedy any breach of the Contract, the City may immediately terminate the Contract in writing. The Contractor will be compensated for work satisfactorily performed before the termination date.

The Contractor, however, is not relieved of liability to the City for damages sustained by the City because of any breach of Contract by Contractor. The City may withhold any payments to Contractor for the purpose of set off until the exact amount of damages due the City from the Contractor is determined and paid.

3. **Payment**. If Performance and Payment Bonds are required, the City will pay Contractor according to the General Conditions (Paragraph 20). If Performance and Payment Bonds are not required, the City will pay Contractor according to the Instructions to Bidders.

4. **No liens**. No mechanic, contractor, subcontractor, supplier, or other person can or will contract for, or in any other manner have or acquire any lien upon the work of this Contract, or the land upon which it is situated. The laws of the State of Texas govern this Contract.

5. **Venue**. Venue for any legal proceeding is Taylor County, Texas.

6. **Indemnity.**

A. Definitions

For the purpose of this section the following definitions apply:

"City" shall mean all officers, agents and employees of the City of Abilene.

"Claims" shall mean all claims, liens, suits, demands, accusations, allegations, assertions, complaints, petitions, proceedings and causes of action of every kind and description brought for damages.

"Contractor" includes the corporation, company, partnership, or other entity, its owners, officers, and/or partners, and their agents, successors, and assigns.

"Contractor's employees" shall mean any employees, officers, agents, subcontractors, licensee and invitees of Contractor.

"Damages" shall mean each and every injury, wound, hurt, harm, fee, damage, cost, expense, outlay, expenditure or loss of any and every nature, including but not limited to:

(i) injury or damage to any property or right

(ii) injury, damage, or death to any person or entity

(iii) attorneys fees, witness fees, expert witness fees and expenses, and

(iv) all other costs and expenses of litigation

"Premise Defects" shall mean any defect, real or alleged, which now exists or which may hereafter arise upon the premises.

"Proven" shall mean that a court of competent jurisdiction has entered a final unappealable judgment on a claim adjudging an entity or person liable for a monetary judgment.

"Sole negligence" shall mean negligence of a party that is unmixed with the fault of any other person or entity.

B. Indemnity

The Contractor must indemnify, hold harmless, and defend the City from and against liability for any claims arising out of the Contractor's work and activities conducted in connection with this Contract.

The Contractor is an independent contractor and is not, with respect to its acts or omissions, an agent or employee of the City.

Contractor must at all times exercise reasonable precautions on behalf of, and be solely responsible for, the safety of Contractor's employees while in the vicinity where the work is being done. The City is not liable or responsible for the negligence or intentional acts or omissions of the Contractor or Contractor's employees.

The City assumes no responsibility or liability for damages which are directly or indirectly attributable to premise defects. Responsibility for all such defects is expressly assumed by the Contractor.

The City and Contractor must provide the other prompt and timely notice of any covered event which in any way affects or might affect the Contractor or City. The City has the right to compromise and defend the same to the extent of its own interests.

BOTH CITY AND CONTRACTOR EXPRESSLY INTEND THIS CONTRACT'S INDEMNITY PROVISION TO REQUIRE CONTRACTOR TO INDEMNIFY AND PROTECT THE CITY FROM THE CONSEQUENCES OF THE CITY'S OWN NEGLIGENCE WHILE CITY IS PARTICIPATING IN THIS CONTRACT, WHERE THAT NEGLIGENCE IS A CONCURRING CAUSE OF THE DAMAGES. THIS CONTRACT'S INDEMNITY PROVISION DOES NOT APPLY TO ANY CLAIM WHERE DAMAGE IS PROVEN TO RESULT FROM THE SOLE NEGLIGENCE OF THE CITY.

7. **Insurance**. The Special Conditions found the City of Abilene's Standard Specifications for Construction adopted September, 2006, Part I, Division I, Item 3, contain the insurance requirements of this Contract.

8. **Overcharges**. The Contractor assigns to City any claims for overcharges related to this Contract which arise under antitrust laws of the United States, 15 U.S.C.A. Sec. 1 et seq, as amended.

9. **Contract Interpretation**. Any dispute about the Contract's meaning or application will be interpreted fairly and reasonably, and neither more strongly for or against either party.

10. **Indebtedness to City**. Contractor agrees that no payments owed by him of any nature whatsoever to the City, including payment in advance for service charges or any sums of any character whatsoever, shall become delinquent or in arrears.

The City will not knowingly award contracts for goods or services to any Bidder in arrears to the City for any debt, claim, demand, or account whatsoever, including taxes, penalty or interest. Contractor is responsible for ensuring that no indebtedness exists.

Section 130 of the City Charter authorizes the City to counterclaim and offset any debt, claim, demand or account owed by the City to any person, firm or corporation in arrears to the City for any debt, claim, demand or account of any nature whatsoever, including taxes, penalty or interest.

11. Statutory Verifications. Unless the Contractor is not subject to a provision below, the signatory executing this Agreement on behalf of the Contractor verifies that the Contractor: (1) does not boycott Israel and will not boycott Israel during the term of this Agreement; (2) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, and will not discriminate during the term of this Agreement against a firearm entity or firearm trade association; (3) does not boycott energy companies, and will not boycott energy companies during the term of this Agreement; and (4) is not on a list maintained by the

State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

A. Verification Against Boycott of Israel Provision. In accordance with Chapter 2271 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a company for the provision of goods or services unless the agreement contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the agreement. The term "company" does not include a sole proprietorship. Chapter 2271 of the Texas Government Code only applies to an agreement that: (1) is between a governmental entity and a company with 10 or more full-time employees; and (2) has a value of $100,000.00 or more that is paid wholly or partly from public funds of the governmental entity.

B. Verification Against Discrimination of Firearm or Ammunition Industries Provision. Pursuant to Texas Government Code Chapter 2274, unless otherwise exempt, if the company employs at least 10 full-time employees, and this agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the company verifies that: (1) the company does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) the company will not discriminate during the term of the Agreement against a firearm entity or firearm trade association. The term "company" does not include a sole proprietorship. This provision does not apply to a governmental entity that contracts with a sole-source provider, or does not receive any bids from a company that is able to provide the written verification required.

C. Verification Against Boycott of Energy Companies Provision. Pursuant to Texas Government Code Chapter 2276, unless otherwise exempt, if the company employs at least 10 full-time employees, and this Agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the company represents that: (1) the company does not boycott energy companies; and (2) the company will not boycott energy companies during the term of this Agreement. The term "company" does not include a sole proprietorship. This provision does not apply to a governmental entity that determines the requirements are inconsistent with the governmental entity's constitutional or statutory duties related to the issuance, incurrence, or management of debt obligations or the deposit, custody, management, borrowing, or investment of funds.

D. Prohibition on Contracts with Certain Companies Provision. In accordance with Section 2252.152 of the Texas Government Code, the company verifies that company is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

12. Contract Execution. The Contractor must sign the Contract first, with any necessary attestation and seal. The City Attorney or designee must review the Contract, and approve or disapprove it. If approved, the City's authorized agent will then sign. The City Secretary must keep a signed original in the City Secretary's Office.

13. Contract Copies. Each of the two executed copies is an original.

IN WITNESS HERE OF, the parties hereto have executed this contract:

CONTRACTOR

Name of Contractor:

Bontke Brothers Construction Company

Business Address:

102 College Drive

Abilene, TX 79601

Signature

Brent Partain

Name - Typed or Printed

806-300-5577

Business Phone No.

Project Executive

Title - Typed or Printed

75-1331325

Federal Tax I.D.#

ATTEST: (If Corporation)

Corporate Secretary's Signature

Corporate Seal
(if none, write "None")

CITY OF ABILENE

Authorized Signature

ATTEST:

City Secretary

Seal:

APPROVED:

City Attorney

Risk Manager

CITY OF ABILENE
PURCHASING DIVISION
TABULATION OF BIDS

DEPARTMENT: ENGINEERING
BID NO.: CB-2556
TIME OF OPENING: 11:00 A.M.
DATE OF OPENING: AUGUST 19, 2025

				BONTKE BROTHERS CONSTRUCTION CO., INC. ABILENE, TX		EPIC CONSTRUCTION CO. ABILENE, TX									
ITEM	**DESCRIPTION**	**QTY**	**UNIT**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**
1.	WATER DEPARTMENT STREET AND MISCELLANEOUS REPAIR WORK (SOUTH) 2025-2026				917,505.00		1,645,580.00								
BASE BID					917,505.00		1,645,580.00								
DISCOUNT															
TOTAL BID					917,505.00		1,645,580.00								

*NOTES: INDICATES RECOMMENDED AWARD

City of Abilene

Best Value Competitive Bidding Process Review

Date:

Name of Project: Water Department Street & Miscellaneous Repair Contract (South)

Rank	Company Name/ Description	Price (0 to 6 Points)	Offeror's experience and reputation (0 to 2 Points)	Quality of the offeror's goods or services;(0 to 2 Points)	Impact on the ability of the City of Abilene to comply with rules relating to historically underutilized businesses(0 to 2 Points)	Offeror's safety record (0 to 2 Points)	Offeror's proposed personnel (0 to 2 Points)	Whether the offeror's financial capability is appropriate to the size and scope of the project (0 to 2 Points)	Offeror's past working relationship with the City of Abilene. (0 to 2 Points)
1	Bontke Brothers Construction Co., Inc.	6	1.9	1.9	2	1.9	1.9	1.9	1.9
2	Epic Construction Company	3.8	1.3	1.4	1.8	1.8	1.6	1.8	1.5
3									
4									
5									
6									
7									
8									
	Final Rank	**1 - Bontke - 19.4**							
		2 - Epic - 15							
	Bidder's								

SCOPE OF PROJECT

This Construction Contract involves, but is not limited to, the on demand repair of existing portions of streets damaged by the repair and replacement of utility infrastructure. The streets in this contract are those within City Limits located south of the Union Pacific railroad tracks. The repair work details are shown on the Typical Section Sheet. There may also be sidewalk repair, curb and gutter repair and concrete alley apron repair as necessary. The contractor will be paid monthly for the work performed during the previous month. The basis for payment under this contract is the unit price method. Payment will be for the actual amount of work done and material furnished.

Bid Award of CB-2556
Water Department Street & Miscellaneous Repair Work (South) 2025-2026

(Max Johnson)

CITY OF ABILENE TEXAS

Bid Award of CB-2556
Water Department Street & Miscellaneous Repair Work (South) 2025-2026

Project Location:

This project spans the city limits from the Union Pacific railroad tracks to the South and includes on demand patching of streets, alleys, parking lots, etc. that have been damaged due to water and sewer infrastructure repair and replacement.

CITY OF ABILENE TEXAS

Bid Award of CB-2556
Water Department Street & Miscellaneous Repair Work (South) 2025-2026

Project Information:

- This Construction Contract involves, but is not limited to, the on demand repair of existing portions of streets damaged by the replacement and repair of utility infrastructure. The repair work details are shown on the typical section sheets. There may also be sidewalk repair, curb and gutter repair and concrete alley apron repair, as necessary. The contractor will be paid monthly for the work performed during the previous month.
- Project advertised August 3, 2025 and August 10, 2025; bids opened August 19, 2025
- Two bids received
- Project funded through Water Utilities Department Funds.
- Staff recommends awarding the bid to the best value bidder, Bontke Brothers Construction Co., Inc., with a base bid of $917,505.00.

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Emily Crawford, City Manager**

FROM: **Max Johnson, Director of Public Works**

SUBJECT: **11. Resolution: Receive a Report, Hold a Discussion, and Take Action on Awarding Bid #CB-2557 Water Department Street and Miscellaneous Repair Work (North) 2025-2026 to Bontke Brothers Construction Co., Inc. *(Max Johnson)***

GENERAL INFORMATION

This Construction Contract involves, but is not limited to, the on demand repair of existing portions of streets damaged by the repair and replacement of utility infrastructure. The streets in this contract are those within City Limits located north of the Union Pacific railroad tracks between N. 1st St. and S. 1st St. The repair work details are shown on the Typical Section Sheet. There may also be sidewalk repair, curb and gutter repair and concrete alley apron repair, as necessary. The contractor will be paid monthly for the work performed during the previous month. The basis for payment under this contract is the unit price method. Payment will be for the actual amount of work done and material furnished.

SPECIAL CONSIDERATIONS

This contract may be renewed for one additional term of one year at the current total amount bid upon mutual written consent of both the contractor and the City of Abilene.

FUNDING/FISCAL IMPACT

Funding for this project is through 2025 and 2026 Water Department Funds.

STAFF RECOMMENDATION

Staff recommends awarding the bid to the best value bidder, Bontke Brothers Construction Co.,

Inc. of Abilene, Texas with a base bid of $733,880.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Water Department Street & Miscellaneous Repair (North) Resolution
2. Bontke Brothers Water Depatment Streets & Miscellaneous Repair Contract 2025-2026 (North)
3. CB2557TAB
4. Form_Best_Value_Evaluation_Sum (NORTH Average)
5. SCOPE OF PROJECT (North Watercuts) - 8-29-2025
6. Watercuts (North) 2025-2026 Presentation - 8-29-2025

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, AWARDING BID TO BONTKE BROTHERS CONSTRUCTION CO., INC., ABILENE, TEXAS

WHEREAS, the City of Abilene duly advertised and gave such notice, as required by law, for bids for the on demand repair of locations within North Abilene that have been damaged by the replacement or repair of water and sewer lines; and

WHEREAS, the project involves the on demand repair of locations within Abilene that have been damaged by the replacement or repair of water and sewer lines: and

WHEREAS, the following bids were received and opened on August 19, 2025:

Bontke Brothers Construction Co., Inc., Abilene, Texas	$733,880.00
Epic Construction Co., Abilene Texas	$1,119,690.00

WHEREAS, Bontke Brothers Construction Co., Inc., Abilene, Texas submitted the best value bid in the amount of $733,880.00 with the bid meeting specifications. Staff recommends awarding the bid to the best value bidder, Bontke Brothers Construction Co., Inc., Abilene, Texas.

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

PART 1: That the City Council approves this bid in the amount of $733,880.00.

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

ADOPTED this 11th day of September, 2025.

ATTEST:

_____
Shawna Atkinson, City Secretary

_____
Weldon Hurt, Mayor

APPROVED:

_____
Stanley Smith, City Attorney

CONSTRUCTION CONTRACT

BACKGROUND

THIS CONTRACT, made September 11 , 2025 , is between the City of Abilene, a Municipal Corporation of Taylor and Jones Counties, Texas ("City"), and Bontke Brothers Construction Co., Inc. of the City of Abilene, State of Texas. ("Contractor").

The City recognizes a need for high quality construction work; the Contractor agrees to complete the project in return for payment.

THE AGREEMENT

1. **Work and Consideration**. The contractor hereby agrees to commence and complete the construction of Work required in the Contract Documents -- incorporated herein by reference --

WATER DEPARTMENT STREET AND MISCELLANEOUS REPAIR WORK (NORTH) 2025-2026

All work to be performed will be completed in conformance with (1) Part I of the City of Abilene's Standard Specifications for Construction adopted September, 2006 with the attached amendments in these Contract Documents, (2) the Technical Specifications section of these Contract Documents, and (3) the Plans attached to these Contract Documents. City of Abilene specifications control over Texas Department of Transportation specifications in the event of a conflict.

a) Contractor will complete the repair of each **new** Water Department street cut and miscellaneous work within 30 calendar days of receiving notice of the location of each **new** street cut. Failure to complete new street cut repairs within 30 calendar days shall be considered a breach of contract.

In consideration of this Work, the City will pay the Contractor the sum of $733,880.00 .

2. **Term and Termination**. The term of this contract will be through September 30, 2026, contingent upon continued funding by the Governing Body of the City of Abilene. At the end of the term, the City of Abilene may, with the agreement of the Contractor, extend this contract for one year.

This contract may be terminated by the City for any reason, upon 60 days written notice by City to Contractor. In the event of termination, Contractor will be compensated for work satisfactorily performed before the termination date.

If, through any cause, the Contractor fails to fulfill obligations under this contract, or if the Contractor breaches any term of this Contract, the City has the right to send notice of the failure to fulfill obligations or breach to the Contractor. Contractor shall have 30 days from the date notice is sent, to fulfill the obligation or remedy any breach. If at the end of the 30 day period, Contractor has failed to fulfill its obligations or remedy any breach of the Contract, the City may immediately terminate the Contract in writing. The Contractor will be compensated for work satisfactorily performed before the termination date.

The Contractor, however, is not relieved of liability to the City for damages sustained by the City because of any breach of Contract by Contractor. The City may withhold any payments to Contractor for the purpose of set off until the exact amount of damages due the City from the Contractor is determined and paid.

3. **Payment**. If Performance and Payment Bonds are required, the City will pay Contractor according to the General Conditions (Paragraph 20). If Performance and Payment Bonds are not required, the City will pay Contractor according to the Instructions to Bidders.

4. **No liens**. No mechanic, contractor, subcontractor, supplier, or other person can or will contract for, or in any other manner have or acquire any lien upon the work of this Contract, or the land upon which it is situated. The laws of the State of Texas govern this Contract.

5. **Venue**. Venue for any legal proceeding is Taylor County, Texas.

6. **Indemnity.**

A. Definitions

For the purpose of this section the following definitions apply:

"City" shall mean all officers, agents and employees of the City of Abilene.

"Claims" shall mean all claims, liens, suits, demands, accusations, allegations, assertions, complaints, petitions, proceedings and causes of action of every kind and description brought for damages.

"Contractor" includes the corporation, company, partnership, or other entity, its owners, officers, and/or partners, and their agents, successors, and assigns.

"Contractor's employees" shall mean any employees, officers, agents, subcontractors, licensee and invitees of Contractor.

"Damages" shall mean each and every injury, wound, hurt, harm, fee, damage, cost, expense, outlay, expenditure or loss of any and every nature, including but not limited to:

(i) injury or damage to any property or right

(ii) injury, damage, or death to any person or entity

(iii) attorneys fees, witness fees, expert witness fees and expenses, and

(iv) all other costs and expenses of litigation

"Premise Defects" shall mean any defect, real or alleged, which now exists or which may hereafter arise upon the premises.

"Proven" shall mean that a court of competent jurisdiction has entered a final unappealable judgment on a claim adjudging an entity or person liable for a monetary judgment.

"Sole negligence" shall mean negligence of a party that is unmixed with the fault of any other person or entity.

B. Indemnity

The Contractor must indemnify, hold harmless, and defend the City from and against liability for any claims arising out of the Contractor's work and activities conducted in connection with this Contract.

The Contractor is an independent contractor and is not, with respect to its acts or omissions, an agent or employee of the City.

Contractor must at all times exercise reasonable precautions on behalf of, and be solely responsible for, the safety of Contractor's employees while in the vicinity where the work is being done. The City is not liable or responsible for the negligence or intentional acts or omissions of the Contractor or Contractor's employees.

The City assumes no responsibility or liability for damages which are directly or indirectly attributable to premise defects. Responsibility for all such defects is expressly assumed by the Contractor.

The City and Contractor must provide the other prompt and timely notice of any covered event which in any way affects or might affect the Contractor or City. The City has the right to compromise and defend the same to the extent of its own interests.

BOTH CITY AND CONTRACTOR EXPRESSLY INTEND THIS CONTRACT'S INDEMNITY PROVISION TO REQUIRE CONTRACTOR TO INDEMNIFY AND PROTECT THE CITY FROM THE CONSEQUENCES OF THE CITY'S OWN NEGLIGENCE WHILE CITY IS PARTICIPATING IN THIS CONTRACT, WHERE THAT NEGLIGENCE IS A CONCURRING CAUSE OF THE DAMAGES. THIS CONTRACT'S INDEMNITY PROVISION DOES NOT APPLY TO ANY CLAIM WHERE DAMAGE IS PROVEN TO RESULT FROM THE SOLE NEGLIGENCE OF THE CITY.

7. **Insurance**. The Special Conditions found the City of Abilene's Standard Specifications for Construction adopted September, 2006, Part I, Division I, Item 3, contain the insurance requirements of this Contract.

8. **Overcharges**. The Contractor assigns to City any claims for overcharges related to this Contract which arise under antitrust laws of the United States, 15 U.S.C.A. Sec. 1 et seq, as amended.

9. **Contract Interpretation**. Any dispute about the Contract's meaning or application will be interpreted fairly and reasonably, and neither more strongly for or against either party.

10. **Indebtedness to City**. Contractor agrees that no payments owed by him of any nature whatsoever to the City, including payment in advance for service charges or any sums of any character whatsoever, shall become delinquent or in arrears.

The City will not knowingly award contracts for goods or services to any Bidder in arrears to the City for any debt, claim, demand, or account whatsoever, including taxes, penalty or interest. Contractor is responsible for ensuring that no indebtedness exists.

Section 130 of the City Charter authorizes the City to counterclaim and offset any debt, claim, demand or account owed by the City to any person, firm or corporation in arrears to the City for any debt, claim, demand or account of any nature whatsoever, including taxes, penalty or interest.

11. Statutory Verifications. Unless the Contractor is not subject to a provision below, the signatory executing this Agreement on behalf of the Contractor verifies that the Contractor: (1) does not boycott Israel and will not boycott Israel during the term of this Agreement; (2) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, and will not discriminate during the term of this Agreement against a firearm entity or firearm trade association; (3) does not boycott energy companies, and will not boycott energy companies during the term of this Agreement; and (4) is not on a list maintained by the

State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

A. Verification Against Boycott of Israel Provision. In accordance with Chapter 2271 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a company for the provision of goods or services unless the agreement contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the agreement. The term "company" does not include a sole proprietorship. Chapter 2271 of the Texas Government Code only applies to an agreement that: (1) is between a governmental entity and a company with 10 or more full-time employees; and (2) has a value of $100,000.00 or more that is paid wholly or partly from public funds of the governmental entity.

B. Verification Against Discrimination of Firearm or Ammunition Industries Provision. Pursuant to Texas Government Code Chapter 2274, unless otherwise exempt, if the company employs at least 10 full-time employees, and this agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the company verifies that: (1) the company does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) the company will not discriminate during the term of the Agreement against a firearm entity or firearm trade association. The term "company" does not include a sole proprietorship. This provision does not apply to a governmental entity that contracts with a sole-source provider, or does not receive any bids from a company that is able to provide the written verification required.

C. Verification Against Boycott of Energy Companies Provision. Pursuant to Texas Government Code Chapter 2276, unless otherwise exempt, if the company employs at least 10 full-time employees, and this Agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the company represents that: (1) the company does not boycott energy companies; and (2) the company will not boycott energy companies during the term of this Agreement. The term "company" does not include a sole proprietorship. This provision does not apply to a governmental entity that determines the requirements are inconsistent with the governmental entity's constitutional or statutory duties related to the issuance, incurrence, or management of debt obligations or the deposit, custody, management, borrowing, or investment of funds.

D. Prohibition on Contracts with Certain Companies Provision. In accordance with Section 2252.152 of the Texas Government Code, the company verifies that company is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

12. Contract Execution. The Contractor must sign the Contract first, with any necessary attestation and seal. The City Attorney or designee must review the Contract, and approve or disapprove it. If approved, the City's authorized agent will then sign. The City Secretary must keep a signed original in the City Secretary's Office.

13. Contract Copies. Each of the two executed copies is an original.

IN WITNESS HERE OF, the parties hereto have executed this contract:

CONTRACTOR

Name of Contractor:

Bontke Brothers Construction Company

Business Address:

102 College Drive

Abilene, TX 79601

Signature

Brent Partain

Name - Typed or Printed

806-300-5577

Business Phone No.

Project Executive

Title - Typed or Printed

75-1331325

Federal Tax I.D.#

ATTEST: (If Corporation)

Corporate Secretary's Signature

Corporate Seal
(if none, write "None")

CITY OF ABILENE

Authorized Signature

ATTEST:

City Secretary

Seal:

APPROVED:

City Attorney

Risk Manager

CITY OF ABILENE
PURCHASING DIVISION
TABULATION OF BIDS

DEPARTMENT: ENGINEERING
BID NO.: CB-2557
TIME OF OPENING: 11:00 A.M.
DATE OF OPENING: AUGUST 19, 2025

				BONTKE BROTHERS CONSTRUCTION CO., INC. ABILENE, TX		EPIC CONSTRUCTION CO. ABILENE, TX									
ITEM	**DESCRIPTION**	**QTY**	**UNIT**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**	**UNIT PRICE**	**EXTENSION**
1.	WATER DEPARTMENT STREET AND MISCELLANEOUS REPAIR WORK (NORTH) 2025-2026				733,880.00		1,119,690.00								
BASE BID					733,880.00		1,119,690.00								
DISCOUNT															
TOTAL BID					733,880.00		1,119,690.00								

*NOTES: INDICATES RECOMMENDED AWARD

City of Abilene

Best Value Competitive Bidding Process Review

Date:

Name of Project: Water Department Street & Miscellaneous Repair Contract (NORTH)

Rank	Company Name/ Description	Price (0 to 6 Points)	Offeror's experience and reputation (0 to 2 Points)	Quality of the offeror's goods or services;(0 to 2 Points)	Impact on the ability of the City of Abilene to comply with rules relating to historically underutilized businesses(0 to 2 Points)	Offeror's safety record (0 to 2 Points)	Offeror's proposed personnel (0 to 2 Points)	Whether the offeror's financial capability is appropriate to the size and scope of the project (0 to 2 Points)	Offeror's past working relationship with the City of Abilene. (0 to 2 Points)
1	Bontke Brothers Construction Co., Inc.	6	1.9	1.9	2	1.9	1.9	1.9	1.9
2	Epic Construction Company	3.8	1.3	1.4	1.8	1.8	1.6	1.8	1.5
3									
4									
5									
6									
7									
8									
	Final Rank	**1 - Bontke - 19.4**							
		2 - Epic - 15							
	Bidder's								

SCOPE OF PROJECT

This Construction Contract involves, but is not limited to, the on demand repair of existing portions of streets damaged by the repair and replacement of utility infrastructure. The streets in this contract are those within City Limits located north of the Union Pacific railroad tracks. The repair work details are shown on the Typical Section Sheet. There may also be sidewalk repair, curb and gutter repair and concrete alley apron repair, as necessary. The contractor will be paid monthly for the work performed during the previous month. The basis for payment under this contract is the unit price method. Payment will be for the actual amount of work done and material furnished.

Bid Award of CB-2557
Water Department Street & Miscellaneous Repair Work (North) 2025-2026

(Max Johnson)

CITY OF ABILENE TEXAS

Bid Award of CB-2557
Water Department Street & Miscellaneous Repair Work (North) 2025-2026

Project Location:

This project spans the city limits from the Union Pacific railroad tracks to the North and includes on demand patching of streets, alleys, parking lots, etc. damaged due to the repair and replacement of utility infrastructure.

CITY OF ABILENE TEXAS

Bid Award of CB-2557
Water Department Street & Miscellaneous Repair Work (North) 2025-2026

Project Information:

- This Construction Contract involves, but is not limited to, the on demand repair of existing portions of streets damaged by the repair and replacement of utility infrastructure. The repair work details are shown on the typical section sheets. There may also be sidewalk repair, curb and gutter repair and concrete alley apron repair, as necessary. The contractor will be paid monthly for the work performed during the previous month.
- Project Advertised August 3, 2025 and August 10, 2025; bids opened August 19, 2025
- Two bids received
- Project funded through Water Utilities Department Funds.
- Staff recommends awarding the bid to the best value bidder, Bontke Brothers Construction Co., Inc., with a base bid of $733,880.00.

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Emily Crawford, City Manager**

FROM: **Max Johnson, Director of Public Works**

SUBJECT: **12. Ordinance (First Reading): Receive a Report, Hold a Discussion and Take Action on Amending Chapter 18, "Motor Vehicles and Traffic," Article XIII, "Schedules," Section 18-285, "Increased Speed Limits," of the Abilene Municipal Code *(Max Johnson)***

GENERAL INFORMATION

This amendment modifies the ordinance regulating speed limits on Waldrop Dr. from Hardwick Rd. to S. Clack St.

As listed in the current ordinance, the speed limit on Waldrop Dr. between Hardwick Rd and S. Clack St is 40 mph. Staff considers this speed to be unsafe due to the narrow roadway and other conditions present in the field. The revised ordinance removes Waldrop Dr. from Hardwick Rd. to S. Clack St. from the ordinance, making this portion of the road unlisted and defaulting to a 30 mph zone for the roadway. This drop in traveling speed of 10 mph is acceptable in accordance with traffic regulations.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

No funding will be required for this change. Staff will post 30 mph signage along this roadway, when approved.

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Clean_Ord_Amend_Maple-9-11-2025
2. Red Line and Black Line Versions Speed Limit on Waldrop Dr.
3. Waldrop Dr.Speed Reduction Map
4. Waldrop Dr. Speed Reduction Slideshow - 9-3-2025

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 18, "MOTOR VEHICLES AND TRAFFIC," ARTICLE XIII, "SCHEDULES," SECTION 18-285, "INCREASED SPEED LIMITS," OF THE ABILENE MUNICIPAL CODE, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING A PENALTY

WHEREAS, The City of Abilene has evaluated existing conditions on Waldrop Dr. from Hardwick Rd. to S. Clack St.; and

WHEREAS, the City of Abilene has found that existing conditions of the roadway do not match the speed limit shown in the ordinance; and

WHEREAS, there is a need to amend the City Code of Ordinances to implement the recommended changes to the speed limit on Waldrop Dr.

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

PART 1: That Chapter 18, Article XIII, Section 18-285, "Increased Speed Limits," of the Abilene Municipal Code be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

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

PART 3: That any persons violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine in accordance with Chapter 1 (Section 1-9) of this Code. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FIRST READING this 11th day of September 2025.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 21st day of September, 2025, the same being more than 24 hours prior to a public hearing being held in the Council Chamber of City Hall in Abilene, Texas, at 8:30 a.m. on the 25th day of September, 2025, to permit the public to be heard.

PASSED ON SECOND AND FINAL READING this 25th day of September 2025.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

Exhibit A

Sec. 18-285. - Increased speed limits.

In accordance with the terms of this chapter and when signs are erected giving notice thereof, the prima facie speed limits shall be as set forth in this schedule upon those streets or portions of streets named herein and at all times unless otherwise specifically provided:

Street	Extent	Speed (mph)
North 1st St.	From Orange St. to Grape St.	35
	From Grape St. to Main St.	40
South 1st St.	From Treadaway Blvd. to Grape St.	35
	From Grape St. to Leggett Dr.	40
	From Leggett Dr. to Danville Dr.	45
	From Danville Dr. to west City limits	55
North 6th St.	From Shelton St. to Elm Creek	35
South 7th St.	From Pioneer Dr. to Corsicana Ave.	35
	From Corsicana Ave. to Arnold Blvd.	40
East North 10th St.	From FW&D RR to Kenwood Dr.	40
	From Kenwood Dr. to Loop 322	45
North 10th St.	From Treadaway Blvd. to FW&D RR	35
	From Westmoreland St. to North Clack St.	35
	From Clack St. to Wall St.	40
South 11th St.	From South Treadaway Blvd. to Abilene Southern RR	35
East South 11th St.	From Abilene Southern RR to Lytle Acres Dr.	40
	From Lytle Acres Dr. to Judge Ely Blvd.	45
	From Judge Ely Blvd. to Jake Roberts Freeway	55

South 14th St.	From Treadaway Blvd. to Hollis Dr.	35
	From Hollis Dr. to 500 feet west of Pioneer Dr.	40
	From 500 feet west of Pioneer Dr. To Danville Dr.	35
South 25th St.	From Treadaway Blvd. to Maple St.	40
South 27th St.	From Brookhollow Dr. to South Treadaway Blvd.	35
	From South Treadaway Blvd. to Abilene Southern RR	40
East South 27th St.	From Abilene Southern RR to Oldham Ln.	50
Airport Blvd.	From State Highway 36 to Lance Dr.	40
Ambler Ave.	From Judge Ely Blvd. to I-20	50
	From Judge Ely Blvd. to Cottonwood St.	45
	From Cottonwood St. to North Danville Dr.	35
Arnold Blvd.	From S. 1st St. to Military Dr.	40
	From Military Dr. to Hartford St.	45
Antilley Rd.	From US 83/84 to 400 feet west of Directors Prkwy.	35
	From 400 feet west of Directors Prkwy. to west City limits	45
Barrow St.	From S. 7th St. to S. 27th St.	35
Bentley St.	From Lytle Way to Loop 322	40
Buffalo Gap Rd.	From Sayles Blvd. to South 27th St.	35
	From South 27th St. to 300 feet south of Stonecrest Dr.	40
	From 300 feet south of Stonecrest Dr. to 800 feet south of Antilley Rd.	45
	From 800 feet south of Antilley Rd. to Catclaw Creek	50
	From Catclaw Creek to south City limits	55
Butternut St.	From South 1st St. to South Treadaway Blvd.	35
Beltway South	From west City limits to east City limits	55
Catclaw Drive	From S. Clack to Cedar Run Rd.	35

	From Cedar Run Rd. to Rebecca Ln.	40
Clack St., North	From North 10th St. to West Stamford St.	45
	From West Overland Trail to north City limits	45
Clack St., South	From South 7th St. to Hartford St.	45
	From Hartford St. to South 14th St.	40
	From South 14th St. to U.S. 83/84	45
Corsicana Ave.	From alley south of Pueblo Dr. to alley north of Benbrook St.	35
Danville Dr., North	From North 10th St. to West Stamford St.	45
	From West Overland Trail to north City limits	45
Danville Dr., South	From Treadaway Blvd. to Fairmount St.	45
	From Fairmount St. to a point 500 feet south of Steffens St.	40
Dub Wright Blvd.	From US 277 to 1,000 feet south of Jennings Dr.	55
	From 1,000 feet south of Jennings Dr. to Hartford St.	50
East Lake Rd.	From SH 351 to north City limits	55
	SH 351 to Musgrave Blvd.	40
Expo Dr.	From ES 11th St. to 500 feet south of Lytle Way	35
Expo Dr.	From 500 feet south of Lytle Way to Loop 322	40
Five Points Prkwy.	From Fulwiler Rd. to Arnold Blvd.	35
FM 3438	From I-20 to S. 1st St. (US 84)	50
Fulwiler Road	From I-20 to S. 1st St. (US 84)	50
Grape St.	From North 1st St. to Pine St.	35
Hardison Ln.	From Maple St. to Oldham Ln. (FM 1750)	40
Hardwick Rd.	From Antilley Rd. to Beltway South (FM 707)	45
Hartford St.	From Corsicana Ave. to Dub Wright Blvd.	40
Highland Ave.	From South 20th Street to Buffalo Gap Rd.	35

Industrial Blvd.	From Danville Dr. to Treadaway Blvd.	40
	From Loop 322 to Oldham Lane	45
	From Oldham Lane to Georgetown Dr.	40
	From Treadaway Blvd. to Loop 322	50
Judge Ely Blvd.	From E.N. 10th St. to E.N. 16th St.	40
	From Stamford St. to E.N. 16th St.	45
	From E.N. 10th St. to E. Hwy. 80	40
	From E. Hwy. 80 to East South 11th St.	45
Leggett Dr.	From North 1st St. to Elm Creek	35
Loop 322 (Jake Roberts F'way)	From east property line of South Treadaway Blvd. to East Stamford St.	55
Lytle Way	From East South 11th St. to Loop 322	40
Maple St.	From East South 11th St. to east South 27th St.	40
	From East South 27th St. to Loop 322	50
	Loop 322 to 1500 feet north of Colony Hill Rd.	50
	1500 feet north of Colony Hill Rd. to Beltway South	40
Military Dr.	From Chapel Hill Rd. to west City limits	45
Mockingbird Blvd.	From South 3rd St. to North 3rd St.	35
Mockingbird Lane	From South 3rd St. to South 7th St.	35
	From North 3rd St. to Vogel Ave.	35
Musgrave Blvd.	East Lake Road to Scottish Road	35
Old Anson Rd.	From Ambler Ave. to I-20	40
	From I-20 to Winters Freeway	45
Oldham Ln.	From E.S. 11th St. to Berry Lane	45
	From Berry Ln. to 200 ft. south of Cornell Dr.	50

	From 200 ft. south of Cornell Dr. to 1,250 ft. north of City limits	55
	From 1,250 ft. north of City limits to south City limits	60
Overland Trail, East	From FW&D RR to east City limits	45
Overland Trail, West	From entrance ramp west of Shirley Rd. to North Clack St.	45
	From entrance ramp west of Shirley Rd. to west City limits	55
	From N. Danville Dr. to Old Anson Rd.	45
Pine St.	From North 6th St. to Lowden St.	35
	From Lowden St. to Huckleberry Ln.	45
	From Huckleberry Ln. to north City limits	55
Pioneer Dr.	From North 1st St. to North 10th St.	40
	From South 1st St. to South 14th St.	35
Rebecca Ln.	From Buffalo Gap Rd. to Catclaw Dr.	40
	From Catclaw Dr. to 1,000 feet west of Catclaw Dr.	45
	From 1,000 feet west of Catclaw Dr. to U.S. 277	55
Ridgemont Dr.	From Clack St. to Rebecca Ln.	35
SH 36	From Jake Roberts Freeway to south City limits	55
SH 351	From I-20 to 0.1 mile east of East Lake Rd.	50
	From 0.1 mile of East Lake Rd. to east City limits	55
Sayles Blvd.	From South 1st St. to Industrial Blvd.	35
Southwest Dr.	From Brookhollow Dr. to S. Clack St.	35
	From Clack St. to 1,000 feet northeast of Sharon Rd.	40
	From 1,000 feet northeast of Sharon Road to 200 feet southwest of Elm Creek	45
	From 200 feet southwest of Elm Creek to Rebecca Lane	55
Stamford St., East	From FW&D RR to east City limits	45
Stamford St., West	From exit ramp west of Shirley Rd. to west City limits	55

	From North Clack St. to exit ramp west of Shirley Rd.	45
	From Old Anson Rd. to Danville Dr.	45
T & P Lane	From E. Hwy. 80 to E.S. 11th St.	35
Texas Ave.	From U.S. 277 to Denton St.	35
	From Denton St. to Corsicana Ave.	40
	From Corsicana Ave. to Dub Wright Blvd.	45
Transformer Trail	From Wise St. to T & P R.R.	40
Treadaway Blvd.	From North 4th St. to Pine St.	40
	From South 3rd St. to South 11th St.	40
	From South 11th St. to South 32nd St.	45
	From South 32nd St. to 500 feet south of Executive Dr.	50
	From 500 feet south of Executive Dr. to south City limits	55
E. Hwy. 80	From Judge Ely Blvd. to 400 feet west of Cockerell St.	40
	From Judge Ely Blvd. to Northway Dr. (eastbound)	55
	From east City limits to Northway Dr.	55
	From Northway Dr. to Judge Ely Blvd. (westbound)	45
U.S. 277	From Danville Dr. to Texas Ave.	40
	From Texas Ave. to 200 feet south of Twylight Tr.	45
	From 200 feet south of Twylight Tr. to south City limits	55
Vogel Avenue	From Old Anson Rd. to Mockingbird Lane	35
West Lake Rd.	From Ambler to 1,000 feet north	40
	From 1,000 feet north of Ambler Ave. to Anson Ave.	50
	From Anson Ave. to Stamford St.	40
	From Stamford St. to 500 feet north of Trailway Dr.	50
	From 500 feet north of Trailway Dr. to north City limits	55

Willis St.	From North 1st St. to North 12th St.	35
Zoo Lane	From Judge Ely Blvd. to Loop 322	40

Increased Speed Limit Ordinance in City Code

Red Line Version

Sec. 18-285. - Increased speed limits.

In accordance with the terms of this chapter and when signs are erected giving notice thereof, the prima facie speed limits shall be as set forth in this schedule upon those streets or portions of streets named herein and at all times unless otherwise specifically provided:

Street	Extent	Speed (mph)
North 1st St.	From Orange St. to Grape St.	35
	From Grape St. to Main St.	40
South 1st St.	From Treadaway Blvd. to Grape St.	35
	From Grape St. to Leggett Dr.	40
	From Leggett Dr. to Danville Dr.	45
	From Danville Dr. to west City limits	55
North 6th St.	From Shelton St. to Elm Creek	35
South 7th St.	From Pioneer Dr. to Corsicana Ave.	35
	From Corsicana Ave. to Arnold Blvd.	40
East North 10th St.	From FW&D RR to Kenwood Dr.	40
	From Kenwood Dr. to Loop 322	45
North 10th St.	From Treadaway Blvd. to FW&D RR	35
	From Westmoreland St. to North Clack St.	35

	From Clack St. to Wall St.	40
South 11th St.	From South Treadaway Blvd. to Abilene Southern RR	35
East South 11th St.	From Abilene Southern RR to Lytle Acres Dr.	40
	From Lytle Acres Dr. to Judge Ely Blvd.	45
	From Judge Ely Blvd. to Jake Roberts Freeway	55
South 14th St.	From Treadaway Blvd. to Hollis Dr.	35
	From Hollis Dr. to 500 feet west of Pioneer Dr.	40
	From 500 feet west of Pioneer Dr. To Danville Dr.	35
South 25th St.	From Treadaway Blvd. to Maple St.	40
South 27th St.	From Brookhollow Dr. to South Treadaway Blvd.	35
	From South Treadaway Blvd. to Abilene Southern RR	40
East South 27th St.	From Abilene Southern RR to Oldham Ln.	50
Airport Blvd.	From State Highway 36 to Lance Dr.	40
Ambler Ave.	From Judge Ely Blvd. to I-20	50
	From Judge Ely Blvd. to Cottonwood St.	45
	From Cottonwood St. to North Danville Dr.	35
Arnold Blvd.	From S. 1st St. to Military Dr.	40
	From Military Dr. to Hartford St.	45
Antilley Rd.	From US 83/84 to 400 feet west of Directors Prkwy.	35
	From 400 feet west of Directors Prkwy. to west City limits	45
Barrow St.	From S. 7th St. to S. 27th St.	35

Bentley St.	From Lytle Way to Loop 322	40
Buffalo Gap Rd.	From Sayles Blvd. to South 27th St.	35
	From South 27th St. to 300 feet south of Stonecrest Dr.	40
	From 300 feet south of Stonecrest Dr. to 800 feet south of Antilley Rd.	45
	From 800 feet south of Antilley Rd. to Catclaw Creek	50
	From Catclaw Creek to south City limits	55
Butternut St.	From South 1st St. to South Treadaway Blvd.	35
Beltway South	From west City limits to east City limits	55
Catclaw Drive	From S. Clack to Cedar Run Rd.	35
	From Cedar Run Rd. to Rebecca Ln.	40
Clack St., North	From North 10th St. to West Stamford St.	45
	From West Overland Trail to north City limits	45
Clack St., South	From South 7th St. to Hartford St.	45
	From Hartford St. to South 14th St.	40
	From South 14th St. to U.S. 83/84	45
Corsicana Ave.	From alley south of Pueblo Dr. to alley north of Benbrook St.	35
Danville Dr., North	From North 10th St. to West Stamford St.	45
	From West Overland Trail to north City limits	45
Danville Dr., South	From Treadaway Blvd. to Fairmount St.	45
	From Fairmount St. to a point 500 feet south of Steffens St.	40
Dub Wright Blvd.	From US 277 to 1,000 feet south of Jennings Dr.	55

	From 1,000 feet south of Jennings Dr. to Hartford St.	50
East Lake Rd.	From SH 351 to north City limits	55
	SH 351 to Musgrave Blvd.	40
Expo Dr.	From ES 11th St. to 500 feet south of Lytle Way	35
Expo Dr.	From 500 feet south of Lytle Way to Loop 322	40
Five Points Prkwy.	From Fulwiler Rd. to Arnold Blvd.	35
FM 3438	From I-20 to S. 1st St. (US 84)	50
Fulwiler Road	From I-20 to S. 1st St. (US 84)	50
Grape St.	From North 1st St. to Pine St.	35
Hardison Ln.	From Maple St. to Oldham Ln. (FM 1750)	40
Hardwick Rd.	From Antilley Rd. to Beltway South (FM 707)	45
Hartford St.	From Corsicana Ave. to Dub Wright Blvd.	40
Highland Ave.	From South 20th Street to Buffalo Gap Rd.	35
Industrial Blvd.	From Danville Dr. to Treadaway Blvd.	40
	From Loop 322 to Oldham Lane	45
	From Oldham Lane to Georgetown Dr.	40
	From Treadaway Blvd. to Loop 322	50
Judge Ely Blvd.	From E.N. 10th St. to E.N. 16th St.	40
	From Stamford St. to E.N. 16th St.	45
	From E.N. 10th St. to E. Hwy. 80	40
	From E. Hwy. 80 to East South 11th St.	45

Leggett Dr.	From North 1st St. to Elm Creek	35
Loop 322 (Jake Roberts F'way)	From east property line of South Treadaway Blvd. to East Stamford St.	55
Lytle Way	From East South 11th St. to Loop 322	40
Maple St.	From East South 11th St. to east South 27th St.	40
	From East South 27th St. to Loop 322	50
	Loop 322 to 1500 feet north of Colony Hill Rd.	50
	1500 feet north of Colony Hill Rd. to Beltway South	40
Military Dr.	From Chapel Hill Rd. to west City limits	45
Mockingbird Blvd.	From South 3rd St. to North 3rd St.	35
Mockingbird Lane	From South 3rd St. to South 7th St.	35
	From North 3rd St. to Vogel Ave.	35
Musgrave Blvd.	East Lake Road to Scottish Road	35
Old Anson Rd.	From Ambler Ave. to I-20	40
	From I-20 to Winters Freeway	45
Oldham Ln.	From E.S. 11th St. to Berry Lane	45
	From Berry Ln. to 200 ft. south of Cornell Dr.	50
	From 200 ft. south of Cornell Dr to 1,250 ft north of City limits	55
	From 1,250 ft north of City limits to south City limits	60
Overland Trail, East	From FW&D RR to east City limits	45
Overland Trail, West	From entrance ramp west of Shirley Rd. to North Clack St.	45

	From entrance ramp west of Shirley Rd. to west City limits	55
	From N. Danville Dr. to Old Anson Rd.	45
Pine St.	From North 6th St. to Lowden St.	35
	From Lowden St. to Huckleberry Ln.	45
	From Huckleberry Ln. to north City limits	55
Pioneer Dr.	From North 1st St. to North 10th St.	40
	From South 1st St. to South 14th St.	35
Rebecca Ln.	From Buffalo Gap Rd. to Catclaw Dr.	40
	From Catclaw Dr. to 1,000 feet west of Catclaw Dr.	45
	From 1,000 feet west of Catclaw Dr. to U.S. 277	55
Ridgemont Dr.	From Clack St. to Rebecca Ln.	35
SH 36	From Jake Roberts Freeway to south City limits	55
SH 351	From I-20 to 0.1 mile east of East Lake Rd.	50
	From 0.1 mile of East Lake Rd. to east City limits	55
Sayles Blvd.	From South 1st St. to Industrial Blvd.	35
Southwest Dr.	From Brookhollow Dr. to S. Clack St.	35
	From Clack St. to 1,000 feet northeast of Sharon Rd.	40
	From 1,000 feet northeast of Sharon Road to 200 feet southwest of Elm Creek	45
	From 200 feet southwest of Elm Creek to Rebecca Lane	55
Stamford St., East	From FW&D RR to east City limits	45
Stamford St., West	From exit ramp west of Shirley Rd. to west City limits	55

	From North Clack St. to exit ramp west of Shirley Rd.	45
	From Old Anson Rd. to Danville Dr.	45
T & P Lane	From E. Hwy. 80 to E.S. 11th St.	35
Texas Ave.	From U.S. 277 to Denton St.	35
	From Denton St. to Corsicana Ave.	40
	From Corsicana Ave. to Dub Wright Blvd.	45
Transformer Trail	From Wise St. to T & P R.R.	40
Treadaway Blvd.	From North 4th St. to Pine St.	40
	From South 3rd St. to South 11th St.	40
	From South 11th St. to South 32nd St.	45
	From South 32nd St. to 500 feet south of Executive Dr.	50
	From 500 feet south of Executive Dr. to south City limits	55
E. Hwy. 80	From Judge Ely Blvd. to 400 feet west of Cockerell St.	40
	From Judge Ely Blvd. to Northway Dr. (eastbound)	55
	From east City limits to Northway Dr.	55
	From Northway Dr. to Judge Ely Blvd. (westbound)	45
U.S. 277	From Danville Dr. to Texas Ave.	40
	From Texas Ave. to 200 feet south of Twylight Tr.	45
	From 200 feet south of Twylight Tr. to south City limits	55
Vogel Avenue	From Old Anson Rd. to Mockingbird Lane	35
~~Waldrop Drive~~	~~Hardwick Rd. to Clack St.~~	~~40~~

West Lake Rd.	From Ambler to 1,000 feet north	40
	From 1,000 feet north of Ambler Ave. to Anson Ave.	50
	From Anson Ave. to Stamford St.	40
	From Stamford St. to 500 feet north of Trailway Dr.	50
	From 500 feet north of Trailway Dr. to north City limits	55
Willis St.	From North 1st St. to North 12th St.	35
Zoo Lane	From Judge Ely Blvd. to Loop 322	40

Black Line Version

Sec. 18-285. - Increased speed limits.

In accordance with the terms of this chapter and when signs are erected giving notice thereof, the prima facie speed limits shall be as set forth in this schedule upon those streets or portions of streets named herein and at all times unless otherwise specifically provided:

Street	Extent	Speed (mph)
North 1st St.	From Orange St. to Grape St.	35
	From Grape St. to Main St.	40
South 1st St.	From Treadaway Blvd. to Grape St.	35
	From Grape St. to Leggett Dr.	40
	From Leggett Dr. to Danville Dr.	45
	From Danville Dr. to west City limits	55

North 6th St.	From Shelton St. to Elm Creek	35
South 7th St.	From Pioneer Dr. to Corsicana Ave.	35
	From Corsicana Ave. to Arnold Blvd.	40
East North 10th St.	From FW&D RR to Kenwood Dr.	40
	From Kenwood Dr. to Loop 322	45
North 10th St.	From Treadaway Blvd. to FW&D RR	35
	From Westmoreland St. to North Clack St.	35
	From Clack St. to Wall St.	40
South 11th St.	From South Treadaway Blvd. to Abilene Southern RR	35
East South 11th St.	From Abilene Southern RR to Lytle Acres Dr.	40
	From Lytle Acres Dr. to Judge Ely Blvd.	45
	From Judge Ely Blvd. to Jake Roberts Freeway	55
South 14th St.	From Treadaway Blvd. to Hollis Dr.	35
	From Hollis Dr. to 500 feet west of Pioneer Dr.	40
	From 500 feet west of Pioneer Dr. To Danville Dr.	35
South 25th St.	From Treadaway Blvd. to Maple St.	40
South 27th St.	From Brookhollow Dr. to South Treadaway Blvd.	35
	From South Treadaway Blvd. to Abilene Southern RR	40
East South 27th St.	From Abilene Southern RR to Oldham Ln.	50
Airport Blvd.	From State Highway 36 to Lance Dr.	40
Ambler Ave.	From Judge Ely Blvd. to I-20	50

	From Judge Ely Blvd. to Cottonwood St.	45
	From Cottonwood St. to North Danville Dr.	35
Arnold Blvd.	From S. 1st St. to Military Dr.	40
	From Military Dr. to Hartford St.	45
Antilley Rd.	From US 83/84 to 400 feet west of Directors Prkwy.	35
	From 400 feet west of Directors Prkwy. to west City limits	45
Barrow St.	From S. 7th St. to S. 27th St.	35
Bentley St.	From Lytle Way to Loop 322	40
Buffalo Gap Rd.	From Sayles Blvd. to South 27th St.	35
	From South 27th St. to 300 feet south of Stonecrest Dr.	40
	From 300 feet south of Stonecrest Dr. to 800 feet south of Antilley Rd.	45
	From 800 feet south of Antilley Rd. to Catclaw Creek	50
	From Catclaw Creek to south City limits	55
Butternut St.	From South 1st St. to South Treadaway Blvd.	35
Beltway South	From west City limits to east City limits	55
Catclaw Drive	From S. Clack to Cedar Run Rd.	35
	From Cedar Run Rd. to Rebecca Ln.	40
Clack St., North	From North 10th St. to West Stamford St.	45
	From West Overland Trail to north City limits	45
Clack St., South	From South 7th St. to Hartford St.	45
	From Hartford St. to South 14th St.	40

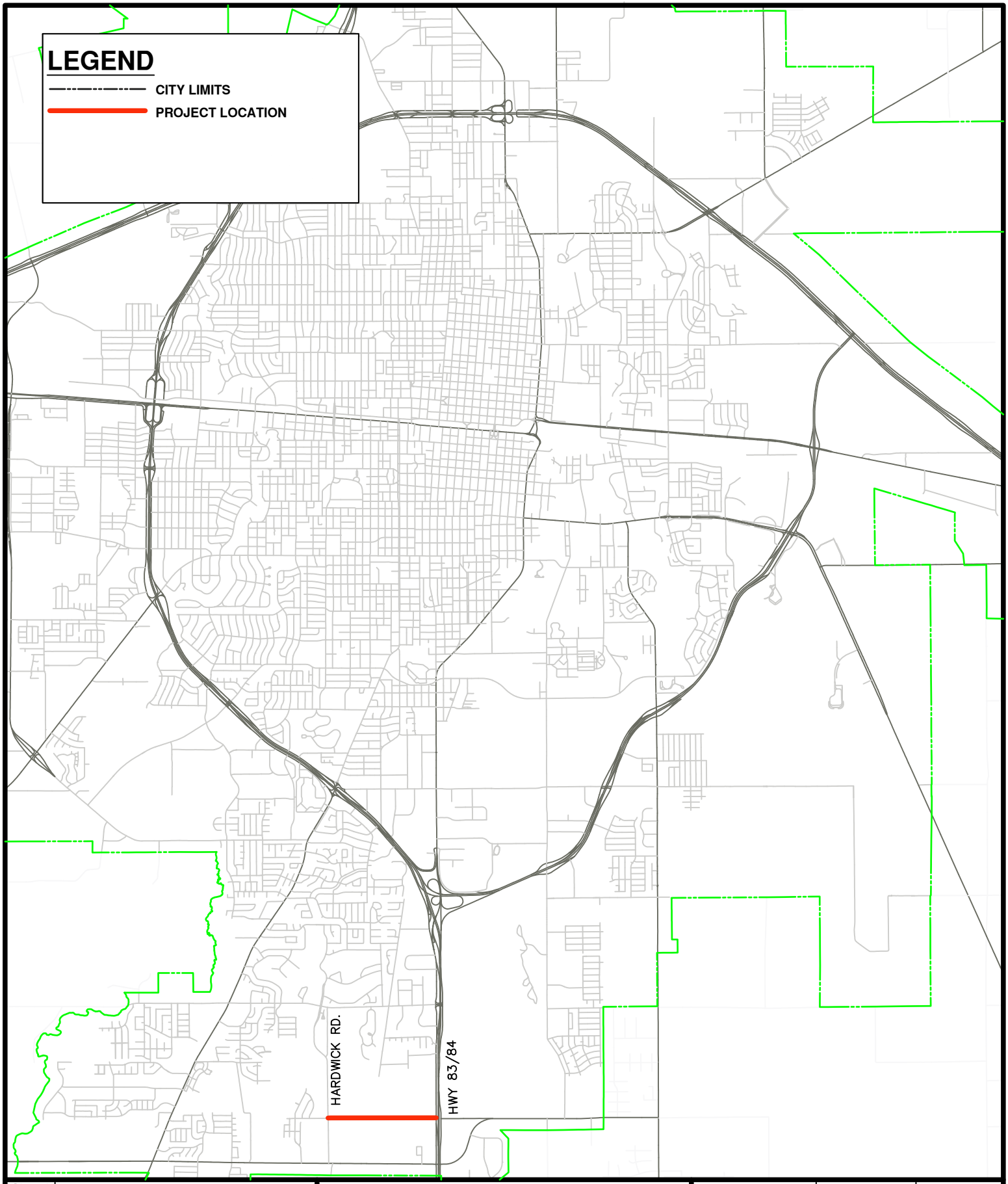
	From South 14th St. to U.S. 83/84	45
Corsicana Ave.	From alley south of Pueblo Dr. to alley north of Benbrook St.	35
Danville Dr., North	From North 10th St. to West Stamford St.	45
	From West Overland Trail to north City limits	45
Danville Dr., South	From Treadaway Blvd. to Fairmount St.	45
	From Fairmount St. to a point 500 feet south of Steffens St.	40
Dub Wright Blvd.	From US 277 to 1,000 feet south of Jennings Dr.	55
	From 1,000 feet south of Jennings Dr. to Hartford St.	50
East Lake Rd.	From SH 351 to north City limits	55
	SH 351 to Musgrave Blvd.	40
Expo Dr.	From ES 11th St. to 500 feet south of Lytle Way	35
Expo Dr.	From 500 feet south of Lytle Way to Loop 322	40
Five Points Prkwy.	From Fulwiler Rd. to Arnold Blvd.	35
FM 3438	From I-20 to S. 1st St. (US 84)	50
Fulwiler Road	From I-20 to S. 1st St. (US 84)	50
Grape St.	From North 1st St. to Pine St.	35
Hardison Ln.	From Maple St. to Oldham Ln. (FM 1750)	40
Hardwick Rd.	From Antilley Rd. to Beltway South (FM 707)	45
Hartford St.	From Corsicana Ave. to Dub Wright Blvd.	40
Highland Ave.	From South 20th Street to Buffalo Gap Rd.	35
Industrial Blvd.	From Danville Dr. to Treadaway Blvd.	40

	From Loop 322 to Oldham Lane	45
	From Oldham Lane to Georgetown Dr.	40
	From Treadaway Blvd. to Loop 322	50
Judge Ely Blvd.	From E.N. 10th St. to E.N. 16th St.	40
	From Stamford St. to E.N. 16th St.	45
	From E.N. 10th St. to E. Hwy. 80	40
	From E. Hwy. 80 to East South 11th St.	45
Leggett Dr.	From North 1st St. to Elm Creek	35
Loop 322 (Jake Roberts F'way)	From east property line of South Treadaway Blvd. to East Stamford St.	55
Lytle Way	From East South 11th St. to Loop 322	40
Maple St.	From East South 11th St. to east South 27th St.	40
	From East South 27th St. to Loop 322	50
	Loop 322 to 1500 feet north of Colony Hill Rd.	50
	1500 feet north of Colony Hill Rd. to Beltway South	40
Military Dr.	From Chapel Hill Rd. to west City limits	45
Mockingbird Blvd.	From South 3rd St. to North 3rd St.	35
Mockingbird Lane	From South 3rd St. to South 7th St.	35
	From North 3rd St. to Vogel Ave.	35
Musgrave Blvd.	East Lake Road to Scottish Road	35
Old Anson Rd.	From Ambler Ave. to I-20	40

	From I-20 to Winters Freeway	45
Oldham Ln.	From E.S. 11th St. to Berry Lane	45
	From Berry Ln. to 200 ft. south of Cornell Dr.	50
	From 200 ft. south of Cornell Dr to 1,250 ft north of City limits	55
	From 1,250 ft. north of City limits to south City limits	60
Overland Trail, East	From FW&D RR to east City limits	45
Overland Trail, West	From entrance ramp west of Shirley Rd. to North Clack St.	45
	From entrance ramp west of Shirley Rd. to west City limits	55
	From N. Danville Dr. to Old Anson Rd.	45
Pine St.	From North 6th St. to Lowden St.	35
	From Lowden St. to Huckleberry Ln.	45
	From Huckleberry Ln. to north City limits	55
Pioneer Dr.	From North 1st St. to North 10th St.	40
	From South 1st St. to South 14th St.	35
Rebecca Ln.	From Buffalo Gap Rd. to Catclaw Dr.	40
	From Catclaw Dr. to 1,000 feet west of Catclaw Dr.	45
	From 1,000 feet west of Catclaw Dr. to U.S. 277	55
Ridgemont Dr.	From Clack St. to Rebecca Ln.	35
SH 36	From Jake Roberts Freeway to south City limits	55
SH 351	From I-20 to 0.1 mile east of East Lake Rd.	50
	From 0.1 mile of East Lake Rd. to east City limits	55

Sayles Blvd.	From South 1st St. to Industrial Blvd.	35
Southwest Dr.	From Brookhollow Dr. to S. Clack St.	35
	From Clack St. to 1,000 feet northeast of Sharon Rd.	40
	From 1,000 feet northeast of Sharon Road to 200 feet southwest of Elm Creek	45
	From 200 feet southwest of Elm Creek to Rebecca Lane	55
Stamford St., East	From FW&D RR to east City limits	45
Stamford St., West	From exit ramp west of Shirley Rd. to west City limits	55
	From North Clack St. to exit ramp west of Shirley Rd.	45
	From Old Anson Rd. to Danville Dr.	45
T & P Lane	From E. Hwy. 80 to E.S. 11th St.	35
Texas Ave.	From U.S. 277 to Denton St.	35
	From Denton St. to Corsicana Ave.	40
	From Corsicana Ave. to Dub Wright Blvd.	45
Transformer Trail	From Wise St. to T & P R.R.	40
Treadaway Blvd.	From North 4th St. to Pine St.	40
	From South 3rd St. to South 11th St.	40
	From South 11th St. to South 32nd St.	45
	From South 32nd St. to 500 feet south of Executive Dr.	50
	From 500 feet south of Executive Dr. to south City limits	55
E. Hwy. 80	From Judge Ely Blvd. to 400 feet west of Cockerell St.	40
	From Judge Ely Blvd. to Northway Dr. (eastbound)	55

	From east City limits to Northway Dr.	55
	From Northway Dr. to Judge Ely Blvd. (westbound)	45
U.S. 277	From Danville Dr. to Texas Ave.	40
	From Texas Ave. to 200 feet south of Twylight Tr.	45
	From 200 feet south of Twylight Tr. to south City limits	55
Vogel Avenue	From Old Anson Rd. to Mockingbird Lane	35
West Lake Rd.	From Ambler to 1,000 feet north	40
	From 1,000 feet north of Ambler Ave. to Anson Ave.	50
	From Anson Ave. to Stamford St.	40
	From Stamford St. to 500 feet north of Trailway Dr.	50
	From 500 feet north of Trailway Dr. to north City limits	55
Willis St.	From North 1st St. to North 12th St.	35
Zoo Lane	From Judge Ely Blvd. to Loop 322	40



Sheet 1 Of 1

CITY OF ABILENE, TEXAS
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

SPEED LIMIT CHANGE
WALDROP DR.

Designed By: M. JOHNSON
Drawn By: M. MILLER
Checked By: M. JOHNSON

NOT TO SCALE

Computer File Name:

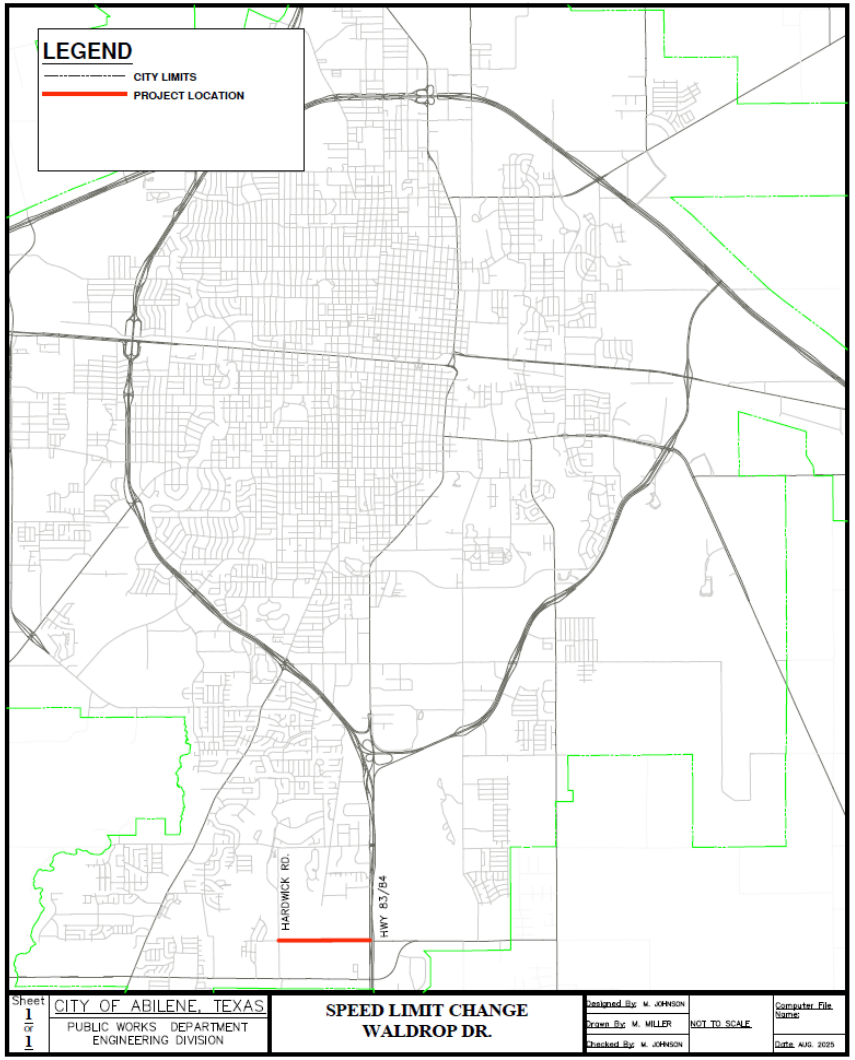
Date AUG. 2025

Ordinance: Amending Abilene Municipal Code For Speed Limit Modification on Waldrop Dr.

(Max Johnson)

CITY OF ABILENE TEXAS

Ordinance: Amending Abilene Municipal Code For Speed Limit Modification on Waldrop Dr.



Limits

Waldrop Dr. from Hardwick Rd. to S. Clack St.

CITY OF ABILENE TEXAS

Ordinance: Amending Abilene Municipal Code For Speed Limit Modification on Waldrop Dr.

- Amendment includes:
  - Amendment of Chapter 18, “Motor Vehicles and Traffic,” Article XIII, “Schedules,” Section 18-285, “Increased Speed Limits,” of the Abilene Municipal Code.
  - Remove Waldrop Dr. from Hardwick Rd. to S. Clack St. from Code of Ordinances, which currently shows a speed limit of 40 mph; by default, this section of Waldrop Dr. changes to 30 mph.
  - No speed limit signs currently exist on this section of Waldrop; staff will place 30 mph speed limit signs, as appropriate, once ordinance modification is approved.

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

CITY OF ABILENE

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Emily Crawford, City Manager**

FROM: **Stanley Smith, City Attorney**

SUBJECT: **13. Ordinance (First Reading): Receive a Report, Hold a Discussion and Take Action on Amending Chapter 10, "Fire Protection and Prevention," Article III, "Fire Prevention Code," Division 2, "Smoking Restrictions," Section 10-87, "Exemptions From Prohibition," of the Code of Ordinances regarding Retail Tobacco Stores *(Stanley Smith)***

GENERAL INFORMATION

The City created a smoking restrictions ordinance in 2006 which limited the public areas where smoking is allowed. Certain areas were exempt from the smoking prohibition, which included retail tobacco stores where specific requirements were met.

The City seeks to allow retail tobacco stores to allow the consumption of alcoholic beverages in compliance with the new City BYOB Ordinance and remain exempt from the smoking restrictions ordinance.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Enacting Ordinance Tobacco Shops & Alcohol exemption
2. Exhibit A Tobacco Shop & Alcohol
3. Smoking Tobacco Shop presentation (1)

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10, "FIRE PROTECTION AND PREVENTION," ARTICLE III, "FIRE PREVENTION CODE," DIVISION 2, "SMOKING RESTRICTIONS," SECTION 10-87, "EXEMPTIONS FROM PROHIBITION," OF THE CODE OF THE CITY OF ABILENE, PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND CALLING FOR A PUBLIC HEARING.

WHEREAS, the City created a smoking restrictions ordinance in 2006 which limited the public areas where smoking is allowed; and

WHEREAS, certain areas were exempt from the smoking prohibition, which included retail tobacco stores where specific requirements were met; and

WHEREAS, the City seeks to allow retail tobacco stores to allow the consumption of alcoholic beverages and remain exempt from the smoking restrictions ordinance.

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

PART 1: That Chapter 10, "Fire Protection and Prevention," Article III, "Fire Prevention Code," Division 2, "Smoking Restrictions," Section 10-87, "Exemptions From Prohibition," of the Code of Ordinances of the City of Abilene, Texas, is hereby amended as set out in Exhibit A, attached and made a part of this ordinance for all purposes.

PART 2: That if the provisions of any section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not effect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this ordinance.

PART 3: That any person, firm, or corporation violating the provisions of this Ordinance shall be deemed to have committed a misdemeanor, and upon conviction thereof shall be fined in accordance with Chapter 1 (Section 1-9) of this Code.

PASSED ON FIRST READING the 11th day of September, 2025

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, the same being more than 24 hours prior to a public hearing being held in the Council Chamber of City Hall to permit the public to be heard. After such an opportunity for the public to be heard, said ordinance was passed on second reading. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its publication the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING the 25th day of September, 2025.

ATTEST:

_____ _____

CITY SECRETARY MAYOR

_____

CITY ATTORNEY

EXHIBIT A

Sec. 10-87. - Exemptions from prohibition.

(a) Notwithstanding any other provision of this division to the contrary, the following areas shall not be subject to the smoking restrictions of this division:

(1) Private residences, except when used as a child care, adult day care or health care facility.

(2) Hotel and motel rooms that are rented to guests and are designated as smoking rooms; provided, however, that no more than twenty (20) percent of hotel and motel rooms rented to guests may be so designated. All smoking rooms on the same floor must be contiguous and smoke from these rooms must not infiltrate into areas where smoking is prohibited under the provisions of this division. The status of rooms as smoking or nonsmoking may not be changed, except to add additional nonsmoking rooms.

(3) Private and semiprivate rooms in nursing homes and long-term care facilities that are occupied by one (1) or more persons, all of whom are smokers and have requested in writing to be placed in a room where smoking is permitted; provided that smoke from these places does not infiltrate into areas where smoking is prohibited under the provisions of this division.

(4) Outdoor areas at places of employment except those covered in sections 10-84 and 10-85 and subsection (b), below.

(5) Retail tobacco stores:

a. In stand-alone physical facilities or other retail space provided that smoke from the subject store does not infiltrate areas where smoking is prohibited under the provisions of this division; and

b. Where sales of incidental products shall not exceed ten (10) percent of total gross sales; sales of incidental products shall not include the sale of alcohol regardless of percentage of total gross sales.~~; and~~

~~c. Where no alcohol is consumed on the premises.~~

(6) Private clubs that have no employees, except when being used for a function to which the general public is invited. This exemption shall not apply to any organization that is established for the purpose of avoiding compliance with this division.

(b) Notwithstanding any other provision of this section, any owner, operator, manager or other person who controls any public place or place of employment described in this section may declare the entire establishment to be non-smoking.

Amend CHAPTER 10, “FIRE PROTECTION AND PREVENTION,” ARTICLE III, “FIRE PREVENTION CODE,” DIVISION 2, “SMOKING RESTRICTIONS,”

SECTION 10-87, “EXEMPTIONS FROM PROHIBITION,” for RETAIL TOBACCO STORES

CITY OF ABILENE TEXAS

- (5) Retail tobacco stores:
- a. In stand-alone physical facilities or other retail space provided that smoke from the subject store does not infiltrate areas where smoking is prohibited under the provisions of this division; and
- b. Where sales of incidental products shall not exceed ten (10) percent of total gross sales; sales of incidental products shall not include the sale of alcohol regardless of percentage of total gross sales~~; and~~
- ~~c. Where no alcohol is consumed on the premises.~~

CITY OF ABILENE

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Emily Crawford, City Manager**

FROM: **Marjorie Knight, Director of Finance**

SUBJECT: **14. Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action to Consider and Adopt a Resolution Directing Publication of Notice of Intention to Issue Combination Tax and Surplus Revenue Certificates of Obligation for TWDB Lead Projects *(Marjorie Knight)***

GENERAL INFORMATION

The City is proposing to issue Combination Tax and Surplus Revenue Certificates of Obligation in an amount not to exceed $837,000 through the Texas Water Development Board (TWDB).

On July 25, 2024 City Council approved the submission of an application for financial assistance to the TWDB's Drinking Water State Revolving Fund's Lead Service Line Replacement Program. Benefits of the program included opportunities for principal forgiveness and low-interest-rate loans through the TWDB. On January 9, 2025 the City received notification that the TWDB had approved the financial assistance request as follows:

(1) Inventory - $410,000 Loan (L1001938); $426,735 Principal Forgiveness (LF1001939) – expires 12/31/2025
(2) Non-Inventory - $3,585,000 Loan (L1001940); $3,731,327 Principal Forgiveness (LF1001941) – expires 12/31/2026

The City proposes to move forward with only the inventory portion of the loan at this time. The total financing approved by the TWDB for the inventory portion of the project is $836,735 and includes both the loan ($410,000) and principal forgiveness ($426,735). The resolution directing publication of notice of intent will reflect an amount not to exceed $837,000 (rounded). Eligibility for financial assistance from the TWDB is contingent on the City's issuance of these Certificates of Obligation.

According to the approval resolution from the Texas Water Development Board, the $410,000 inventory portion of the loan is eligible for a reduced interest rate of zero percent.

State law requires the City to publish a notice of intent to issue bonds at least 45 days prior to approving the bond issue. This resolution will direct staff to publish this notice of intent. Final approval of the bonds will be scheduled for the November 6, 2025 Council meeting.

Additionally, this resolution will allow the City to reimburse itself from bond proceeds for costs incurred on these projects prior to bond issuance.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

Debt service will be funded with Water & Sewer Funds. The water and sewer rates adopted within the FY 2026 budget are sufficient to cover the increase in the Water & Sewer Fund's annual debt service requirement.

STAFF RECOMMENDATION

Staff recommends approval

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. TWDB CO Notice Resolution - Abilene 2025 - Agenda 09.11.25
2. Presentation - Resolution Notice of Intent to Issue Certificate of Obligation TWDB

RESOLUTION

DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE
COMBINATION TAX AND SURPLUS REVENUE CERTIFICATES OF OBLIGATION

WHEREAS, this City Council deems it advisable to give notice of intention to issue certificates of obligation of the City of Abilene Texas, as hereinafter provided; and

WHEREAS, the City Council hereby finds, considers and declares that the reimbursement of the payment by the City of expenditures in connection with the design, planning, acquisition and construction of the projects described in the form of Notice of Intention to Issue Combination Tax and Surplus Revenue Certificates of Obligation attached hereto (the "Projects") will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the U.S. Treasury Regulations, to reimburse itself for such payments at such time as it issues the Certificates of Obligation to finance the Projects; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was passed, was open to the public and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

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

1. Attached hereto is a form of the Notice of Intention to Issue Combination Tax and Surplus Revenue Certificates of Obligation, the form and substance of which is hereby adopted and approved.

2. The City Secretary shall cause said notice to be published in substantially the form attached hereto, in a newspaper, as defined by Subchapter C, Chapter 2051, Texas Government Code, of general circulation in the area of said City, once a week for two consecutive weeks, the date of the first publication thereof to be before the 45th day before the date tentatively set for the adoption of the ordinances authorizing the issuance of such certificates of obligation as shown in said notice.

3. The City Secretary shall cause said notice to be posted in substantially the form attached hereto, on the City's internet website for at least 45 days before the date tentatively set for the adoption of the ordinances authorizing the issuance of such certificates of obligation as shown in said notice.

4. That all costs to be reimbursed pursuant to this Resolution will be preliminary expenditures or capital expenditures; the proposed certificates of obligation shall be issued within 18 months of the later of (i) the date the original expenditures are paid or (ii) the date on which the property, with respect to which such expenditures were made, is placed in service; and the foregoing notwithstanding, the certificates of obligation will not be issued pursuant to this Resolution on a date that is more than three years after the date any expenditure which is to be reimbursed is paid.

5. The City Council hereby authorizes and directs the Mayor, City Manager, City Secretary, Director of Finance and all other officers, employees and agents of the City, in consultation with the City Attorney, if necessary, to do and perform all such acts and to execute, acknowledge and deliver in the name and on behalf of the City such documents, agreements, certificates and other instruments, whether or not mentioned in this Resolution, as may be necessary or desirable in order to carry out the terms, provisions and actions provided for in this Resolution and in connection with the issuance of the certificates of obligation.

6. This Resolution shall become effective immediately upon adoption.

[Execution Page Follows]

APPROVED AND ADOPTED ON September 11, 2025.

ATTEST:

City Secretary

Mayor

APPROVED:

City Attorney

[CITY SEAL]

CITY OF ABILENE, TEXAS
NOTICE OF INTENTION TO ISSUE
COMBINATION TAX AND SURPLUS REVENUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Abilene, Texas, at its meeting to commence at 8:30 A.M. on November 6, 2025, at its regular meeting place at 555 Walnut Street, 2nd Floor Council Chambers, Abilene, Texas, tentatively proposes to adopt one or more ordinances authorizing the issuance of interest bearing certificates of obligation, in one or more series, on a taxable or tax-exempt basis, in an amount not to exceed $837,000 for paying all or a portion of the City's contractual obligations incurred in connection with: (i) designing, engineering, constructing, acquiring, installing and equipping additions, extensions and improvements to the City's waterworks and sewer system; and (ii) paying legal, fiscal, engineering and architectural fees in connection with these projects. The City proposes to provide for the payment of such certificates of obligation from the levy and collection of ad valorem taxes in the City as provided by law and from a pledge of surplus revenues of the City's waterworks and sewer system, remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the City's revenue bonds or other obligations (now or hereafter outstanding), which are payable from all or any part of the net revenues of the City's waterworks and sewer system. The certificates of obligation are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended ("Chapter 271").

In accordance with the provisions of Chapter 271, the following information has been provided by the City:

(a) The principal amount of all outstanding debt obligations of the City is $392,925,000;

(b) The current combined principal and interest required to pay all outstanding debt obligations of the City on time and in full is $519,038,275;

(c) The maximum principal amount of the certificates of obligation to be authorized is $837,000;

(d) The estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is $837,000;

(e) The estimated interest rate for the certificates of obligation to be authorized is 0%; and

(f) The maximum maturity date of the certificates of obligation to be authorized is February 15, 2046.

The City has not designated any of its outstanding debt listed above as self-supporting for purposes of Chapter 271.

CITY OF ABILENE, TEXAS

Notice of Intent to Issue Certificates of Obligation for TWDB Lead Service Line Replacement Projects

CITY OF ABILENE TEXAS

Notice of Intent to Issue Certificates of Obligation for TWDB Lead Service Line Replacement Projects

- The City is proposing to issue Certificates of Obligation in an amount not to exceed $837,000 for Lead Service Line Replacement
- Financing will be provided through the Texas Water Development Board (TWDB) through a $410,000 loan and $426,735 in principal forgiveness
- Eligibility for financial assistance from the TWDB is contingent on the City's issuance of these Certificates of Obligation.

CITY OF ABILENE TEXAS

Notice of Intent to Issue Certificates of Obligation for TWDB Lead Service Line Replacement Projects

- State law requires the City to publish a notice of intent to issue bonds at least 45 days prior to approving the bond issue. This resolution will direct staff to publish this notice of intent.
- Resolution includes reimbursement of project costs incurred prior to date of issuance.
- Final approval of the bonds will be scheduled for the November 6, 2025 Council meeting.

CITY OF ABILENE TEXAS

Notice of Intent to Issue Certificates of Obligation for TWDB Lead Service Line Replacement Projects

Questions?

CITY OF ABILENE TEXAS

CITY OF ABILENE

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Emily Crawford, City Manager**

FROM: **Tim Littlejohn, Director of Planning & Development Services**

SUBJECT: **15. Ordinance (Final Reading) 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.** ***(Tim Littlejohn)***

GENERAL INFORMATION

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

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 7-0.

ATTACHMENTS:

1. ordinance
2. Staff Report
3. Concept Plan
4. Legal Description
5. PD Verbage
6. 1619 Sweetwater Ln
7. Parcel 1094917
8. 1614 Sweetwater Ln - opposition
9. Presentation

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CREATING A PLANNED DEVELOPMENT DISTRICT (PDD-195); CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

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

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

PASSED ON FIRST READING the 28th day of August, 2025.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 18th day of July, 2025, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 11th day of September, 2025, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 11th day of September, 2025.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

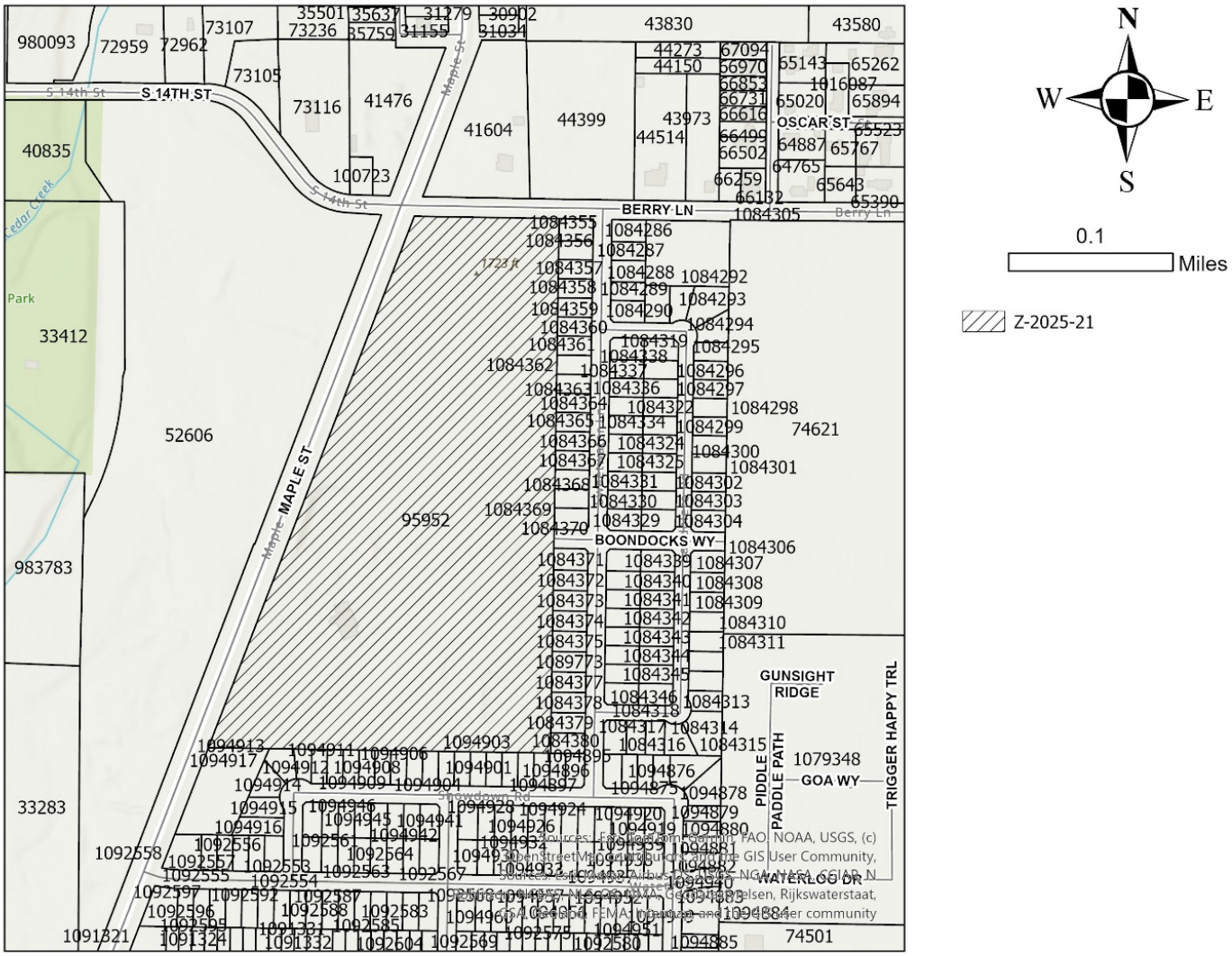
ORDINANCE NO. _____

EXHIBIT A

Change the zoning classification of the following described land from a Planned Development District (PDD-58) to Planned Development District (PDD-195) subject to the requirements set out in Exhibit B and the Concept Plan shown in Exhibit C.

Legal description being Lot 101 Replat, Block A, Parkview Section 2.

Located at 1873 Maple Street



ORDINANCE NO. _____

EXHIBIT B

(Base Zoning Districts/Land Uses/Development Standards)

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

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

- Minimum lot width: 50'
- Minimum lot area: 5,000 sqft.
- Minimum setbacks:
    - Side yard – 5'

Except as otherwise specified in and allowed by this ordinance, the use and development of this subject property shall be governed by regulations applicable to the RS-6 zoning classification.

ORDINANCE NO. _____

EXHIBIT C

END

ZONING CASE Z-2025-21 STAFF REPORT

.

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

Applicant
Jacob & Martin

Case Manager
Kera Valois – Planner

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

Location
1873 Maple Street

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

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

Zoning, Existing and Proposed Land Use

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

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

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

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.
The proposed zoning would be appropriate as it would be consistent with the surrounding uses.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
The property will be required to replat before any construction can take place, and this will be addressed at that time.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None known.

Planning & Zoning Recommendation

P&Z recommends **approval.**

Attachments

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

Notification

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

PROPERTY OWNER Legend: O - Opposed, F - In Favor

OWNER	SITUS	PROP_ID	RESPONSE
ABBEY FITZGERALD CARL &	1649 SWEETWATER LN	1084336	
BARKER LAURA L	1835 SWEETWATER LN	1084348	
BENGE JEAN & GINA MANZANZA	1732 SWEETWATER LN	1084369	
BENTON CHASE	1626 SWEETWATER LN	1084359	
BRO SERVICES INC	292 SHOWDOWN RD	1094895	
BRO SERVICES INC	280 SHOWDOWN RD	1094897	
BRO SERVICES INC	202 SHOWDOWN RD	1094904	

BRO SERVICES INC	208 SHOWDOWN RD	1094903	
BRO SERVICES INC	250 SHOWDOWN RD	1094902	
BRO SERVICES INC	256 SHOWDOWN RD	1094901	
BRO SERVICES INC	262 SHOWDOWN RD	1094900	
BRO SERVICES INC	268 SHOWDOWN RD	1094899	
BRO SERVICES INC	274 SHOWDOWN RD	1094898	
BRO SERVICES INC	286 SHOWDOWN RD	1094896	
BRYAN JORDAN & CELEST	1542 MAPLE ST	41476	
BURNS MATTHEW &	1601 SWEETWATER LN	1084286	
CAULDER ALVIN D JR & TONYA A	1638 SWEETWATER LN	1084361	
CHARPENTIER RYAN	1731 SWEETWATER LN	1084330	
CHEE CYRUS	1820 SWEETWATER LN	1084374	
CIMARRON MEADOWS DEV CORP		1094917	**F**
CLAGETT FERNANDO G &	401 BRANDYWINE LN	1084318	
CUBERO JOSE DAVID CASTRO & JENNIFER NOEMI	1808 SWEETWATER LN	1084372	
DEMPSEY CHRISTIAN & JORDAN KEISER-	1811 SWEETWATER LN	1084352	
DINH KHAM & TRUONG TRUNG	1642 SWEETWATER LN	1084362	
DOWNEY HOLDINGS, LLC	154 SHOWDOWN RD	1094912	
DOWNEY HOLDINGS, LLC	160 SHOWDOWN RD	1094911	
DOWNEY HOLDINGS, LLC	166 SHOWDOWN RD	1094910	
DOWNEY HOLDINGS, LLC	172 SHOWDOWN RD	1094909	
DOWNEY HOLDINGS, LLC	178 SHOWDOWN RD	1094908	
DOWNEY HOLDINGS, LLC	184 SHOWDOWN RD	1094907	
DOWNEY HOLDINGS, LLC	190 SHOWDOWN RD	1094906	
DOWNEY HOLDINGS, LLC	196 SHOWDOWN RD	1094905	
EVANS JOSEPH	1648 SWEETWATER LN	1084363	
FELDMAN ELIJAH ISRAEL	1842 SWEETWATER LN	1084378	
FRAGOMELI MARCUS I	1738 SWEETWATER LN	1084370	
GEORGE JAHZAIR MEKHI	1832 SWEETWATER LN	1089773	
GRIGSBY JOY LANELL	1823 SWEETWATER LN	1084350	
GWINN JASON &	1902 SWEETWATER LN	1084379	
HAKIZIMANA EMMANUEL	1726 SWEETWATER LN	1084368	
HAM CAROL BETH	208 BERRY LN	41604	
HD OPERATIONS LP	1873 MAPLE ST	95952	
HD OPERATIONS LP	1621 MAPLE ST	95952	
HD OPERATIONS LP	209X BERRY LN	95952	
HOBBS LINDA	100 S 14TH ST	100723	
J&T LEGEND HOMES ABILENE LLC	1620 SWEETWATER LN	1084358	
J&T LEGEND HOMES ABILENE LLC	1608 SWEETWATER LN	1084356	
J&T LEGEND HOMES ABILENE LLC	1602 SWEETWATER LN	1084355	
J&T LEGEND HOMES ABILENE LLC	209X BERRY LN	1084355	
J&T LEGEND HOMES ABILENE LLC	302 SHOWDOWN RD	1094873	
JUAREZ CHEYLA	1801 SWEETWATER LN	1084354	
LEWIS KAYTLYNN	1709 SWEETWATER LN	1084334	
LINDA JOY LEININGER LIVING TRUST	1619 SWEETWATER LN	1084289	**F**
MARTINEZ BRENDA	1613 SWEETWATER LN	1084288	
MCGOWAN ANTHONY	1721 SWEETWATER LN	1084332	
MMEMBE USENI KANONI	1826 SWEETWATER LN	1084375	
MORELL LESLIE	1908 SWEETWATER LN	1084380	

NORMAN THOMAS A & ASHLEY	1703 SWEETWATER LN	1084335	
OBI CYRIL	1737 SWEETWATER LN	1084329	
PARNELL MICHAEL E & JAMIE	1714 SWEETWATER LN	1084366	
PITTMAN JALEEL &	1607 SWEETWATER LN	1084287	
PURE PERFORMANCE ESTATE INC	1639 SWEETWATER LN	1084338	
ROBERTS JASPER D & MARISSA G	1702 SWEETWATER LN	1084364	
ROBISON CODY	1643 SWEETWATER LN	1084337	
SANCHEZ SIERRA MACKENZIE	1632 SWEETWATER LN	1084360	
SANDOVAL LUIS GERARDO &	1817 SWEETWATER LN	1084351	
SHERMAN JASON & MELISSA	1829 SWEETWATER LN	1084349	
SIQUEIROS MARCO A III & CHELSEA	1838 SWEETWATER LN	1084377	
SMITH LANDAN JAMES	1625 SWEETWATER LN	1084290	
SOTO JOSEPH	1720 SWEETWATER LN	1084367	
SWEARENGIN DAVID	1727 SWEETWATER LN	1084331	
T JOHNSON HOMES LLC	167 SHOWDOWN RD	1094946	
T JOHNSON HOMES LLC	173 SHOWDOWN RD	1094945	
T JOHNSON HOMES LLC	179 SHOWDOWN RD	1094944	
T JOHNSON HOMES LLC	191 SHOWDOWN RD	1094942	
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T JOHNSON HOMES LLC	1934 RAWHIDE RD	1094915	
T JOHNSON HOMES LLC	1928 RAWHIDE RD	1094914	
T JOHNSON HOMES LLC	1922 RAWHIDE RD	1094913	
TABADERO MARY LOURDES	1839 SWEETWATER LN	1084347	
TAVARES ANDREW KALANI & ANGELA RENEE	1715 SWEETWATER LN	1084333	
TAYLOR CLAY D & ANGELA CELESTE	1814 SWEETWATER LN	1084373	
THE CHARLES J SCHWERTNER FAMILY TRUST	201 S 14TH ST	52606	
THE CHARLES J SCHWERTNER FAMILY TRUST	1620 MAPLE ST	52606	
THE CHARLES J SCHWERTNER FAMILY TRUST	1616 X MAPLE ST	52606	
TREVINO JASON D	1708 SWEETWATER LN	1084365	
URRUTIA GABRIEL & WASHINGTON KAYLEN	1807 SWEETWATER LN	1084353	
WILLIAMS STEVEN LEE & JESSIE MAYE	1614 SWEETWATER LN	1084357	**O**
ZAPATA JOE JACOB MICHAEL	1802 SWEETWATER LN	1084371	

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

OWNER	SITUS	PROP_ID	RESPONSE
BRYAN JORDAN & CELEST	1542 MAPLE ST	41476	

HAM CAROL BETH	208 BERRY LN	41604	
THE CHARLES J SCHWERTNER FAMILY TRUST	201 S 14TH ST	52606	
THE CHARLES J SCHWERTNER FAMILY TRUST	1620 MAPLE ST	52606	
THE CHARLES J SCHWERTNER FAMILY TRUST	1616 X MAPLE ST	52606	
HD OPERATIONS LP	1873 MAPLE ST	95952	
HD OPERATIONS LP	1621 MAPLE ST	95952	
HD OPERATIONS LP	209X BERRY LN	95952	
HOBBS LINDA	100 S 14TH ST	100723	
BURNS MATTHEW &	1601 SWEETWATER LN	1084286	
PITTMAN JALEEL &	1607 SWEETWATER LN	1084287	
MARTINEZ BRENDA	1613 SWEETWATER LN	1084288	
LINDA JOY LEININGER LIVING TRUST	1619 SWEETWATER LN	1084289	**F**
SMITH LANDAN JAMES	1625 SWEETWATER LN	1084290	
CLAGETT FERNANDO G &	401 BRANDYWINE LN	1084318	
OBI CYRIL	1737 SWEETWATER LN	1084329	
CHARPENTIER RYAN	1731 SWEETWATER LN	1084330	
SWEARENGIN DAVID	1727 SWEETWATER LN	1084331	
MCGOWAN ANTHONY	1721 SWEETWATER LN	1084332	
TAVARES ANDREW KALANI & ANGELA RENEE	1715 SWEETWATER LN	1084333	
LEWIS KAYTLYNN	1709 SWEETWATER LN	1084334	
NORMAN THOMAS A & ASHLEY	1703 SWEETWATER LN	1084335	
ABBEY FITZGERALD CARL &	1649 SWEETWATER LN	1084336	
ROBISON CODY	1643 SWEETWATER LN	1084337	
PURE PERFORMANCE ESTATE INC	1639 SWEETWATER LN	1084338	
TABADERO MARY LOURDES	1839 SWEETWATER LN	1084347	
BARKER LAURA L	1835 SWEETWATER LN	1084348	
SHERMAN JASON & MELISSA	1829 SWEETWATER LN	1084349	
GRIGSBY JOY LANELL	1823 SWEETWATER LN	1084350	
SANDOVAL LUIS GERARDO &	1817 SWEETWATER LN	1084351	
DEMPSEY CHRISTIAN & JORDAN KEISER-	1811 SWEETWATER LN	1084352	
URRUTIA GABRIEL & WASHINGTON KAYLEN	1807 SWEETWATER LN	1084353	
JUAREZ CHEYLA	1801 SWEETWATER LN	1084354	
J&T LEGEND HOMES ABILENE LLC	1602 SWEETWATER LN	1084355	
J&T LEGEND HOMES ABILENE LLC	209X BERRY LN	1084355	
J&T LEGEND HOMES ABILENE LLC	1608 SWEETWATER LN	1084356	
WILLIAMS STEVEN LEE & JESSIE MAYE	1614 SWEETWATER LN	1084357	**O**
J&T LEGEND HOMES ABILENE LLC	1620 SWEETWATER LN	1084358	
BENTON CHASE	1626 SWEETWATER LN	1084359	
SANCHEZ SIERRA MACKENZIE	1632 SWEETWATER LN	1084360	
CAULDER ALVIN D JR & TONYA A	1638 SWEETWATER LN	1084361	
DINH KHAM & TRUONG TRUNG	1642 SWEETWATER LN	1084362	
EVANS JOSEPH	1648 SWEETWATER LN	1084363	
ROBERTS JASPER D & MARISSA G	1702 SWEETWATER LN	1084364	
TREVINO JASON D	1708 SWEETWATER LN	1084365	
PARNELL MICHAEL E & JAMIE	1714 SWEETWATER LN	1084366	
SOTO JOSEPH	1720 SWEETWATER LN	1084367	
HAKIZIMANA EMMANUEL	1726 SWEETWATER LN	1084368	
BENGE JEAN & GINA MANZANZA	1732 SWEETWATER LN	1084369	
FRAGOMELI MARCUS I	1738 SWEETWATER LN	1084370	

ZAPATA JOE JACOB MICHAEL	1802 SWEETWATER LN	1084371	
CUBERO JOSE DAVID CASTRO & JENNIFER NOEMI	1808 SWEETWATER LN	1084372	
TAYLOR CLAY D & ANGELA CELESTE	1814 SWEETWATER LN	1084373	
CHEE CYRUS	1820 SWEETWATER LN	1084374	
MMEMBE USENI KANONI	1826 SWEETWATER LN	1084375	
SIQUEIROS MARCO A III & CHELSEA	1838 SWEETWATER LN	1084377	
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J&T LEGEND HOMES ABILENE LLC	302 SHOWDOWN RD	1094873	
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BRO SERVICES INC	250 SHOWDOWN RD	1094902	
BRO SERVICES INC	208 SHOWDOWN RD	1094903	
BRO SERVICES INC	202 SHOWDOWN RD	1094904	
DOWNEY HOLDINGS, LLC	196 SHOWDOWN RD	1094905	
DOWNEY HOLDINGS, LLC	190 SHOWDOWN RD	1094906	
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T JOHNSON HOMES LLC	1934 RAWHIDE RD	1094915	
CIMARRON MEADOWS DEV CORP		1094917	**F**
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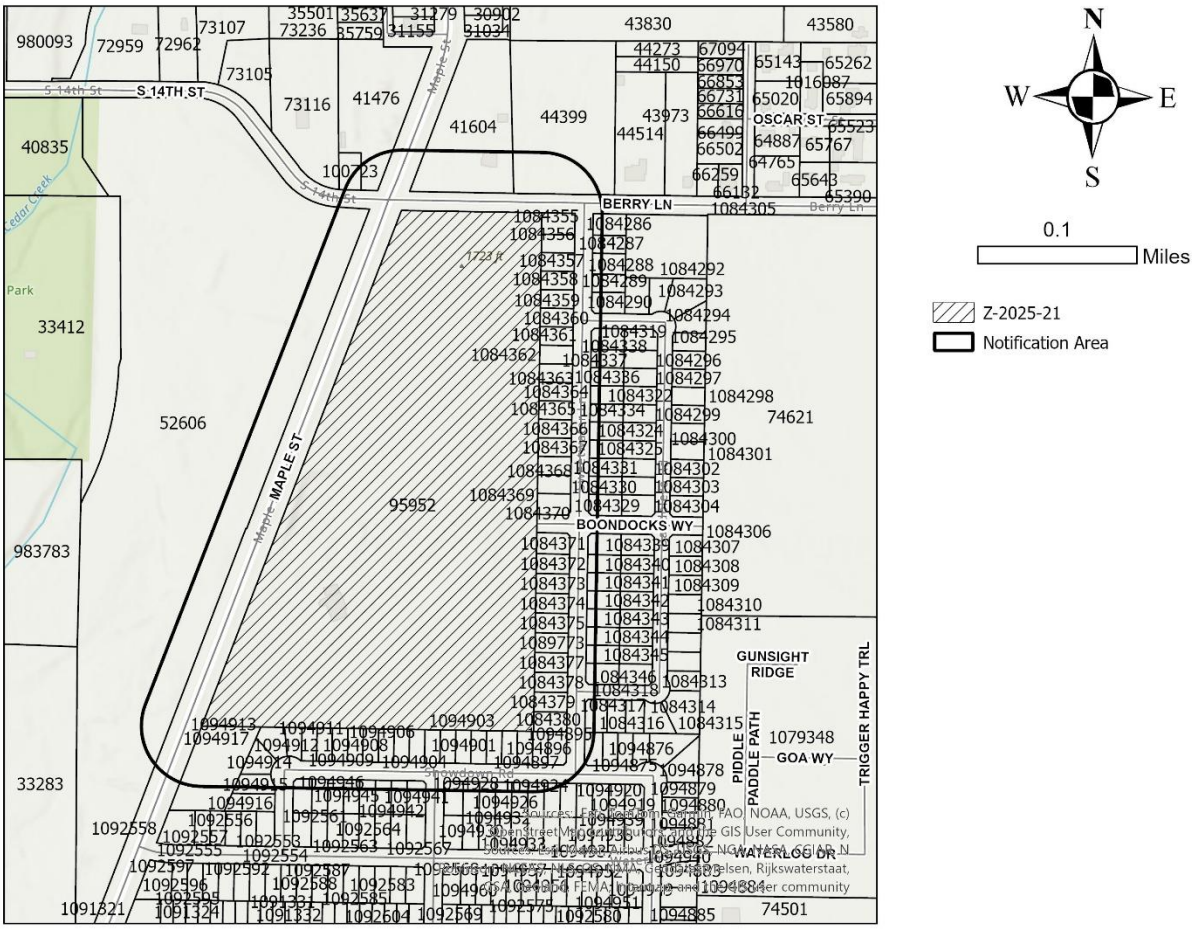
T JOHNSON HOMES LLC	167 SHOWDOWN RD	1094946	
T JOHNSON HOMES LLC	161 SHOWDOWN RD	1094947	
T JOHNSON HOMES LLC	155 SHOWDOWN RD	1094948	

NOTIFICATION MAP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WATERLOO DR
TRIGGER HAPPY TRL
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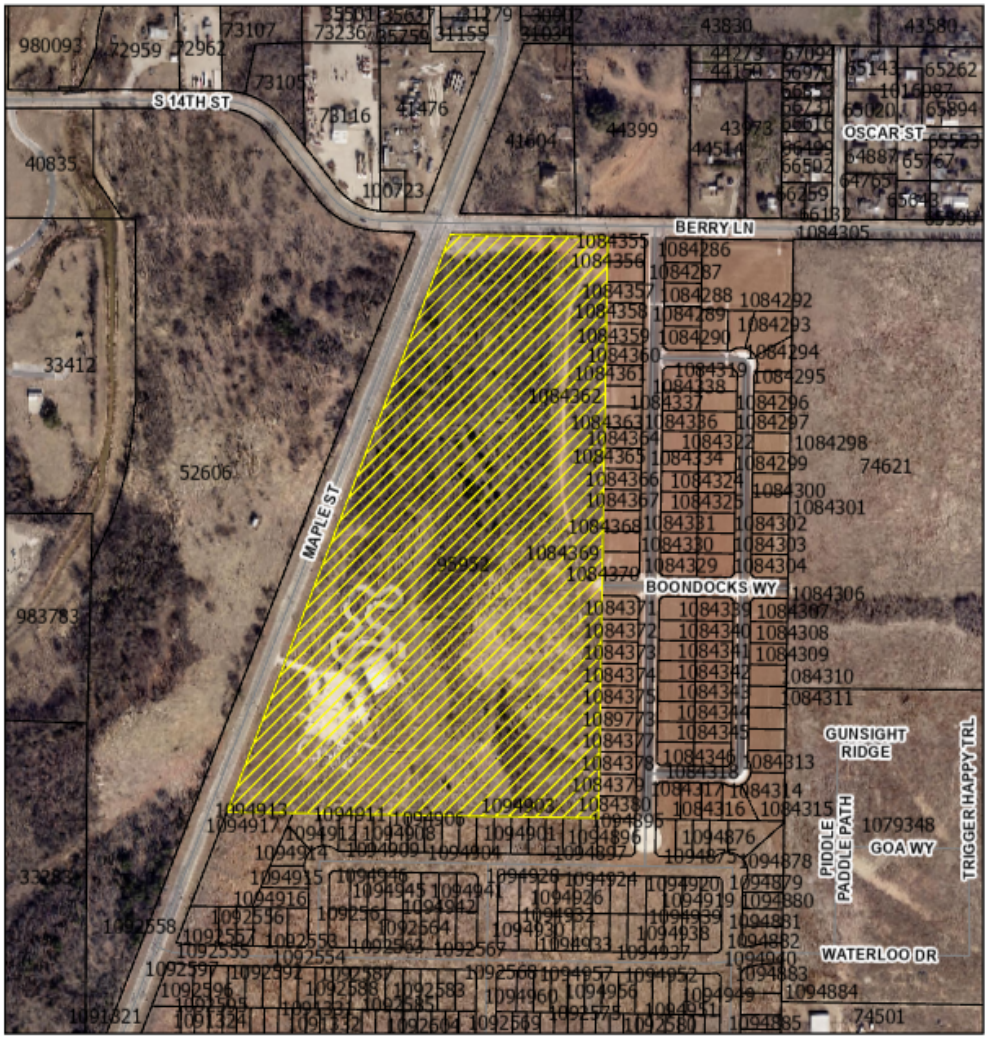
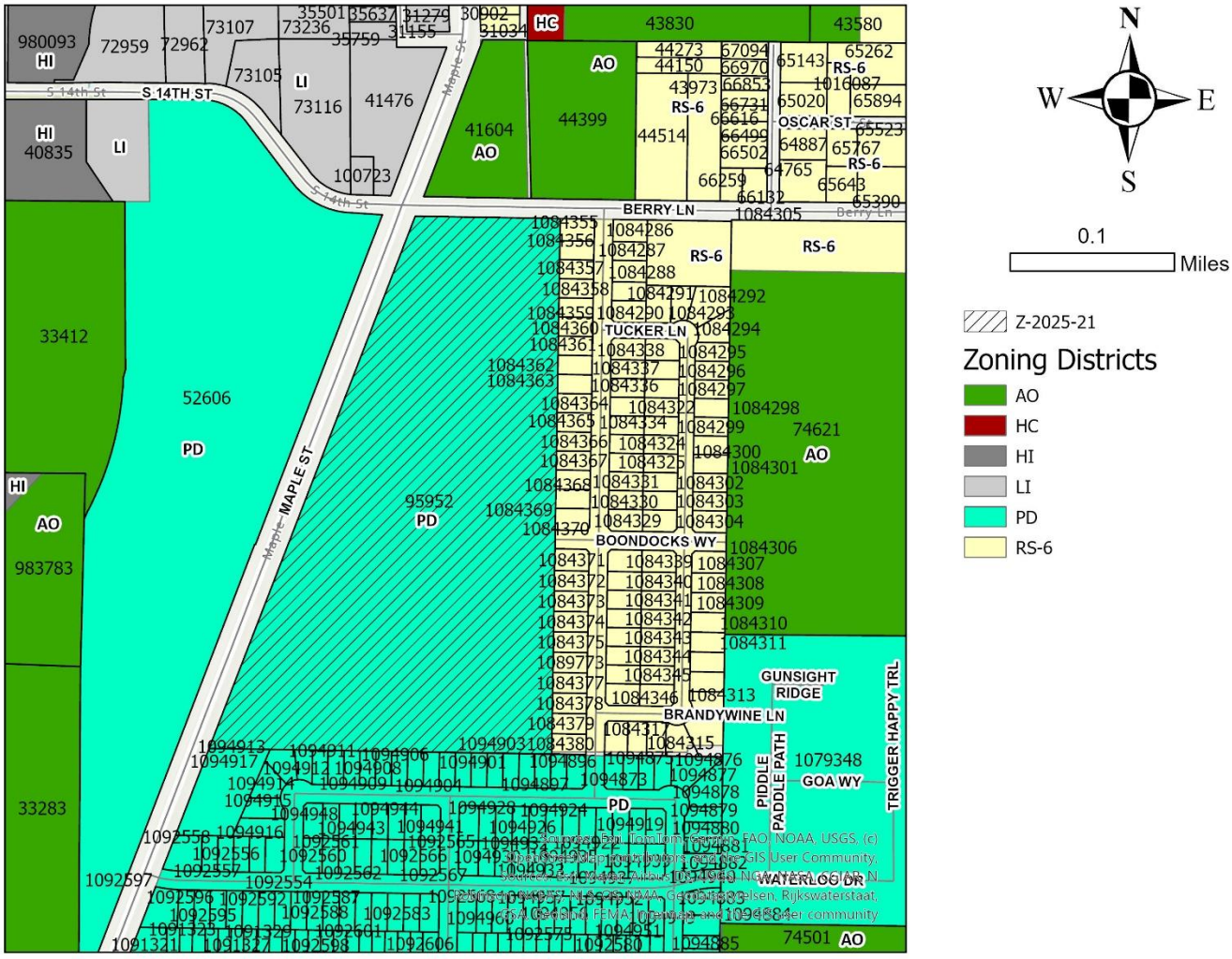
LOCATION MAP



ZONING MAP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TUCKER LN
BOONDOCKS WY
BRANDYWINE LN
GUNSIGHT RIDGE
PIDDLE PATH
GOA WY
TRIGGER HAPPY TRL
WATERLOO DR
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X:\CM_Jerry_Hallmark\24159 - 31 Acre Maple & Berry Development - Jerry Hallmark\Drafting_Preliminary\Hallmark Feasibility (Next to Cimarron Meadows) RS-5B.dwg

© 2025 Microsoft Corporation © 2025 Maxar ©CNES (2025) Distribution Airbus DS © 2025 TomTom

SEQ.	SHEET	NO.	REVISION	DATE
	1			

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

SCALE 1" = 100'
PROJECT # 24159
DESIGNED
DRAWN
CHECKED

HALLMARK

MAPLE & BERRY LANE DEVELOPMENT

ABILENE, TEXAS

PRELIMINARY RS-5 LOT LAYOUT OPTION 2

JACOB MARTIN
FIRM# F-2448

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

1508 SANTA FE DR. STE 204
WEATHERFORD, TX 76086
817-594-9880

1014 BROADWAY STREET
LUBBOCK, TX 79401
806-368-6375

JACOB | MARTIN

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

(Base Zoning Districts/Land Uses/Development Standards)

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

Specific Modifications:

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

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

Except as otherwise specified in and allowed by this ordinance, the use and development of this subject property shall be governed by regulations applicable to the RS-6 zoning classification.

If you have any questions, please contact Kera Valois at telephone 325-676-6237 or by email address planning@abilenetx.gov

---

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

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

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

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

Requestor's Parcel ID:	95952	Your Name:	LINDA JOY LEININGER LIVING TRUST	I am in favor of the request	☒
Requestor's Property Zoning:	PDD-58	Your Property Address:	1619 SWEETWATER LN	with conditions of adding park	
Requestor's Proposed Zoning:	PDD-195	Your Parcel ID:	1084289	I am opposed to the request	☐

Signature:

JUL 28 PM 2:20

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

Kirby Park has no amenities

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

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

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

AUG 4 AM 11:58

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

Requestor's Parcel ID: 95952

Requestor's Property Zoning: PDD-58

Requestor's Proposed Zoning: PDD-195

Your Name: CIMARRON MEADOWS DEV CORP

Your Property Address:

Your Parcel ID: 1094917

I am in favor of the request ☒

I am opposed to the request ☐

Signature:

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

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

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

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

Requestor's Parcel ID: 95952

Requestor's Property Zoning: PDD-58

Requestor's Proposed Zoning: PDD-195

Your Name: WILLIAMS STEVEN LEE & JESSIE MAYE

Your Property Address: 1614 SWEETWATER LN

Your Parcel ID: 1084357

Signature:

I am in favor of the request ☐

I am opposed to the request ☑

JUL 30 AM 7:53

1614 SweetWater Ln

It is my request that you move my Back fence forward And STOP Charging me Taxes ON That Ten feet That I CANNOT use Because of All The Wires. And you use it for a Ally Way for All The Service MeN To use for There Work. I do NOT like The Idea Of Service MeN Coming IN and out of my yard digging IT up To do There job Possible LeTTing my dogs OuT.

Mrs Williams

REZONE REQUEST

Case: Z-2025-21

Agent: Jacob & Martin

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

Location: Located at 1873 Maple Street

Notification: 2 in Favor, 1 in Opposition

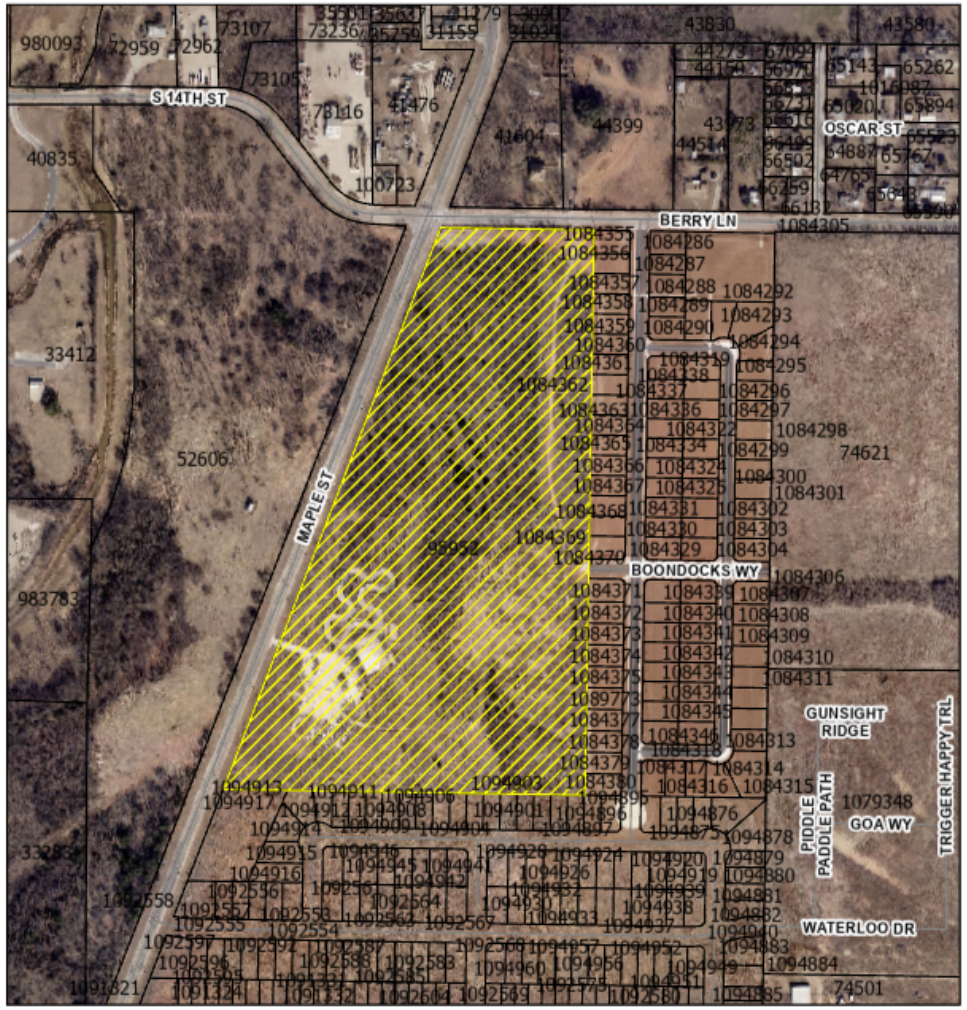
Planning & Zoning: August 5, 2025

Council Hearing: August 28, 2025

September 11, 2025

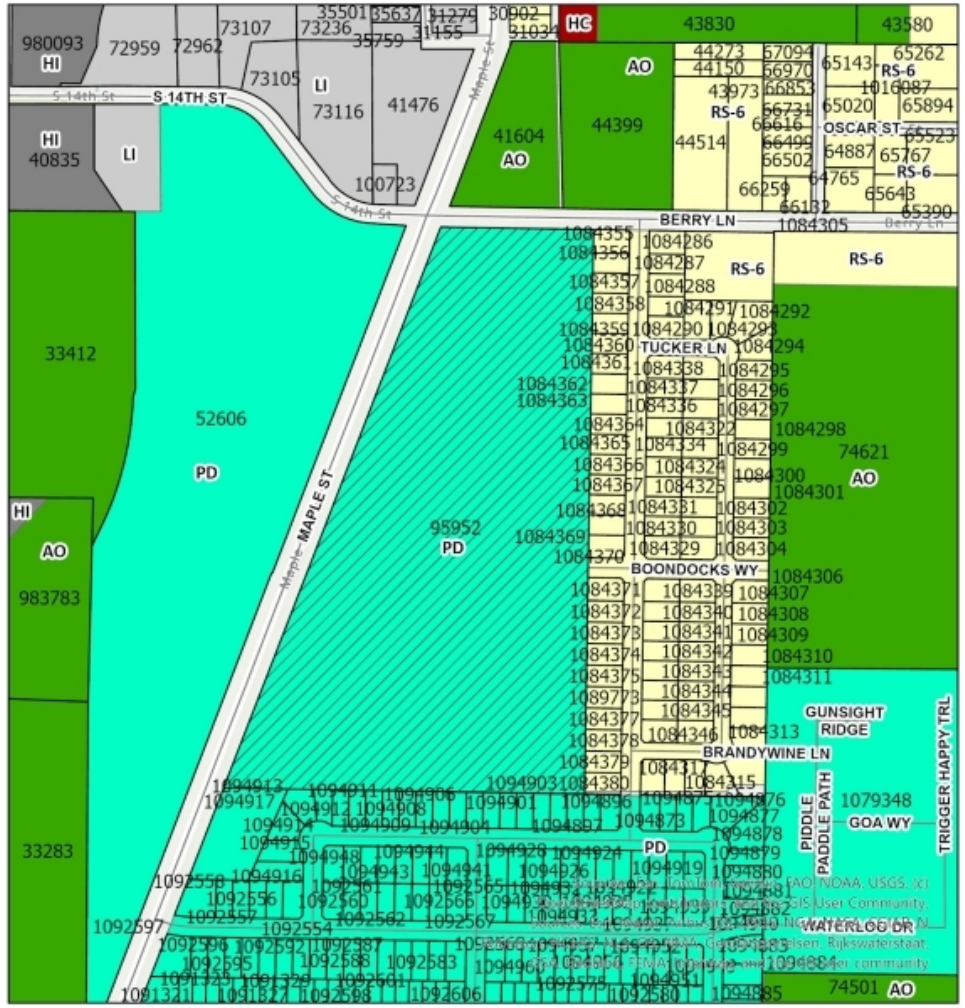
CITY OF ABILENE TEXAS

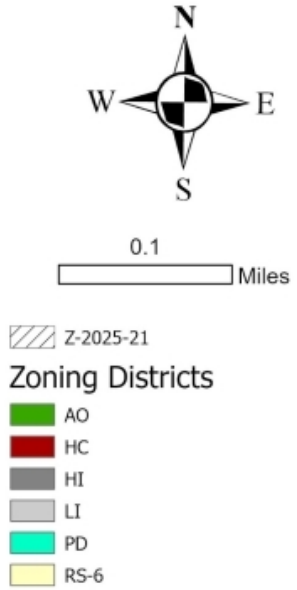
AERIAL LOCATION MAP



CITY OF ABILENE TEXAS

ZONING MAP



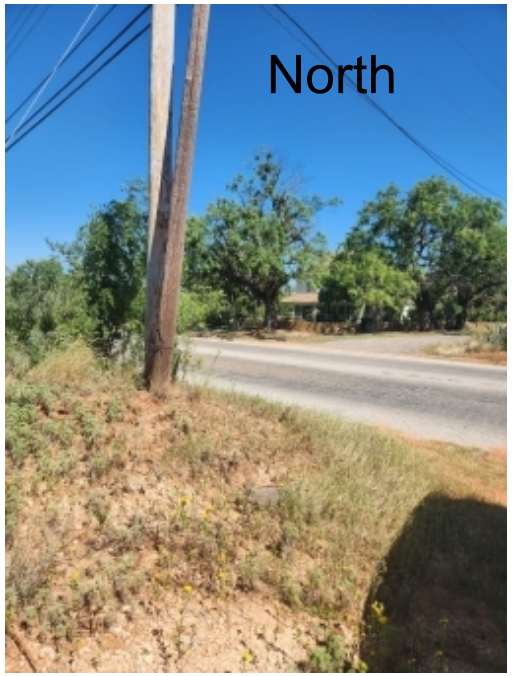


CITY OF ABILENE TEXAS

PROPERTY VIEWS

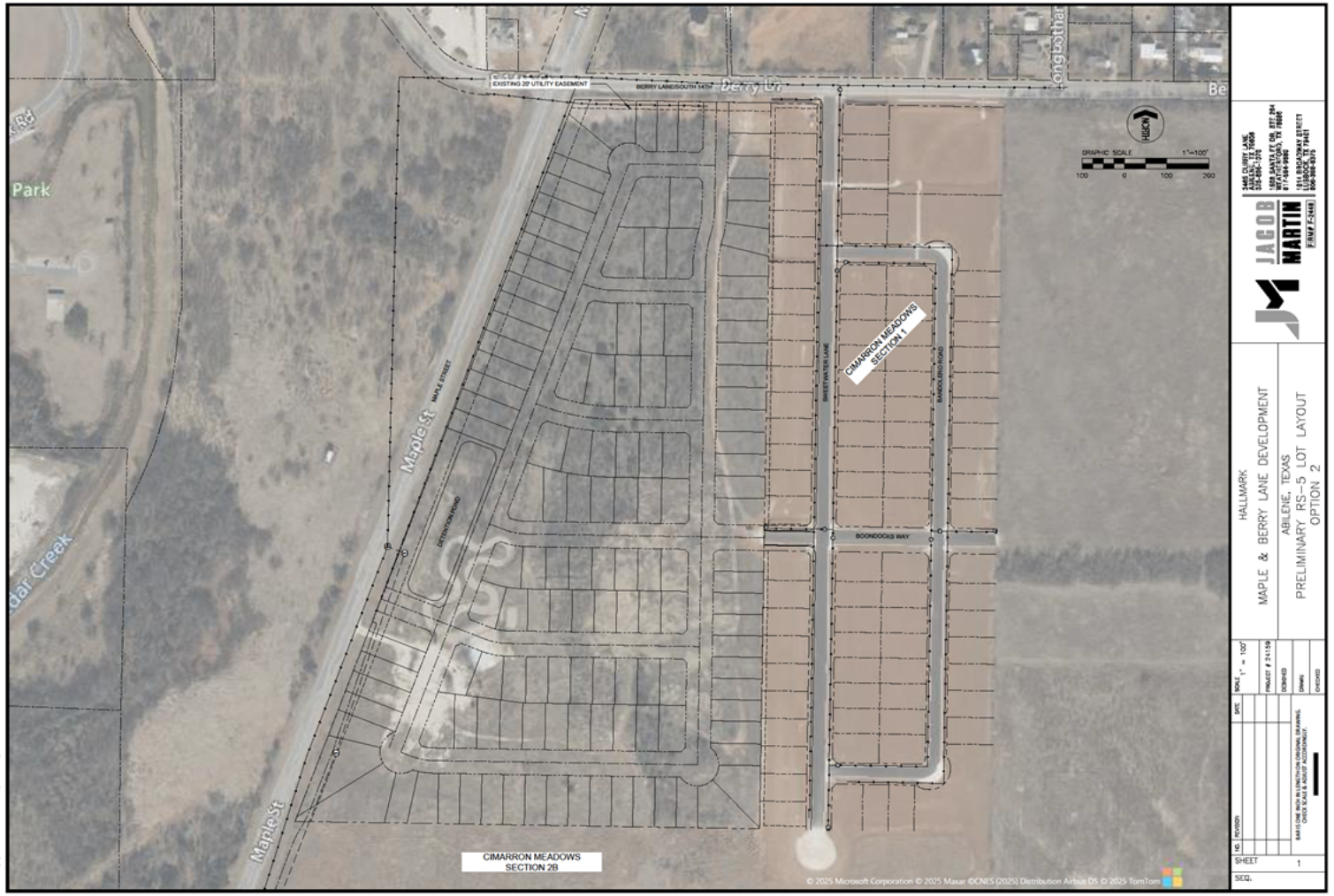
CITY OF ABILENE TEXAS

SURROUNDING PROPERTY VIEWS



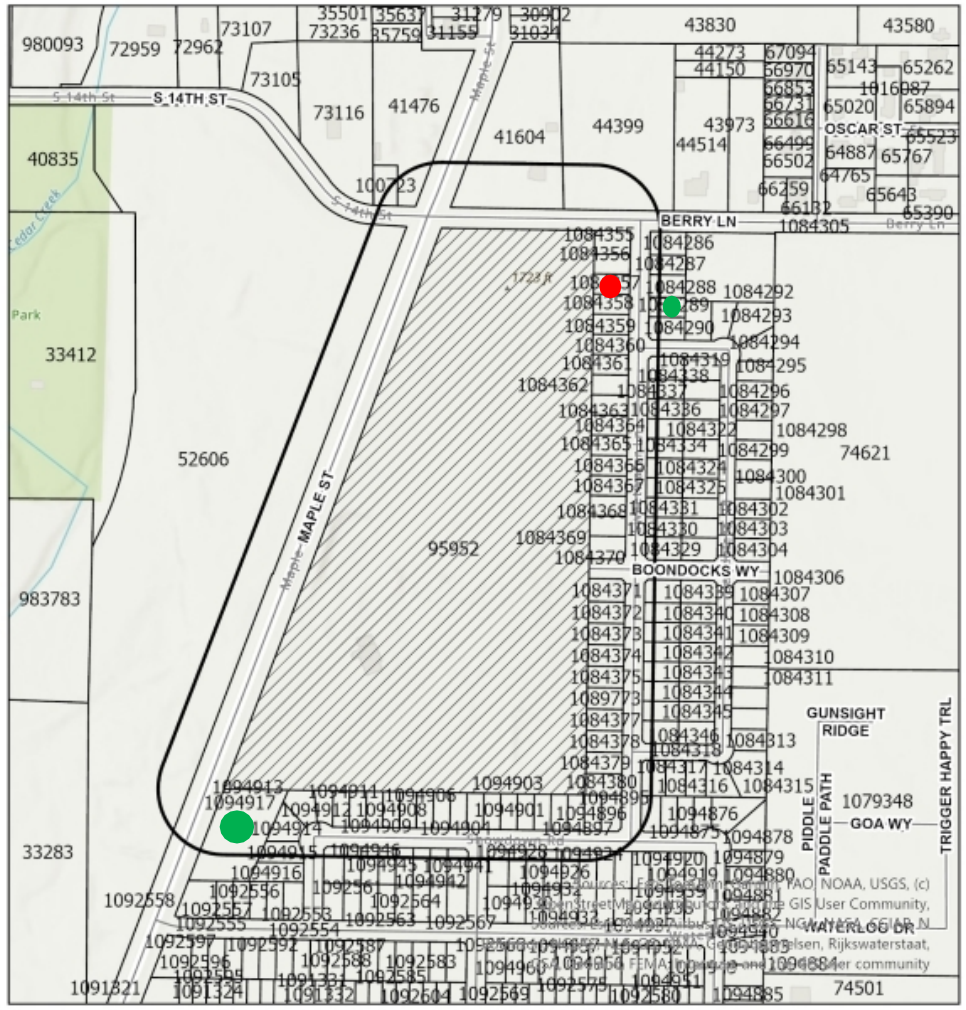
CITY OF ABILENE TEXAS

CONCEPT PLAN



CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



2 - in Favor -

1 - in Opposition –

0.029% 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.

P&Z Recommendation: **Approval**

CITY OF ABILENE TEXAS

Questions?

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Emily Crawford, City Manager**

FROM: **Tim Littlejohn, Director of Planning & Development Services**

SUBJECT: **16. Ordinance (Final Reading) 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 In The 1600 Block Of E. Lowden St., Parcel ID 75888. *(Tim Littlejohn)***

GENERAL INFORMATION

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

SPECIAL CONSIDERATIONS

Approval of this rezoning request will require a supermajority vote of the City Council members, being at least 6 votes in favor of rezoning.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 7-0.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. Metes and Bounds
4. Application
5. Prop ID 25262- Favor
6. 1502 E Lowden St- Opposition
7. Prop ID 1015023- Opposition
8. Presentation

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

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

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

PASSED ON FIRST READING the 28th day of August, 2025.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 18th day of July, 2025, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 11th day of September, 2025, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 11th day of September, 2025.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

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

Legal description as follows:

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

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

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

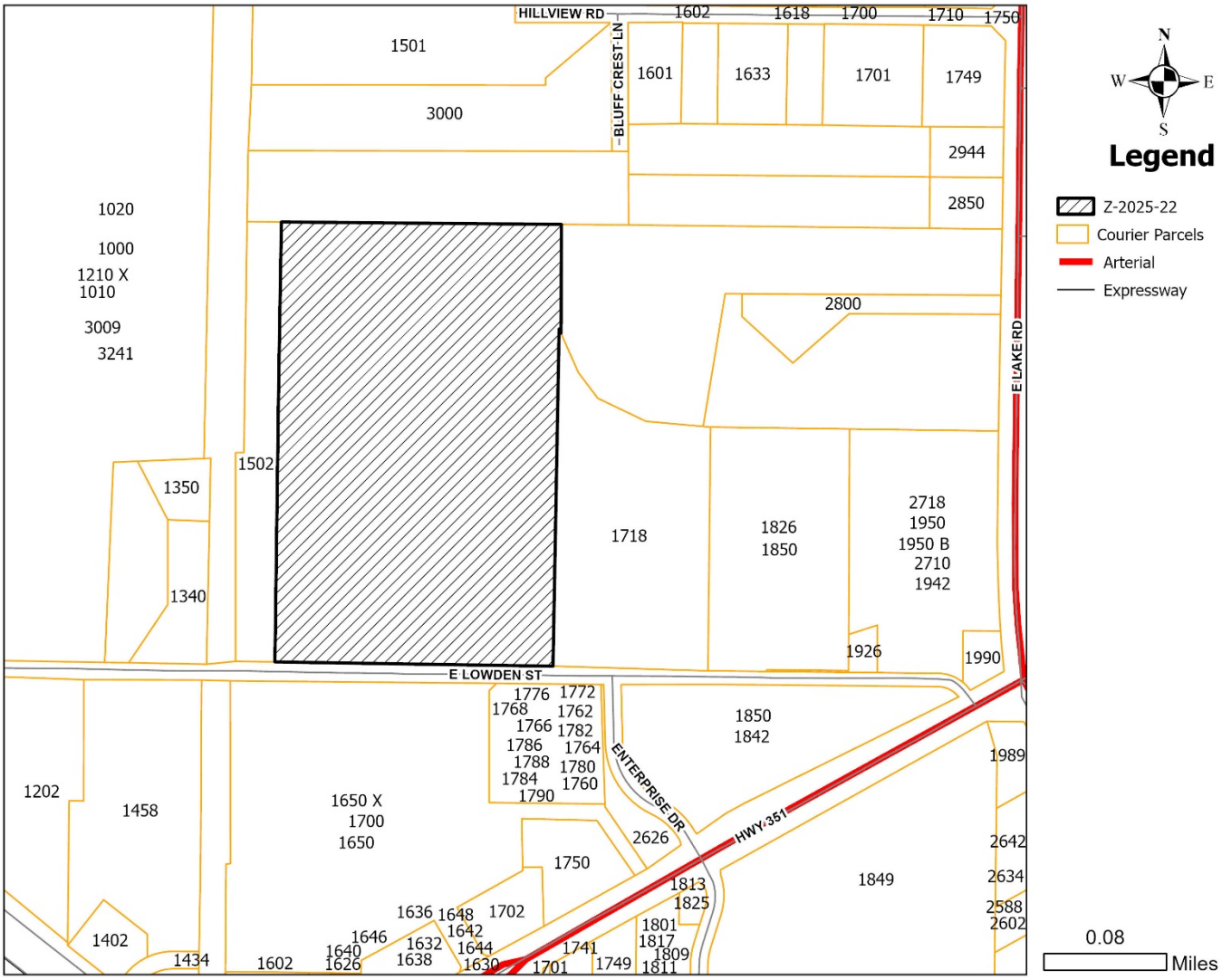
Thence S00°04'32"W, generally along a fence line, a distance of 1533.47' to a found 3/8" rebar, on the North line of East Lowden Street, for the Southwest corner of a 5.88 acre tract described in Volume 1983, Page 535, Official Public Records, Taylor County, Texas, the Southeast corner of said Lot 1,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

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

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

Located at Property ID 75888

ORDINANCE NO. _____



-END-

ZONING CASE
Z-2025-22
STAFF REPORT

.

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

Applicant
Owner: Rainey Creek LLC
Agent: Clint Rosenbaum

Case Manager
Clarissa Ivey – Planner

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

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

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

Zoning, Existing and Proposed Land Use

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

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

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

The proposed zoning is consistent with the Future Land Use and Development Plan Map, because the applicant is also applying for a conditional use permit to allow a recreational vehicle community which may be considered appropriate, to help the transition from intensive retail to low-density to the north.

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

The proposed zoning would be appropriate with the surrounding residential uses.

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

All services are provided, additional services will be addressed during the platting and site plan process.

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

None known.

P&Z Recommendation

The Planning and Zoning Commission recommends **approval.**

Attachments

- PowerPoint Presentation
- Project Overview

Notification

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

PROPERTY OWNER Legend: O - Opposed, F - In Favor

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

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

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

OWNER	SITUS	PROP_ID	RESPONSE
HALBERT DAVID STAFFORD		25262	F
WEST TEXAS UTILITIES CO		64882	
REGION XIV EDUCATION SERV	1718 E LOWDEN ST	75395	
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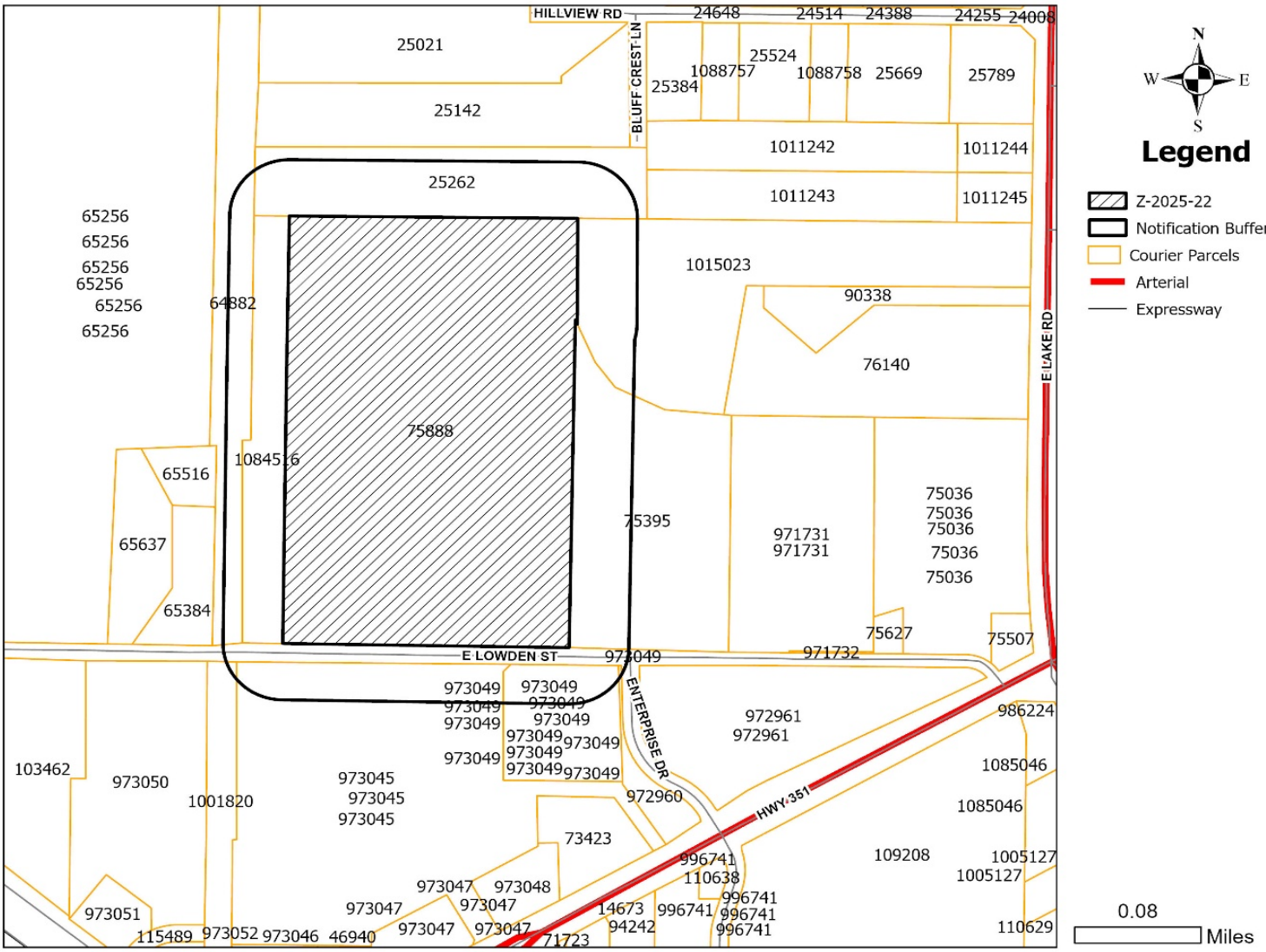
MRP ABILENE LLC	1764 HWY 351	973049	
MRP ABILENE LLC	1766 HWY 351	973049	
MRP ABILENE LLC	1762 HWY 351	973049	
MRP ABILENE LLC	1772 HWY 351	973049	
MRP ABILENE LLC	1790 HWY 351	973049	
MRP ABILENE LLC	1776 HWY 351	973049	
MRP ABILENE LLC	1760 HWY 351	973049	
WEST TEXAS UTILITIES CO		1001820	
SCHLENTZ JACKIE LU HAUGHT		1015023	O
EARLEY LARRY A ET AL	1502 E LOWDEN ST	1084516	O

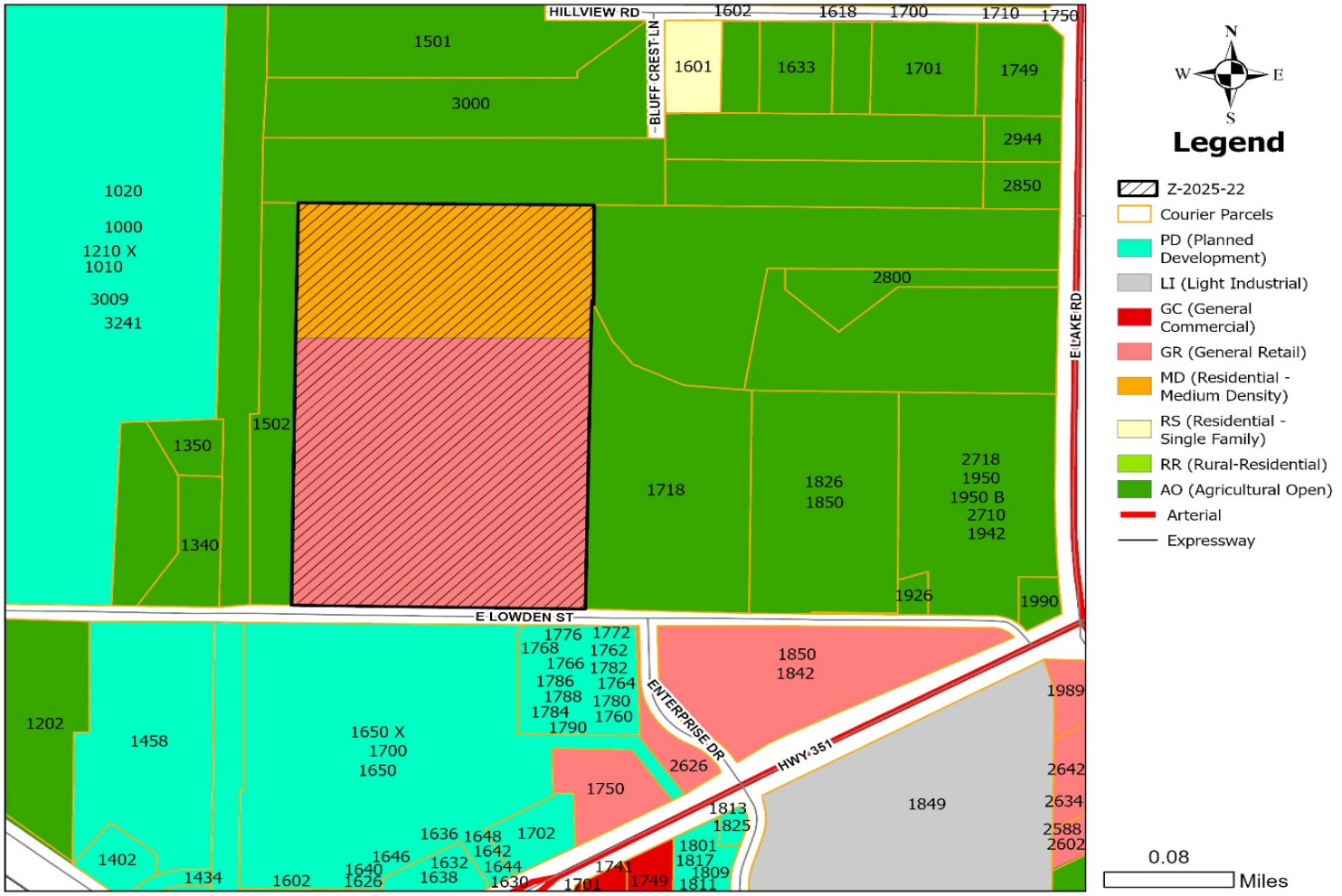
NOTIFICATION MAP



LOCATION MAP

Case # Z-2025-22
July 25, 2025

ZONING MAP


HILLVIEW RD
BLUFF CREST LN
E LAKE RD
E LOWDEN ST
ENTERPRISE DR
HWY 351
1501
3000
1601
1602
1618
1700
1710
1750
1633
1701
1749
2944
2850
2800
1020
1000
1210 X
1010
3009
3241
1502
1350
1340
1718
1826
1850
2718
1950
1950 B
2710
1942
1926
1990
1776
1772
1768
1762
1766
1782
1786
1764
1788
1780
1784
1760
1790
1850
1842
1989
1202
1458
1650 X
1700
1650
2626
1750
2642
1849
2634
1813
1825
2588
2602
1636
1648
1702
1642
1646
1801
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1644
1640
1741
1809
1638
1630
1701
1749
1811
1402
1434
1602
1626
N
W
E
S
Legend
Z-2025-22
Courier Parcels
PD (Planned Development)
LI (Light Industrial)
GC (General Commercial)
GR (General Retail)
MD (Residential - Medium Density)
RS (Residential - Single Family)
RR (Rural-Residential)
AO (Agricultural Open)
Arterial
Expressway
0.08
Miles

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

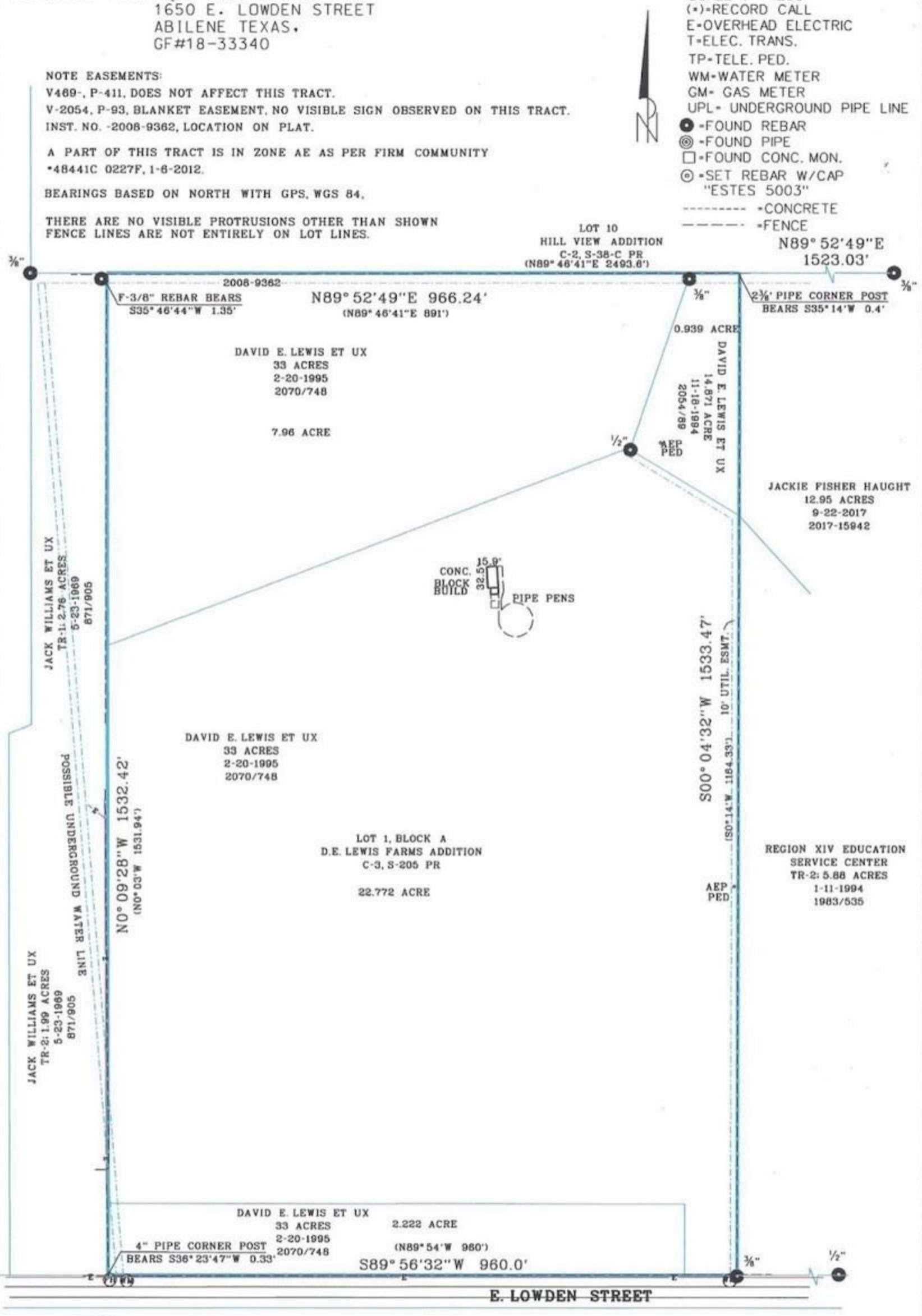
SCALE 1" = 200'
(*)=RECORD CALL
E=OVERHEAD ELECTRIC
T=ELEC. TRANS.
TP=TELE. PED.
WM=WATER METER
GM= GAS METER
UPL= UNDERGROUND PIPE LINE
●=FOUND REBAR
◎=FOUND PIPE
□=FOUND CONC. MON.
⊙=SET REBAR W/CAP "ESTES 5003"
--------=CONCRETE
— — — —=FENCE

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

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

BEARINGS BASED ON NORTH WITH GPS, WGS 84.

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



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

SURVEYED ON THE GROUND MARCH 9, 2018.

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

...\taylor\bal\24\1650-e-lowd.dgn Jan. 21, 2002 00:20:49

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

Attachment A

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

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

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

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

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

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

Surveyed on the ground March 9, 2018.

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

ZONING APPLICATION

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

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

Other:

Project Name: Rainey Creek RV Park

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

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

Subdivision Name: Block: A Lot: Tract 1

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

OWNER AND AUTHORIZATION

Owner Name: Rainey Creek LLC

Address: 3125 S 27th St

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

Phone: 325.668.1085 Email: larryh@hillresources.com

Agent Name: Clint Rosenbaum

Address: 2438 Industrial Blvd #170

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

Phone: 325.669.2915 Email: clint@rosenbaumeng.com

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

Signature of Owner: Date: 6/12/25

FOR OFFICE USE ONLY

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

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

6/16/2025

ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

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

Fees

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

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

Fees can be paid online with credit card.

ZONING APPLICATION

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

Yes

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

Yes

3. Are the proposed changes in agreement with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area?

Yes

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

No

Other Required Forms - Disclosure of Interest (See Attached)

ZONING APPLICATION

Disclosure of Interest

Disclosure Questions

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

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

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

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

_____

_____

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

_____

_____

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

Name of Certifying Person *(print)*: Larry Hill - Rainey Creek LLC

Property Owner ☒ Project Representative ☐

Signature of Certifying Person: _____

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

6/17/2025

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

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

ZONING APPLICATION

Recommendations

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

PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED: _____

DATE: 6/12/25

NOTARY PUBLIC STATE OF TEXAS
ANN SANCHEZ
My Notary ID # 126343429
Expires December 6, 2027

6/16/2025

ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

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

Property Owner Information & Authorization

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

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Clint Rosenbaum - Rosenbaum Engineering (*name of project representative*) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

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

Property Owner's Signature: _____ **Date:** 6/16/25

STATE OF: Texas

COUNTY OF: Taylor

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

SUBSCRIBED AND SWORN TO before me, this the 17th day of June, 2025

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

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other(*specify*): _____

Name: Clint Rosenbaum Company: Rosenbaum Engineering
Address: 2438 Industrial Blvd #170 City: Abilene State: Texas
Zip Code: 79605 Number: 325.669.2915 Email: clint@rosenbaumeng.com

CITY OF ABILENE TEXAS

HALBERT DAVID STAFFORD
3000 BLUFF CREST LN
ABILENE, TX 79601-4801

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number Z-2025-22

July 16, 2025

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **August 5, 2025,** at **1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The zoning change is requested by the owner or the owner's agent. This request is 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. The property is currently zoned Medium Density (MD) and General Retail (GR) and the request is to change the zoning to Agricultural Open (AO) for a future RV park.

This public hearing is open to any interested person. Your opinions, objections, and comments relative to this may be expressed in writing, or in person at the public hearing. The City of Abilene encourages you to participate in this process. You will find a response form at the bottom of this letter that you may complete, cut off, and mail to the City. All written responses must be signed by the respondent per State law. The City also accepts comments by email per the instructions below.

The attached map shows the area of this zoning change request. Only the area highlighted on the map by striped lines is being considered for a zoning change. The solid boundary line surrounding the highlighted area is a state mandated 200' notification area. You are receiving this letter because your address is located within this notification area. If approved by the Planning and Zoning Commission, or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for 2nd and Final Reading with a public hearing on **September 11, 2025, at 8:30 AM** in the Council Chambers.

If you have any questions, please contact Clarissa Ivey at telephone 325-676-6237 or by email address planning@abilenetx.gov

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ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-22

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

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

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

Requestor's Parcel ID:	75888	Your Name:	HALBERT DAVID STAFFORD	I am in favor of the request ☒
Requestor's Property Zoning:	MD & GR	Your Property Address:		
Requestor's Proposed Zoning:	AO	Your Parcel ID:	25262	I am opposed to the request ☐

Signature:

ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-22

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

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

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

Requestor's Parcel ID:	75888	Your Name:	EARLEY LARRY A ET AL	I am in favor of the request ☐
Requestor's Property Zoning:	MD & GR	Your Property Address:	1502 E LOWDEN ST	
Requestor's Proposed Zoning:	AO	Your Parcel ID:	1084516	I am opposed to the request ☒
		Signature:		

Outlook

Zoning Notification Response form Case #: Z-2025-22 & CUP-2025-15

From Jackie Haught Schlentz <jackieh129@gmail.com>
Date Tue 7/29/2025 3:39 PM
To Planning Services <planning@abilenetx.gov>

I am opposed to the request of rezoning to allow an RV park. My property backs up to this property and I have a big tank and already have trouble keeping people from trespassing on my property to fish. I would like to know how he plans to keep people who are staying at the RV park from coming on my property to fish.

Thank you,

Jackie Lu Haught Schlentz

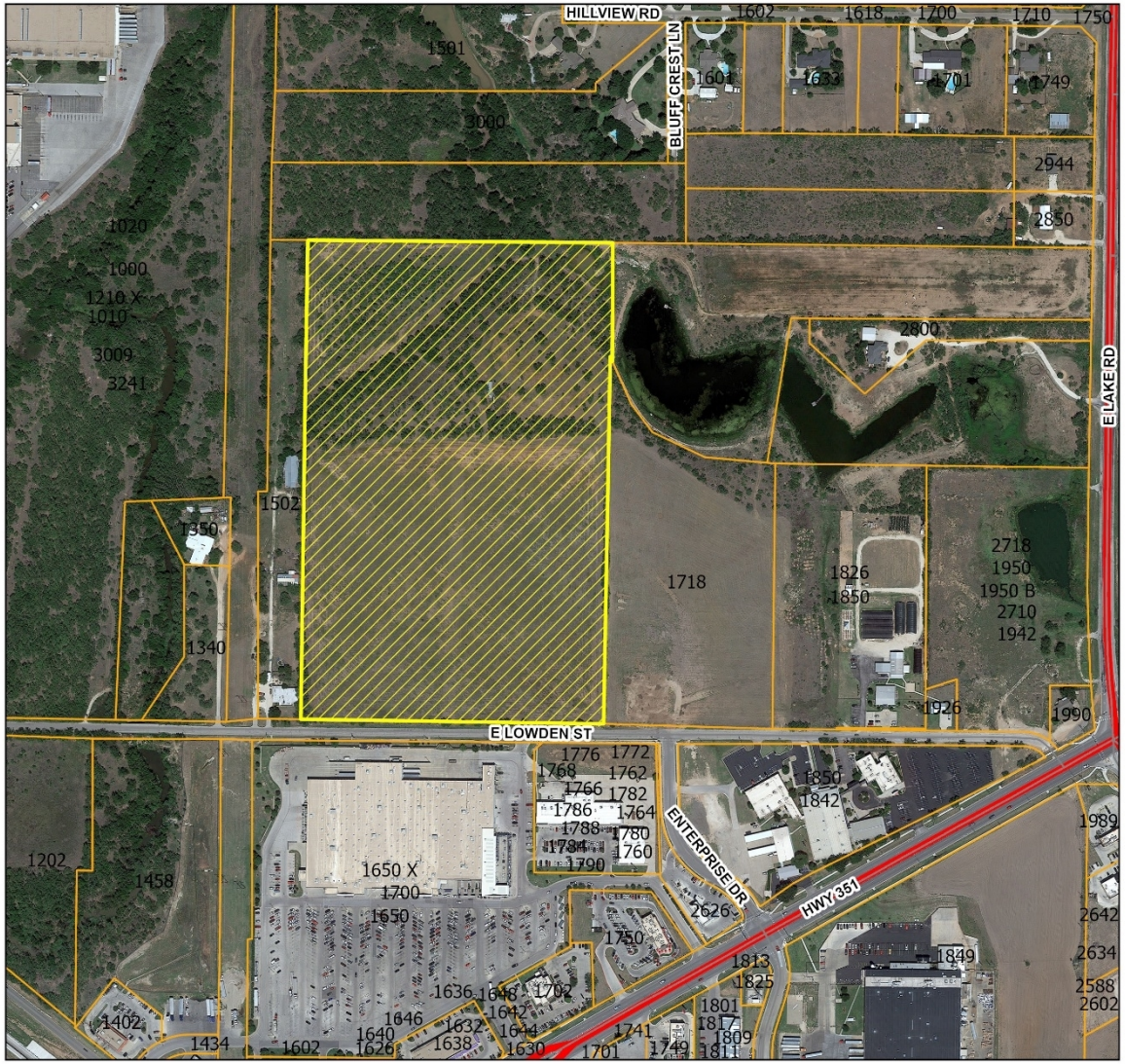
--
This is the Day that the Lord has made!! Rejoice and be Glad in it!!!!

REZONE REQUEST

Case:	Z-2025-22
Owner:	Rainey Creek LLC
Agent:	Clint Rosenbaum
Request:	Request to change the zoning of approximately 33.89 acres from Medium Density (MD) and General Retail (GR) to Agricultural Open (AO).
Location:	1700 block of E Lowden St
Notification:	1 in Favor, 2 in Opposition
Planning & Zoning:	August 5, 2025
Council Hearing:	August 28, 2025 September 11, 2025

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



N
W E
S

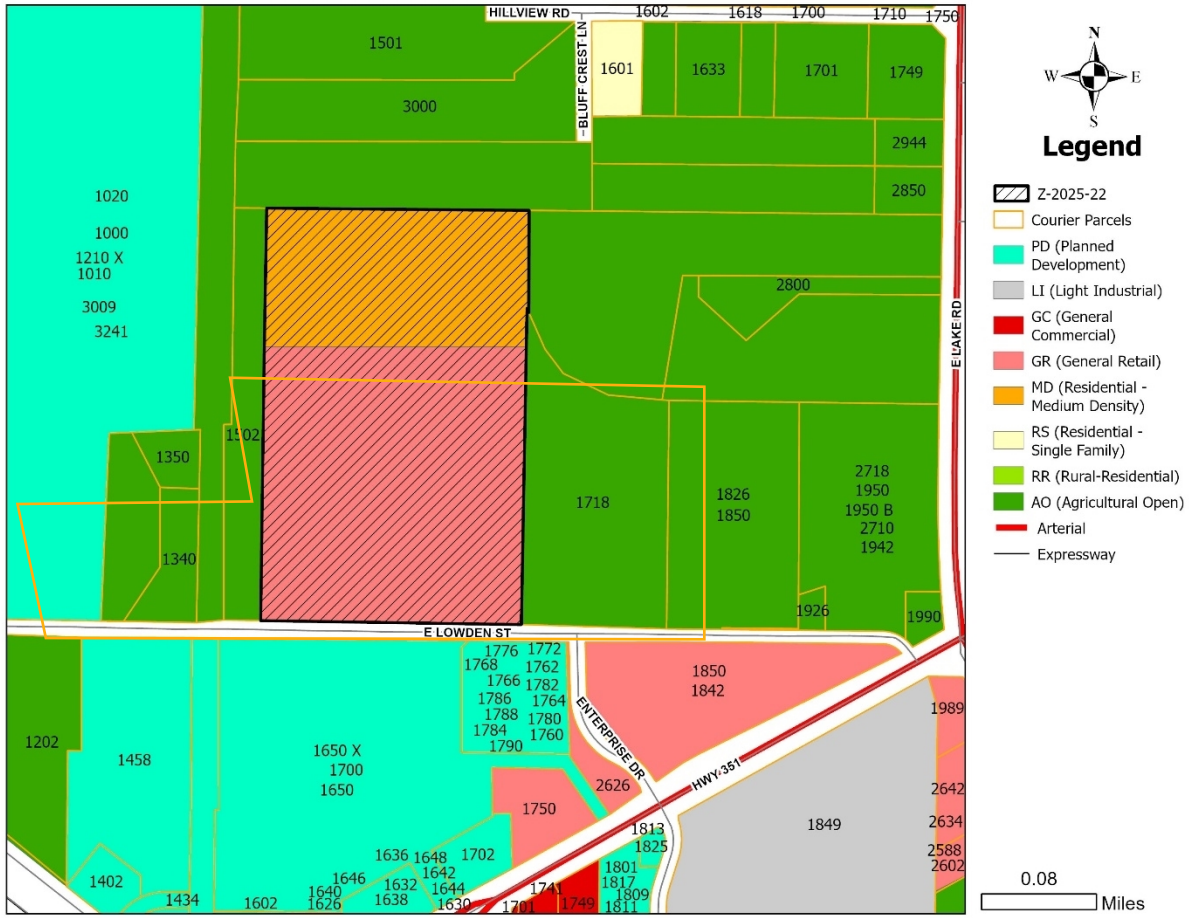
Legend

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

0.08 Miles

CITY OF ABILENE TEXAS

ZONING MAP



CITY OF ABILENE TEXAS

USES IN MEDIUM DENSITY ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

CITY OF ABILENE TEXAS

LEGEND

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

USES IN GENERAL RETAIL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

LEGEND

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

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

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

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**

CITY OF ABILENE TEXAS

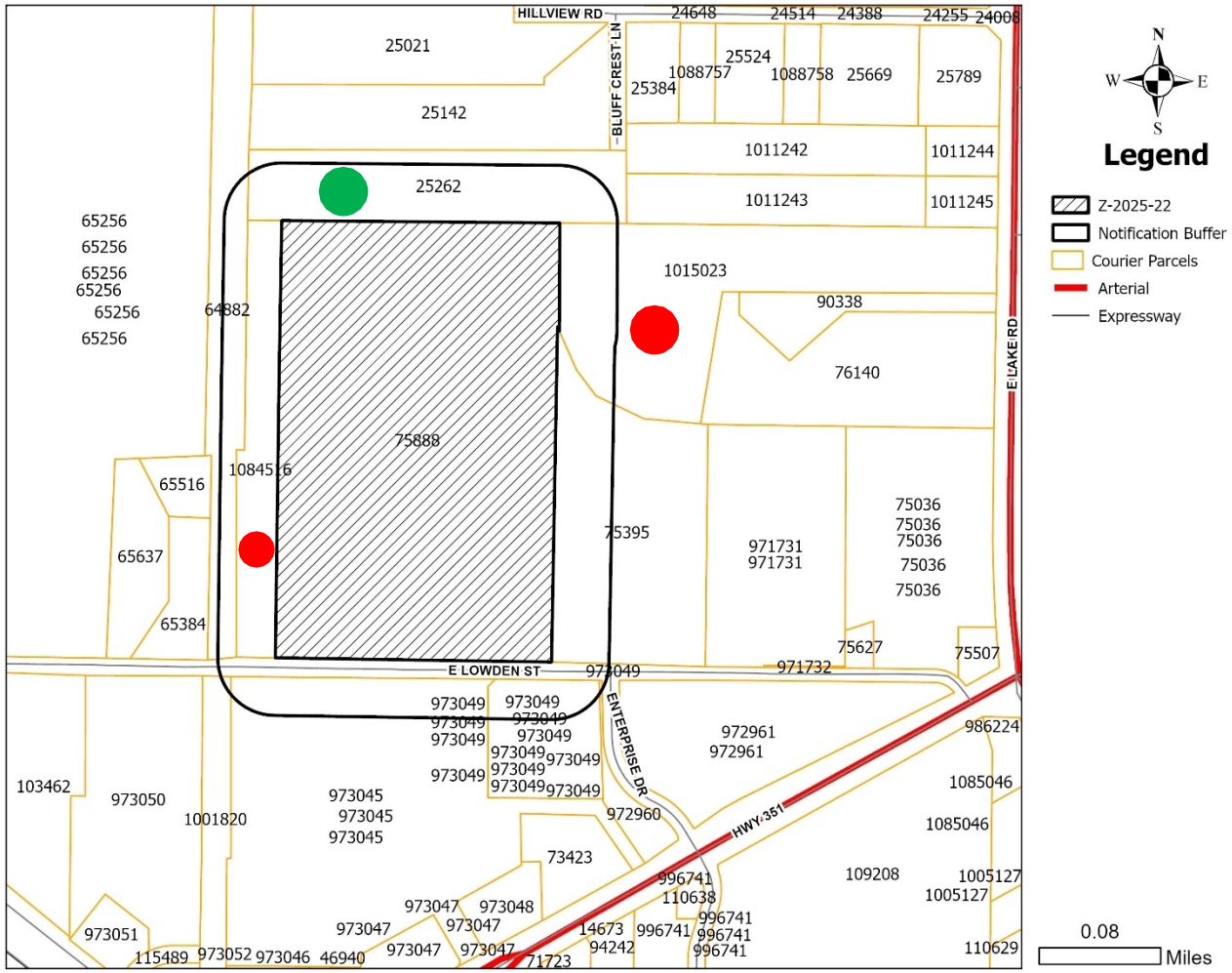
PROPERTY VIEWS

CITY OF ABILENE TEXAS

SURROUNDING PROPERTY VIEWS

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



1 - in Favor -

2 - in Opposition -

35.16% in Opposition

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

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

P&Z Recommendation: **Approval**

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Emily Crawford, City Manager**

FROM: **Tim Littlejohn, Director of Planning & Development Services**

SUBJECT: **17. Ordinance (Final Reading) 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 Currently Zoned Medium Density (MD) And General Retail (GR) But Seeking A Re-Zone To Agricultural Open (AO) To Allow For An RV Park. Located In The 1600 Block Of E. Lowden St., Parcel ID 75888. *(Tim Littlejohn)***

GENERAL INFORMATION

The applicant is requesting to apply a Conditional Use Permit to approximately 33.89 acres currently zoned Medium Density (MD) and General Retail (GR) but seeking rezoning to Agricultural Open (AO) to allow for a Recreational Vehicle Park.

SPECIAL CONSIDERATIONS

This Conditional Use Permit Application is contingent upon approval of Z-2025-22, which is a rezoning of the parcel from from Medium Density (MD) and General Retail (GR) to AO.

Approval of this Conditional Use Permit request will require a supermajority vote of the City Council members, being at least 6 votes in favor of the permit.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 7-0.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. Amended Concept Plan
4. Application
5. Original Concept Plan
6. Plan Of Operation Rainey Creek RV Retreat
7. Rainey Creek RV Park Property Survey and Metes and Bounds
8. Prop ID 75888- Applicant
9. Prop ID 25262- Favor
10. Prop ID 1015023- Opposition
11. 1502 E Lowden St- Opposition
12. Presentation

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY APPROVING A CONDITIONAL USE PERMIT (CUP) AFFECTING A CERTAIN PROPERTY; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23 of the Land Development Code of the City of Abilene, is hereby amended by approving a Conditional Use Permit (CUP) as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

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

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

PASSED ON FIRST READING the 28th day of August, 2025.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 18th day of July, 2025, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 11th day of September, 2025, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 11th day of September, 2025.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

Apply a Conditional Use Permit to approximately 33.89 acres to allow an RV Park in Agricultural Open (AO) zoning.

The Conditional Use Permit is subject to the attached Concept Plan (Listed as Exhibit B) and the attached Plan of Operation (listed as Exhibit C).

Legal description as follows:

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

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

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

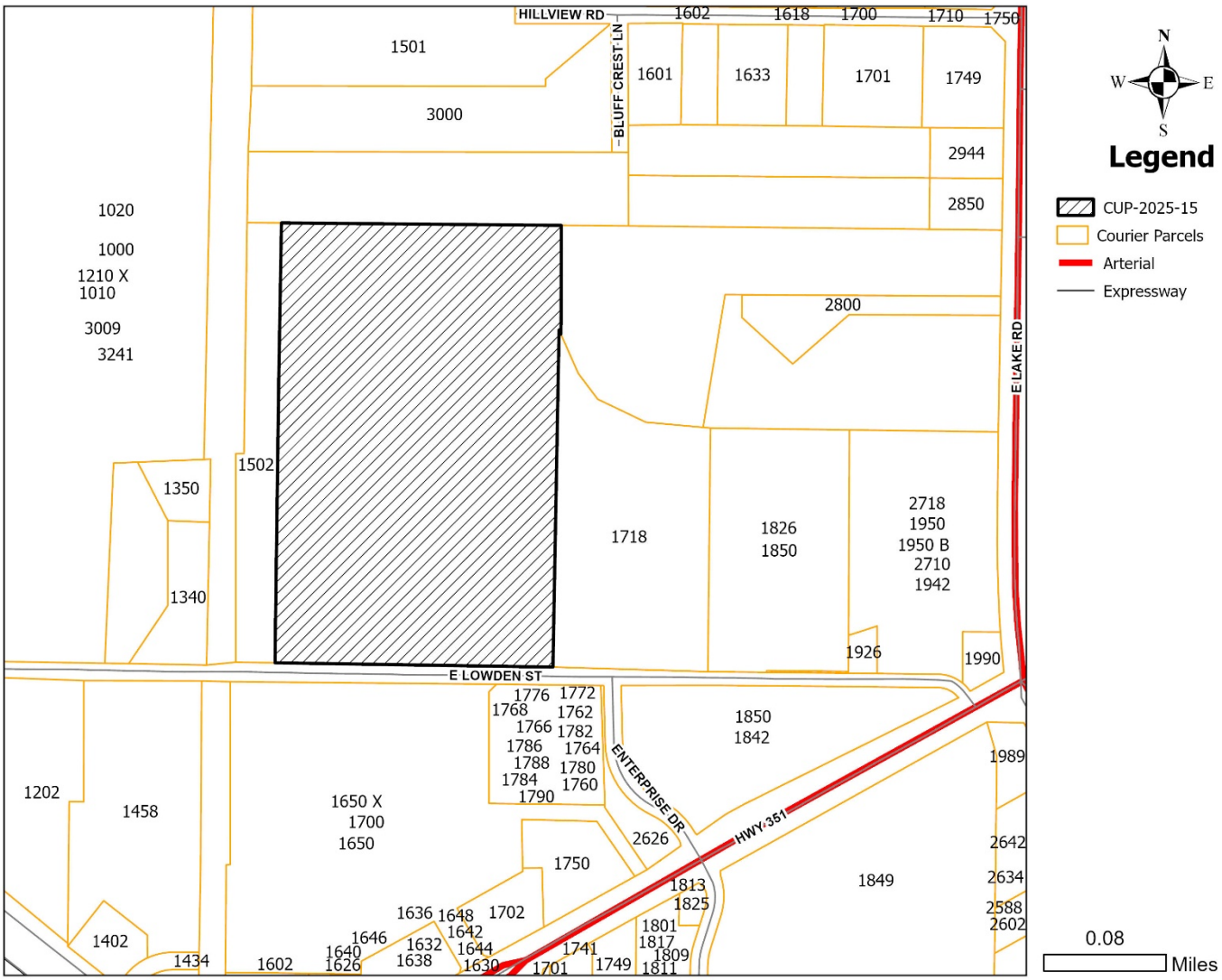
Thence S00°04'32"W, generally along a fence line, a distance of 1533.47' to a found 3/8" rebar, on the North line of East Lowden Street, for the Southwest corner of a 5.88 acre tract described in Volume 1983, Page 535, Official Public Records, Taylor County, Texas, the Southeast corner of said Lot 1,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

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

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

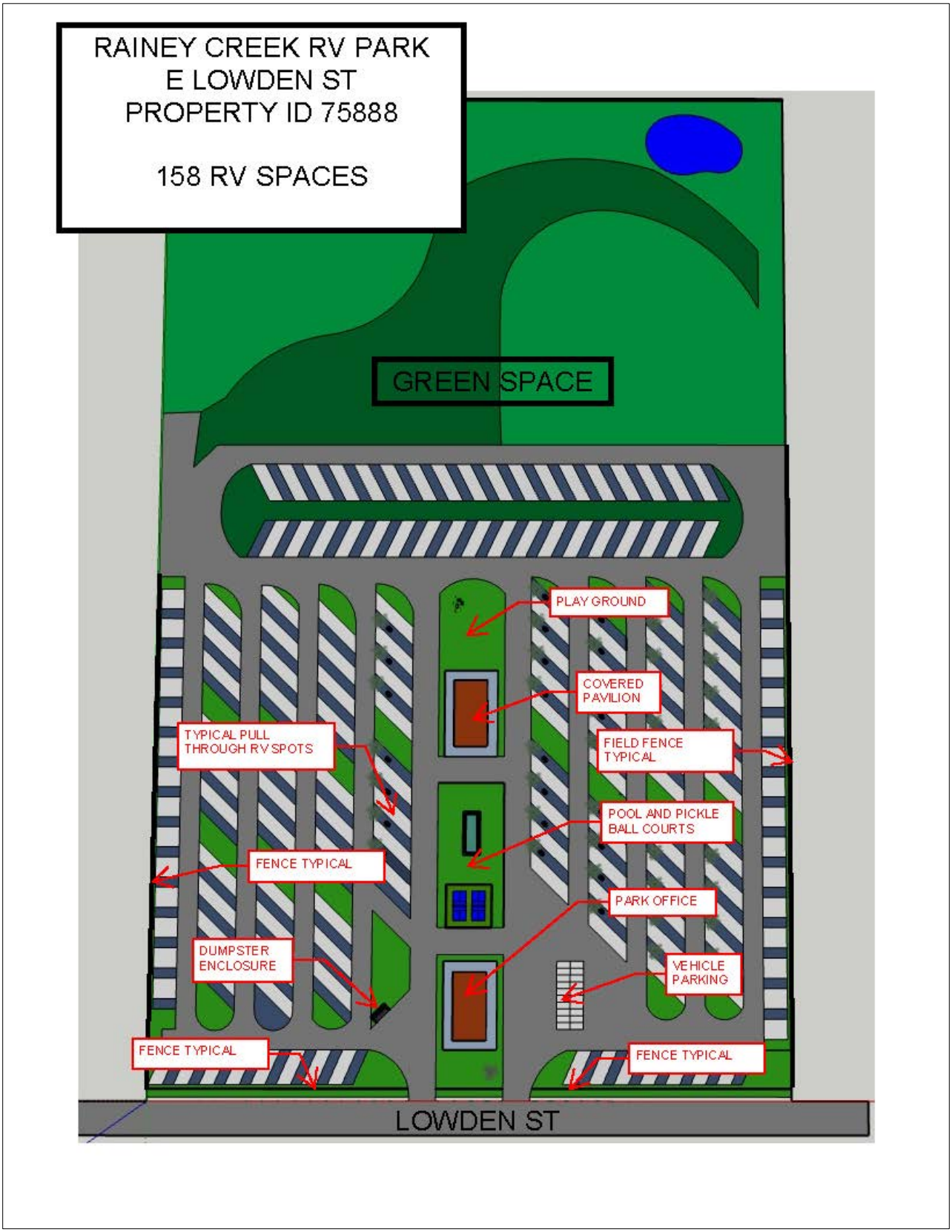
Located at Property ID 75888.

ORDINANCE NO. _____



ORDINANCE NO. _____

EXHIBIT B



ORDINANCE NO. _____

EXHIBIT C

Rainey Creek RV Retreat

I. Introduction

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

II. Property Description

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

III. Operational Details

A. Hours of Operation

- **Office Hours:** Monday - Friday, 9:00 AM - 5:00 PM. Sat, 9:00am -12:00
- **Check-in:** 2:00 PM
- **Check-out:** 11:00 AM
- **Quiet Hours:** 10:00 PM - 7:00 AM daily. During quiet hours, excessive noise, loud music, and disruptive activities are prohibited.

B. Access and Security

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

C. Site Management

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

D. Guest Services

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

IV. Amenities

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

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

V. Maintenance and Upkeep

A. Grounds Maintenance

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

B. Facilities Maintenance

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

C. Waste Management

- **Trash Receptacles:** Sufficient and clearly marked trash receptacles will be available throughout the property.

- **Regular Collection:** Trash will be collected regularly to prevent overflow and maintain cleanliness.
- **Recycling:** Opportunities for recycling will be provided where feasible.

VI. Safety and Emergency Procedures

A. Fire Safety

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

B. Medical Emergencies

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

C. Severe Weather

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

VII. Environmental Considerations

A. Noise Control

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

B. Lighting

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

C. Stormwater Management

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

VIII. Parking

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

IX. Community Relations

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

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

X. Compliance

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

XI. Basic Park Layout

XII. Conclusion

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

Larry Hill
CEO
Rainey Creek LLC
325.668.1085

-END-

ZONING CASE CUP-2025-15 STAFF REPORT

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

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

Applicant
Owner: Rainey Creek LLC
Agent: Clint Rosenbaum

Case Manager
Clarissa Ivey – Planner

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

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

Background
The current owner proposes to build a 158 space RV Park. This property has remained vacant since annexation in 1980. This CUP is contingent on zoning case, Z-2025-22. The zoning case changes the zoning from Medium Density (MD) and General Retail (GR) to AO. If the zoning case is denied, this CUP request will need to be withdrawn.

Zoning, Existing and Proposed Land Use

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

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

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

3. **The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.**
   The proposed use would be appropriate with the surrounding residential uses, it embodies good transitional development as it connects residents and visitors to the adjacent commercial and social service use to the east.
4. **The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**
   The proposed use will generate additional traffic for the area but will be addressed during the site plan and platting stages.
5. **The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.**
   New driveways shall be reviewed as part of the Site Plan review process to ensure compliance to applicable standards.
6. **The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.**
   The applicant proposes a privacy fence along the west property line to mitigate any visual impacts to the residence to the west.
7. **The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.**
   The proposed RV Park complies with the standards set out in the Land Development Code and is compatible with the surrounding uses at this location.

P&Z Recommendation

P&Z recommends **approval** of the Conditional Use Permit subject to:
1. Removing proposed spaces from the unstudied flood zone
2. The amended concept plan
3. Plan of operation

Attachments

- PowerPoint Presentation
- Plan of Operation
- Concept Plan

Notification

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

Legend: O - Opposed, F - In Favor

Owner

OWNER	SITUS	PROP_ID	RESPONSE

EARLEY LARRY A ET AL	1502 E LOWDEN ST	1084516	O
HALBERT DAVID STAFFORD		25262	F
MRP ABILENE LLC	1784 HWY 351	973049	
MRP ABILENE LLC	1780 HWY 351	973049	
MRP ABILENE LLC	1768 HWY 351	973049	
MRP ABILENE LLC	1788 HWY 351	973049	
MRP ABILENE LLC	1782 HWY 351	973049	
MRP ABILENE LLC	1786 HWY 351	973049	
MRP ABILENE LLC	1764 HWY 351	973049	
MRP ABILENE LLC	1766 HWY 351	973049	
MRP ABILENE LLC	1762 HWY 351	973049	
MRP ABILENE LLC	1772 HWY 351	973049	
MRP ABILENE LLC	1790 HWY 351	973049	
MRP ABILENE LLC	1776 HWY 351	973049	
MRP ABILENE LLC	1760 HWY 351	973049	
RAINEY CREEK LLC		75888	Applicant
REGION XIV EDUCATION SERV	1718 E LOWDEN ST	75395	
SCHLENTZ JACKIE LU HAUGHT		1015023	O
STARDOLLARS LLC	2626 ENTERPRISE DR	972960	
WAL-MART REAL ESTATE BUSINESS TRUST	1700 E LOWDEN ST	973045	
WAL-MART REAL ESTATE BUSINESS TRUST	1650 X HWY 351	973045	
WAL-MART REAL ESTATE BUSINESS TRUST	1650 HWY 351	973045	
WEST TEXAS UTILITIES CO		64882	
WEST TEXAS UTILITIES CO		1001820	

Prop ID

OWNER	SITUS	PROP_ID	RESPONSE
HALBERT DAVID STAFFORD		25262	F
WEST TEXAS UTILITIES CO		64882	
REGION XIV EDUCATION SERV	1718 E LOWDEN ST	75395	
RAINEY CREEK LLC		75888	Applicant
STARDOLLARS LLC	2626 ENTERPRISE DR	972960	
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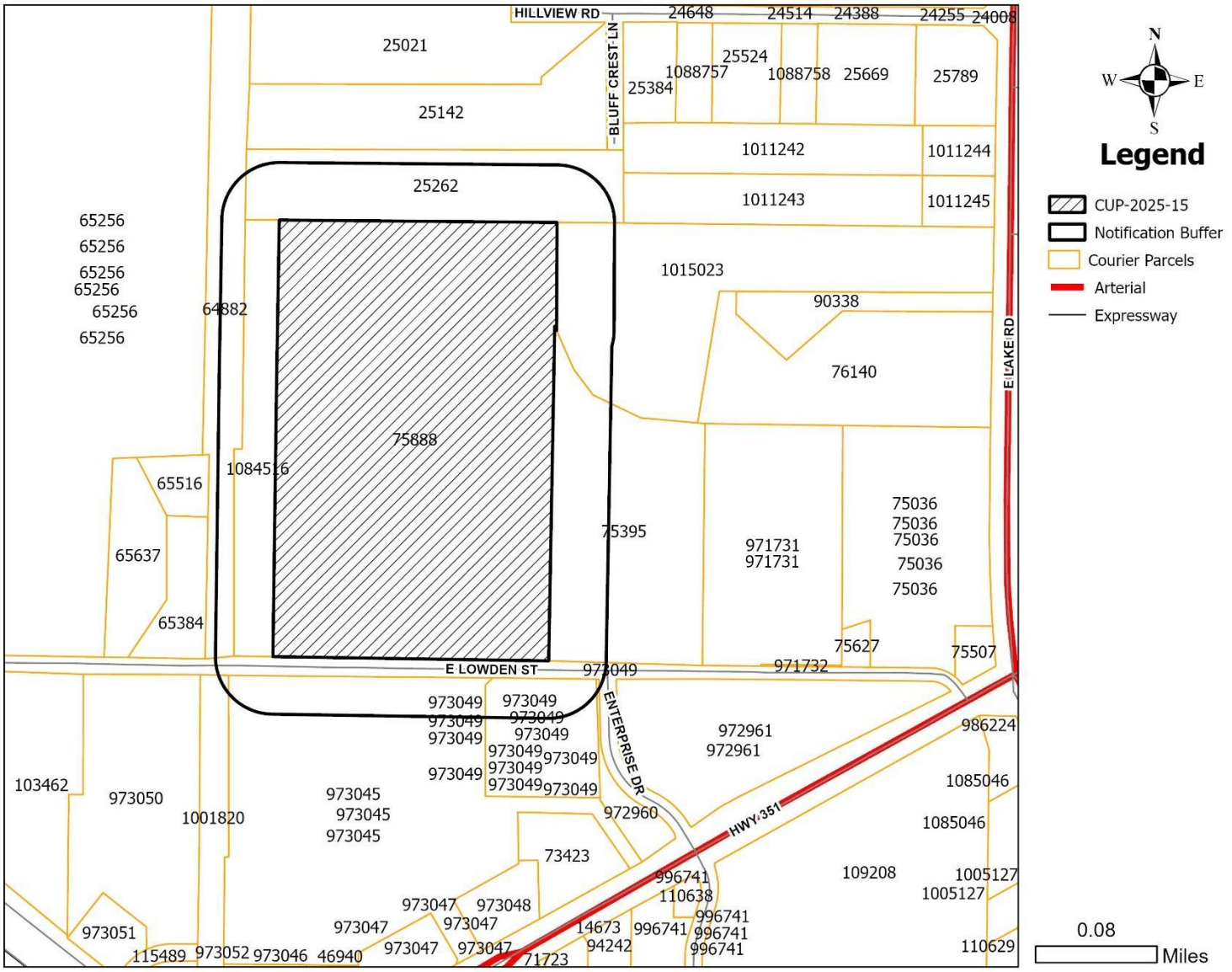
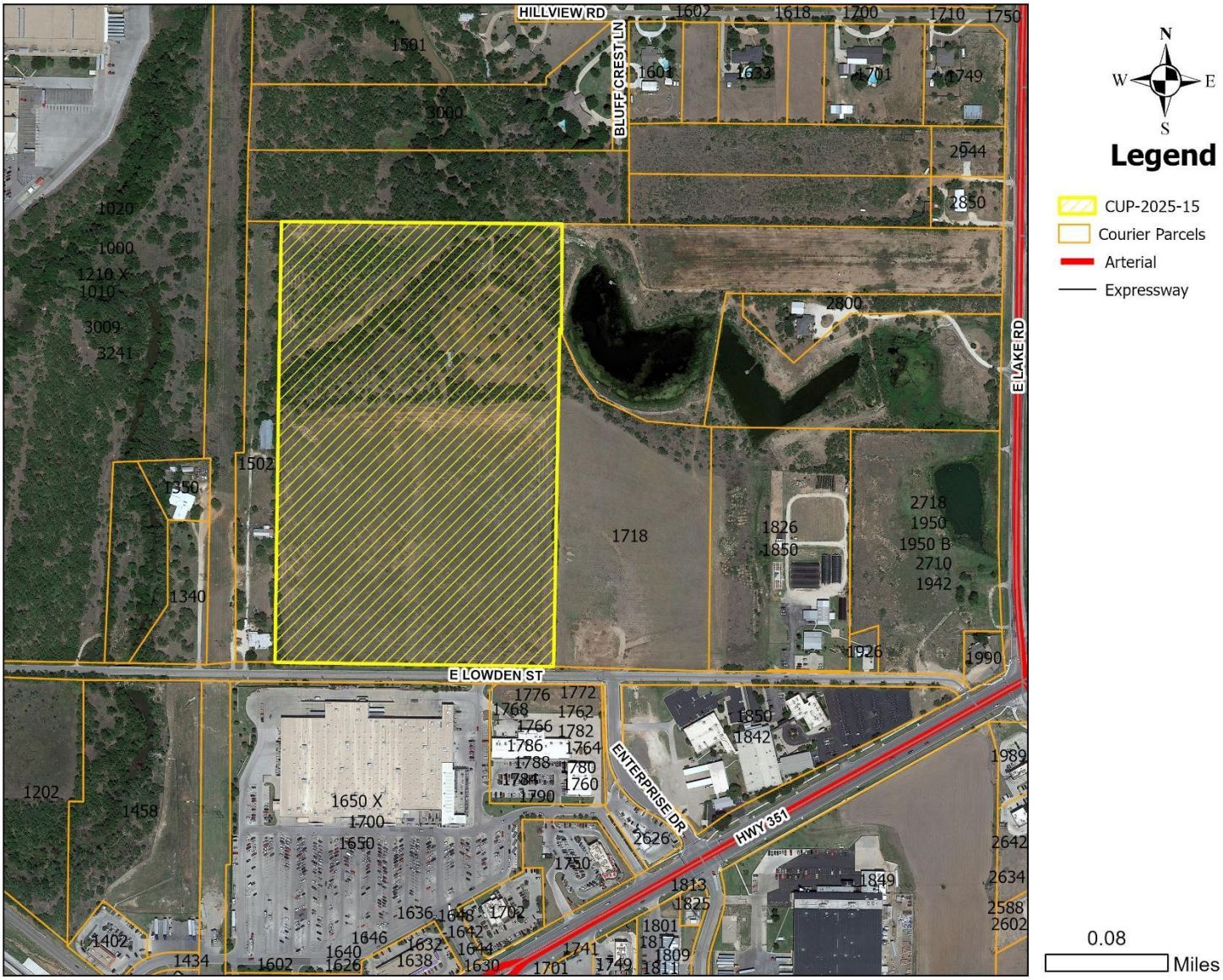
MRP ABILENE LLC	1776 HWY 351	973049	
MRP ABILENE LLC	1760 HWY 351	973049	
WEST TEXAS UTILITIES CO		1001820	

SCHLENTZ JACKIE LU HAUGHT		1015023	O
EARLEY LARRY A ET AL	1502 E LOWDEN ST	1084516	O

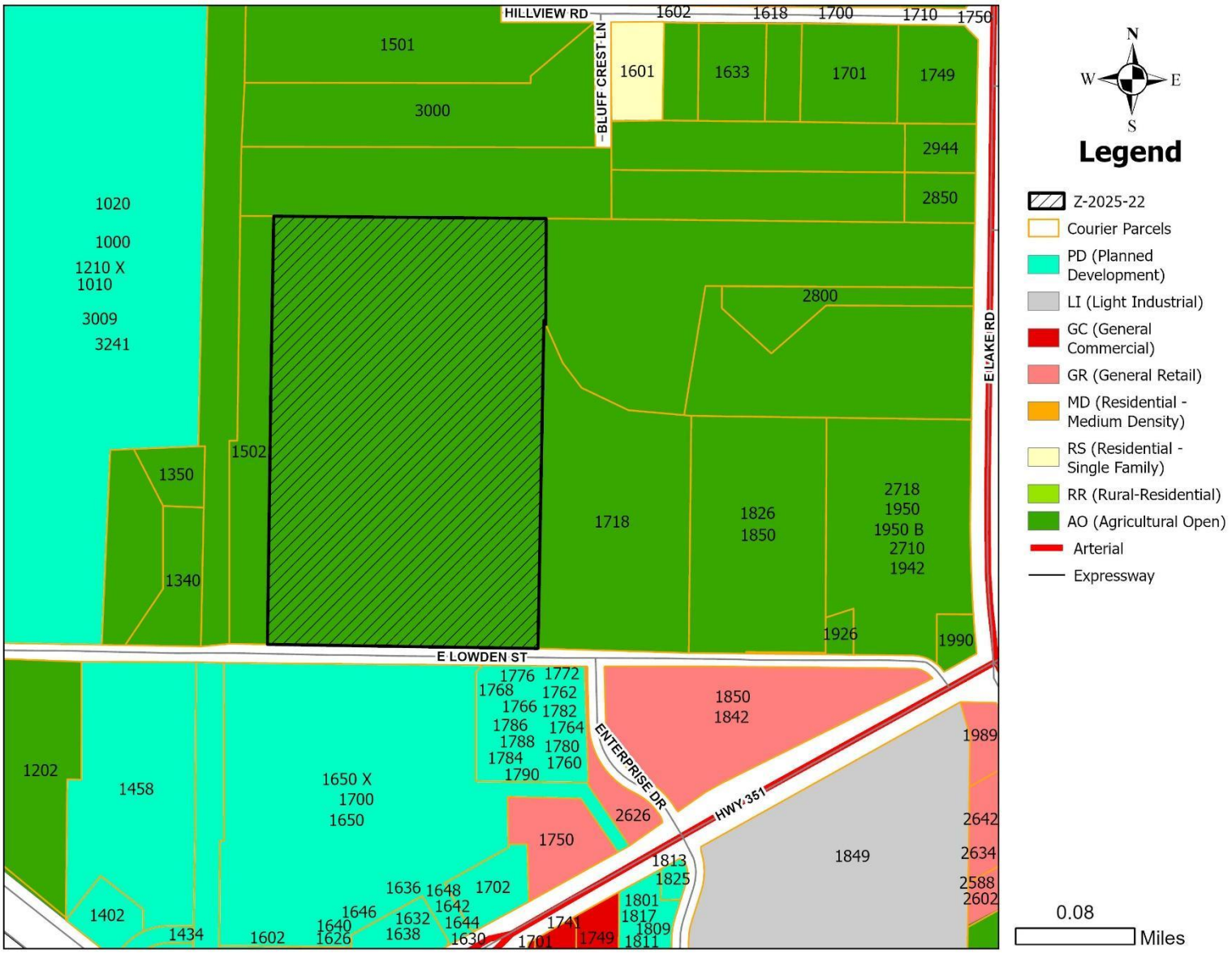
NOTIFICATION MAP



LOCATION MAP



ZONING MAP


HILLVIEW RD
BLUFF CREST LN
E LAKE RD
E LOWDEN ST
ENTERPRISE DR
HWY-351
1501
3000
1601
1602
1618
1700
1710
1750
1633
1701
1749
2944
2850
2800
1020
1000
1210 X
1010
3009
3241
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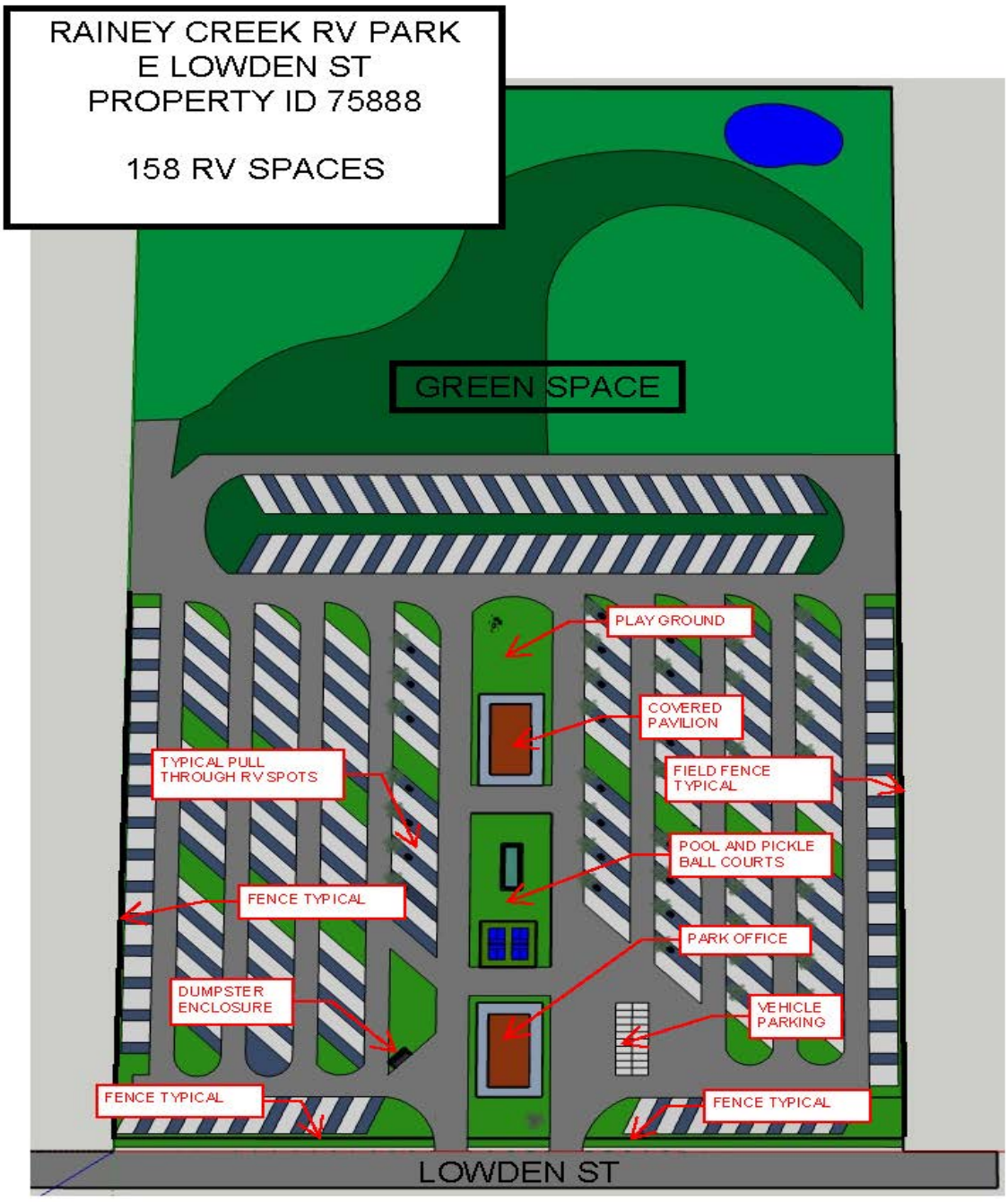
S
Legend
Z-2025-22
Courier Parcels
PD (Planned Development)
LI (Light Industrial)
GC (General Commercial)
GR (General Retail)
MD (Residential - Medium Density)
RS (Residential - Single Family)
RR (Rural-Residential)
AO (Agricultural Open)
Arterial
Expressway
0.08
Miles

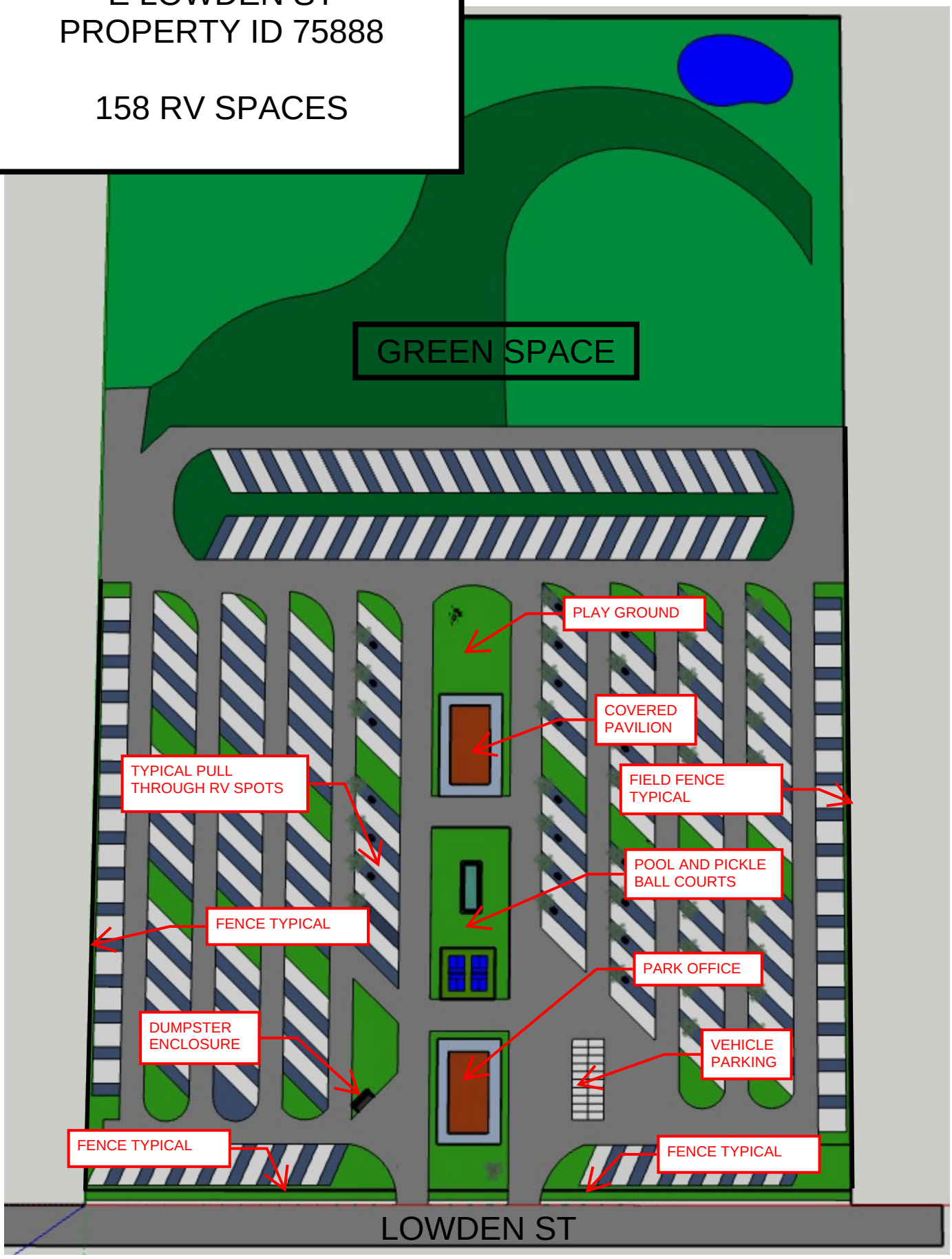
***amended* Concept Plan**



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

RAINEY CREEK RV PARK
E LOWDEN ST
PROPERTY ID 75888

158 RV SPACES



SAVE

RAINEY CREEK RV PARK
E LOWDEN ST
PROPERTY ID 75888

EXISTING POND

CABINS

TOILET AND SHOWER BLDG

CIRCULATION ROADS TYPICAL

PLAY GROUND

CIRCULATION ROADS TYPICAL

COVERED PAVILION

TYPICAL BACK-IN RV SPOTS

TYPICAL PULL THROUGH RV SPOTS

POOL AND PICKLE BALL COURTS

DOG PARK

VEHICLE PARKING

VEHICLE PARKING

DUMPSTER ENCLOSURE

PARK OFFICE

E Lowden St

CITY OF ABILENE TEXAS

ZONING APPLICATION

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

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

Other:

Project Name: Rainey Creek RV Park

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

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

Subdivision Name: Block: A Lot: Tract 1

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

OWNER AND AUTHORIZATION

Owner Name: Rainey Creek LLC

Address: 3125 S 27th St

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

Phone: 325.668.1085 Email: larryh@hillresources.com

Agent Name: Clint Rosenbaum

Address: 2438 Industrial Blvd #170

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

Phone: 325.669.2915 Email: clint@rosenbaumeng.com

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

Signature of Owner: Date: 6/12/25

FOR OFFICE USE ONLY

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

NOTARY PUBLIC STATE OF TEXAS
ANN SANCHEZ
My Notary ID # 126343429
Expires December 6, 2027

6/14/2025

5 | Page

ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

RV Park conditional use in AO zoning.

Fees

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

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

Fees can be paid online with credit card.

ZONING APPLICATION

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

Yes

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

Yes

3. Are the proposed changes in agreement with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area?

Yes

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

No

Other Required Forms - Disclosure of Interest (See Attached)

ZONING APPLICATION

Disclosure of Interest

Disclosure Questions

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

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

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

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

_____

_____

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

_____

_____

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

Name of Certifying Person *(print)*: Larry Hill - Rainey Creek LLC

Property Owner X Project Representative ☐

Signature of Certifying Person: _____

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

6/17/2025

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

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

ZONING APPLICATION

Recommendations

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

PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED: _____

DATE: 6/12/25

NOTARY PUBLIC STATE OF TEXAS
ANN SANCHEZ
My Notary ID # 126343429
Expires December 6, 2027

6/16/2025

ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

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

Property Owner Information & Authorization

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

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Clint Rosenbaum - Rosenbaum Engineering (*name of project representative*) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

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

Property Owner's Signature: _____ **Date:** 6/16/25

STATE OF: Texas

COUNTY OF: Taylor

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

SUBSCRIBED AND SWORN TO before me, this the 17th day of June, 2025

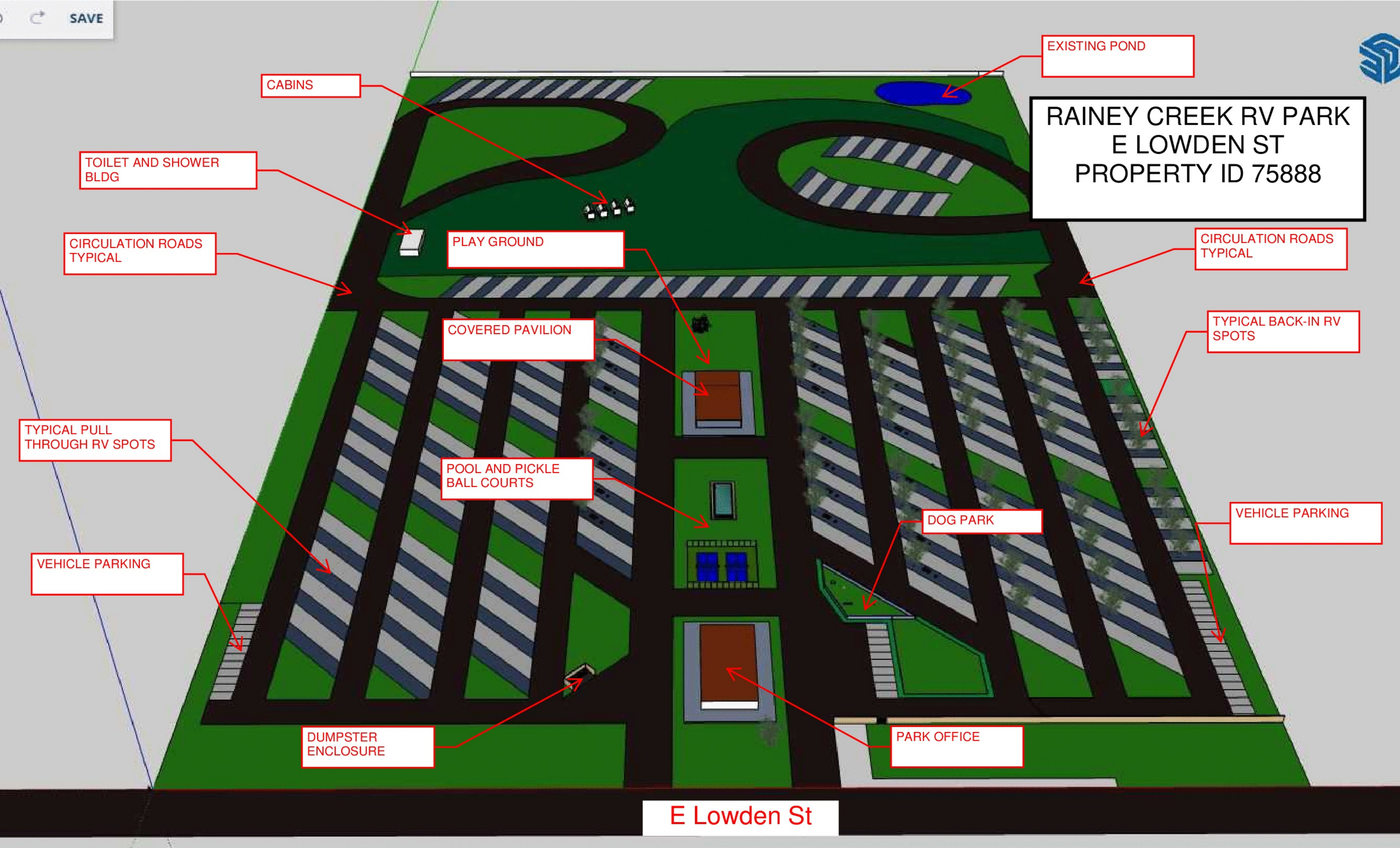
ANN SANCHEZ
My Notary ID # 126343429
Expires December 6, 2027

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☒ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other(*specify*):

Name: Clint Rosenbaum Company: Rosenbaum Engineering
Address: 2438 Industrial Blvd #170 City: Abilene State: Texas
Zip Code: 79605 Number: 325.669.2915 Email: clint@rosenbaumeng.com


SAVE
EXISTING POND
CABINS
RAINEY CREEK RV PARK
E LOWDEN ST
PROPERTY ID 75888
TOILET AND SHOWER BLDG
CIRCULATION ROADS TYPICAL
PLAY GROUND
CIRCULATION ROADS TYPICAL
COVERED PAVILION
TYPICAL BACK-IN RV SPOTS
TYPICAL PULL THROUGH RV SPOTS
POOL AND PICKLE BALL COURTS
DOG PARK
VEHICLE PARKING
VEHICLE PARKING
DUMPSTER ENCLOSURE
PARK OFFICE
E Lowden St

CUP Plan of Operation: Rainey Creek RV Retreat

I. Introduction

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

II. Property Description

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

III. Operational Details

A. Hours of Operation

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

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

B. Access and Security

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

C. Site Management

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

D. Guest Services

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

IV. Amenities

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

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

V. Maintenance and Upkeep

A. Grounds Maintenance

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

B. Facilities Maintenance

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

C. Waste Management

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

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

VI. Safety and Emergency Procedures

A. Fire Safety

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

B. Medical Emergencies

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

C. Severe Weather

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

VII. Environmental Considerations

A. Noise Control

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

B. Lighting

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

C. Stormwater Management

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

VIII. Parking

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

IX. Community Relations

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

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

X. Compliance

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

XI. Basic Park Layout

XII. Conclusion

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

Larry Hill
CEO
Rainey Creek LLC
325.668.1085

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

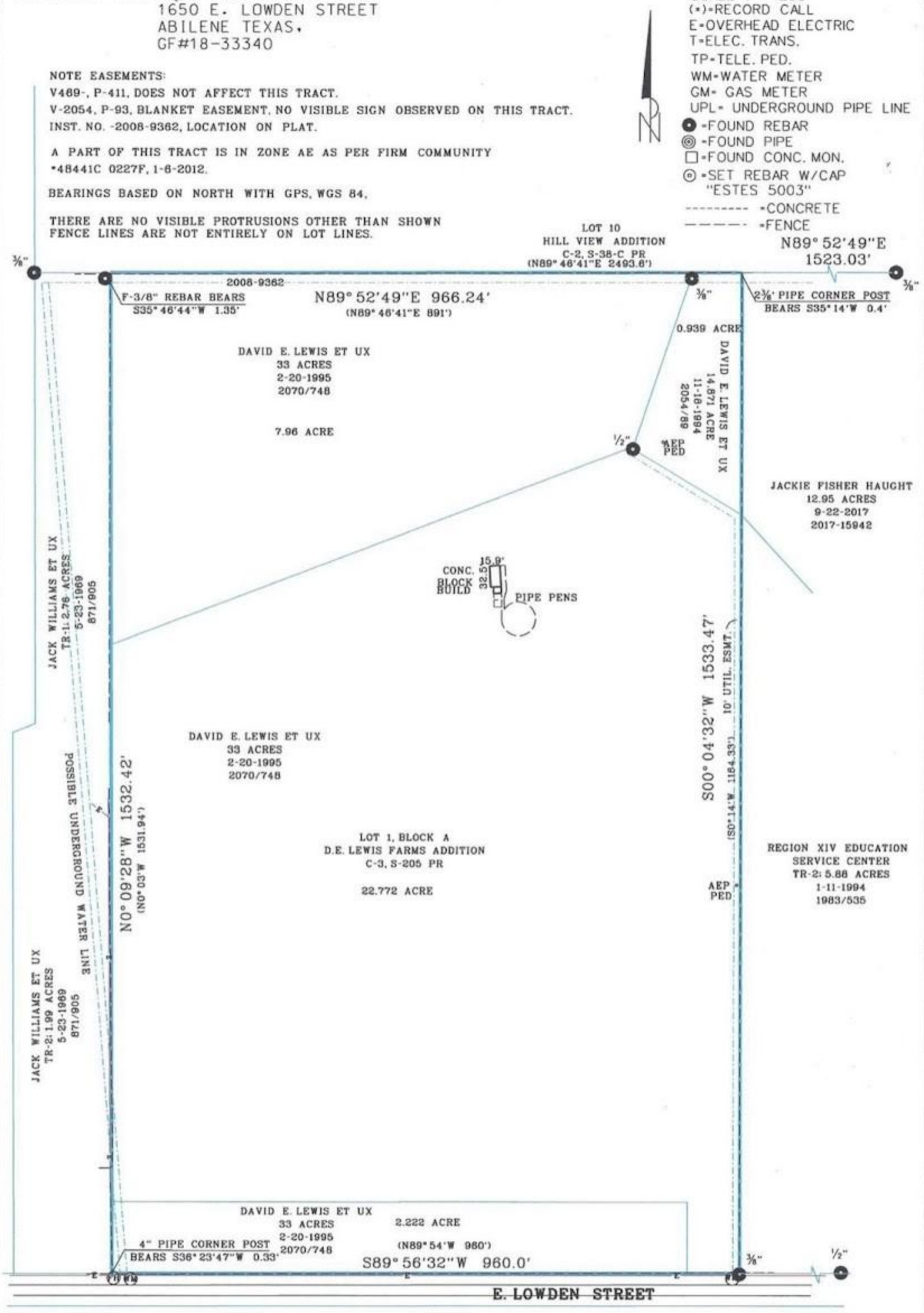
NOTE EASEMENTS:
V469-, P-411, DOES NOT AFFECT THIS TRACT.
V-2054, P-93, BLANKET EASEMENT, NO VISIBLE SIGN OBSERVED ON THIS TRACT.
INST. NO. -2008-9362, LOCATION ON PLAT.

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

BEARINGS BASED ON NORTH WITH GPS, WGS 84,

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

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



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

SURVEYED ON THE GROUND MARCH 9, 2018.

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

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

Attachment A

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

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

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

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

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

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

Surveyed on the ground March 9, 2018.

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

ZONING NOTIFICATION RESPONSE FORM CASE #: CUP-2025-15

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

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

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

Requestor's Parcel ID:	75888	Your Name:	RAINEY CREEK LLC	I am in favor of the request ☑
Requestor's Property Zoning:	AO	Your Property Address:		
Requestor's Proposed Zoning:	AO/CUP	Your Parcel ID:	75888	I am opposed to the request ☐

Signature:

AUG 5 PM12:25

AUG 5 PM12:25

CITY OF ABILENE TEXAS

HALBERT DAVID STAFFORD
3000 BLUFF CREST LN
ABILENE, TX 79601-4801

NOTICE OF PUBLIC HEARING

RE: Zoning Application Number CUP-2025-15 **July 16, 2025**

The Planning and Zoning Commission of the City of Abilene will hold a public hearing on **August 5, 2025,** at **1:30 PM** in the Council Chambers. The Council Chambers are located on the second floor of City Hall at 555 Walnut Street in Abilene, Texas. The zoning change is requested by the owner or the owner's agent. The property being considered for a Conditional Use Permit is approximately 33.89 acres to allow an RV (Recreational Vehicle) 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. The property is currently vacant, and the request is to allow an RV park.

This public hearing is open to any interested person. Your opinions, objections, and comments relative to this may be expressed in writing, or in person at the public hearing. The City of Abilene encourages you to participate in this process. You will find a response form at the bottom of this letter that you may complete, cut off, and mail to the City. All written responses must be signed by the respondent per State law. The City also accepts comments by email per the instructions below.

The attached map shows the area of this Conditional Use Permit request. Only the area highlighted on the map by striped lines is being considered for a Conditional Use Permit. The solid boundary line surrounding the highlighted area is a state mandated 200' notification area. You are receiving this letter because your address is located within this notification area. If approved by the Planning and Zoning Commission, or if denied and promptly appealed to Abilene's City Council, this case will be heard by City Council for 2nd and Final Reading with a public hearing on **September 11, 2025, at 8:30 AM** in the Council Chambers.

If you have any questions, please contact Clarissa Ivey at telephone 325-676-6237or by email address planning@abilenetx.gov

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ZONING NOTIFICATION RESPONSE FORM CASE #: CUP-2025-15

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

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

Requestor's Parcel ID:	75888	Your Name:	HALBERT DAVID STAFFORD	I am in favor of the request ☒
Requestor's Property Zoning:	AO	Your Property Address:		
Requestor's Proposed Zoning:	AO/CUP	Your Parcel ID:	25262	I am opposed to the request ☐

Signature:

Outlook

Zoning Notification Response form Case #: Z-2025-22 & CUP-2025-15

From Jackie Haught Schlentz <jackieh129@gmail.com>
Date Tue 7/29/2025 3:39 PM
To Planning Services <planning@abilenetx.gov>

I am opposed to the request of rezoning to allow an RV park. My property backs up to this property and I have a big tank and already have trouble keeping people from trespassing on my property to fish. I would like to know how he plans to keep people who are staying at the RV park from coming on my property to fish.

Thank you,

Jackie Lu Haught Schlentz

--
This is the Day that the Lord has made!! Rejoice and be Glad in it!!!!

ZONING NOTIFICATION RESPONSE FORM CASE #: CUP-2025-15

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

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

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

Requestor's Parcel ID:	75888	Your Name:	EARLEY LARRY A ET AL	I am in favor of the request ☐
Requestor's Property Zoning:	AO	Your Property Address:	1502 E LOWDEN ST	
Requestor's Proposed Zoning:	AO/CUP	Your Parcel ID:	1084516	I am opposed to the request ☒

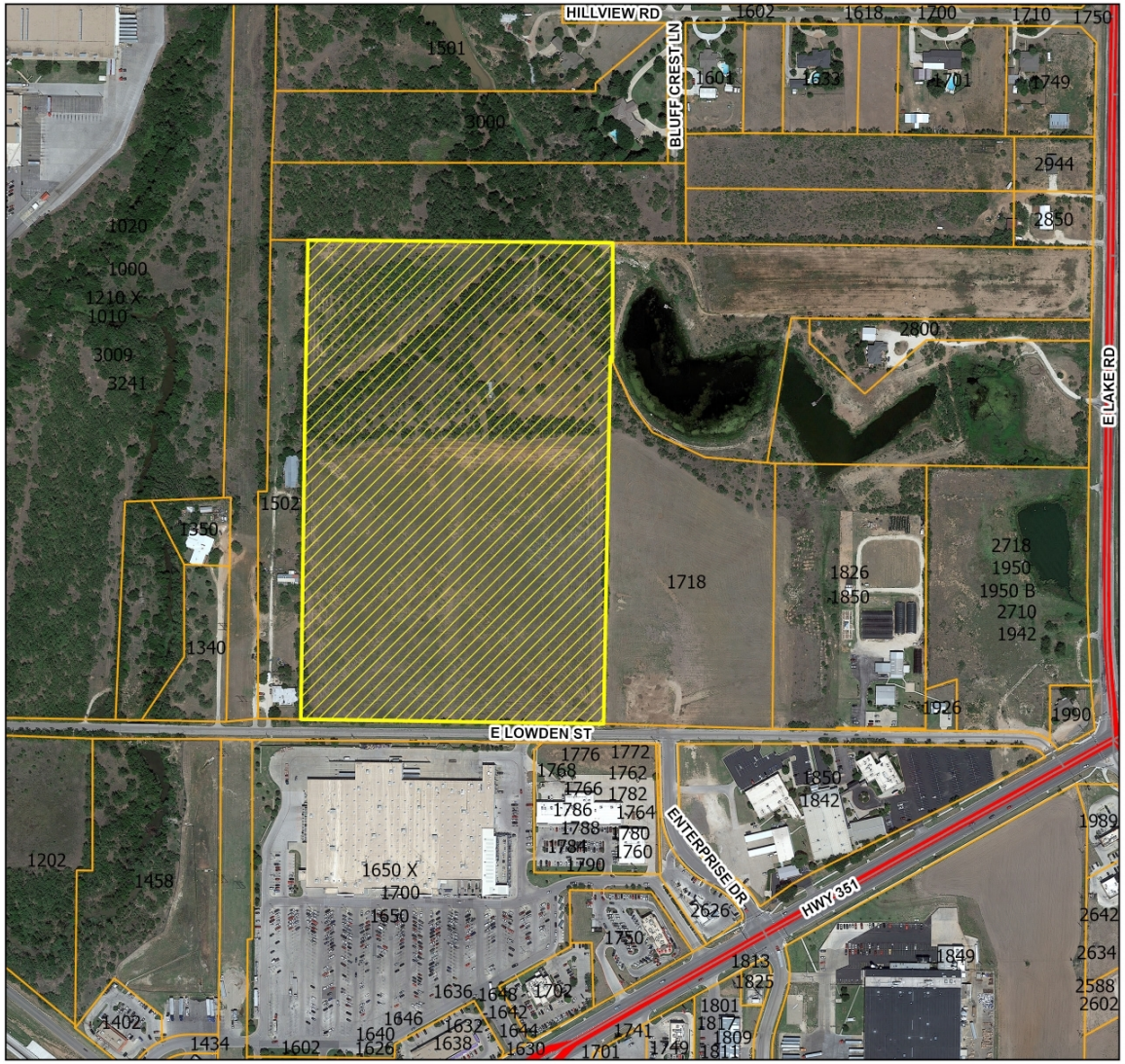
Signature:

CONDITIONAL USE PERMIT

Case:	CUP-2025-15
Owner	Rainey Creek LLC
Agent:	Clint Rosenbaum
Requests:	A Conditional Use Permit to allow an RV Park in Agricultural Open (AO) zoning.
Location:	1700 block of E Lowden St
Notification:	1 in Favor, 2 in Opposition
Planning & Zoning:	August 05, 2025
Council Hearing:	August 28, 2025
	September 11, 2025

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



N
W E
S

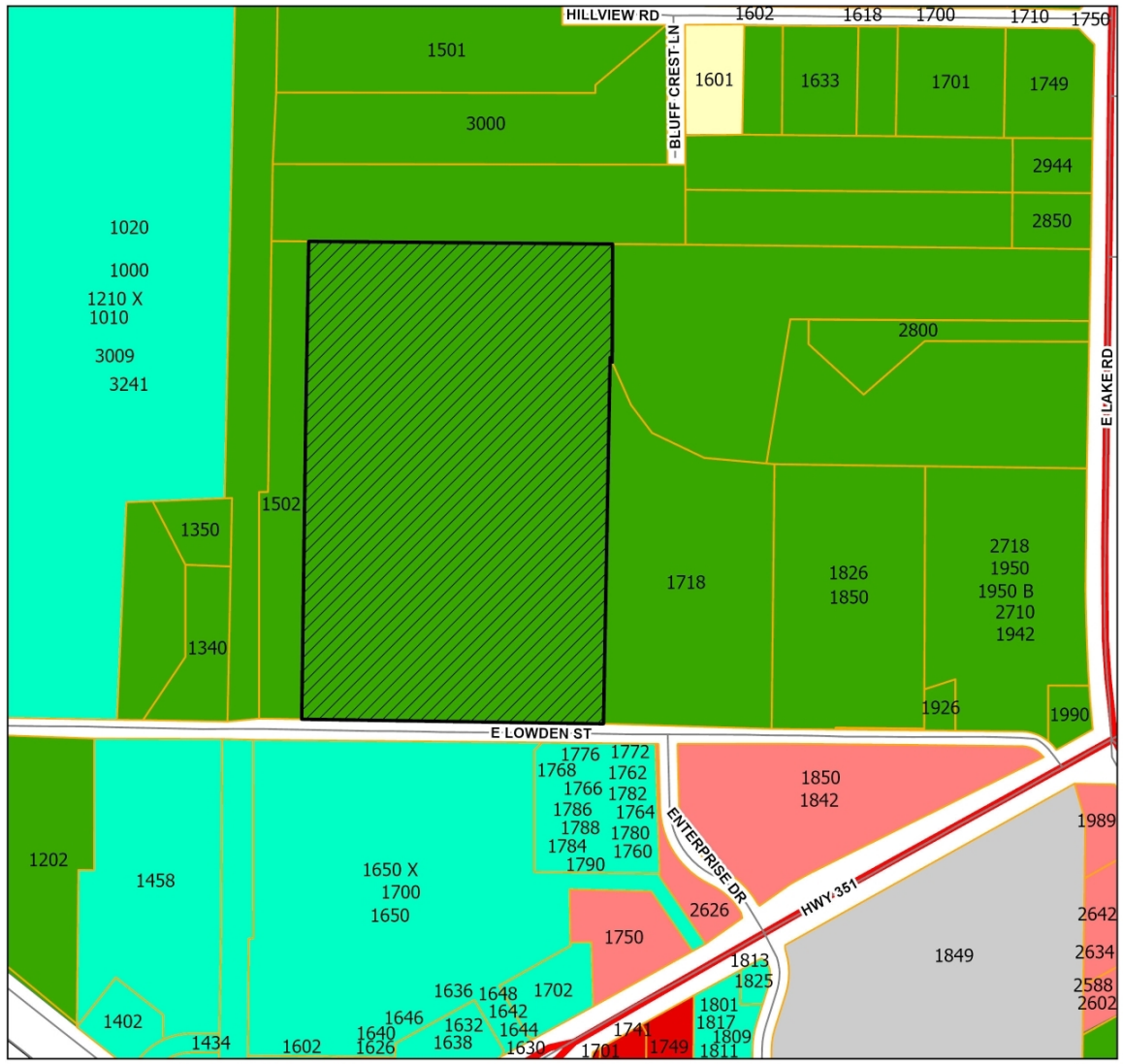
Legend

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

0.08 Miles

CITY OF ABILENE TEXAS

ZONING MAP



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W E
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Legend

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

0.08 Miles

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

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:

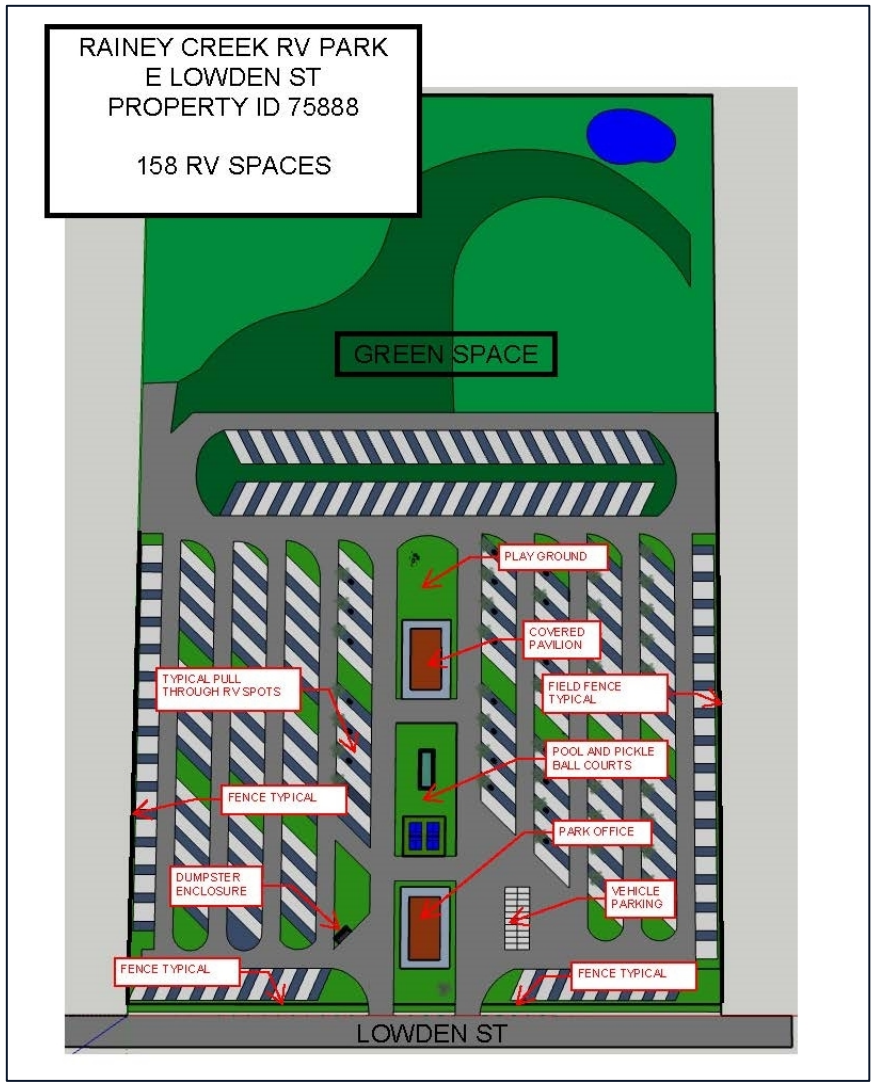
P	Farming, Ranching & Livestock, Hatchery
C	Mining
C	Petroleum or Gas Well
P	Urban Garden

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**

CITY OF ABILENE TEXAS

CONCEPT PLAN



CITY OF ABILENE TEXAS

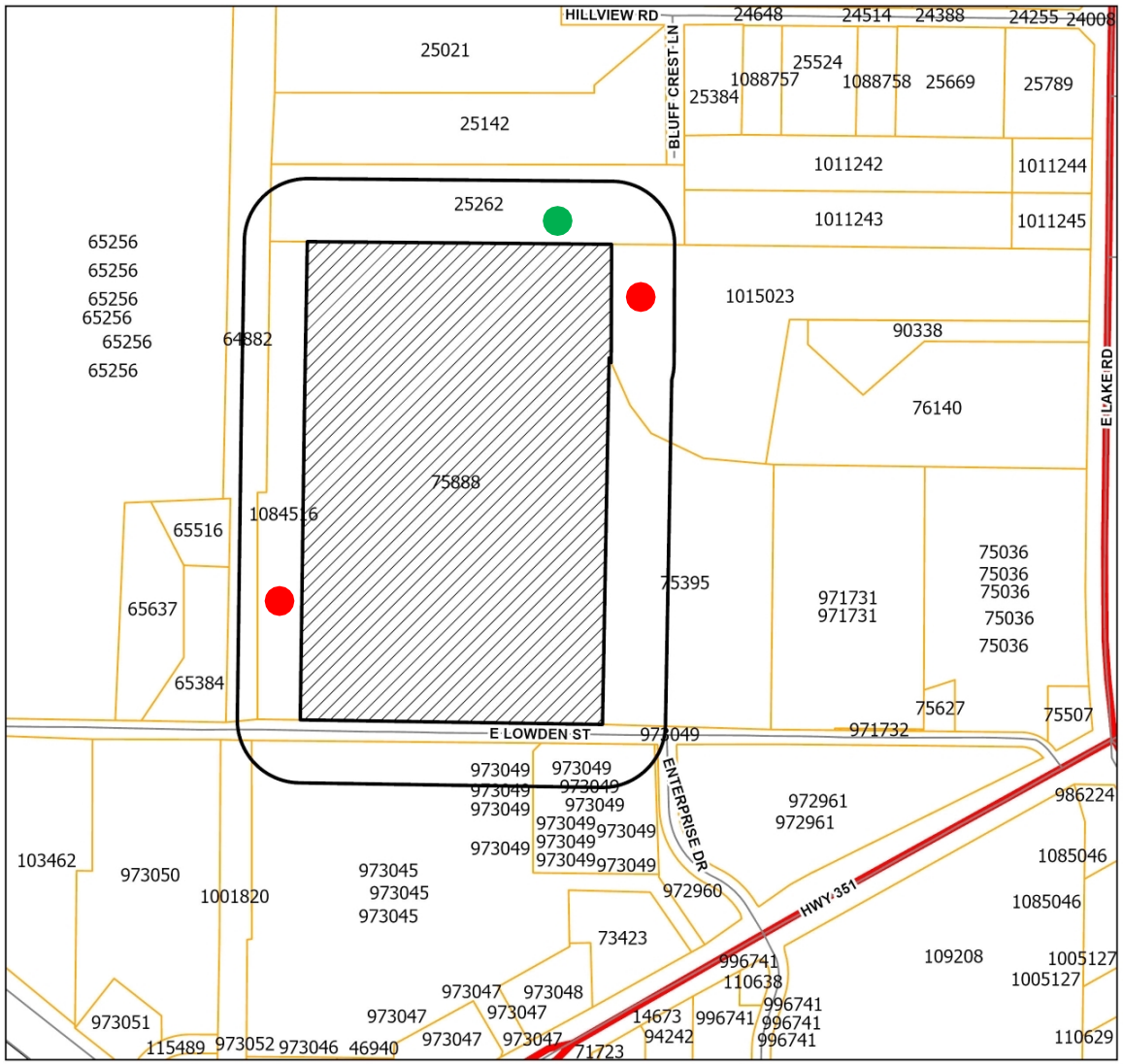
PROPERTY VIEWS

CITY OF ABILENE TEXAS

SURROUNDING PROPERTY VIEWS

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP



1- In Favor-

2- Opposed-

35.16% in Opposition

CITY OF ABILENE TEXAS

FINDINGS AND RECOMMENDATION

The proposed request is consistent with:

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

P&Z Recommendation

P&Z recommends **approval** of the Conditional Use Permit subject to:

1. Removing proposed spaces from the unstudied flood zone
2. The amended concept plan
3. Plan of operation

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Emily Crawford, City Manager**

FROM: **Tim Littlejohn, Director of Planning & Development Services**

SUBJECT: **18. Ordinance (Final Reading) Z-2025-23: Receive a Report, Hold a Discussion and Public Hearing, and Take Action On A Request From The Owner, To Change The Zoning Of Approximately 4.46 Acres From Planned Development (PDD-42) To Agricultural Open (AO). Located At 4051 W Lake Road. *(Tim Littlejohn)***

GENERAL INFORMATION

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

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommends approval by a vote of 7-0.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. Application
4. Presentation

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

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

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

PASSED ON FIRST READING the 28th day of August, 2025.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 18th day of July, 2025, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 11th day of September, 2025, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 11th day of September, 2025.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

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

Legal description as follows:

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

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

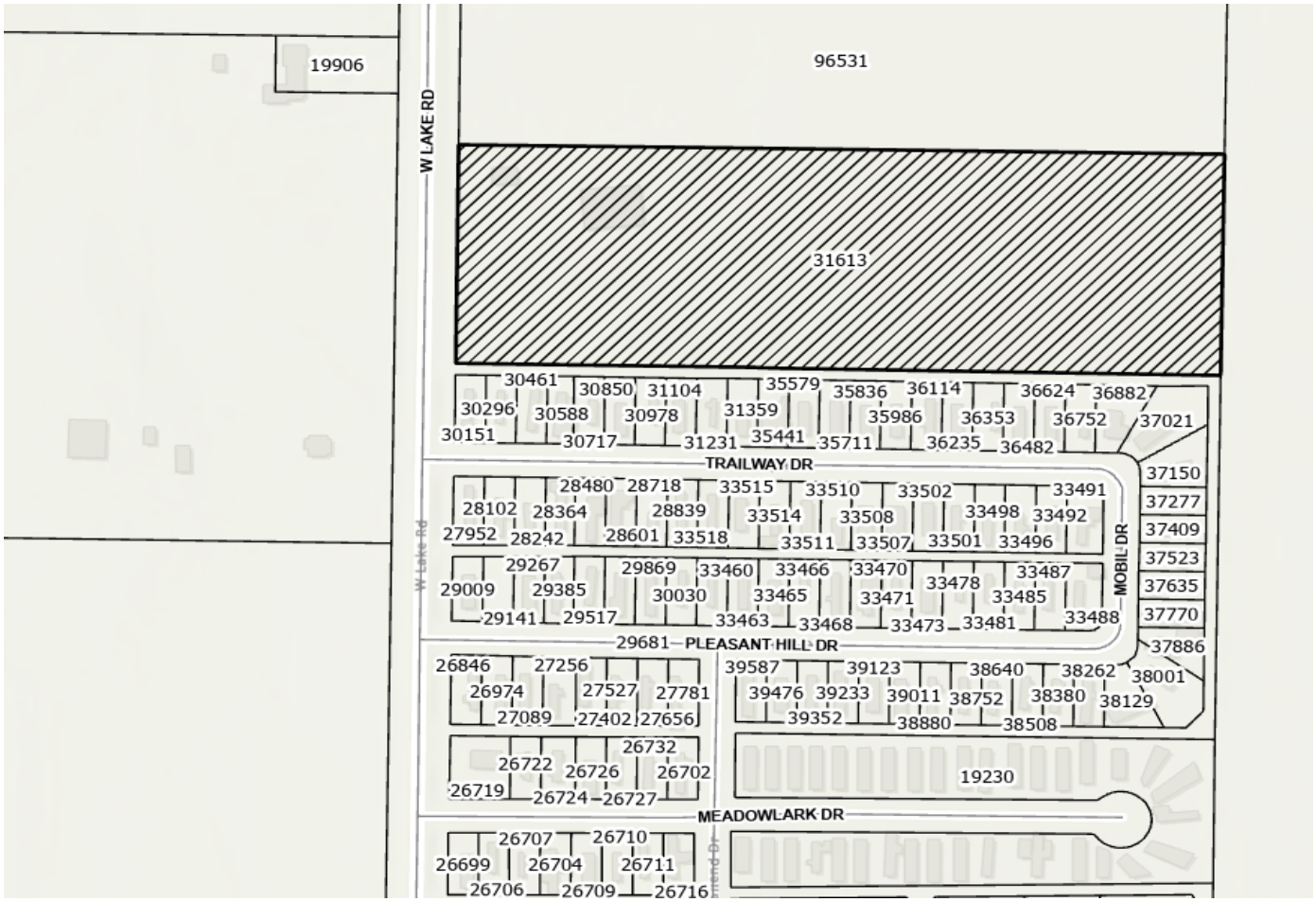
THENCE S88°59'43"E, 500.00 feet along the North line of said 411 to the West line of a 20.0' utility easement;

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

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

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

Located at 4051 W Lake Road.



END

ZONING CASE
Z-2025-23
STAFF REPORT

.

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

Applicant
Owner: Marla Pollitt

Case Manager
Adam Holland – Planner

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

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

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

Zoning, Existing and Proposed Land Use

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

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

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

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

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

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

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None known.

Planning and Zoning Commission Recommendation
P&Z recommends **approval.**

Attachments

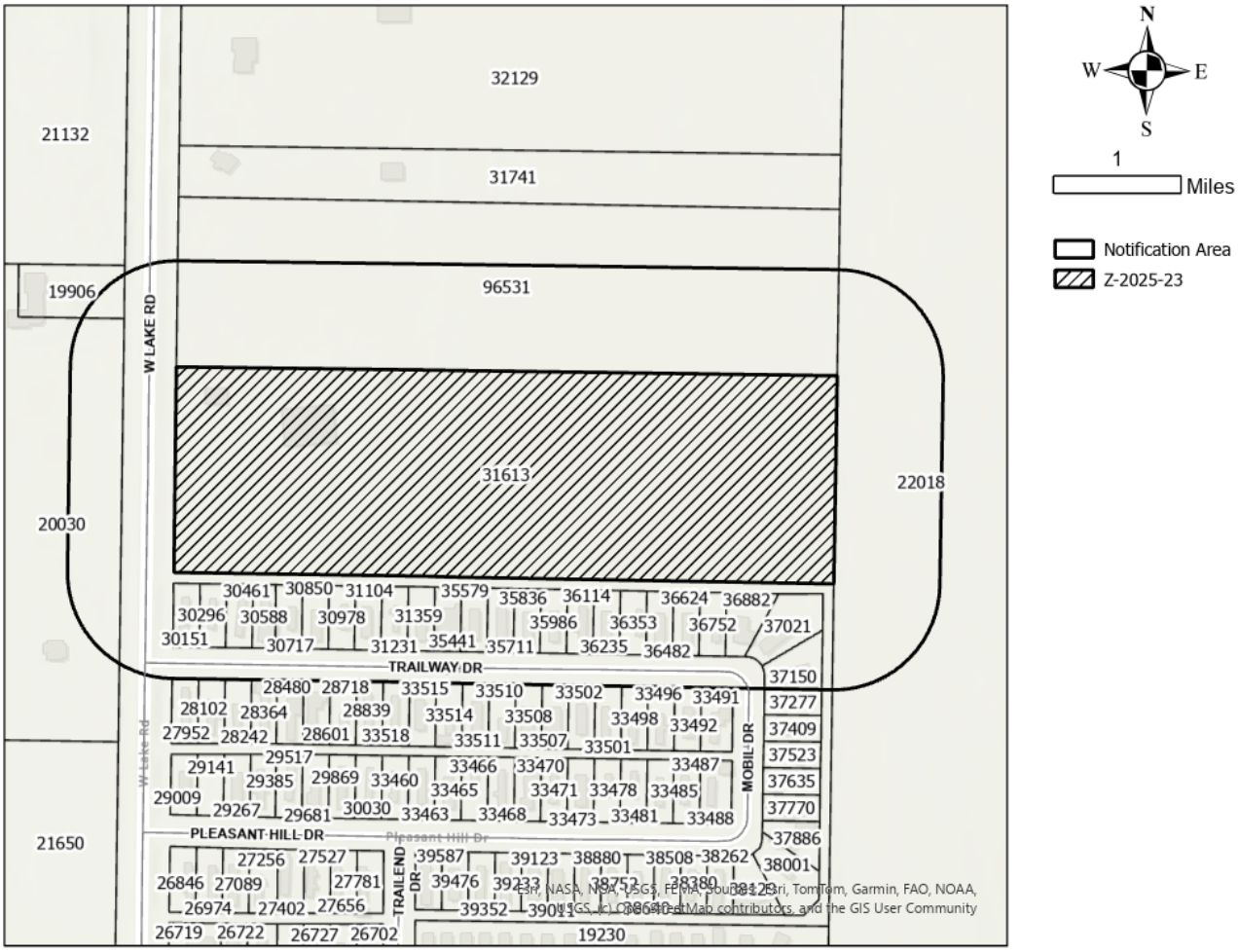
- PowerPoint Presentation
- Metes & Bounds
- Application

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

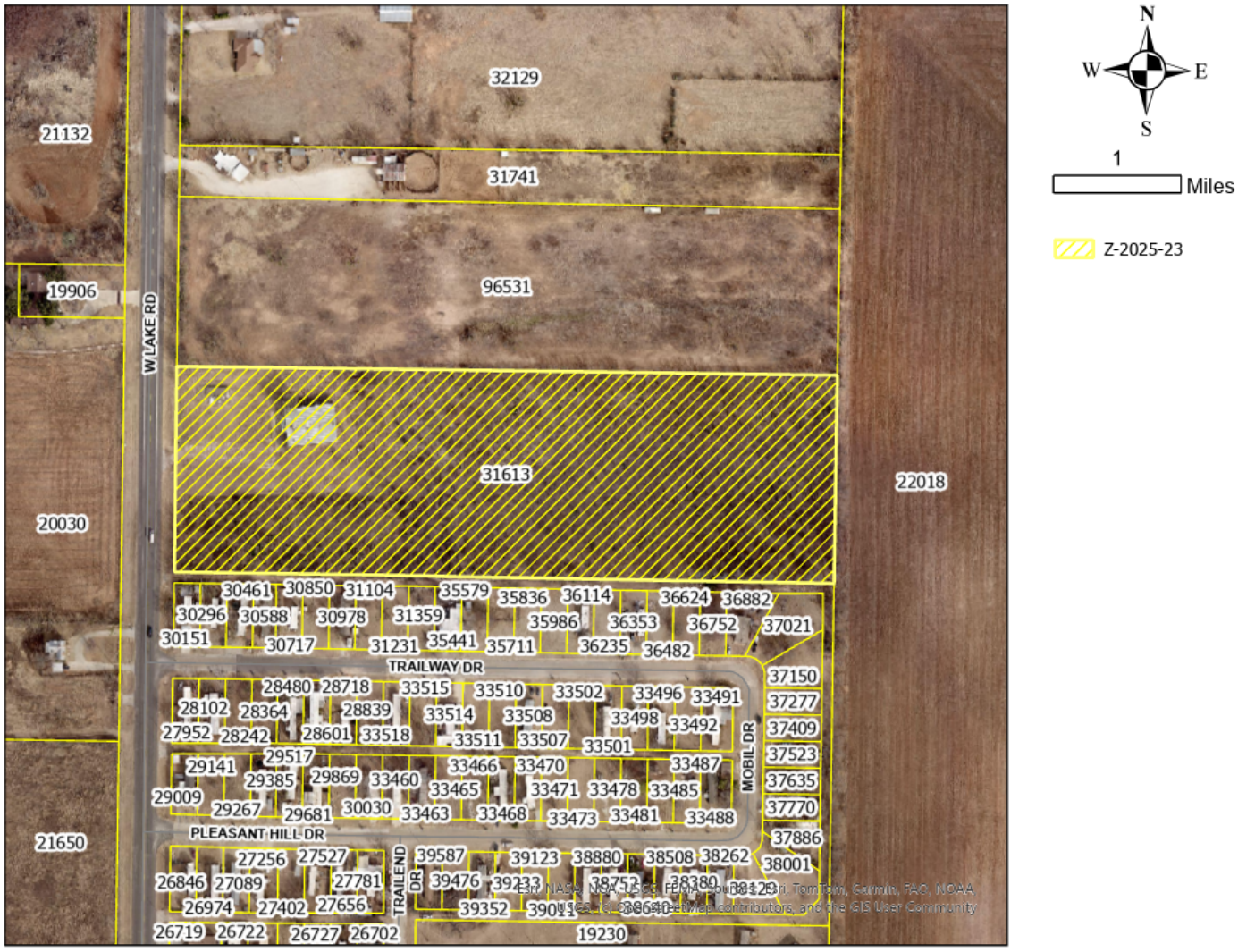
PROPERTY OWNER Legend: O - Opposed, F - In Favor

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

NOTIFICATION MAP

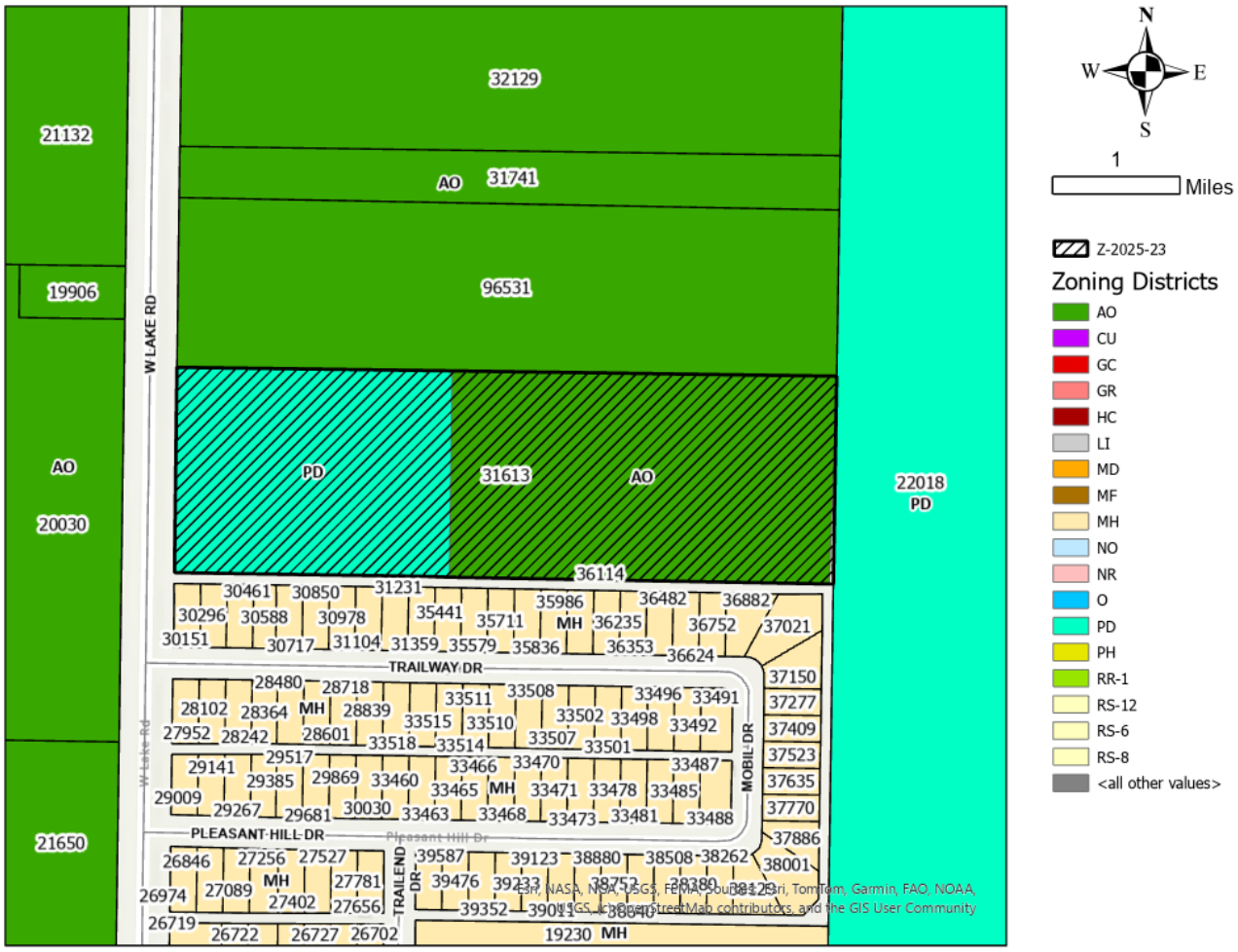


LOCATION MAP



Case # Z-2025-23
July 22, 2025

ZONING MAP



Case # Z-2025-23
July 22, 2025

ZONING APPLICATION

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

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

Other:

Project Name: RV Park ~~11.159 acres out of Lots 11, 12, 13, Block 3, Section 1.~~

Address: 4051 W. Lake Number of Lots: Acreage: 11.159

Legal Description: 11.159 acres out of Lots, 11, 12, & 13 Block 3, Section 1

Subdivision Name: Pleasant Hill Estates part of Bowerman Survey No. 83 Block: Lot:

Current Zoning: Proposed Zoning (if applicable):

OWNER AND AUTHORIZATION

Owner Name: Clearview RV LLC - Marla Pollitt

Address: 104 E Springcreek

City, State, Zip: Olney Tx 76374 Fax:

Phone: 940-564-6811 Email: tnz4n@gmail.com

Agent Name:

Address:

City, State, Zip: Fax:

Phone: Email:

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

Signature of Owner: Marla Pollitt Date: 6-20-2025

FOR OFFICE USE ONLY

Received:	**Fee: $**	**Receipt No.:**
Case No.:		**Reviewed By:**

ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

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

Fees

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

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

Fees can be paid online with credit card.

ZONING APPLICATION

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

Yes

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

Yes

3. Are the proposed changes in agreement with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area?

Yes

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

NO

Other Required Forms - Disclosure of Interest (See Attached)

ZONING APPLICATION

Disclosure of Interest

Disclosure Questions

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

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

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

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

N/A

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

N/A

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

Name of Certifying Person *(print)*: Marla Pollitt

Property Owner ☑ Project Representative ☐

Signature of Certifying Person: Marla Pollitt

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

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

ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

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

Property Owner Information & Authorization

Name/Company: Clearview RV LLC
Address: 104 E Springcreek
City: Olney State: Tx Zip Code: 76374
Phone: 940-564 6811 Email: trn24m@gmail.com

Project Representation (check one):

☑ I will represent the application myself; OR

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

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

Property Owner's Signature: Mark Pelto **Date:** 6-20-2024

STATE OF: _____

COUNTY OF: _____

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

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

_____
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☐ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other(*specify*): _____

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

ZONING APPLICATION

Recommendations

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

PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED: Marla Gallo

DATE: _____

EXHIBIT "A"

PROPOSED PD ZONING

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

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

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

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

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

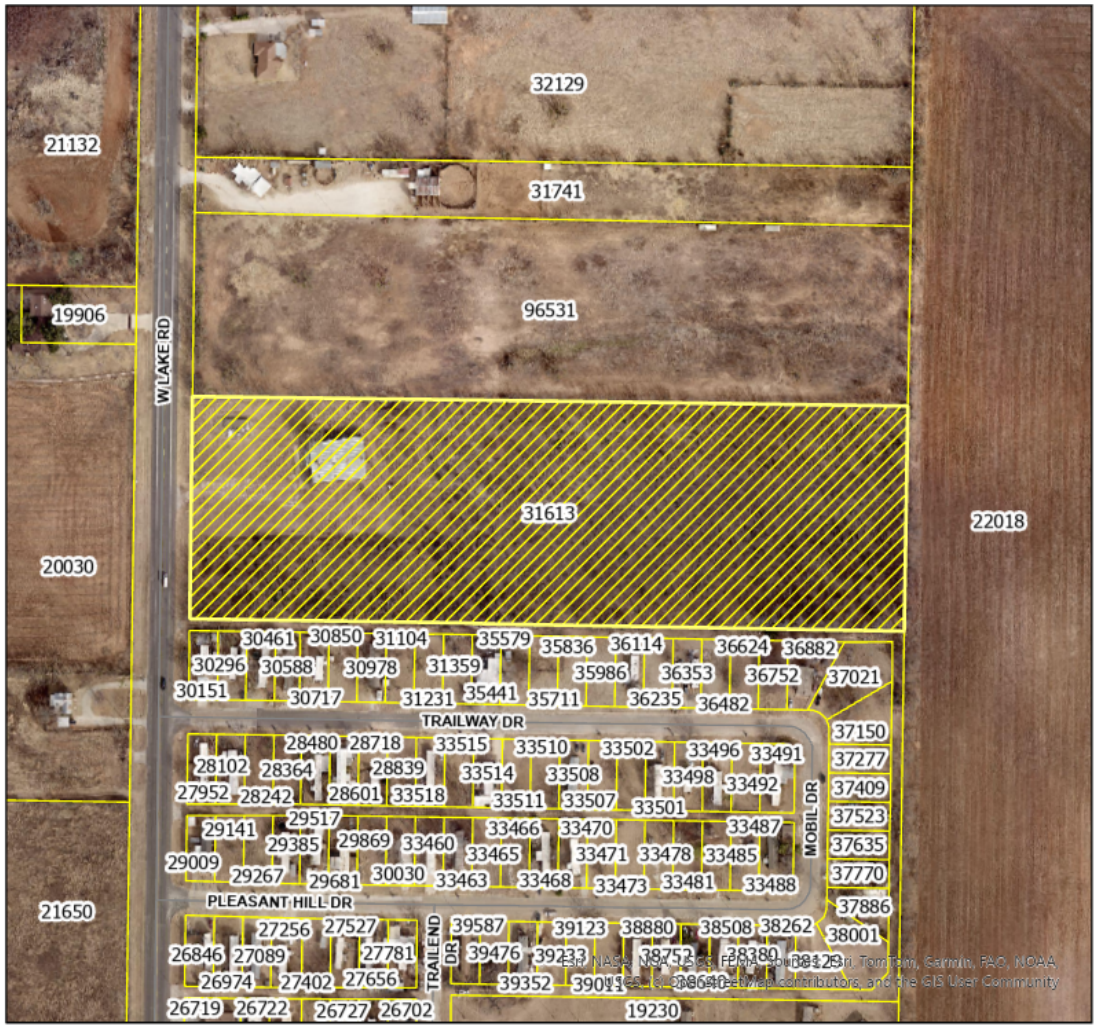
THENCE N00°47'43"E 388.75' along the West line of Lot 411 and the East line of West Lake Road to place of beginning and containing 4.46 acres of land;

REZONE REQUEST

Case:	Z-2025-23
Owner:	Marla Pollitt
Request:	Change the zoning of approximately 4.46 acres from Planned Development District (PDD-42) to Agricultural Open (AO)
Location:	4051 West Lake Road
Notification:	0 in Favor, 0 in Opposition
Planning & Zoning:	August 5, 2025
Council Hearing:	August 28, 2025
	September 11, 2025

CITY OF ABILENE TEXAS

AERIAL LOCATION MAP



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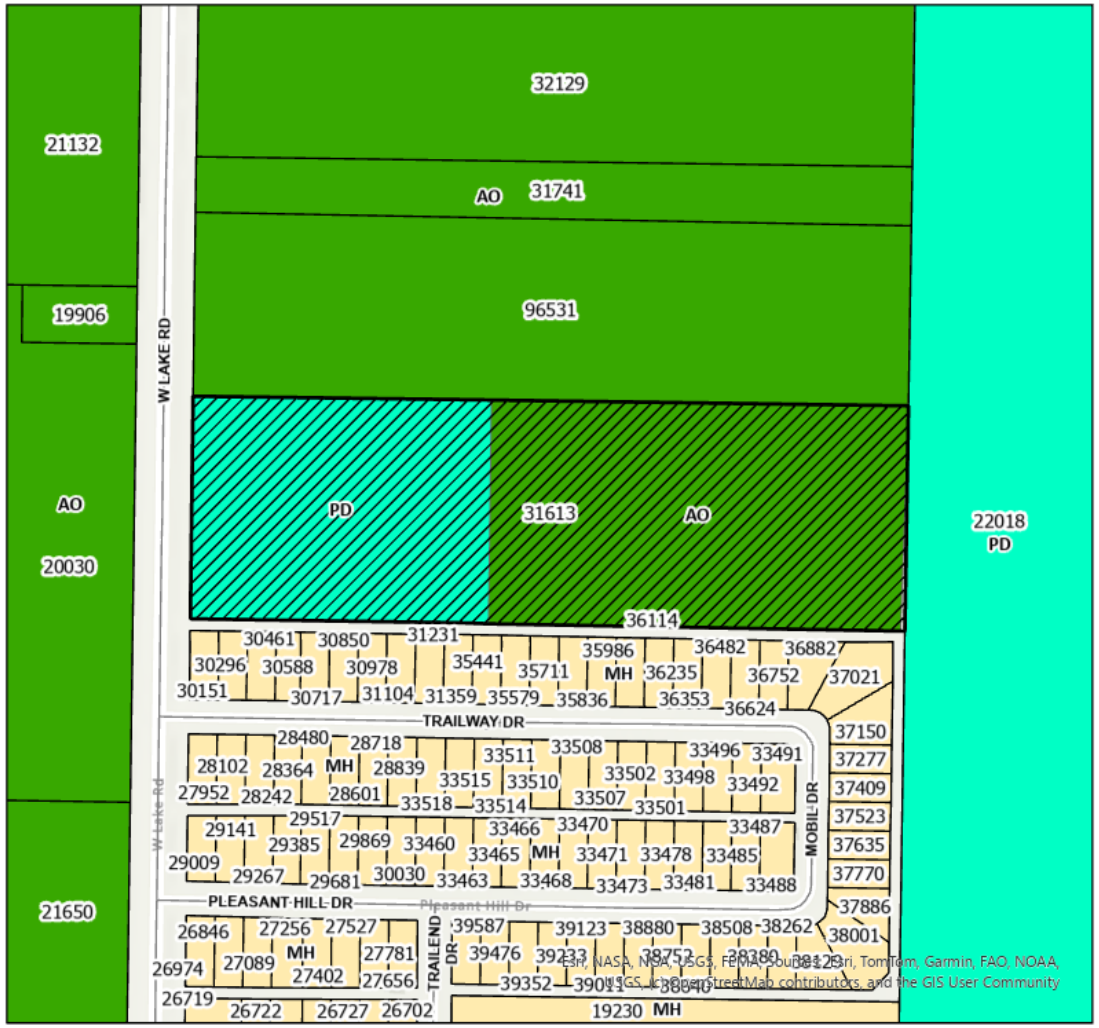
1
Miles

Z-2025-23

CITY OF ABILENE TEXAS

ZONING MAP



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

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

LEGEND

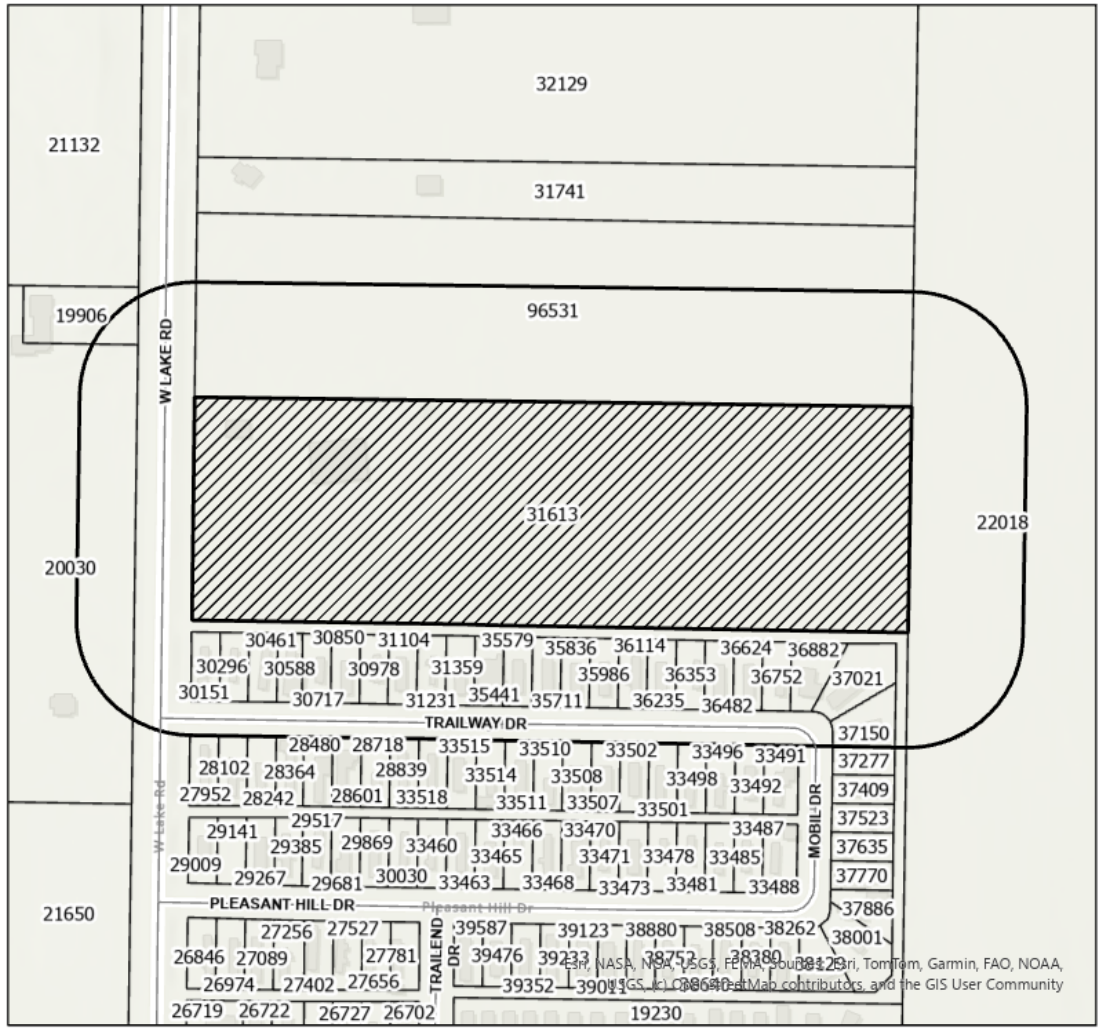
P	**Permitted as a Right-of-Use (may be subject to compliance with conditions described within Division 3- Requirements Applicable to Specific Land Uses of the Land Development Code)**
C	**Permitted as a Conditional Use Permit, Requiring Approval by City Council**
TP	**Permitted by Temporary Permit Only,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

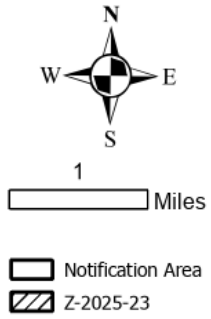
CITY OF ABILENE TEXAS

PROPERTY VIEWS

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP





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.

Planning and Zoning Commission

Recommendation: **Approval**

CITY OF ABILENE TEXAS

Questions?

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Emily Crawford, City Manager**

FROM: **Tim Littlejohn, Director of Planning & Development Services**

SUBJECT: **19. Ordinance (Final Reading) 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. *(Tim Littlejohn)***

GENERAL INFORMATION

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

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Staff recommends approval.

BOARD OR COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommend approval by a vote of 7-0.

ATTACHMENTS:

1. Ordinance
2. Staff Report
3. Application
4. 6508 Hwy 277 S
5. 6849 Inverness St
6. 6841 Inverness
7. 6809 Inverness St
8. Presentation

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

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

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

PASSED ON FIRST READING the 28th day of August, 2025.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 18th day of July, 2025, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 11th day of September, 2025, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 11th day of September, 2025.

ATTEST:

_____
CITY SECRETARY

_____
MAYOR

APPROVED:

_____
CITY ATTORNEY

ORDINANCE NO. _____

EXHIBIT A

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

Legal description as follows:

BEGINNING at a 3/8'' rebar set on the SBL of Lot 7, Block H, Section III, Hampton Hills Subdivision (Cabinet 4, Slide 204, Plat Records, Taylor County, Texas) at the northwest corner of the John Adams Survey No. 44 and a 30 acre tract recorded in Instrument No. 2017-21128, Official Public Records, Taylor County, Texas for the most northerly northeast corner of this tract, whence a ½'' rebar found at the southeast corner of said Lot 7 bears S88°48'23"E 17.52 feet;

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

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

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

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

THENCE S00°57'13"W, 190.0 feet to a 3/8" rebar set at the southwest corner of said Lot 1;

THENCE S89°08'38"E, at 207.56 feet pass a 3/8" rebar found at the southeast corner of said Lot 1 and continue along for a total distance of 220.0 feet to a 3/8" rebar set on the west side of Stewart Road and the EBL of said 124.5 acre tract;

THENCE S01°16'W, 613.56 feet along the west side of Stewart Road and the EBL of said 124.5 acre tract to a ½" rebar found at the northeast corner of a 6.5 acre tract recorded in Instrument No. 2016-11744, Official Public Records, Taylor County, Texas for the most easterly southeast corner of this tract;

THENCE S88°07'13"W, 407,36 feet to a ½" rebar found at the northwest corner of said 6.5 acre tract for an interior corner of this tract;

THENCE S02°34'50"W, 387.17 feet to a ½" rebar found on the WBL of said 6.5 acre tract at the northeast corner of a 4.50 acre tract recorded in Instrument No. 2020-21229, Official Public Records, Taylor County, Texas for an interior corner of this tract;

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

THENCE S00°01'33"W, 340.64 feet to a 3/8" rebar set on the WBL of said 4.50 acre tract and the north side of Autumn Sage Lane (no dedication found) for the most southerly southeast corner of this tract;

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

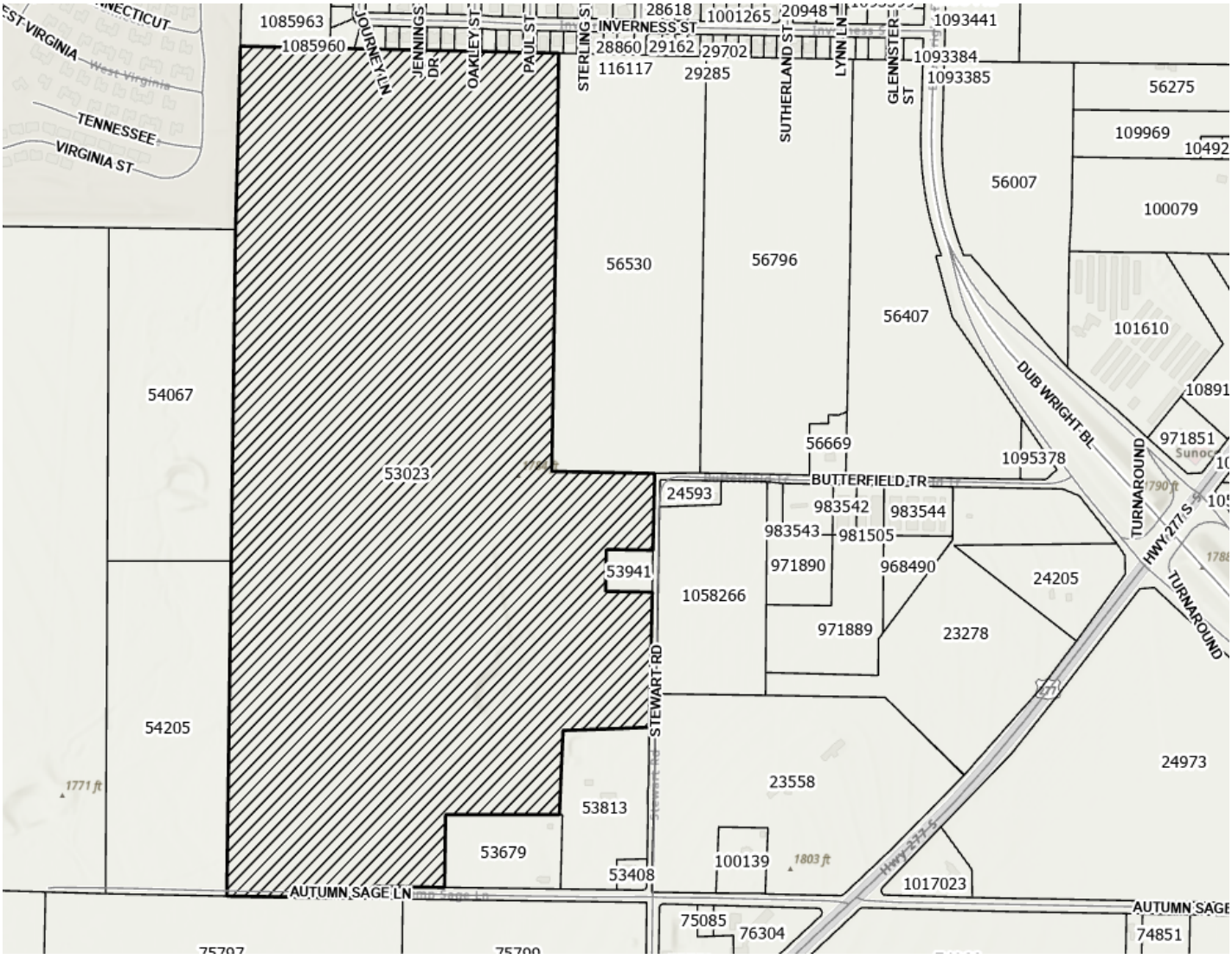
THENCE N0°49'22"E, 2977.85 feet to an aluminum monument found on the WBL of said 124.5 acre tract at the northeast corner of a 20.00 acre tract recorded in Volume 2829, Page 811, Official Public Records, Taylor County, Texas;

THENCE N1°18'19"E, 827.31 feet to a ½" rebar found at an interior corner of said 104.75 acre at the southwest corner of a 62.69 acre tract recorded in Volume 2628, Page 895, Official Public Records, Taylor County, Texas for the northwest corner of this tract;

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

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

Located at 3802 Stewart Road.



END

ZONING CASE
Z-2025-24
STAFF REPORT

.

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

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

Applicant
Owner: Prestige Stewart Abilene LLC

Case Manager
Adam Holland – Planner

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

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

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

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	RS-6	Single-family
East	AO	Vacant
South	ETJ	Vacant/Agricultural
West	AO	Vacant/Agriculture

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

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

(2) Whether the uses permitted by the proposed change in zoning classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.
The proposed zoning would be appropriate as it would be consistent with the surrounding uses.

(3) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area.
This property is not currently served by all public utilities; however, the subject property will be required to plat which will trigger public improvements to extend services to the subject property.

(4) Any other factors, which will substantially affect the public health, safety, morals, or general welfare.
None known.

Planning and Zoning Commission Recommendation
P&Z recommends **approval.**

Attachments

- PowerPoint Presentation
- Metes & Bounds
- Application

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

PROPERTY OWNER Legend: O - Opposed, F - In Favor

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

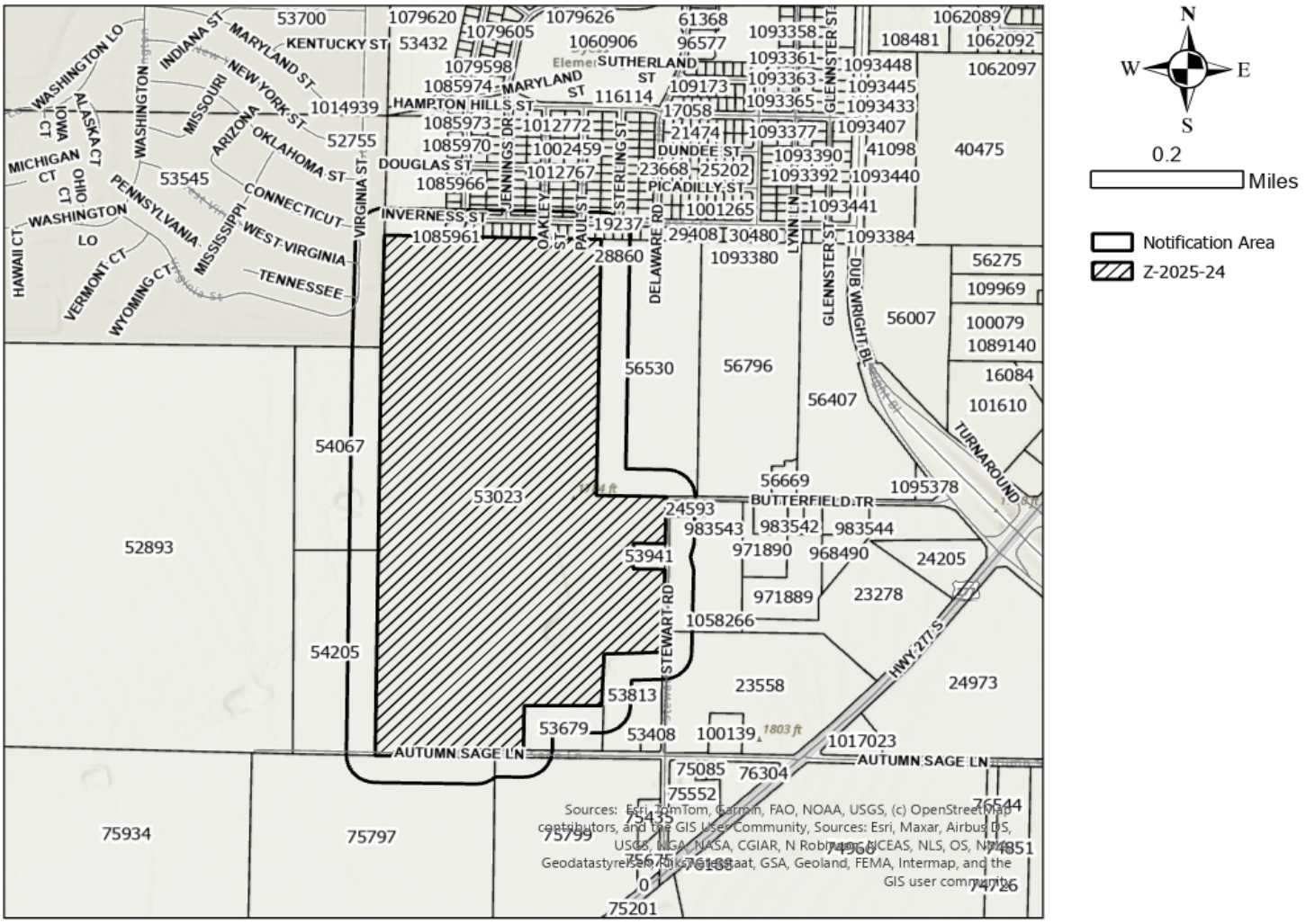
REEVES JASON & JANET	1085960	6925 INVERNESS ST	
SANDERS COLTON RYAN & CORA MECHELE	1085963	7034 JOURNEY LN	
SCHULTZ ZACHARY LEE & KRISTIN ELIZABETH	1002440	6809 INVERNESS ST	O
SHARP TOM	1058266		
SMOLUCH JON & NATHALIE	53679	6702 AUTUMN SAGE LN	
SORIANO BEATRIZ ADRIANA	116119	6741 INVERNESS ST	
STANKE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

PROPERTY ID

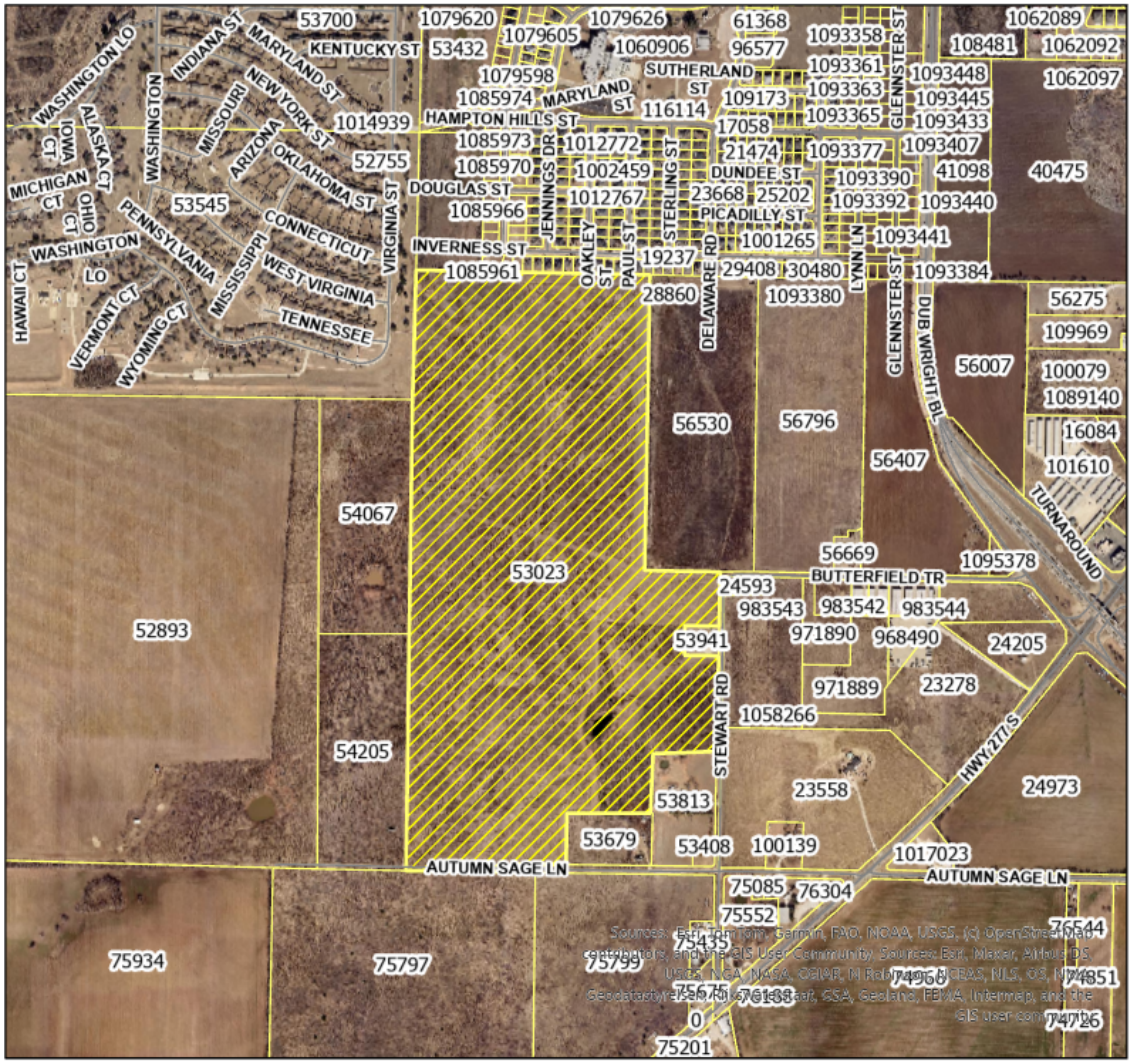
OWNER	PROP_ID	SITUS	RESPONSE
JOHNSON PAUL A & MYRA F	23558	6508 HWY 277 S	F
GRAY TROY	24593	6649 BUTTERFIELD TR	
CROWN MONEY LLC	53023	3802 STEWART RD	
SMOLUCH JON & NATHALIE	53679	6702 AUTUMN SAGE LN	
JANNISE RICKY JOSEPH LIFE EST &	53813	4010 STEWART RD	
NATIONAL ASSOC OF LETTER	53941	3810 STEWART RD	
DAVILA MARGARET	54067		
BOWEN ROBBIE & DEBBIE	54205		
HAWKS WES	56530	6648 BUTTERFIELD TR	
WOLFE & LARNED INC	75797		
ORTIZ ARMANDO	75799	6728 HWY 277 S	
FARVARDIN LLC	116116	6717 INVERNESS ST	
VENABLE DANIEL D JR	116117	6725 INVERNESS ST	
STEWART BRADLY WES & KORI	116118	6733 INVERNESS ST	
SORIANO BEATRIZ ADRIANA	116119	6741 INVERNESS ST	
FENTON RICHARD D JR	116131	3142 STERLING ST	
BAILEY QUANTESH	1002438	6749 INVERNESS ST	
THOMPSON DESMOND A & ASHTON D	1002439	6801 INVERNESS ST	
SCHULTZ ZACHARY LEE & KRISTIN ELIZABETH	1002440	6809 INVERNESS ST	O
AVERY DARLA	1002441	6817 INVERNESS ST	
VANDERBURG JORY R	1002442	3141 PAUL ST	
LAUDI VINCENT & ROXANNE	1002466	3142 PAUL ST	
WAECHTER JARED KYLE & CELEST	1012753	6825 INVERNESS ST	
HINSHAW STEVEN L JR & ROSA F	1012754	6833 INVERNESS ST	
GILL JOHN S & LISA MARIE	1012755	6841 INVERNESS ST	O
KELLEY ERIC & JESSICA	1012756	6849 INVERNESS ST	O
MORALES AMY CATHRYN	1012761	3134 OAKLEY ST	
STANKE BONNIE JEAN	1012762	3133 OAKLEY ST	
WEEKS TIMOTHY JOSEPH	1057955	6865 INVERNESS ST	
FREDERICKS JOHN M	1057956	6901 INVERNESS ST	
BARTLETT DANIEL	1057957	6909 INVERNESS ST	
ORTIZ GABRIEL LEE & LAURA JEANNE	1057958	7033 JENNINGS DR	
BRANTLEY JEFFERY & EMILY	1057979	7034 JENNINGS DR	

SHARP TOM	**1058266**		
CARLSON ROBERT L & MILDRED	**1085959**	**6917 INVERNESS ST**	
REEVES JASON & JANET	**1085960**	**6925 INVERNESS ST**	
WEATHERBEE CONSTRUCTION INC	**1085961**	**6933 INVERNESS ST**	
SANDERS COLTON RYAN & CORA MECHELE	**1085963**	**7034 JOURNEY LN**	
HAMMONDS JEFFERY MARK & LINDA MICHELLE	**1085982**	**7037 JOURNEY LN**	
DAVIS MELISSA L	**1087096**	**6857 INVERNESS ST**	

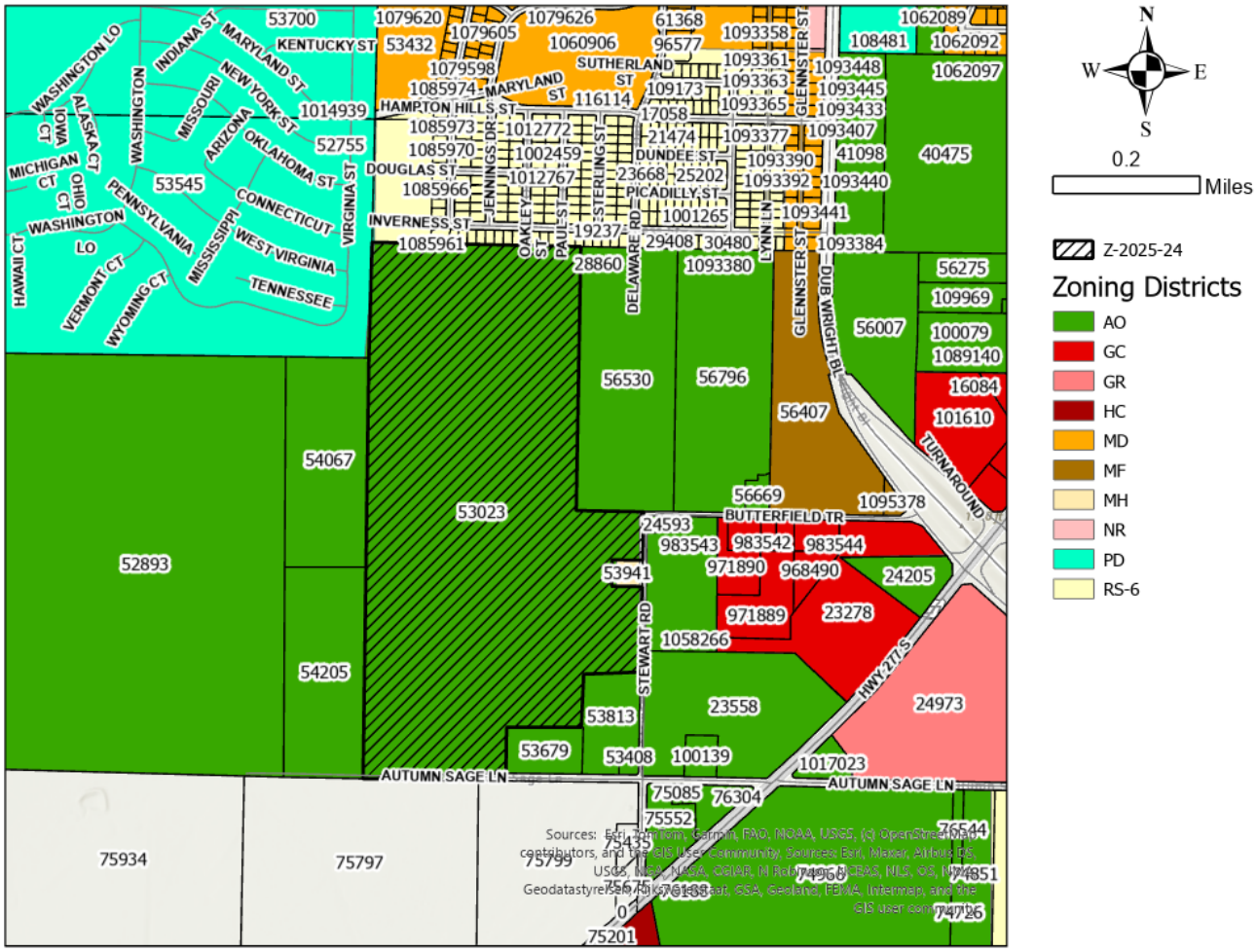
NOTIFICATION MAP



LOCATION MAP



ZONING MAP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DELAWARE RD
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DOROTHY WRIGHT BL
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1017023
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Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CSUMB, IN Red Castle, FEMA, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

ZONING APPLICATION

PLANNING & DEVELOPMENT SERVICES

CITY OF ABILENE TEXAS

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

ZONING APPLICATION

DOCUMENTS & MAPS

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

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

NEIGHBORHOOD EMPOWERMENT ZONE INCENTIVE

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

SUBMITTAL INFORMATION

ONLINE SUBMITTALS FOR DEVELOPMENT APPLICATIONS ARE PREFERRED

CTRL & CLICK LINK BELOW

https://public.mygov.us/tx_abilene

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

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

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

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

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

ZONING APPLICATION

PLANNING & ZONING COMMISSION

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

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

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

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

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

ZONING APPLICATION

2025 PLANNING AND ZONING COMMISSION

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

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

2025 BOARD OF ADJUSTMENT

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

ZONING APPLICATION

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

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

Other:

Project Name: Prestige Stewart Addition

Address: 3802 Stewart Rd, Abiliene, Tx 79606 Number of Lots: 650 Acreage: 140.25

Legal Description: See attached

Subdivision Name: Prestige Stewart Addition Block: N/A Lot: N/A

Current Zoning: AO (Agricultural Open Space) Proposed Zoning (if applicable): PH (Patio Homes)

OWNER AND AUTHORIZATION

Owner Name: Prestige Stewart Abilene LLC

Address: 5 Cowboys Way, Ste 300

City, State, Zip: Frisco, TX - 75034 Fax:

Phone: 214 455 7623 Email: venkat@land-star.us

Agent Name: Venkat Gottipati

Address: 5 Cowboys Way, Ste#300

City, State, Zip: Frisco, TX - 75034 Fax:

Phone: 214 455 7623 Email: venkat@land-star.us

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

Signature of Owner: Venkat Gottipati Date: 06/24/25

FOR OFFICE USE ONLY

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

ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

To develop tract.

Fees

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

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

Fees can be paid online with credit card.

ZONING APPLICATION

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

Yes.

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

Yes.

3. Are the proposed changes in agreement with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area?

Yes.

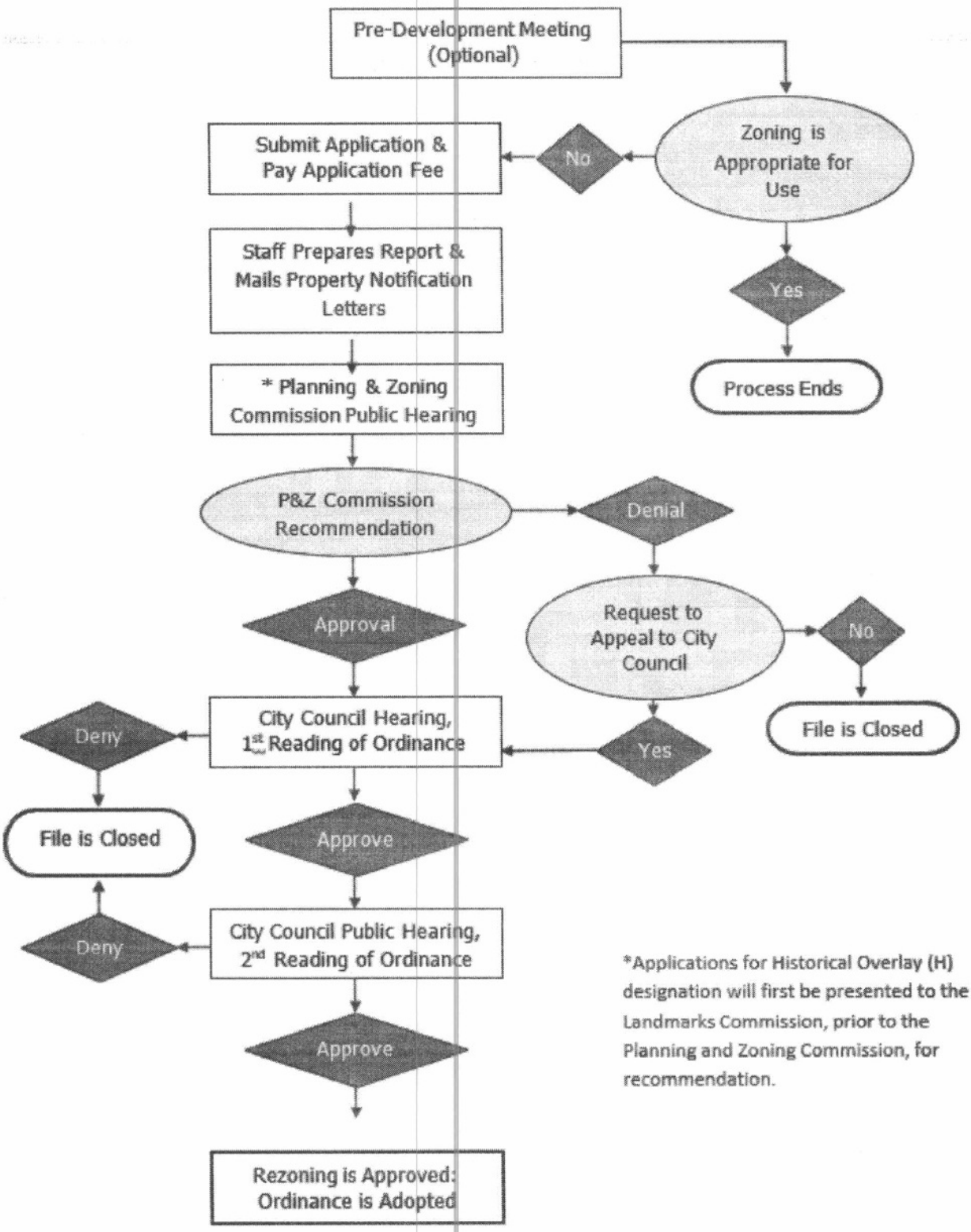
4. Are there other factors that will substantially affect the public health, safety, morals, or general welfare?

No.

Other Required Forms - Disclosure of Interest (See Attached)

ZONING APPLICATION

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



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

CITY OF ABILENE TEXAS

ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

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

Property Owner Information & Authorization

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

Project Representation (check one):

☐ I will represent the application myself; OR

☑ I hereby designate Kelly Gomez (*name of project representative*) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

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

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

STATE OF: Texas

COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 25 day of June, 20 25

CARMELA CUEVAS
Notary ID #133939247
My Commission Expires
August 30, 2026

NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

☑ Engineer ☐ Purchaser ☐ Tenant ☐ Preparer ☐ Other(*specify*):

Name: Kelly Gomez
Company: KRG Civil Engineers, Inc.
Address: 2150 South Central Expressway
City: Mckinney State: Tx
Zip Code: 75072 Number: (469) 219-3137 Email: Kelly@krgcivil.com

ZONING APPLICATION

Disclosure of Interest

Disclosure Questions

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

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

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

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

N/A

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

N/A

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

Name of Certifying Person *(print)*: Venkat Gottipati

Property Owner X Project Representative

Signature of Certifying Person: Venkat Gottipati

*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

CITY OF ABILENE TEXAS

ZONING APPLICATION

Recommendations

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

PUBLIC NOTIFICATION

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

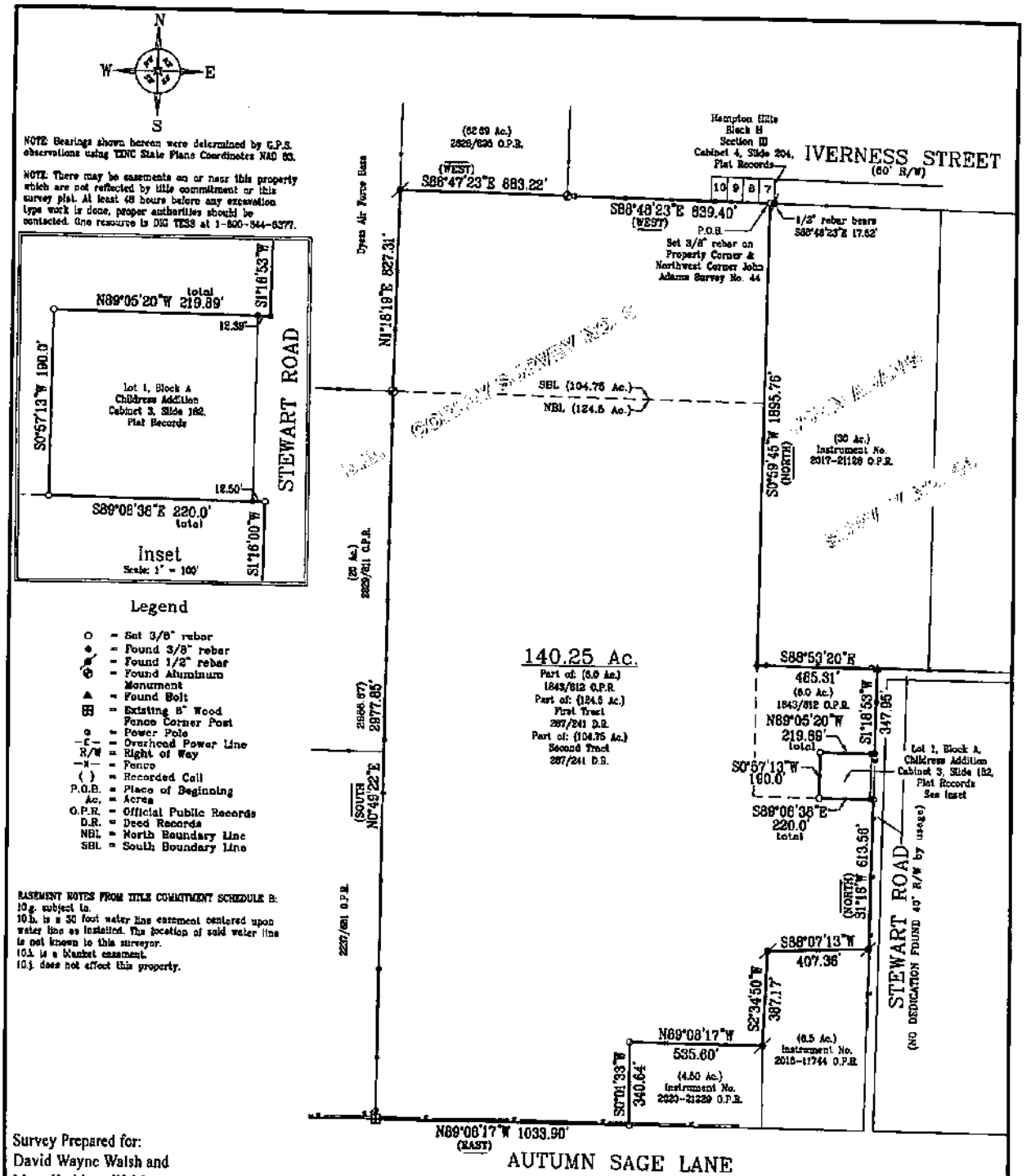
PLEASE READ BEFORE SIGNING

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

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

SIGNED: _____

DATE: 6/24/2025



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

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

SEE ATTACHED FIELD NOTES.

Surveyed on the ground June 8, 2021.

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

STATE OF TEXAS
REGISTERED
JAMES L. WILLIAMS, JR.
4886
PROFESSIONAL
LAND SURVEYOR

GEOTEX PROPERTY SOLUTIONS 209 S. Pioneer Drive, Suite 2 Abilene, Texas 79605 325-677-6712 Firm Registration No. 10194134	File No: 44-76-21 File Name: Walsh 140.25 Acre Tract Location: D:\ATaylor\2021\Walsh Tract Geotex Property Solutions Drawn by: © 2021 All Rights Reserved RL	0 400 600 SCALE IN FEET Scale: 1" = 400'	James L. Williams, Jr. RPLS #4886

FIELD NOTES
140.25 ACRES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE N0°49'22"E 2977.85 feet to an aluminum monument found on the WBL of said 124.5 acre tract at the northeast corner of a 20.00 acre tract recorded in Volume 2829, Page 811, Official Public Records, Taylor County, Texas;
THENCE N1°18'19"E 827.31 feet to a 1/2" rebar found at an interior corner of said 104.75 acre mat the southwest corner of a 62.69 acre tract recorded in Volume 2628, Page 895, Official Public Records, Taylor County, Texas for the northwest corner of this tract;

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

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

Surveyed on the ground June 8, 2021.

SEE ATTACHED PLAT

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

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

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

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

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

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

Requestor's Parcel ID:	53023	Your Name:	JOHNSON PAUL A & MYRA F	I am in favor of the request ☑
Requestor's Property Zoning:	AO	Your Property Address:	6508 HWY 277 S	
Requestor's Proposed Zoning:	PH	Your Parcel ID:	23558	I am opposed to the request ☐

Signature:

JUL 24 AM11:45

planning@abilenetx.gov

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

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

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

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

Requestor's Parcel ID: 53023

Requestor's Property Zoning: AO

Requestor's Proposed Zoning: PH

Your Name: KELLEY ERIC & JESSICA

Your Property Address: 6849 INVERNESS ST

Your Parcel ID: 1012756

I am in favor of the request ☐

I am opposed to the request ☒

Signature: Jessica Kelley

6849 Inverness St. Abilene, TX 79606

July 16, 2025

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

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

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

Requestor's Parcel ID: 53023

Requestor's Property Zoning: AO

Requestor's Proposed Zoning: PH

Your Name: GILL JOHN S & LISA MARIE

Your Property Address: 6841 INVERNESS ST

Your Parcel ID: 1012755

Signature:

I am in favor of the request ☐

I am opposed to the request ☒

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

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Planning and Development Services

PO BOX 60, Abilene, TX 79604-0060.

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

Requestor's Parcel ID: 53023

Requestor's Property Zoning: AO

Requestor's Proposed Zoning: PH

Your Name: SCHULTZ ZACHARY LEE & KRISTIN ELIZABETH

Your Property Address: 6809 INVERNESS ST

Your Parcel ID: 1002440

I am in favor of the request ☐

I am opposed to the request ☒

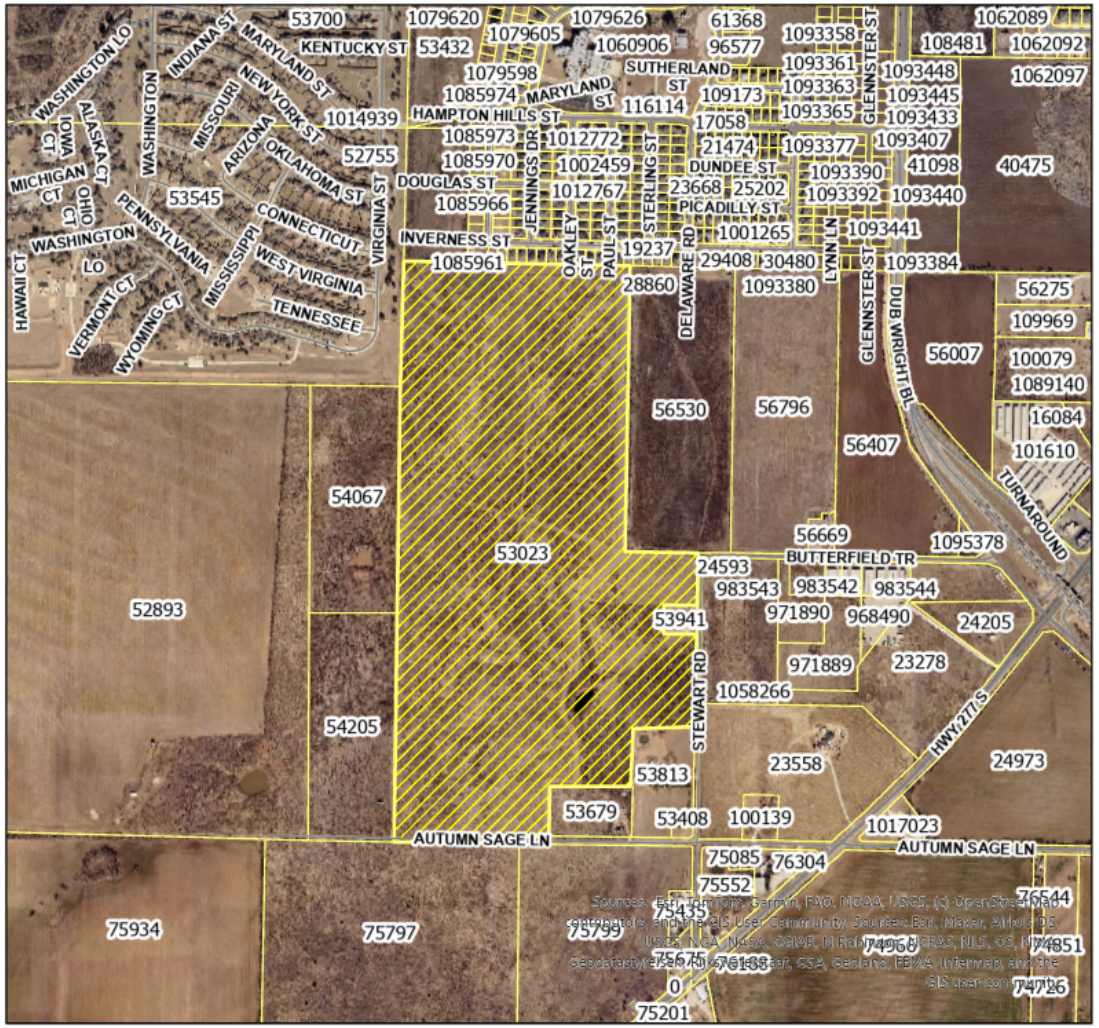
Signature:

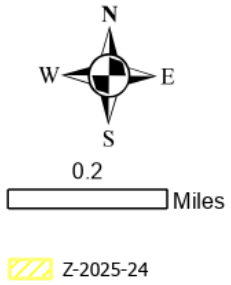
REZONE REQUEST

Case:	Z-2025-24
Owner:	Prestige Stewart Abilene LLC
Request:	Change the zoning of approximately 140.25 acres from Agricultural Open (AO) to Patio Homes (PH)
Location:	3802 Stewart Road
Notification:	1 in Favor, 3 in Opposition
Planning & Zoning:	August 5, 2025
Council Hearing:	August 28, 2025
	September 11, 2025

CITY OF ABILENE TEXAS

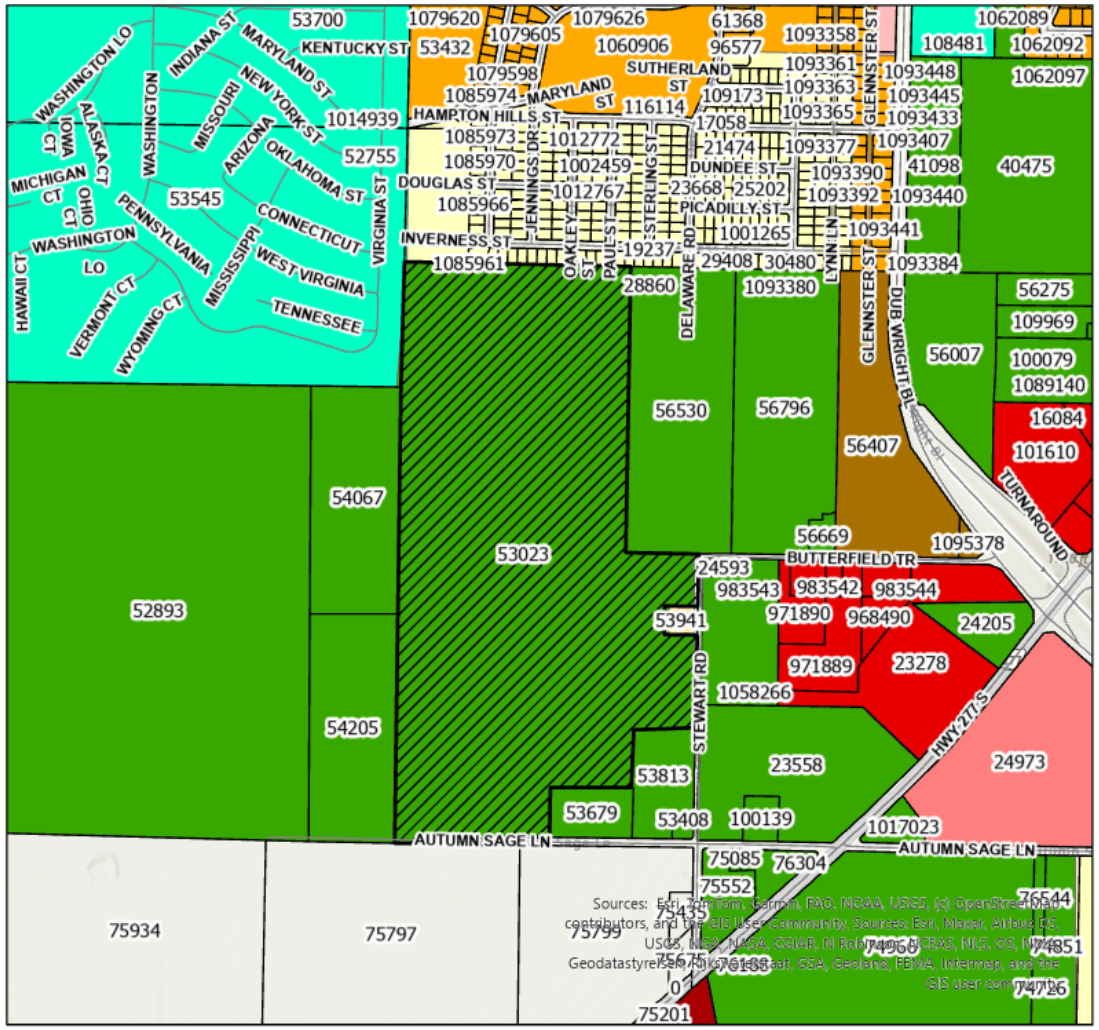
AERIAL LOCATION MAP





CITY OF ABILENE TEXAS

ZONING MAP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1062097
1085974
MARYLAND ST
116114
109173
1093363
1093445
HAMPTON HILLS ST
17058
1093365
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1012772
21474
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1093407
1085970
1002459
DUNDEE ST
1093390
41098
40475
DOUGLAS ST
23668
25202
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1085966
1012767
PICADILLY ST
1001265
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INVERNESS ST
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101610
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53023
BUTTERFIELD TR
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53941
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23278
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24973
53813
53679
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100139
1017023
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Z-2025-24
Zoning Districts
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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

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

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**

CITY OF ABILENE TEXAS

USES IN PATIO HOME ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

P	Community Home
P	Fire/Police Station

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

P	Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

P	Petroleum or Gas Well
P	Urban Garden

LEGEND

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

CITY OF ABILENE TEXAS

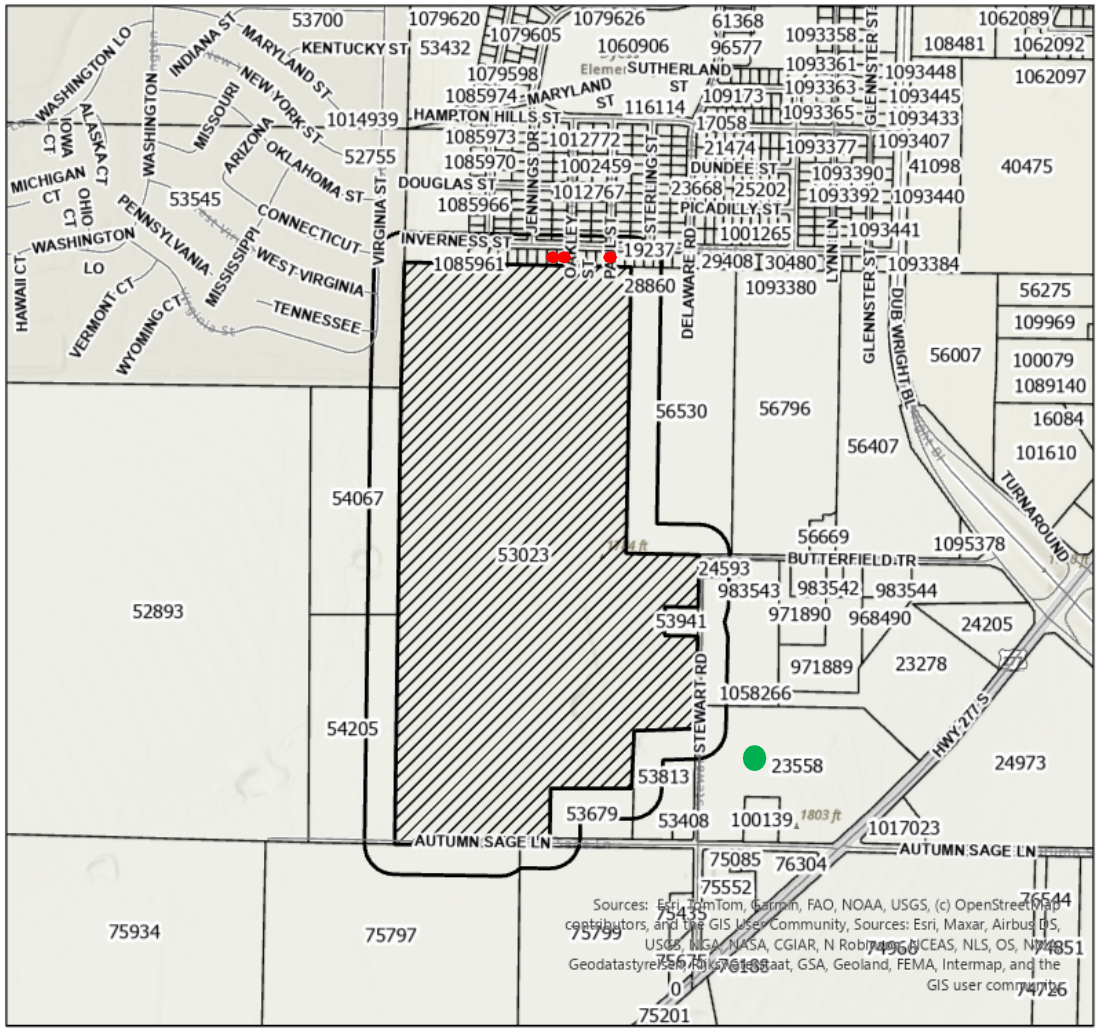
PROPERTY VIEWS

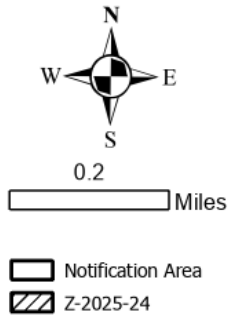
CITY OF ABILENE TEXAS

SURROUNDING PROPERTY VIEWS

CITY OF ABILENE TEXAS

NOTIFICATION AREA MAP





1 - in Favor -

3 - in Opposition -

0.87% - 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.

Planning and Zoning Commission

Recommendation: **Approval**

CITY OF ABILENE TEXAS

Questions?

CITY OF ABILENE TEXAS

CITY OF ABILENE

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Honorable Mayor & Members of City Council**

FROM: **Stanley Smith, City Attorney**

SUBJECT: **20. The City Council of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:**

GENERAL INFORMATION

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

A. 551.071 (Consultation with Attorney)

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

12. Mary Lou Gonzales v. City of Abilene, Board of Building Standards; Cause No. 29156-B; In the District Court, 104th Judicial District, Taylor County, Texas; filed April 10, 2024
13. Bouldin Pat Crofton v. City of Abilene, Board of Building Standards; Cause No. 52175-A, In the 42nd Judicial Court, Taylor County, Texas; filed May 9, 2025
14. Tracey Freeman v. City of Abilene, Case No. 13596-D; In the District Court of Taylor County, 350th Judicial District, filed on July 8, 2025
15. Bronson Joseph Serasio v. C Davis, City of Abilene Police Department; Case No. 25SC-11643J11; In The Small Claims Court, Precinct 1, Place 1, Taylor County, Texas, filed July 21, 2025
16. Victor Lynn Lee v. Erin Stamey, et al., Case No. 5:25-cv-00590-XR; In the United States District Court, Western District of Texas, San Antonio Division; filed May 28, 2025
17. Regulation of Performances and Events on City-Owned Property
18. Clyde Water

B. 551.072 (Deliberations about Real Property)

C. 551.073 (Deliberations about Gifts and Donations)
D. 551.074 (Personnel Matters)
1. City Council may consider appointment, employment, compensation, reassignment, duties, discipline, or dismissal of public officers or employees, City Manager, City Attorney, Municipal Court Judge, City Secretary, and City Board and Commission Members
2. City of Abilene Boards and Commissions may be discussed, as needed for (re)appointment
3. Council Discussion Regarding Applicants for Municipal Court Judge Position

E. 551.076 (Deliberations about Security Devices)

F.551.087 (Business Prospect/Economic Development)

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

None

CITY OF ABILENE

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Honorable Mayor and City Council Members**

FROM: **Stanley Smith, City Attorney**

SUBJECT: **21. Oral Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Annual Evaluation of the City Attorney**

GENERAL INFORMATION

To be discussed during Executive Session

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

None

CITY OF ABILENE

City Council
Agenda Memo

City Council Meeting Date: 9/11/2025

TO: **Honorable Mayor and City Council Members**

FROM: **Shawna Atkinson, City Secretary**

SUBJECT: **22. Oral Resolution: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Annual Evaluation of the City Secretary**

GENERAL INFORMATION

Annual evaluation of the City Secretary to be discussed in Executive Session.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

None