



City of Abilene

Planning and Zoning Commission Agenda

Notice is hereby given of a meeting of the City of Abilene Planning & Zoning Commission to be held on Tuesday, October 7, 2025 at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

INVOCATION

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing and Take Action on Approving the Minutes from the Regular Meeting Held on September 2, 2025

ZONING

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

2. **Z-2025-32:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 20.61 Acres From Agricultural Open (AO) And Medium Density (MD) To Multi-Family (MF). Located At The 400 Block Of Jolly Rogers Road. Legal Description Being Approximately 20.61 Acres Out Of Section 83, Block 14, T&P RR Co Surveys, Abilene, Taylor County, Texas. ***(Clarissa Ivey)***
3. **Z-2025-33:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 1.05 Acres From Medium Density (MD) To Mixed Use (MX). Located At 1636 N 20th Street. Legal Description Being Block 6, Lot 209 Of The College Heights Subdivision, Abilene, Taylor County, Texas. ***(Kera Valois)***
4. **Z-2025-34:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 2.88 Acres From RS-8/COR And AO/COR To GR/COR. Located At 6144 Buffalo Gap Road. Legal Description Being Lots 1, 2, And 3 Of The G.J. Roberts Subdivision Of Part Of The A. Greenwall Survey # 100, Abilene, Taylor County, Texas. ***(Clarissa Ivey)***
5. **Z-2025-35:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Amend The Terms And Conditions Of A Planned Development District (PDD-136). Located At 1699 S 1st Street. Legal Description Being Approximately 8.03 Acres Of Original Town Abilene, Block 184, Lot 101, Abilene, Taylor County, Texas. ***(Kera Valois)***
6. **Z-2025-36:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 5.23 Acres From

Agricultural Open (AO) To Heavy Commercial (HC). Located At 3329 Maple Street. Legal Description Being The West 1108.79 Feet Of Lot 1, Block A, A.M. Wagner Subdivision, Abilene, Taylor County, Texas. (*Adam Holland*)

7. **Z-2025-37:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 44.90 Acres From Agricultural Open (AO) To Residential Single-Family (RS-6) And General Commercial (GC). Located At 3009 Dub Wright Boulevard And 3010 Bishop Road. Legal Description Being A 44.90-Acre Tract Out Of The William Bishop Survey No. 43, Abilene, Taylor County, Texas. (*Adam Holland*)
8. **Z-2025-38:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 0.48 Acres From Heavy Industrial (HI) To Light Industrial (LI). Located At 525 S Treadaway Blvd. Legal Description Being Lots 7-10, Block 93, Original Town Abilene, Abilene, Taylor County, Texas. (*Clarissa Ivey*)

EXECUTIVE SESSION

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

ADJOURNMENT

Notice

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

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 1st day of October, 2025, at 3:45 p.m.

Shawna Atkinson, City Secretary

**CITY OF ABILENE, TEXAS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
September 2, 2025 at 1:30 p.m.**

The Planning and Zoning Commission of the City of Abilene, Texas met in a Regular Meeting on September 2, 2025, at 1:30 p.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas. Chairman Brad Benham was present and presiding, along with **Commissioners** Mitch Barnett, Chairman Pro Tem, Gary House, Kristen Dressen-Kyker, Kevin Halliburton, Sergeant-at-Arms, Shawnté Fleming-Lewis, Secretary, and Zach Sitzes.

Also present were Mr. Tim Littlejohn, Director of Planning and Development Services, Mr. Stanley Smith, City Attorney, Mr. Adam Holland, Planner III, Ms. Clarissa Ivey, Planner II, Ms. Kera Valois, Planner I, Ms. Melissa Farr, Executive Assistant, and Ms. Kate Alvarez, Downtown Coordinator.

APPROVAL OF MINUTES FOR THE PREVIOUS MEETING

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

Commissioner House made the motion to approve the meeting minutes from August 5, 2025. Commissioner Kyker seconded the motion. The motion prevailed by the following vote:

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

NAYS: None

INVOCATION

Commissioner Halliburton delivered the invocation.

ZONING

Z-2025-25: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owners, To Amend The Terms And Conditions Of A Planned Development District (PDD-104), Specifically To Allow For Multi-Family (MF) Base Zoning In Tract 4. Located Along East South 27th Street. Legal Description Being Approximately 16.5 Acres Of The Northeast Quarter Of Survey 62 Blind Asylum Lands, Abilene, Taylor County, Texas

Mr. Adam Holland presented this request. The applicant would like to amend the terms of this Planned Development District to allow multi-family uses in Tract 4 of the PD.

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

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2025-26: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 29.26 Acres From Agricultural Open (AO) To Light Industrial (LI). Located At 4994x W Lake Road. Legal Description Being Approximately 29.26 Acres Out Of An Original 34.39-Acre Tract Being Out Of The E. Anderson Survey Number 81, A-1381 And The D. Johnson Survey Number 80, A-1267, Abilene, Taylor County, Texas.

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

Chairman Benham opened the public hearing. Those who stepped forward to speak were Ms. Katie Preswood, Mr. Joe Hook, Mr. Colton Rhodes and Mr. Clint Rosenbaum. Seeing no one else present and desiring to be heard, the public hearing was closed.

Property owners within a 200-foot radius were notified of this request. One (1) response was received in favor with two (2) in opposition.

STAFF RECOMMENDATION: Denial

Commissioner Halliburton moved to **table** this request for an amendment to the comprehensive plan. Commissioner Lewis seconded the motion. The motion to table this request prevailed by the following vote:

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

NAYS: None

Z-2025-27: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 0.23 Acres From Multi-Family (MF) To Mixed Use (MX). Located At 1365 Sayles Bl. Legal Description Being Lot 7, Block H, Highland Addition Continuation 5, Abilene, Taylor County, Texas.

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

Chairman Benham opened the public hearing. Those who stepped forward were Ms. Shona Williford, Ms. Allison Cowling, Mr. Javier Izaguire, and Ms. Katie Freeman. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

STAFF RECOMMENDATION: Approval

Commissioner Halliburton moved to **deny** the request. Commissioner House seconded the motion. The motion to deny prevailed by the following vote:

AYES: Barnett, House, Kyker, Halliburton, Lewis

NAYS: Sitzes, Benham

Z-2025-28: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 32.55 Acres From Agriculture Open (AO), Multi-Family (MF) And General Commercial (GC) To General Commercial (GC). Located At 1755 E Stamford Street. Legal Description Being Lots 1 And 2, Block A, Rainey Creek Addition, Abilene, Taylor County, Texas.

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

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

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2025-29: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 106.76 Acres From Residential Single-Family (RS-8) To Residential Single-Family (RS-6). Located At The 6700 Block Of Lantana Avenue. Legal Description Being 106.76 Acres Out Of The W.E. Vaughn Survey 101, Abilene, Taylor County, Texas.

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

Chairman Benham opened the public hearing. Those who stepped forward were Clayton Farrow, Donna Ruby, and Matthew Jackson. Seeing no one else present and desiring to be heard, the public hearing was closed.

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2025-30: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 99.45 Acres From Agricultural Open (AO) To Residential Single-Family (RS-6). Located At The 6600 Block Of HWY 277 S. Legal Description Being A 99.45-Acre Tract Out Of The William Scallorns Survey No. 46, Abstract No. 241, Abilene, Taylor County, Texas.

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

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

Property owners within a 200-foot radius were notified of this request. There were no (0) responses received in favor with one (1) in opposition.

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

Z-2025-31: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on A Request From The Owner, To Change The Zoning Of Approximately 6.53 Acres From Heavy Industrial (HI) To Light Industrial (LI). Located At 4325 Burl Harris Dr. Legal Description Being Lot 509, Block B, Industrial Trade Center, Abilene, Taylor County, Texas.

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

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

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

STAFF RECOMMENDATION: Approval

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

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

NAYS: None

ADJOURNMENT

There being no further discussion, Commissioner Benham adjourned the meeting at 2:52 p.m.

APPROVED

Mr. Brad Benham, Chairman

ZONING CASE

Z-2025-32

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: October 7, 2025
City Council 1st Reading: October 23, 2025
City Council 2nd Reading: November 6, 2025

Applicant

Owner: Bruce L Edwards
Agent: Kelly Gomez

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 20.61 acres from Agricultural Open (AO) and Medium Density (MD) to Multi-Family (MF).

Location

Located along the 400 block of Jolly Rogers Road. Legal description being approximately 20.61 acres out of Section 83, Block 14, T&P RR Co Surveys, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City Limits in 1980 and has remained undeveloped. In recent years, this area of Abilene has begun to see more development.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	MH	Mobile Home Park
East	AO	Residential Home
South	GC	Hotel
West	HC	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 use is consistent with the 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 at this location, as this would act as the perfect transitional use from the commercial uses to the south to the less intensive residential zonings to the north.

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

This property will be subject to platting and official site plan review. All required utilities will be addressed during these review processes.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Project Overview
- Proposed Site Plan

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on September 19, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER			Legend: O - Opposed, F - In Favor
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ABILENE ASSETS LLC	106950	3526 W LAKE RD	
BERRY SCOTT AARON	43725	3717 FORTUNE AV	
BUERGER WENDELL ET AL	50390	401 JOLLY ROGERS RD	
DANKWORTH DAN & SHELIA	21650	758 HUCKLEBERRY LN	
EDWARDS BRUCE LYNN	975136		
GRAENSER FRANCIS L	40859	3717 TRAILEND DR	
HARKINS WARREN	29474	3701 W LAKE RD	
LINDNER GREGORY WAYNE II	33071	3718 TRAILEND DR	
LINDNER GREGORY WAYNE II	33071	3710 TRAILEND DR	
LTG REAL ESTATE GROUP LLC	975185		
LTG REAL ESTATE GROUP LLC	995536		
MAHESHA ENTERPRISES LLC	994093	3525 W LAKE RD	
MENDOZA JOHNNY	41250	3700 FORTUNE AV	
MOORE GREATHOUSES LLC	40983	3709 TRAILEND DR	
MOORE GREATHOUSES LLC	41504	3716 FORTUNE AV	
MOORE GREATHOUSES LLC	44011	3701 FORTUNE AV	
RAMSEY LEASING INC	53690	142 E OVERLAND TR	
RAMSEY LEASING INC	50813		
RK INVESTMENTS INC	54893	3501 W LAKE RD	
RUIZ MINERBA	41373	3708 FORTUNE AV	
VERVERS GREGORY W & MARJORIE J	33330	174 JOLLY ROGERS RD	

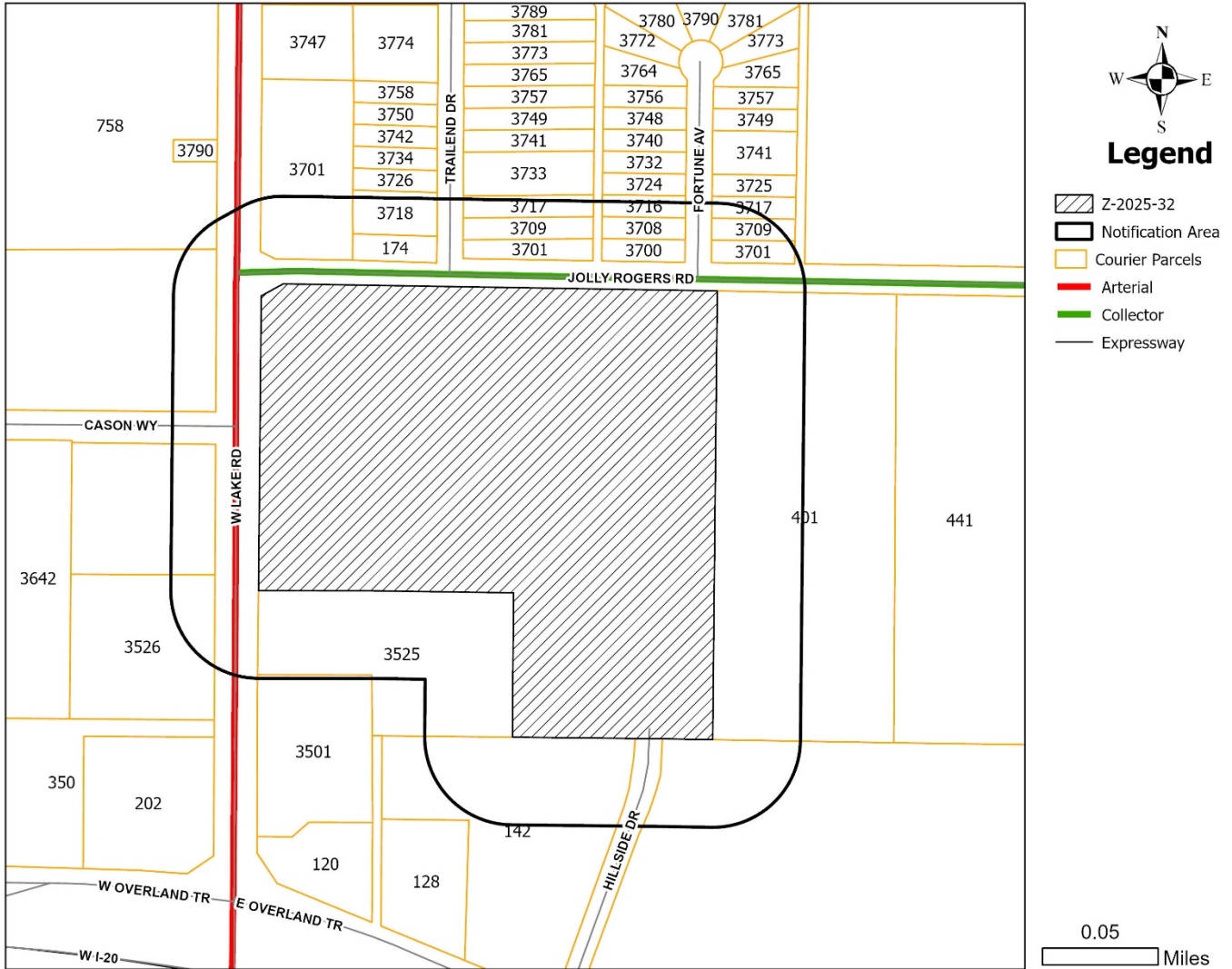
WALKER BARBARA ANN	41104	3701 TRAILEND DR	
WEEKS JOHNNY &	43849	3709 FORTUNE AV	

PROPERTY ID

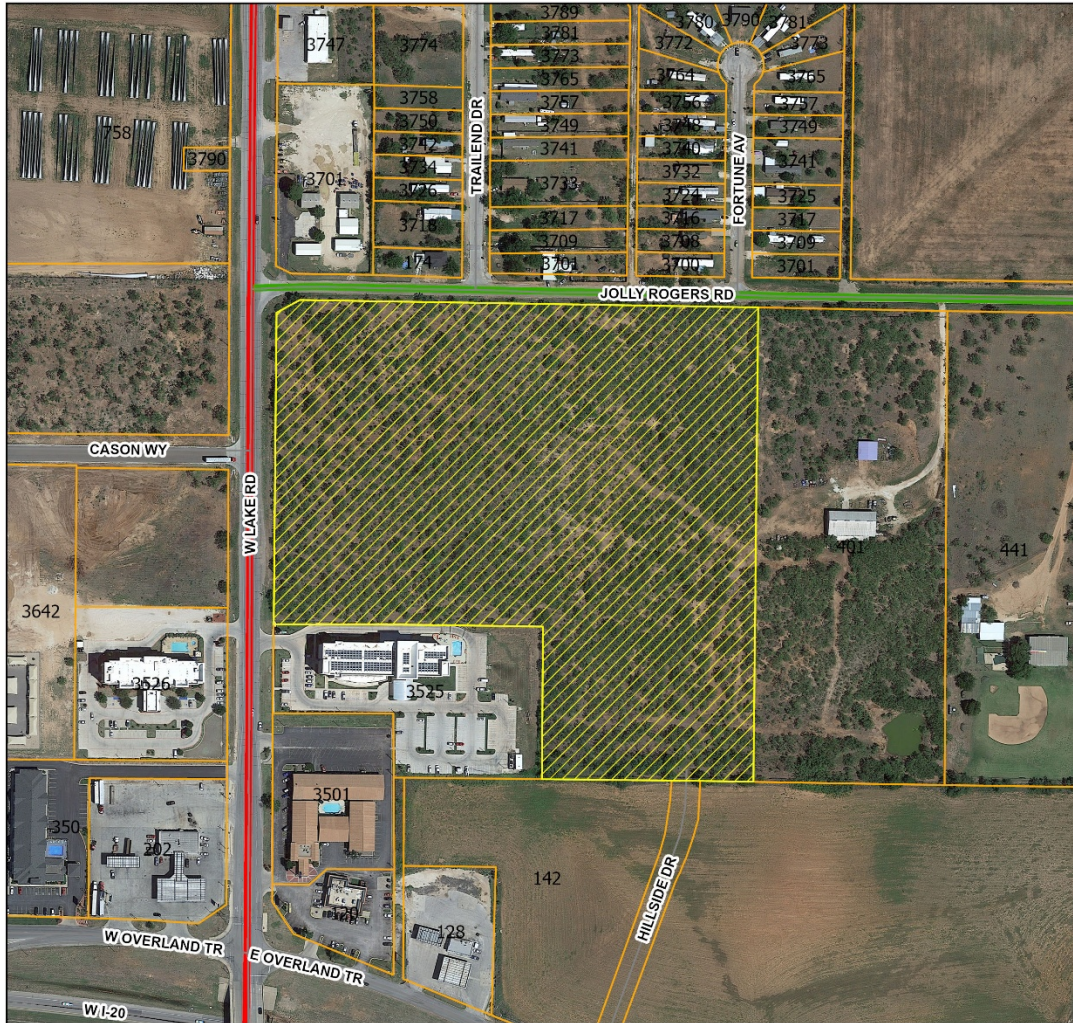
Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
DANKWORTH DAN & SHELIA	21650	758 HUCKLEBERRY LN	
HARKINS WARREN	29474	3701 W LAKE RD	
LINDNER GREGORY WAYNE II	33071	3718 TRAILEND DR	
LINDNER GREGORY WAYNE II	33071	3710 TRAILEND DR	
VERVERS GREGORY W & MARJORIE J	33330	174 JOLLY ROGERS RD	
GRAENSER FRANCIS L	40859	3717 TRAILEND DR	
MOORE GREATHOUSES LLC	40983	3709 TRAILEND DR	
WALKER BARBARA ANN	41104	3701 TRAILEND DR	
MENDOZA JOHNNY	41250	3700 FORTUNE AV	
RUIZ MINERBA	41373	3708 FORTUNE AV	
MOORE GREATHOUSES LLC	41504	3716 FORTUNE AV	
BERRY SCOTT AARON	43725	3717 FORTUNE AV	
WEEKS JOHNNY &	43849	3709 FORTUNE AV	
MOORE GREATHOUSES LLC	44011	3701 FORTUNE AV	
BUERGER WENDELL ET AL	50390	401 JOLLY ROGERS RD	
RAMSEY LEASING INC	50813		
RAMSEY LEASING INC	53690	142 E OVERLAND TR	
RK INVESTMENTS INC	54893	3501 W LAKE RD	
ABILENE ASSETS LLC	106950	3526 W LAKE RD	
EDWARDS BRUCE LYNN	975136		
LTG REAL ESTATE GROUP LLC	975185		
MAHESHA ENTERPRISES LLC	994093	3525 W LAKE RD	
LTG REAL ESTATE GROUP LLC	995536		

NOTIFICATION MAP

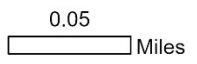


LOCATION MAP



Legend

- Z-2025-32
- Courier Parcels
- Arterial
- Collector
- Expressway



ZONING MAP





REZONE REQUEST

Case: Z-2025-32

Owner: Bruce L Edwards

Agent: Kelly Gomez

Request: Change the zoning of approximately 20.61 acres from Agricultural Open (AO) and Medium Density (MD) to Multi-Family (MF).

Location: 400 Block of Jolly Rogers Road

Notification: 0 in Favor, 0 in Opposition

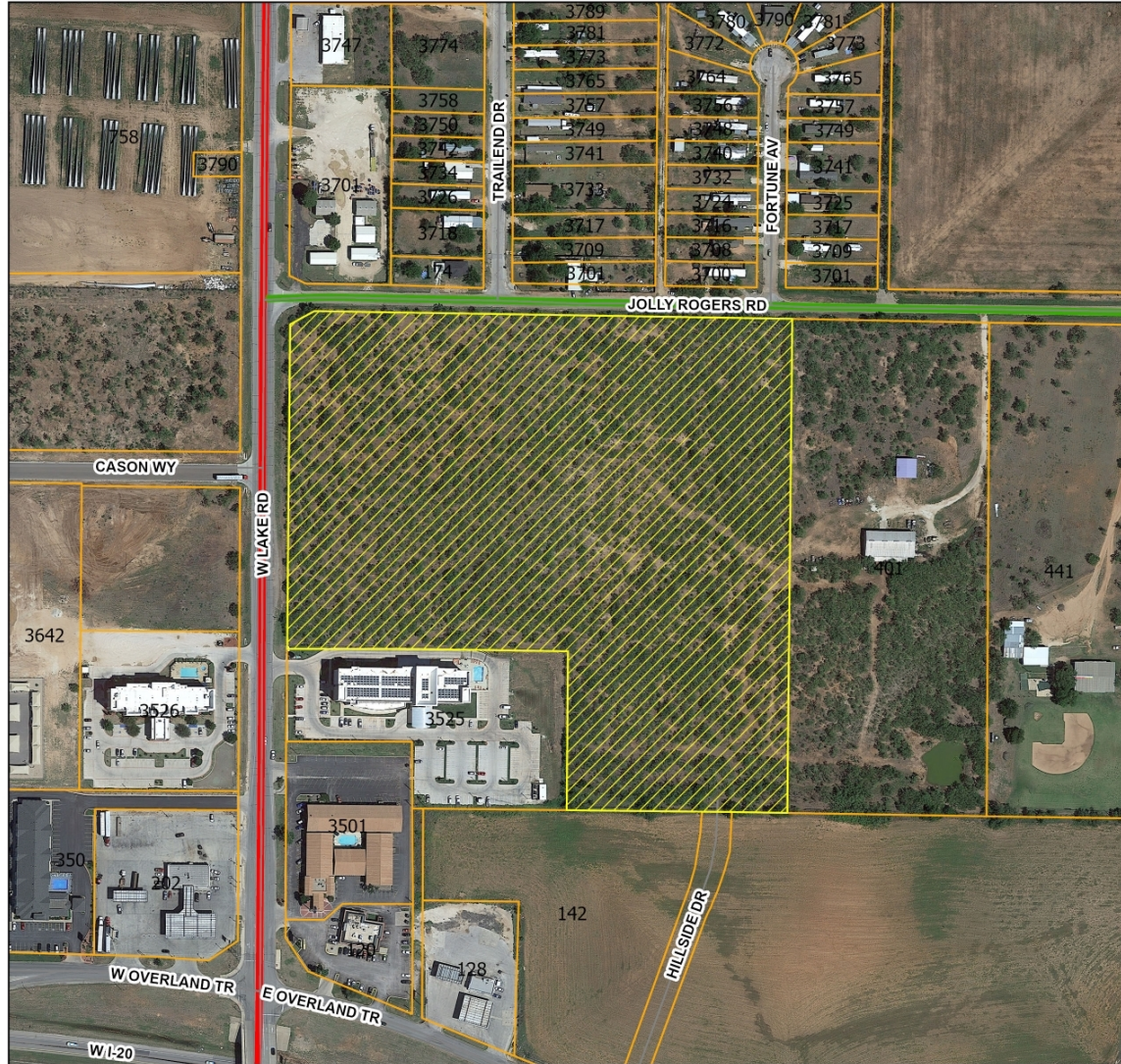
Planning & Zoning: October 7, 2025

Council Hearing: October 23, 2025
November 6, 2025





AERIAL LOCATION MAP



Legend

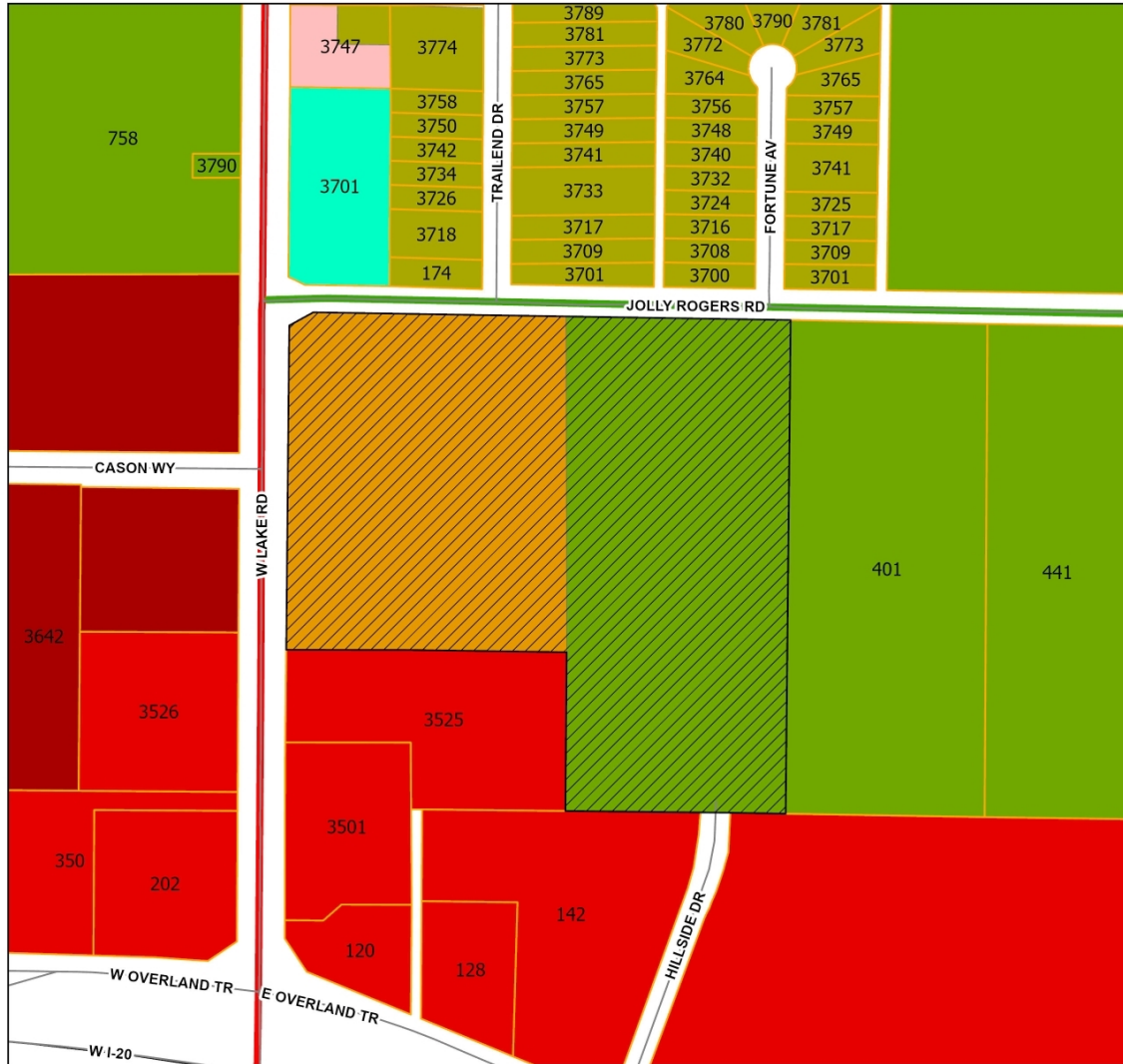
-  Z-2025-32
-  Courier Parcels
-  Arterial
-  Collector
-  Expressway

0.05
Miles





ZONING MAP



Legend

- Z-2025-32
- Courier Parcels
- PD (Planned Development)
- HC (Heavy Commercial)
- GC (General Commercial)
- NR (Neighborhood Retail)
- MH (Manufacture/ Mobile Home)
- MD (Residential - Medium Density)
- AO (Agricultural Open)
- Arterial
- Collector
- Expressway

0.05 Miles





USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

LEGEND

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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





USES IN MEDIUM DENSITY ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





USES IN MULTI-FAMILY ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





PROPERTY VIEWS



Subject property September 25, 2025 3:31 PM



North Neighboring property September 25, 2025 3:37 PM



North Neighboring property September 25, 2025 3:35 PM

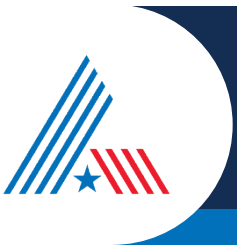


South Neighboring property September 25, 2025 3:39 PM

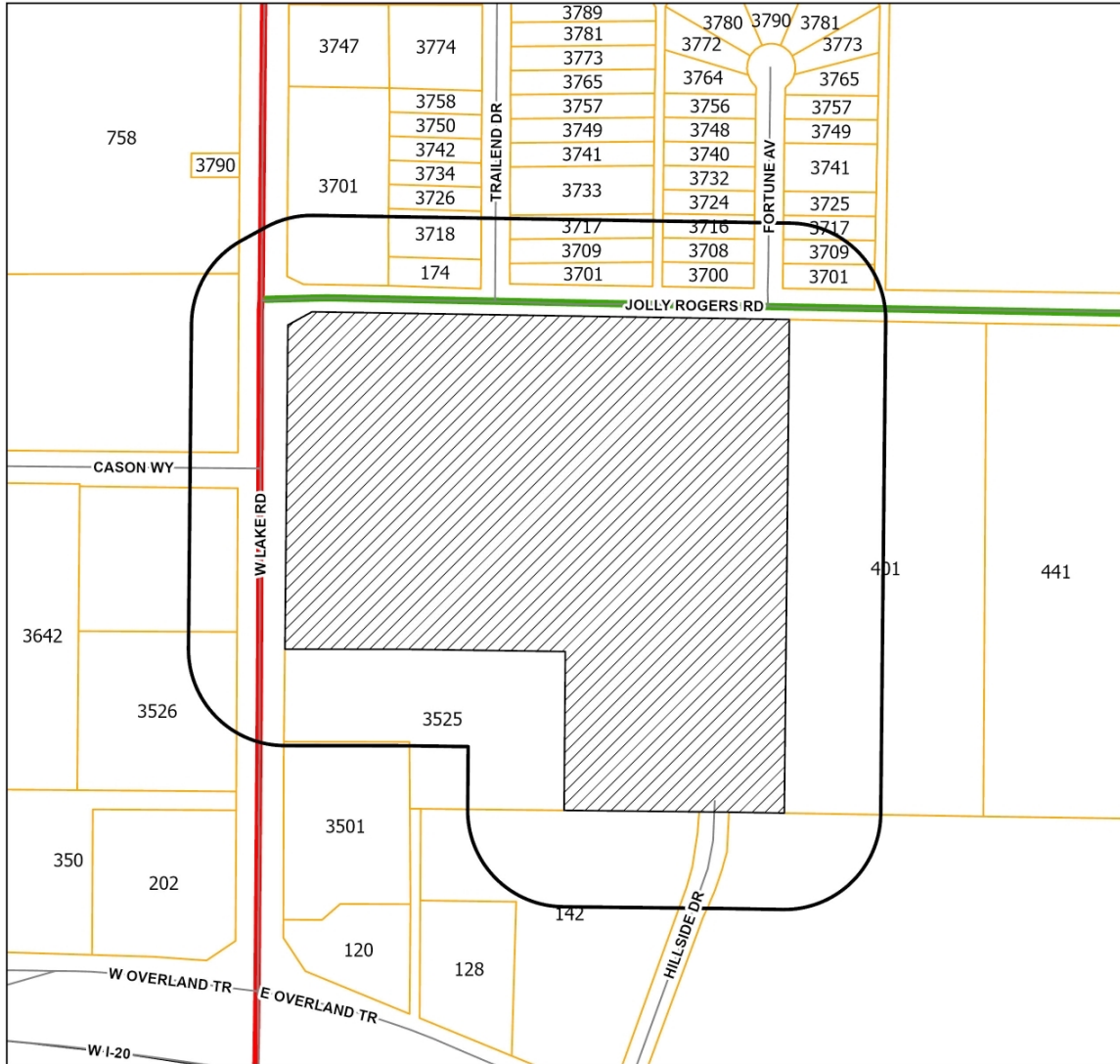


West Neighboring property





NOTIFICATION AREA MAP



Legend

- Z-2025-32
- Notification Area
- Courier Parcels
- Arterial
- Collector
- Expressway

0 - in Favor -

0 - in Opposition -

0.05
 Miles





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?



FIELD NOTES
20.61 ACRES

BEING 20.61 acres out of Section 83, Block 14, T&P RR Co Surveys, Taylor County, Texas, said 20.61 acres being the remainder of a called 25 acre tract recorded in Volume 1384, Page 96, Deed Records, Taylor County, Texas, and being more particularly described as follows:

BEGINNING at a point in Jolly Rogers Road (no right-of-way found of record) called to be on the south line of L. Bowerman Survey No. 83 and the most southerly north line of said Section 83, and at the northwest corner of a called 10 acre tract recorded in Instrument No. 2017-8517, Official Public Records, Taylor County, Texas, for the northeast corner of this tract, whence the southeast corner of said Bowerman Survey is recorded to bear S89°55'E 1498.86 feet, and from said beginning point a 1/2" rebar found for reference at the northeast corner of said 10 acre tract bears S89°06'53"E 415.56 feet and S0°21'42"W 24.88 feet;

THENCE S0°21'42"W at 25.0 feet pass a 3/8" rebar set for reference on the south side of Jolly Rogers Road, and continue along for a total distance of 1047.48 feet to a 3/8" rebar found at the southwest corner of said 10 acre tract, for the southeast corner of this tract, whence a 1/2" slick rod found at the southeast corner of said 10 acre tract bears S89°11'42"E 415.56 feet;

THENCE N89°21'54"W 460.86 feet, along the SBL of this tract to a 3/8" rebar found at the southeast corner of Lot 1, Block A, Holiday Inn Addition (Cabinet 4, Slide 132, Plat Records, Taylor County, Texas) for the most southerly southwest corner of this tract;

THENCE N0°22'02"E 330.71 feet, along the EBL of said Holiday Inn Addition to a 1/2" rebar found at the northeast corner of said Holiday Inn Addition for an interior corner of this tract;

THENCE N89°03'01"W 578.92 feet, along the NBL of said Holiday Inn Addition to a point on the east right-of-way line of F.M. Highway 600 (AKA West Lake Road- 100' right-of-way) at the northwest corner of said Holiday Inn Addition, for the most northerly southwest corner of this tract, whence a 1/2" rebar found bears N89°03'01"W 1.51 feet and from said point a 1/2" rebar found at the most northerly southwest corner of said Holiday Inn Addition bears S0°14'24"W 196.52 feet;

THENCE N0°14'24"E 665.08 feet, along the east right-of-way line of F.M. Highway 600 to an existing concrete right-of-way monument at a corner clip of said highway for a corner of this tract;

THENCE N61°19'33"E 56.90 feet, along said corner clip to a 1/2" rebar found on the south side of Jolly Rogers Road for a corner of this tract;

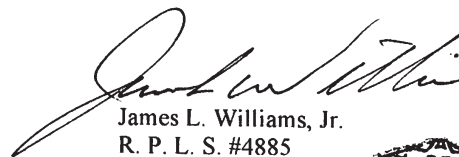
THENCE N0°14'24"E 25.00 feet, along the east right-of-way line of F.M. Highway 600 to a point in Jolly Rogers Road, and being on the south line of said Bowerman Survey and on the most southerly north line of said Section 83, for the most northerly northwest corner of this tract;

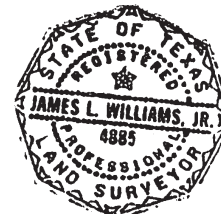
THENCE S89°06'52"E 991.47 feet, along Jolly Rogers Road and the most southerly north line of said Section 83 to the place of beginning and containing 20.61 acres of land, of which 0.57 acres are lying within Jolly Rogers Road leaving 20.04 acres net.

SEE ATTACHED PLAT.

Surveyed on the ground October 25, 2022.

Geotex Property Solutions
209 S. Pioneer Drive, Suite 2
Abilene, Texas 79605
(325) 677-6712
File # 95-49-22-20.61ac
Firm Registration No. 10194134


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





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 Jolly Addition

Address: Southeast Corner Westlake Rd. & Jolly Rodgers Rd. Number of Lots: 2 Acreage: 20.61

Legal Description: See attached.

Subdivision Name: Prestige Jolly Addition Block: N/A Lot: N/A

Current Zoning: AO (Agricultural Open Space) Proposed Zoning (if applicable): MF (Multi-Family)

OWNER AND AUTHORIZATION

Owner Name: EDWARDS BRUCE LYNN & EDWARDS GARY ESTATE

Address: 32230 Highwood green LN

City, State, Zip: Coroe, TX 77385 Fax: _____

Phone: _____ Email: _____

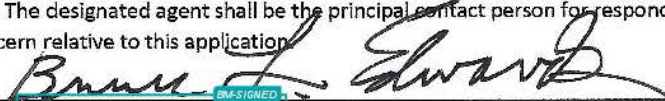
Agent Name: Venkat Gottipati


Address: 1000 Ridge Hollow Trl

City, State, Zip: Irving, TX 75063 Fax: _____

Phone: 214 455 7623 Email: venkat@land-star.us

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

Signature of Owner:  Date: July 15, 2025

 DESIGNED Jul 15, 2025

FOR OFFICE USE ONLY

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



ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

To develop tract.

Fees

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

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

Fees can be paid online with credit card.



ZONING APPLICATION

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

Yes.

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

Yes.

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

Yes.

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

No.

Other Required Forms - Disclosure of Interest (See Attached)



ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

Subdivision: Prestige Jolly Addition Total Number of Acres: 20.61
 Zoning Classification(s): MF (Multi-Family) Total Number of Lots: 2
 Location: Southeast Corner Westlake Rd. & Jolly Rodgers Rd.

Property Owner Information & Authorization

Name/Company: EDWARDS BRUCE LYNN & EDWARDS GARY ESTATE
 Address: 32230 Highwood green LN
 City: Conroe State: TX Zip Code: 77385
 Phone: _____ Email: _____

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.

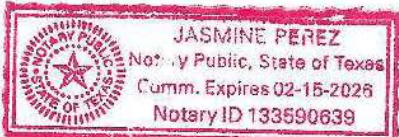
Property Owner's Signature: Bruce Edwards Date: July 15, 2025

STATE OF: Texas Dana Gossman Jul 15, 2025

COUNTY OF: Montgomery

BEFORE ME, a Notary Public, on this day personally appeared Bruce Edwards DC#05673672 (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 15 day of July, 2025



Jean
 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 Project Representative

Signature of Certifying Person: 

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

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



ZONING APPLICATION

Recommendations

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

PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED: _____

DATE: _____

16 July 2025

ZONING CASE

Z-2025-33

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: October 7, 2025
City Council 1st Reading: October 23, 2025
City Council 2nd Reading: November 6, 2025

Applicant

Agent: McCathren Architects, LLC
Owner: Abilene Restoration Ministries

Case Manager

Kera Valois – Planner

Request

Change the zoning of approximately 1.05 acres from Medium Density (MD) to Mixed Use (MX).

Location

Located at 1636 N 20th Street. Legal description being approximately 1.05 acres of College Heights, Block 6, Lot 209 REP, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the City limits in 1911 and has been zoned Mixed Use (MX) and Medium Density (MD) since.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	MD	Residential
East	MD	Residential
South	MD	Residential
West	MD	Residential

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 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 platted and has all adequate utilities.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Application

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on September 19, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER		Legend: O - Opposed, F - In Favor	
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ABILENE RESTORATION MINISTRIES INC	36548	2018 BEECH ST	
ABILENE RESTORATION MINISTRIES INC	36548	1636 N 20 TH ST	
AUTSIN PERRY J & RUTH A	35370	2042 BEECH ST	
CERVANTES JUAN & OLGA	64607	2026 GRAPE ST	
CHAVEZ MARIA DE JESUS	39170	1541 N 20 TH ST	
CORTEZ MINERVA LOPEZ IND EXE	41299	1941 GRAPE ST	
ESCOBAR LUIS A & IRMA	64473	2042 GRAPE ST	
GREGORY QUINTIN H	35769	1625 N 21 ST ST	
GREGORY QUINTIN H	35769	1627 N 21 ST ST	
GRIFFIN KEN & GINGER	37455	1525 N 21 ST ST	
HENDRICK MEDICAL CENTER	35913	1633 N 21 ST ST	
HUERTA MARIA	36050	1641 N 21 ST ST	
KINARD CHARLES RAY & SHERRY	40271	1625 N 20 TH ST	
LEBERTTER KAY BLACK	39060	1533 N 20 TH ST	
LERMA ELIAS C	94098	2002 GRAPE ST	
LERMA ELIAS C	64863		
LUMBUR DOROTHY M	36172	1657 N 21 ST ST	
MORRIS LEE & GUADALUPE	37693	1541 N 21 ST ST	
PALLAREZ ARMANDO F	63588	1926 GRAPE ST	
PALLAREZ ESMERALDA	63465	1942 GRAPE ST	
PETERS MICHAEL & REBEKAH	36288	2025 GRAPE ST	
PHILLIPS THOMAS RANDALL	41416	1933 GRAPE ST	
RAFTER LADASHA	37567	1533 N 21 ST ST	

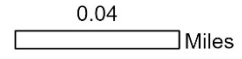
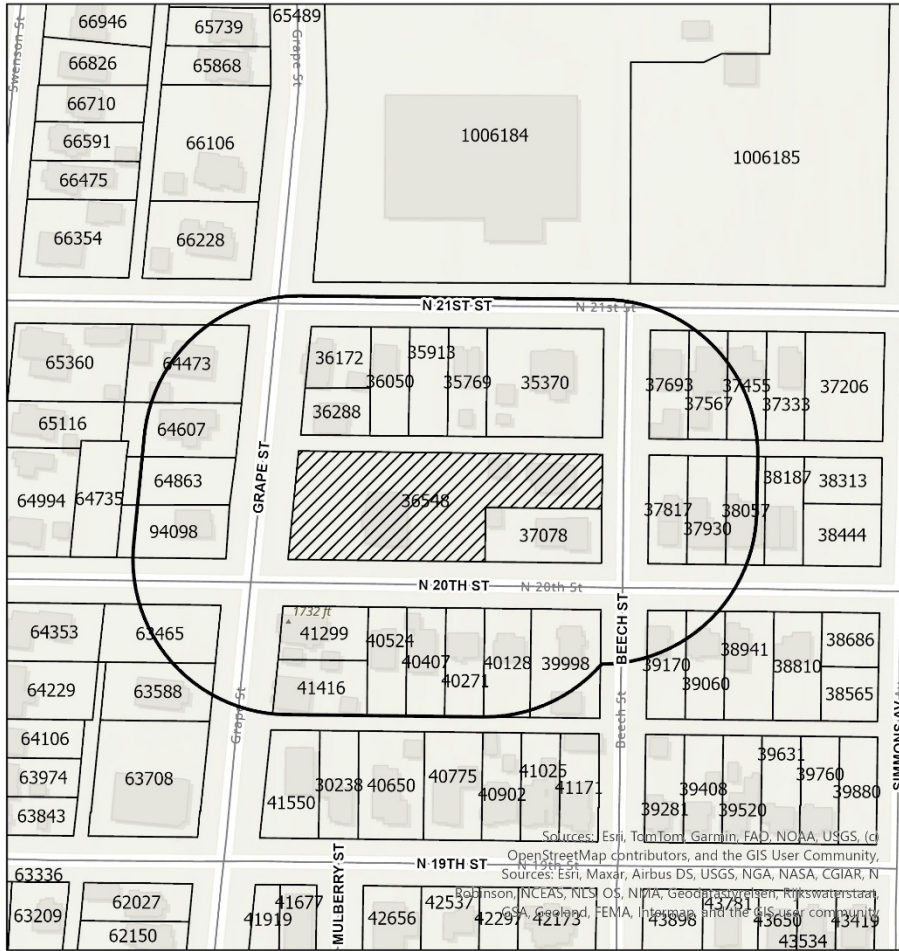
ROCHA IDA JACQUEZ	37817	2009 BEECH ST APT B	
ROCHA IDA JACQUEZ	37817	2009 BEECH ST APT A	
RODRIGUEZ RUBEN	40524	1635 N 20 TH ST	
RODRIGUEZ RUBEN JR & ANISSA	37930	1528 N 20 TH ST	
SHAGULA ANDREW T	40407	1627 N 20 TH ST	
SITES KELLY JAY	40128	1617 N 20 TH ST	
SITES KELLY JAY	39998	1934 BEECH ST	
SITES KELLY JAY	39998	1942 BEECH ST	
TARTT ANNA JANE ET AL	37078	2002 BEECH ST	
WEBB JAMES LUTHER	38057	1520 N 20 TH ST	

PROPERTY ID

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
AUSTING PERRY J & RUTH A	35370	2042 BEECH ST	
GREGORY QUINTIN H	35769	1625 N 21ST ST	
GREGORY QUINTIN H	35769	1627 N 21ST ST	
HENDRICK MEDICAL CENTER	35913	1633 N 21ST ST	
HUERTA MARIA	36050	1641 N 21ST ST	
LUMBUR DOROTHY M	36172	1657 N 21ST ST	
PETERS MICHAEL & REBEKAH	36288	2025 GRAPE ST	
ABILENE RESTORATION MINISTRIES INC	36548	2018 BEECH ST	
ABILENE RESTORATION MINISTRIES INC	36548	1636 N 20TH ST	
TARTT ANNA JANE ET AL	37078	2002 BEECH ST	
GRIFFIN KEN & GINGER	37455	1525 N 21ST ST	
RAFTER LADASHA	37567	1533 N 21ST ST	
MORRIS LEE & GUADALUPE	37693	1541 N 21ST ST	
ROCHA IDA JACQUEZ	37817	2009 BEECH ST APT B	
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RODRIGUEZ RUBEN JR & ANISSA	37930	1528 N 20TH ST	
WEBB JAMES LUTHER	38057	1520 N 20TH ST	
LEDBETTER KAY BLACK	39060	1533 N 20TH ST	
CHAVEZ MARIA DE JESUS	39170	1541 N 20TH ST	
SITES KELLY JAY	39998	1934 BEECH ST	
SITES KELLY JAY	39998	1942 BEECH ST	
SITES KELLY JAY	40128	1617 N 20TH ST	
KINARD CHARLES RAY & SHERRY	40271	1625 N 20TH ST	
SHAGULA ANDREW T	40407	1627 N 20TH ST	
RODRIGUEZ RUBEN	40524	1635 N 20TH ST	
CORTEZ MINERVA LOPEZ IND EXE	41299	1941 GRAPE ST	
PHILLIPS THOMAS RANDALL	41416	1933 GRAPE ST	
PALLAREZ ESMERALDA	63465	1942 GRAPE ST	
PALLAREZ ARMANDO F	63588	1926 GRAPE ST	
ESCOBAR LUIS A & IRMA	64473	2042 GRAPE ST	
CERVANTES JUAN & OLGA	64607	2026 GRAPE ST	
LERMA ELIAS C	64863		
LERMA ELIAS C	94098	2002 GRAPE ST	

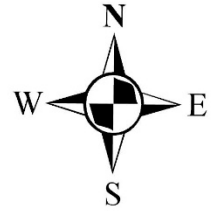
NOTIFICATION MAP



- Z-2025-33
- Notification Area

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community.
 Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N
 Robinson, NCEAS, NLS, Os, NINA, Geoparc.org, Kijkwatersta
 ODA, Esri, FEMA, Intertec, and the GIS user community

LOCATION MAP



0.03 Miles

Z-2025-33

ZONING MAP



0.03
Miles

- Z-2025-33
- Zoning Districts
- GC
 - GR
 - MD
 - MX



REZONE REQUEST

Case: Z-2025-33

Agent: McCathren Architects, LLC

Request: Change the zoning of approximately 1.05 acres from Medium Density (MD) to Mixed Use (MX).

Location: 1636 N 20th Street

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: October 7, 2025

Council Hearing: October 23, 2025
November 6, 2025






AERIAL LOCATION MAP



0.03
Miles

 Z-2025-33





ZONING MAP



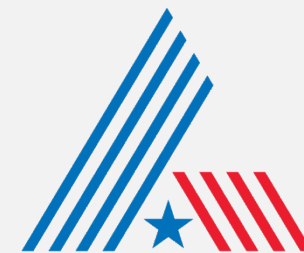
0.03 Miles

- Z-2025-33
- Zoning Districts
- GC
 - GR
 - MD
 - MX





PROPERTY VIEWS

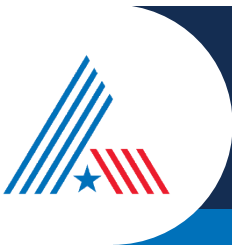


CITY OF
ABILENE
TEXAS



SURROUNDING PROPERTY VIEWS





USES IN MEDIUM DENSITY ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





USES IN MIXED USE ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

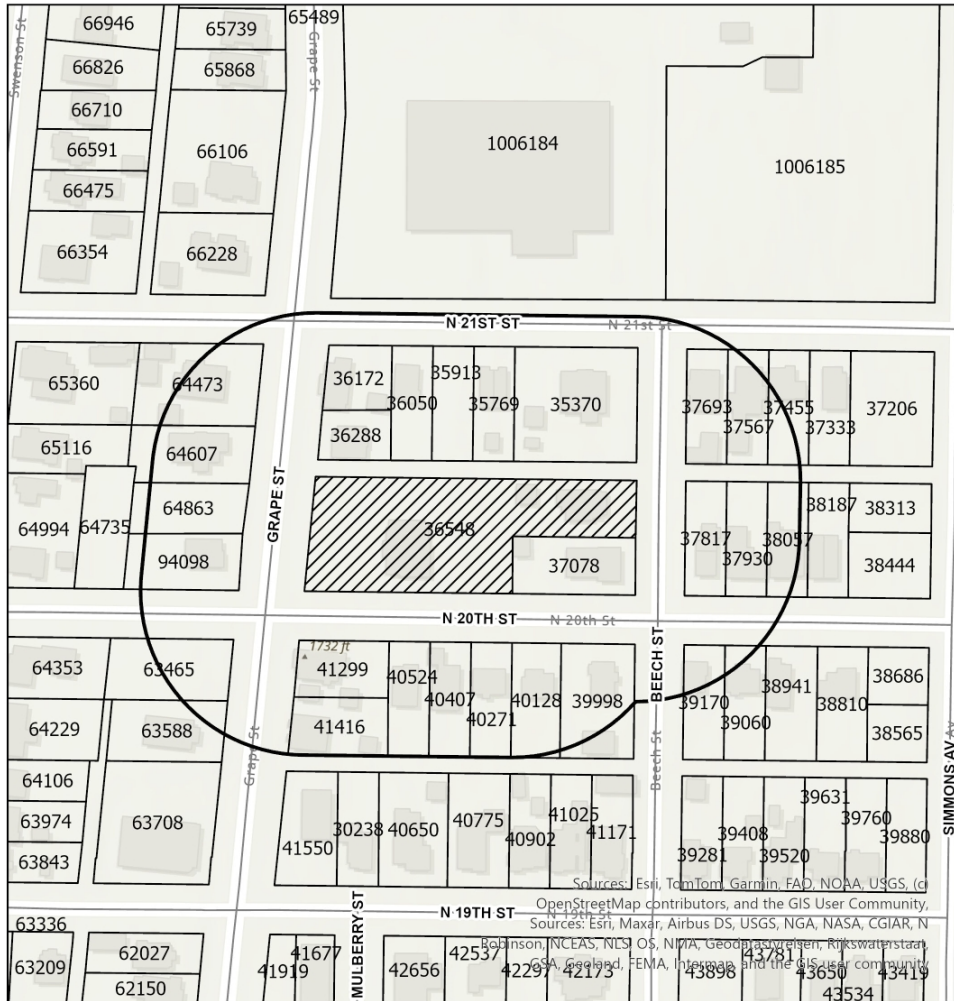
LEGEND


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




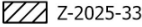



NOTIFICATION AREA MAP



0 - in Favor - 

0 - in Opposition - 

-  Z-2025-33
-  Notification Area





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?





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: Abilene Restoration Ministries

Address: 1626 N. 20th, Abilene, TX Number of Lots: 1 Acreage: 0.24

Legal Description: Blk 6, Lot S/2 of 14-16, College Heights Addition

Subdivision Name: College Heights Block: 6 Lot: S/2 of lots 14-16

Current Zoning: MD Proposed Zoning (if applicable): MX

OWNER AND AUTHORIZATION

Owner Name: Abilene Restoration Ministries

Address: 1626 N. 20th, Abilene, TX

City, State, Zip: Abilene, TX 79601

Fax: _____

Phone: 325-232-7499

Email: leemorris@nehemiahabilene.org

Agent Name: McCathren Architects, LLC - Jim McCathren

Address: 25 Green Bay Circle

City, State, Zip: Abilene, TX 79602

Fax: _____

Phone: 325-669-2584

Email: jim@mccathren.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: 8-8-2025

FOR OFFICE USE ONLY

Received: _____

Fee: \$ _____

Receipt No.: _____

Case No.: _____

Reviewed By: _____



ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

Change zoning from MD to MX for Conditional Use Permit

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?

not applicable applicable

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?
Proposed use contributes to increased security and property values.

Other Required Forms - Disclosure of Interest (See Attached)



ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

Subdivision: College Heights Total Number of Acres: 0.24
 Zoning Classification(s): MD Total Number of Lots: 1
 Location: 1626 N. 20th, Abilene, TX

Property Owner Information & Authorization

Name/Company: Abilene Restoration Ministries
 Address: 1626 N. 20th, Abilene, TX
 City: Abilene State: TX Zip Code: 79601
 Phone: 325-232-7499 Email: leemorris@nehemiahabilene.org

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.

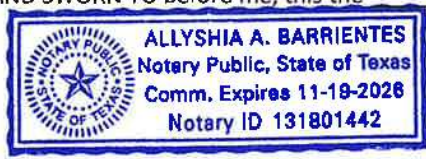
Property Owner's Signature: [Signature] Date: 8-8-2025

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Floyd Lee Morris (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 8 day of August, 2025



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

Project Representative Information (complete if designated by owner)

- Engineer Purchaser Tenant Preparer Other(specify): _____

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



ZONING APPLICATION

Disclosure of Interest

Disclosure Questions

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

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

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

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

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): _____

Property Owner Project Representative

Signature of Certifying Person: _____

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

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



ZONING APPLICATION

Recommendations

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

PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED: _____

DATE: 8/8 - 2025

ZONING CASE

Z-2025-34

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: October 7, 2025
 City Council 1st Reading: October 23, 2025
 City Council 2nd Reading: November 6, 2025

Applicant

Owner: Jean Waldrop Casey
 Agent: Stephen Marcum

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 2.88 acres from RS-8/COR and AO/COR to GR/COR.

Location

Located at 6144 Buffalo Gap Road. Legal description being lots 1, 2, and 3 of the G.J. Roberts Subdivision, part of the A. Greenwall Survey # 100, Abilene, Taylor County, Texas.

Background

The subject property was annexed into the Abilene City Limits in 1963, designated for Residential Single-Family (RS-8) and Agricultural Open (AO) zoning. It has remained primarily residential since that time. Additionally, the property is located within the Corridor Overlay, meaning that overlay requirements will apply during development.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	GR/COR	Mister Carwash
East	RS-8/COR	Wylie ISD
South	RS-8/COR	Church
West	AO	Wylie School

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 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 for the area.

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

This property will be subject to platting and official site plan review. All required utilities will be addressed during these review processes.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Project Overview
- Proposed Site Plan

Notification

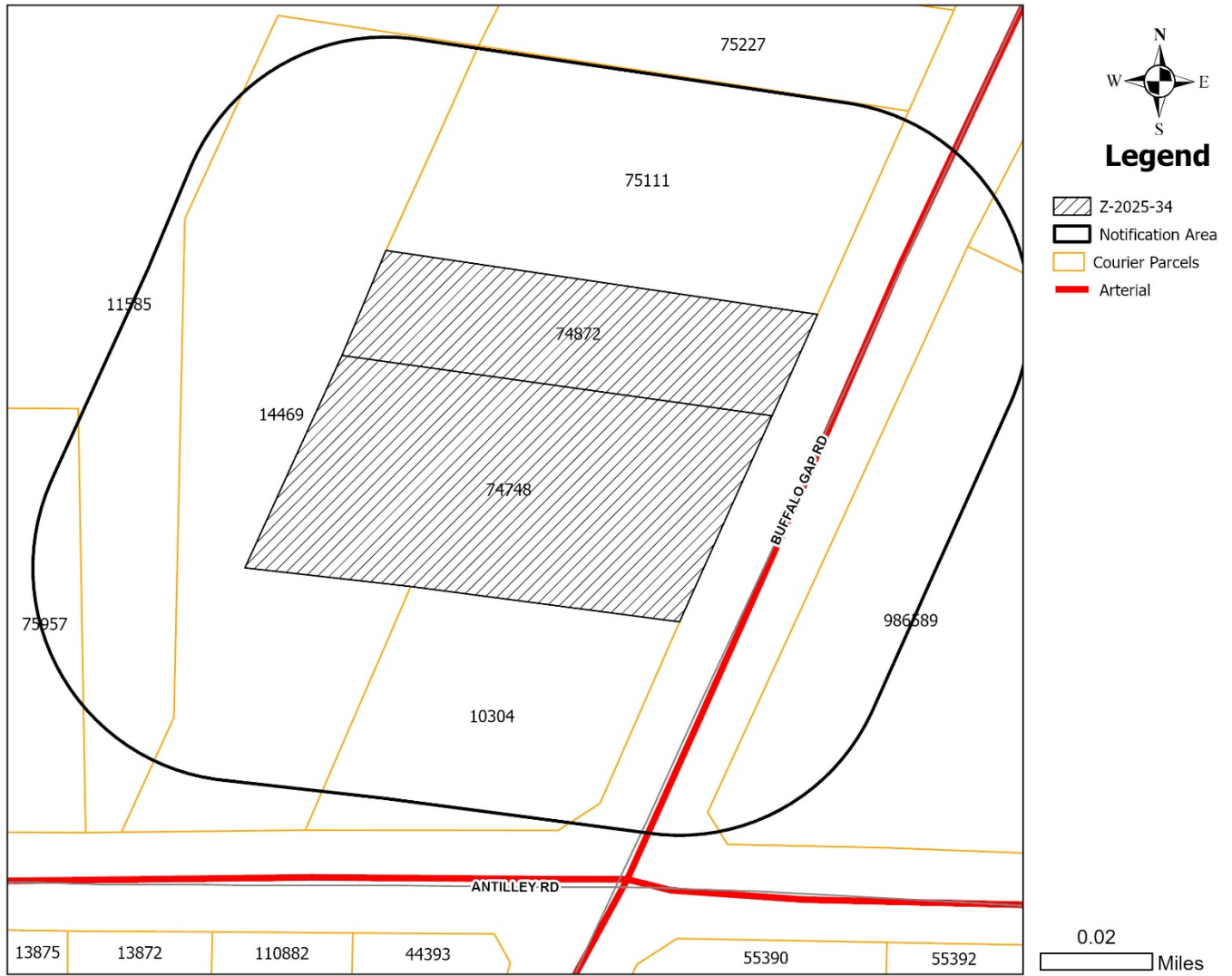
Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on September 19, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER			Legend: O - Opposed, F - In Favor
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
CASEY JEAN WALDROP	74748	6142 BUFFALO GAP RD	
CASEY JEAN WALDROP	74748	6144 BUFFALO GAP RD	
CASEY VELMA J	74872	6134 BUFFALO GAP RD	
HUNTLEY BRIAN	75957	4102 ANTILLEY RD	
NNN REIT LP	75111	6110 BUFFALO GAP RD	
NNN REIT LP	75111	6110 1/2 BUFFALO GAP RD	
NNN REIT LP	75111	6118 BUFFALO GAP RD	
WYLIE BAPTIST CHURCH	13338		
WYLIE CHRISTIAN CHURCH	10304	6250 BUFFALO GAP RD	
WYLIE IND SCHOOL DIST	11585	4042 ANTILLEY RD	
WYLIE IND SCHOOL DIST	986589	6251 BUFFALO GAP RD	
WYLIE IND SCHOOL DIST	986589	6249 BUFFALO GAP RD	
WYLIE IND SCHOOL DIST	14469	4026 ANTILLEY RD	

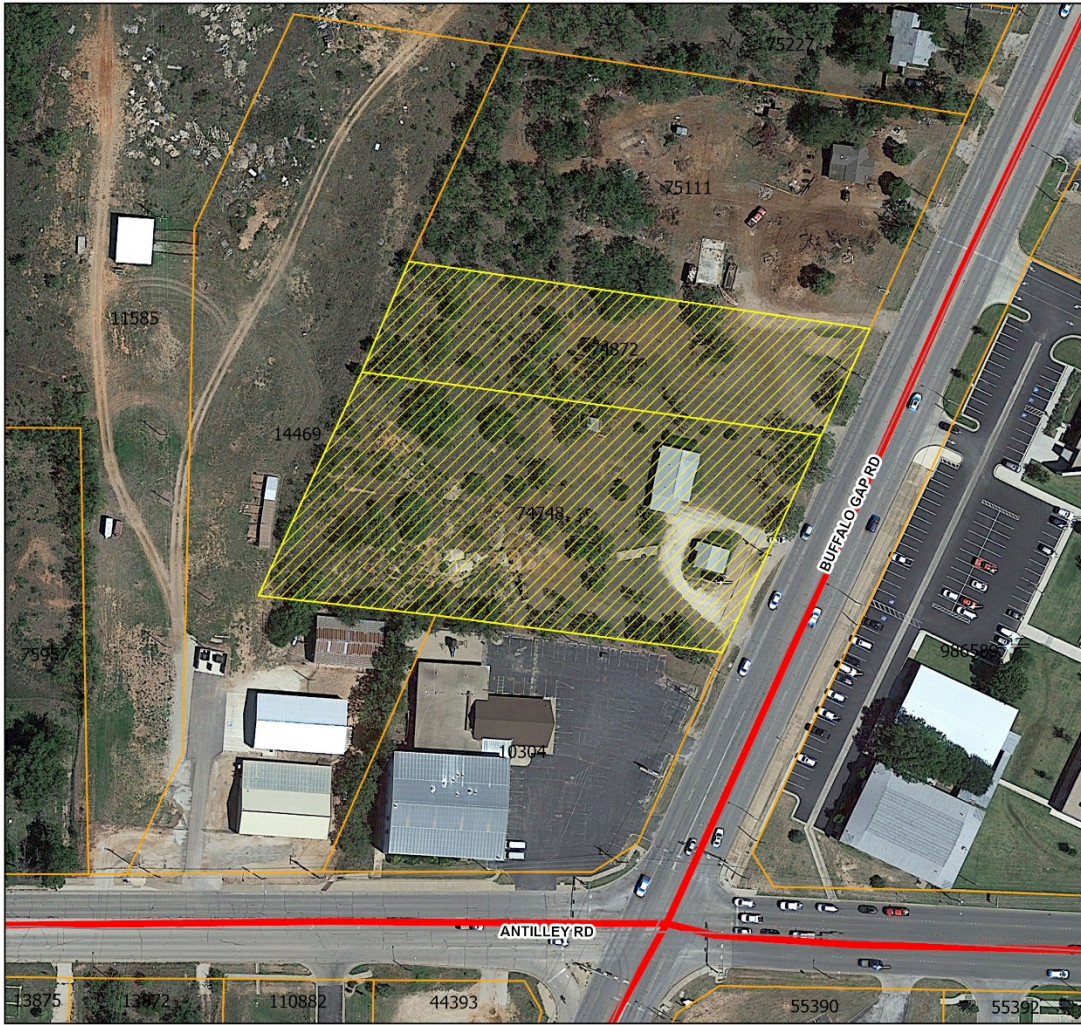
PROPERTY ID			Legend: O - Opposed, F - In Favor
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WYLIE IND SCHOOL DIST	11585	4042 ANTILLEY RD	

WYLIE BAPTIST CHURCH	13338		
WYLIE IND SCHOOL DIST	14469	4026 ANTILLEY RD	
CASEY JEAN WALDROP	74748	6142 BUFFALO GAP RD	
CASEY JEAN WALDROP	74748	6144 BUFFALO GAP RD	
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HUNTLEY BRIAN	75957	4102 ANTILLEY RD	
WYLIE IND SCHOOL DIST	986589	6251 BUFFALO GAP RD	
WYLIE IND SCHOOL DIST	986589	6249 BUFFALO GAP RD	

NOTIFICATION MAP



LOCATION MAP

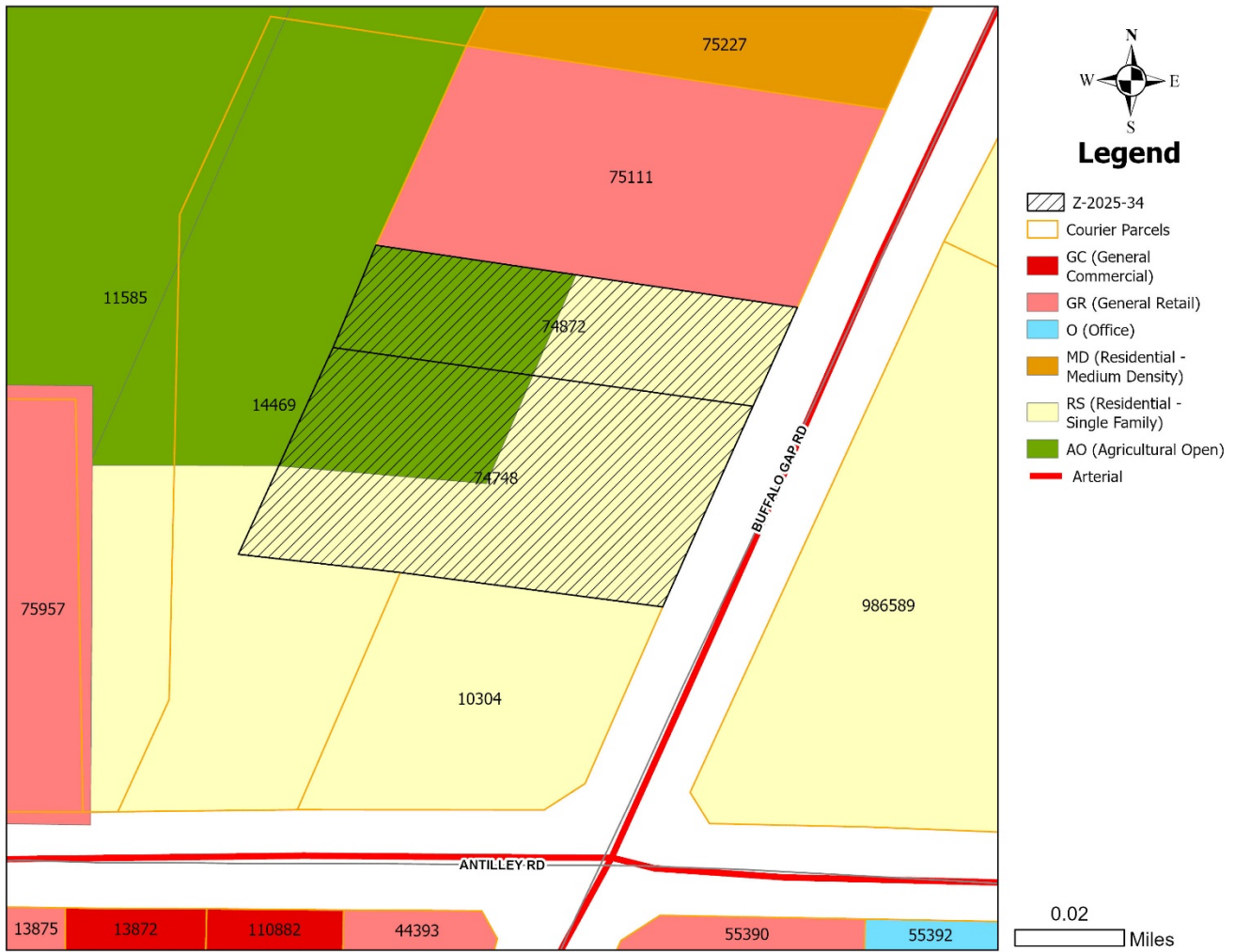


Legend

- Z-2025-34
- Courier Parcels
- Arterial

0.02 Miles

ZONING MAP





REZONE REQUEST

Case: Z-2025-34

Owner: Jean Waldrop Casey

Agent: Stephen Marcum

Request: Change the zoning of approximately 2.88 acres from RS-8/COR and AO/COR to GR/COR

Location: 6144 Buffalo Gap Road

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: October 7, 2025

Council Hearing: October 23, 2025
November 6, 2025





AERIAL LOCATION MAP



Legend

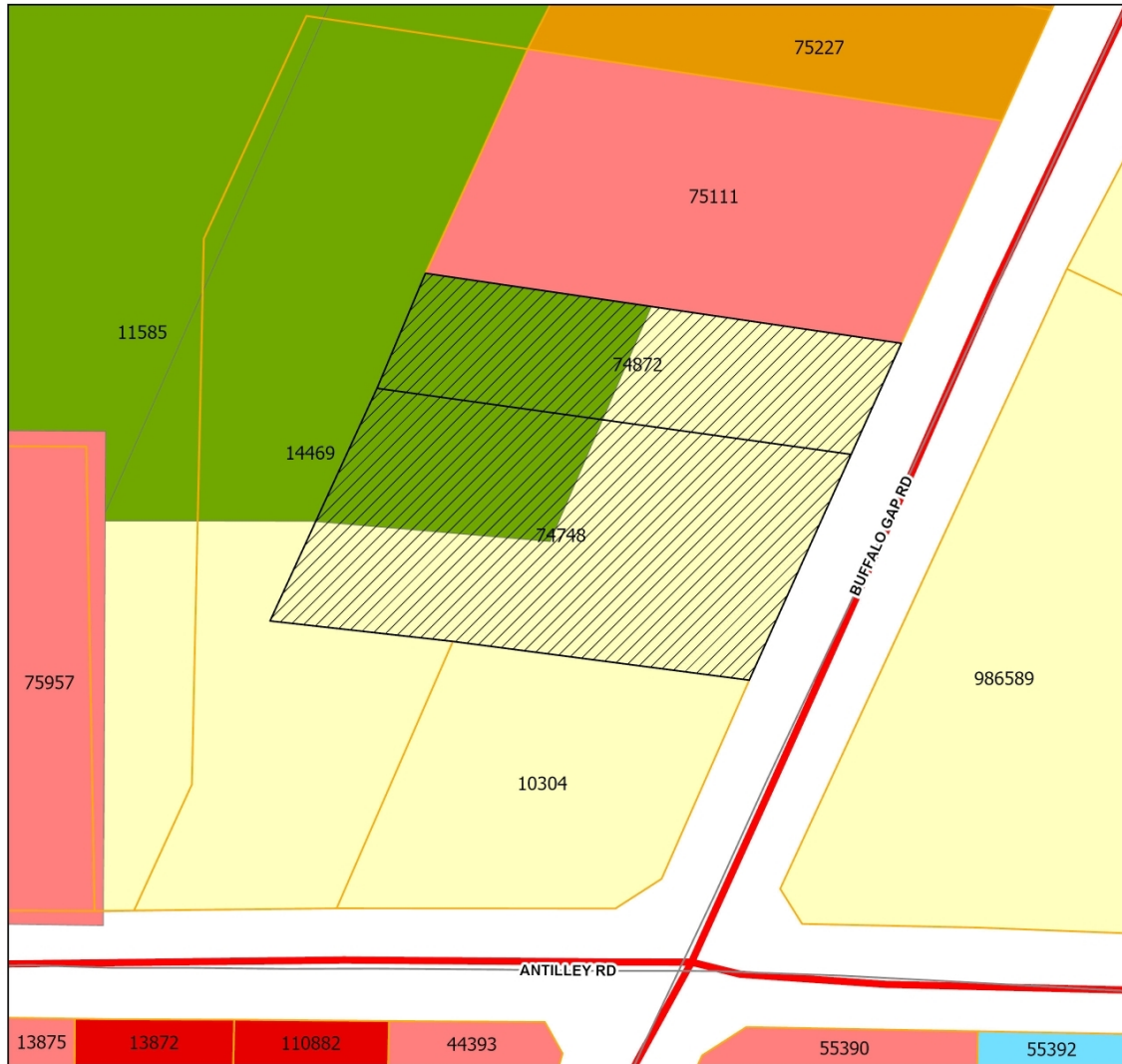
-  Z-2025-34
-  Courier Parcels
-  Arterial

0.02
Miles





ZONING MAP



Legend

- Z-2025-34
- Courier Parcels
- GC (General Commercial)
- GR (General Retail)
- O (Office)
- MD (Residential - Medium Density)
- RS (Residential - Single Family)
- AO (Agricultural Open)
- Arterial

0.02 Miles





USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

LEGEND

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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





USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





USES IN GENERAL RETAIL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





PROPERTY VIEWS



Subject property

September 25, 2025 3:55 PM



North Neighboring property

September 25, 2025 3:56 PM



South Neighboring property

September 25, 2025 3:57 PM



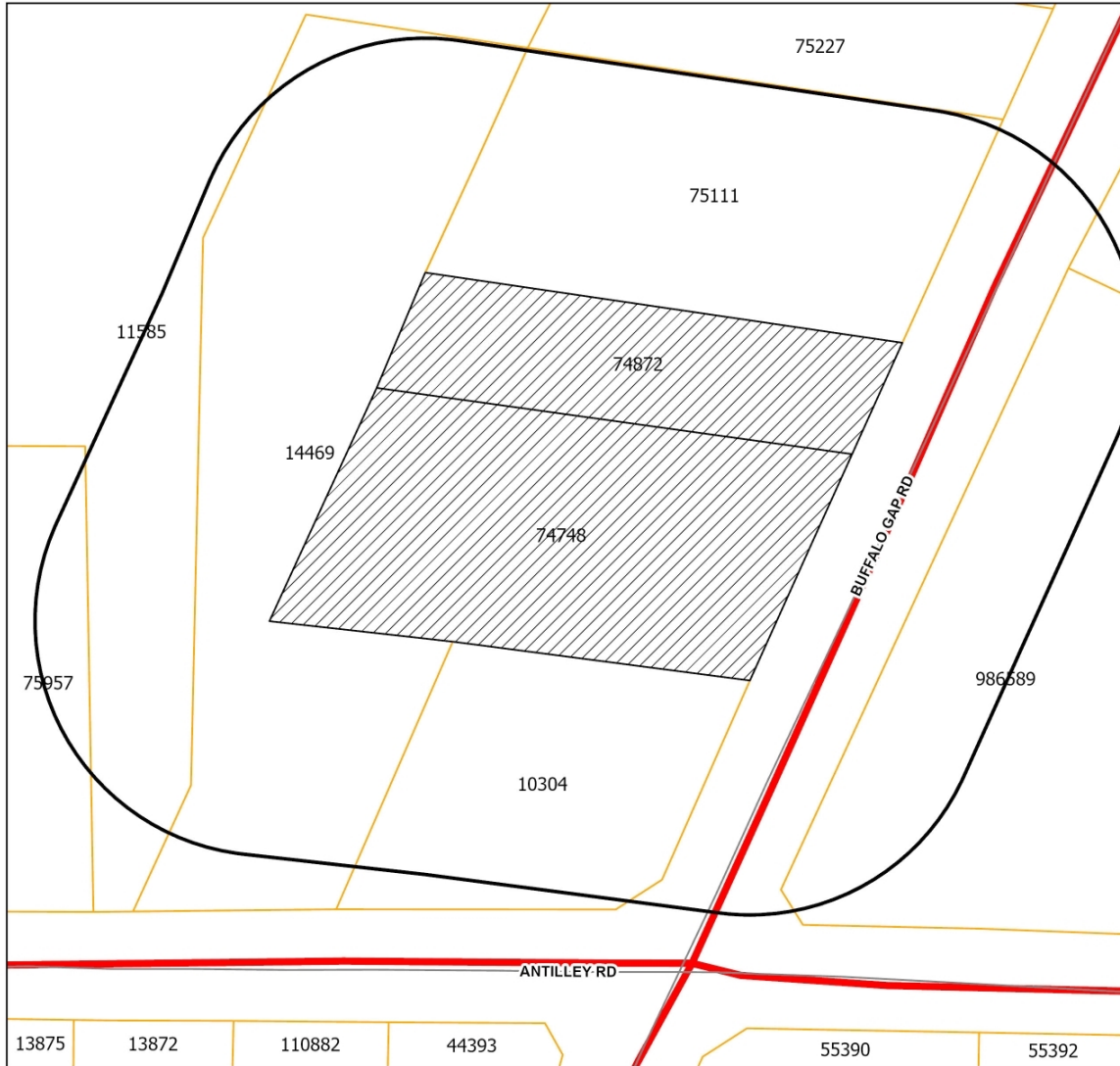
East Neighboring property

September 25, 2025 3:57 PM





NOTIFICATION AREA MAP



Legend

- Z-2025-34
- Notification Area
- Courier Parcels
- Arterial

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



0.02 Miles



FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?





**PLAT LIMITS DESCRIPTION FOR
G.J. ROBERTS SUBDIVISION,
LOTS 1-A AND 2-A,
BEING A REPLAT OF A PORTION OF LOTS 1, 2 AND 3 OF,
G.J. ROBERTS SUBDIVISION OF PART OF THE
A. GREENWALL SURVEY # 100
TAYLOR COUNTY TEXAS**

Plat limits description of Lots 1-A and 2-A, being a replat of a portion of Lots 1, 2 and 3 of, G.J. Roberts Subdivision of part of the A. Greenwall Survey # 100, Taylor County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 2, Page 58 of the Map Records of Taylor County, Texas, said plat limits contain 2.88 acres being further described by metes and bounds as follows:

1) **BEGINNING** at a 1/2" iron rod found in common line of the Church Lot as shown on the plat of said G.J. Roberts Subdivision and of said Lot 1, same being the west right-of-way line of Buffalo Gap Road previously dedicated and described in a Deed recorded in Volume 641, Page 249 of the Deed Records of Taylor County, Texas (DRTCT) and previously dedicated and described in a Deed recorded in Volume 645, Page 544 of the DRTCT, for the southeast corner of these plat limits, having coordinates of Northing: 6,821,348.86 and Easting: 1,574,953.17 of the Texas Coordinate System of 1983 (2011), Texas North Central Zone, whence a concrete monument marked "TEXAS HIGHWAY DEPARTMENT" found in the west right-of-way line of said Buffalo Gap Road, bears S. 24° 50' 59" W. a distance of 201.60 feet having coordinates of Northing: 6,821,166.00 and Easting: 1,574,868.49 of the Texas Coordinate System of 1983 (2011), Texas North Central Zone;

2) **THENCE** N. 82° 00' 01" W., along the common line of said Lot 1 and said Church Lot, at a distance of 255.85 feet pass a 1/2" iron rod found at the north common corner of Lot 11 as shown on the plat of said G.J. Roberts Subdivision and of said Church Lot, continuing along the common line of said Lots 1 and 11 for a total distance of 414.95 feet to a 1/2" iron rod with a cap marked "RPLS 4130" found in the east line of that certain 1.96 acre tract conveyed to Wylie Independent School District as described in a Warranty Deed recorded in Volume 2027, Page 782 of the Official Public Records of Taylor County, Texas (OPRTCT), for the northwest corner of said Lot 11, the southwest corner of said Lot 1 and these plat limits;

3) **THENCE** N. 24° 30' 50" E., along the common line of said 1.96 acre tract and said Lot 1, at a distance of 105.07 feet pass a 1/2" iron rod with a cap marked "AMD ENGINEERING" found at the west common corner of said Lot 1 and Lot 2 of said G.J. Roberts Subdivision, continuing along the common line of said Lot 2 and said 1.96 acre tract, a distance of 210.13 feet to a 1/2" iron rod with a cap marked "AMD ENGINEERING" found at the west common corner of said Lot 2 and Lot 3 of said G.J. Roberts Subdivision, continuing for a total distance of 315.20 feet for the west common corner of Lot 105 as shown on the plat of G.J. Roberts Subdivision, an addition to the City of Abilene, Taylor County, Texas, recorded in Cabinet 4, Slide 409 of the OPRTCT and said Lot 3 for the northwest corner of these plat limits, having coordinates of Northing: 6,821,693.35 and Easting: 1,574,673.08 of the Texas Coordinate System of 1983 (2011), Texas North Central Zone;

4) **THENCE** S. 81° 53' 25" E., along the common line of said Lot 3 and said Lot 150, a distance of 416.63 feet to a 1/2" iron rod with a cap marked "RPLS 4130" found in the west right-of-way line of Buffalo Gap Road previously dedicated and described in a Deed recorded in Volume 645, Page 542, for the northeast corner of these plat limits;

5) **THENCE** S. 24° 50' 59" W. a distance of 314.91 feet to the **POINT OF BEGINNING**. Bearings and coordinates are relative to the Texas Coordinate System of 1983 (2011), Texas North Central Zone, being calculated from a point of origin located at Northing: 6,821,342.80 and Easting: 1,574,913.06, with a convergence angle of (-) 00° 41' 43.10" to true north and combined scale factor of 0.999859063. Distances are at surface in U.S. survey feet.

Surveyed August 21, 2025

250310 – G.J. Roberts Subdivision, Lots 1-A and 2-A

DA:SKY 2025/2025.1010 - McDONALD'S USA, L.C. 42-3732 - NEW BUILD 6142 BUFFALO GAP ROAD, ABILENE, TX\CONCEPT\X-SITE-CONCEPT_C.DWG

SITE LOCATION	6142 BUFFALO GAP ROAD, ABILENE, TX
PARCEL NUMBERS	PROP. ID 74748, GEO. ID A0086000100
MCDONALD'S SITE AREA	48,978.156 S.F. (1.12 AC.)
EXISTING ZONING	RS-8(CO - RESIDENTIAL CORR. OVLY. & AO(CO - AGRICULTURAL CORR. OVLY.
PROPOSED ZONING (REZONE REQ'D)	GR, GENERAL COMMERCIAL
PROPOSED USE	NEW McDONALD'S RESTAURANT W/ DRIVE-THRU
PROPOSED BUILDING TYPE AND AREA	45-90 / 4,160 S.F.
PROPOSED COD TO CASH WINDOW	80.0'
ALLOWABLE BUILDING HEIGHT	40', 2 STORIES
BUILDING SETBACKS	
FRONT	30'
SIDE	20' ADJ. TO RESIDENTIAL
REAR	10'
LANDSCAPE BUFFERS	
FRONT	10' DUE TO BUFFALO GAP OVERLAY
SIDE	2.5' MIN. TO NORTH, 25% OF LS AREA ON SIDES, 20' ADJACENT TO CHURCH/SOUTH, RES. ZONING
REAR	N/A
PARKING REQUIREMENTS	1 SPACE PER 125 S.F.
RESTAURANT (MINIMUM)	N/A
RESTAURANT (MAXIMUM)	N/A
PARKING STALLS REQUIRED	33.28
MAXIMUM STALLS ALLOWED	N/A
PARKING STALLS PROVIDED	37
STACKING REQUIREMENTS	5 PER LANE FROM ORDER POINT/SPEAKER
SIGNAGE REQUIREMENTS	
MAXIMUM HEIGHT	10', MONUMENT
SETBACKS	10'
SIZE	225 SF, 1.5 SF PER LF OF FRONTAGE
SITE RISK	RE-ZONE, PLAT, RESTRICTED SIGNAGE, LANDSCAPE BUFFERS ADJ. TO RESIDENTIAL, 20' ACCESS PER TXDOT, BORE WATER ACROSS BUFF. GAP



Skylight CIVIL GROUP
 Skylight Civil Group, LLC • Lubbock Address: 4414 82nd Street, STE 212-140, Lubbock, TX 79424
 Midland Address: 5823 N Midland Drive, STE 113-105, Midland, TX 79707
 • Firm No. #A.L. 72662, U.S. E-3726, IA - HJ00662, OK - 8942, TX - 17171
 • www.skylightgroup.com

OVERALL SITE PLAN

REV	DATE	DESCRIPTION	BY	APPR

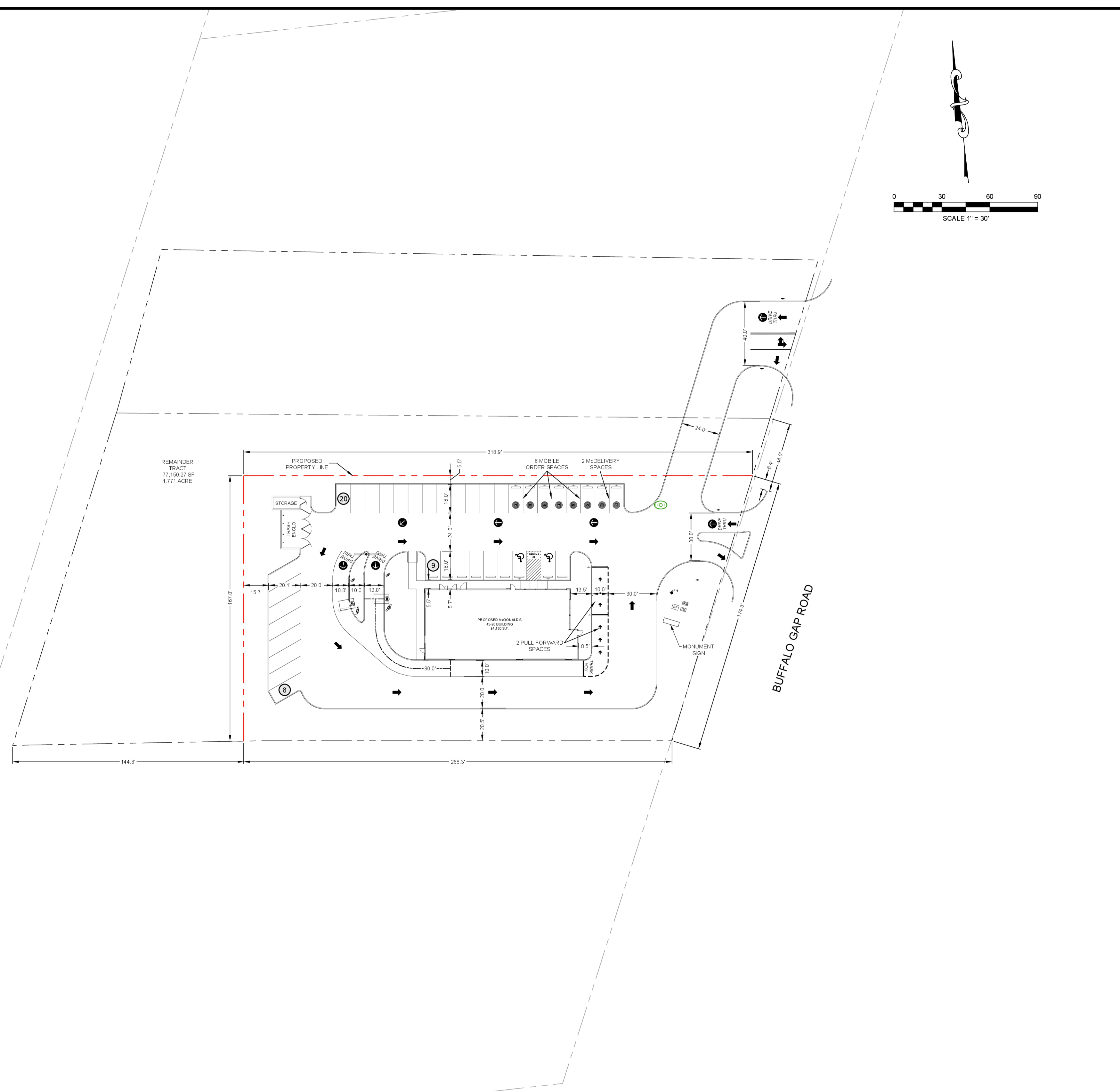
OFFICE: LONG BEACH FIELD OFFICE
 ADDRESS: 1855 JAMBREE ROAD, STE. 806, IRVINE, CA 92612
 PREPARED FOR: © COPYRIGHT
McDonald's USA, LLC
 These drawings and specifications are the confidential and proprietary property of McDonald's. Documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or reproduction of the contract documents for resale or another project is not authorized.

PLAN APPROVALS		DATE
REGIONAL MGR	SIGNATURE (2 REQUIRED)	
CONST. MGR		
OPERATIONS DEPT		
REAL ESTATE DEPT		
CO-SIGN SIGNATURES		
CONTRACTOR		
OWNER		

DRAWN BY: C.L.C.
 CHECKED BY: S.T.M.
 DATE: MAY 2025
 SHEET NO.: 01 OF 03
 FILE NO.: SKY2025.1010

DA:SKY 2025\2025.1010 - McDONALD'S USA, L.C. 42-3732 - NEW BUILD 6142 BUFFALO GAP ROAD, ABILENE, TX\CONCEPT\X-SITE-CONCEPT_C.DWG

SITE LOCATION	6142 BUFFALO GAP ROAD, ABILENE, TX
PARCEL NUMBERS	PROP. ID 74748, GEO. ID A0086000100
McDONALD'S SITE AREA	48,978.156 S.F. (1.12 AC.)
EXISTING ZONING	RS-8(CO - RESIDENTIAL CORR. OVLY. & AO(CO - AGRICULTURAL CORR. OVLY.
PROPOSED ZONING (REZONE REQ'D)	GR, GENERAL COMMERCIAL
PROPOSED USE	NEW McDONALD'S RESTAURANT W/ DRIVE-THRU
PROPOSED BUILDING TYPE AND AREA	45-90 / 4,160 S.F.
PROPOSED COD TO CASH WINDOW	80.0'
ALLOWABLE BUILDING HEIGHT	40', 2 STORIES
BUILDING SETBACKS	
FRONT	30'
SIDE	20' ADJ. TO RESIDENTIAL
REAR	10'
LANDSCAPE BUFFERS	
FRONT	10' DUE TO BUFFALO GAP OVERLAY
SIDE	2.5' MIN. TO NORTH, 25% OF LS AREA ON SIDES, 20' ADJACENT TO CHURCH/SOUTH, RES. ZONING
REAR	N/A
PARKING REQUIREMENTS	1 SPACE PER 125 S.F.
RESTAURANT (MINIMUM)	N/A
RESTAURANT (MAXIMUM)	N/A
PARKING STALLS REQUIRED	33.28
MAXIMUM STALLS ALLOWED	N/A
PARKING STALLS PROVIDED	37
STACKING REQUIREMENTS	5 PER LANE FROM ORDER POINT/SPEAKER
SIGNAGE REQUIREMENTS	
MAXIMUM HEIGHT	10', MONUMENT
SETBACKS	10'
SIZE	225 SF, 1.5 SF PER LF OF FRONTAGE
SITE RISK	REZONE PLAT, RESTRICTED SIGNAGE, LANDSCAPE BUFFERS ADJ. TO RESIDENTIAL, 20' ACCESS PER TX DOT, 60' R/W WATER ACROSS BUFF. GAP

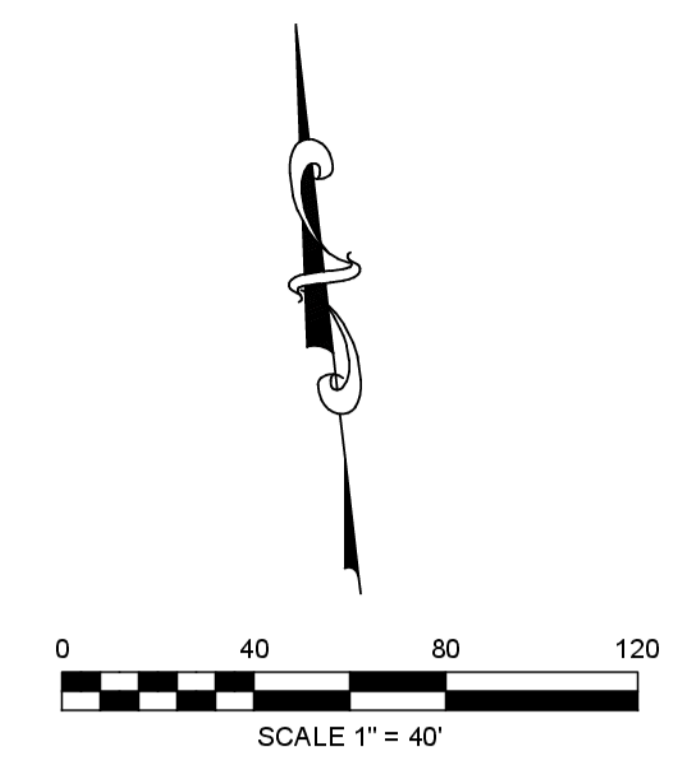
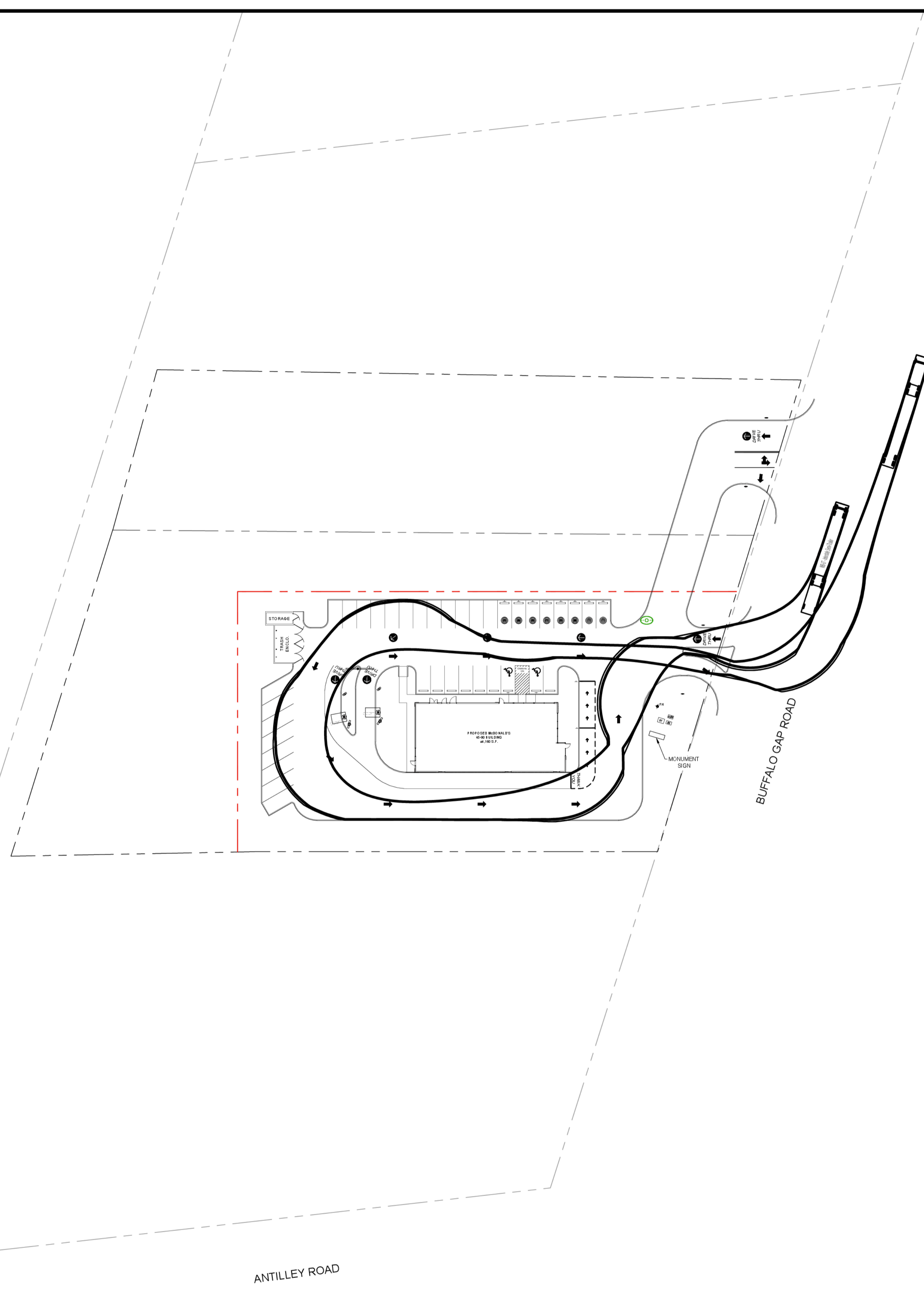


Skylight CIVIL GROUP
 Skylight Civil Group, LLC • Lubbock Address: 4414 82nd Street, STE 212-140, Lubbock, TX 79424
 Midland Address: 58323 N. Midland Drive, STE 113-105, Midland, TX 79707
 • Firm No. #A.L. 72662, U.S. E-3726, IA - H.000662, OK - 6942, TX - 17171
 • G: (409) 685-1226 • www.skylightgroup.com

REV	DATE	DESCRIPTION	BY	APPR

OFFICE LONG BEACH FIELD OFFICE McDONALD'S, LLC 42-3732	
ADDRESS 1855 JAMBREE ROAD, STE. 806, IRVINE, CA 92612	
PREPARED FOR: © COPYRIGHT McDonald's USA, LLC	
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6142 Buffalo Gap Road Abilene, TX	
PLAN APPROVALS	DATE
SIGNATURE (2 REQUIRED)	
REGIONAL MGR	
CONST. MGR	
OPERATIONS DEPT	
REAL ESTATE DEPT	
CO-SIGN SIGNATURES	
CONTRACTOR	
OWNER	
DRAWN BY	C.L.C.
CHECKED BY	S.T.M.
DATE	MAY 2025
SHEET NO.	02 OF 03
FILE NO.	SKY2025.1010

SITE LOCATION	6142 BUFFALO GAP ROAD, ABILENE, TX
PARCEL NUMBERS	PROP. ID 74748, GEO. ID A0086000100
McDONALD'S SITE AREA	48,978.156 S.F. (1.12 AC.)
EXISTING ZONING	RS-8(CO - RESIDENTIAL CORR. OVLY. & AO(CO - AGRICULTURAL CORR. OVLY.
PROPOSED ZONING (REZONE REQ'D)	GR, GENERAL COMMERCIAL
PROPOSED USE	NEW McDONALD'S RESTAURANT W/ DRIVE-THRU
PROPOSED BUILDING TYPE AND AREA	45-90 / 4,160 S.F.
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ALLOWABLE BUILDING HEIGHT	40', 2 STORIES
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 • Firm No. #A.L. 72662 U.S. E-3726, IA - E1006682, OK - 6842, TX - 17171
 • C: (409) 685-1226 • www.skylightgroup.com

TRUCK ROUTE	DESCRIPTION	REV	DATE	BY	APPR

OFFICE	LONG BEACH FIELD OFFICE	McDONALD'S, L.C.	42-3732
ADDRESS	1855 JAMBREE ROAD, STE. 806, IRVINE, CA 92612	PREPARED FOR:	© COPYRIGHT
McDonald's USA, LLC		These drawings and specifications are the confidential and proprietary property of McDonald's. No part of these drawings and specifications may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of McDonald's. Use of these drawings for reference or for any other purpose is strictly prohibited. Reproduction of the contract documents for resale or for any other project is not authorized.	
PLAN APPROVALS SIGNATURE (2 REQUIRED)		DATE	
REGIONAL MGR			
CONST. MGR			
OPERATIONS DEPT			
REAL ESTATE DEPT			
CO-SIGN SIGNATURES			
CONTRACTOR			
OWNER			
DRAWN BY	C.L.C.	CHECKED BY	S.T.M.
DATE	MAY 2025	SHEET NO.	03 OF 03
FILE NO.	SKY2025.1010		



2025 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: GJ Roberts Total Number of Acres: 3.0
 Zoning Classification(s): A0/COR + RS-0/COR Total Number of Lots: 3
 Location: ± 340' North of Buffalo Gap + Antilley Rd. Intersection, west of Buff. Gap.

Property Owner Information & Authorization

Name/Company: Jean Waldrop Casey
 Address: 3472 Chimney Rock Rd
 City: Abilene State: Texas Zip Code: 79616
 Phone: 325-692-7899 Email: jmc Casey@gmail.com

Project Representation (check one):

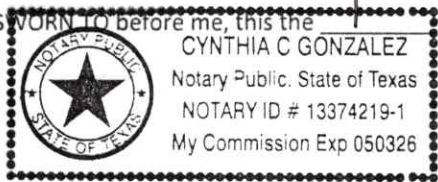
- I will represent the application myself; OR
- I hereby designate Stephen T. Marcum (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding 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: Jean Waldrop Casey Date: 8-1-25
 STATE OF: Texas
 COUNTY OF: Taylor

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

SUBSCRIBED AND SWORN TO before me, this the 1 day of August, 2025



Cynthia Gonzalez
 NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

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

Name: Stephen T. Marcum Company: Skyline Civil Group, LLC
 Address: 4414 82nd Street; STE 212-140 City: Lubbock State: Tx
 Zip Code: 79424 Number: (432) 230-4081 Email: smarcum@skylinecivilgroup.com

ZONING CASE: Z-2025-35 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: October 7, 2025
 City Council 1st Read: October 23, 2025
 City Council 2nd Read: November 6, 2025

Applicant

Owner: Abilene Heritage Square

Case Manager

Kera Valois – Planner

Request

Amend the terms and conditions of a Planned Development District (PDD-136) to accommodate new construction.

Location

Located at 1699 South 1st Street. Original Town Abilene, Block 184, Lot 101, Abilene, Taylor County, Texas.

Background

In 2011, Ordinance No. 48-2011 established a Planned Development District, PDD-136, allowing the building to be used for commercial purposes while requiring that its historic appearance remains visible from South First Street and Grape Street.

As part of the ongoing Abilene Heritage Square development, a new wing is planned as an addition to the original historic building. To facilitate this expansion, an amendment to PDD-136 would need to be approved to allow for the inclusion of a drive-thru library book return, which will be integrated into the main building. The amendment to the Planned Development District will continue with the original intent of preserving the historic character of the main building as viewed from South First and Grape Streets.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	MD	Residential
East	MD	Residential
South	MD	Residential
West	MD	Residential

Criteria Assessment

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

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

The proposed changes are consistent with the Comprehensive Plan and the intent of PDD-136.

(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 amendment to PDD-136 is consistent with the zoning and uses of the area surrounding the subject property.

(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 has access to all required utilities.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- Application
- PowerPoint
- Original ordinance
- Proposed amendment
- Red line ordinance

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on September 19, 2025 via standard mail, with a certificate of mailing, to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER			Legend: O - Opposed, F - In Favor
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ABILENE HERITAGE SQUARE IN	56849	1699 S 1 ST ST	
ALMAGUER RIVERA MARIA PATRICIA	28212	225 PEACH ST	
AVILA EUSTOLIO & MARY	28331	1541 S 2 ND ST	
CHILDRESS CODY	26158	1549 S 1 ST ST	
CORPIAN GARY LEE & MARILU LEE	26665	1534 S 2 ND ST APT A	
CORPIAN GARY LEE & MARILU LEE	26665	1534 S 2 ND ST APT B	
CORPIAN GARY LEE & MARILU LEE	26539	1526 B S 2 ND ST	
CORPIAN GARY LEE & MARILU LEE	26539	1526 A S 2 ND ST	
CORTEZ ALFREDO & BLANCA	58240	1703 S 3 RD ST	
CORTEZ ALFREDO & BLANCA	58381	310 JEANETTE ST	
DOSSANTOS ALVARO LIMA &	58110	302 PEACH ST	
DOSSANTOS ALVARO LIMA &	58110	1613 S 3 RD ST	
DOSSANTOS ALVARO LIMA &	58110	304 PEACH ST	
DOSSANTOS ALVARO LIMA &	57255	1615 S 3 RD ST	
FIRST BANK TEXAS SSB	63753	134 VINE ST	
FIRST NATIONAL BANK BAIRD	62197	1849 S 1 ST ST	
FIRST NATIONAL BANK OF BAIRD	63383	108 VINE ST	
FIRSTDAY FOUNDATION	66632		
FIRSTDAY FOUNDATION	225113	202 VINE ST	
FIRSTDAY FOUNDATION	225113	142 VINE ST	
FORD RICHARD A	57647	309 JEANETTE ST	

HERNANDEZ JOSE LUIS &	57115	319 JEANETTE ST	
HERNANDEZ JOSE LUIS &	57115	317 JEANETTE ST	
JAR LAND & INVESTMENST LLC	26401	117 PEACH ST	
JAR LAND & INVESTMENTS LLC	26812	1540 S 2 ND ST	
JAR LAND INVESTMESNT LLC	26282	1583 S 1 ST ST	
KG REALCO WEST LLC	56986	1705 S 3 RD ST	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 101	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 102	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 103	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 104	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 105	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 106	
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KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 114	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 115	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 116	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 117	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 118	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 201	
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KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 217	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 218	
LOPEZ FERNANDO TORRES	27893	241 PEACH ST	
NICHOLS LARRY & LORETTA K	58515	318 JEANETTE ST	
NIEVES RICHARD MICHAEL JR	57401	312 PEACH ST	
NIEVES RICHARD MICHAEL JR	57401	310 PEACH ST	
OK PROPERTIES LLC A SERIES LLC	66987	1702 S 3 RD ST	
PACHICANO JUAN & ROSALINDA	67119	1802 S 3 RD ST	
RAMIREZ MARIA ELENA M LIFE EST	29357	317 ½ PEACH ST	
RAMIREZ MARIA ELENA M LIFE EST	29357	317 PEACH ST	
SMITH MARY LOU	29647	1543 S 3 RD ST APT B	
SMITH MARY LOU	29647	1543 S 3 RD ST APT A	
SMITH MARY LOU	29647	1543 S 3 RD ST APT C	
SMITH MARY LOU	29647	1543 S 3 RD ST APT D	
VILLARREAL JOEL S	29805	1525 S 3 RD ST	
VILLARREAL JOEL S	29805	1525 ½ S 3 RD ST	

WHITE ACRES PROPERTIES LLC	57829	1631 S 3 RD ST	
WHITE ACRES PROPERTIES LLC	57829	1633 S 3 RD ST	

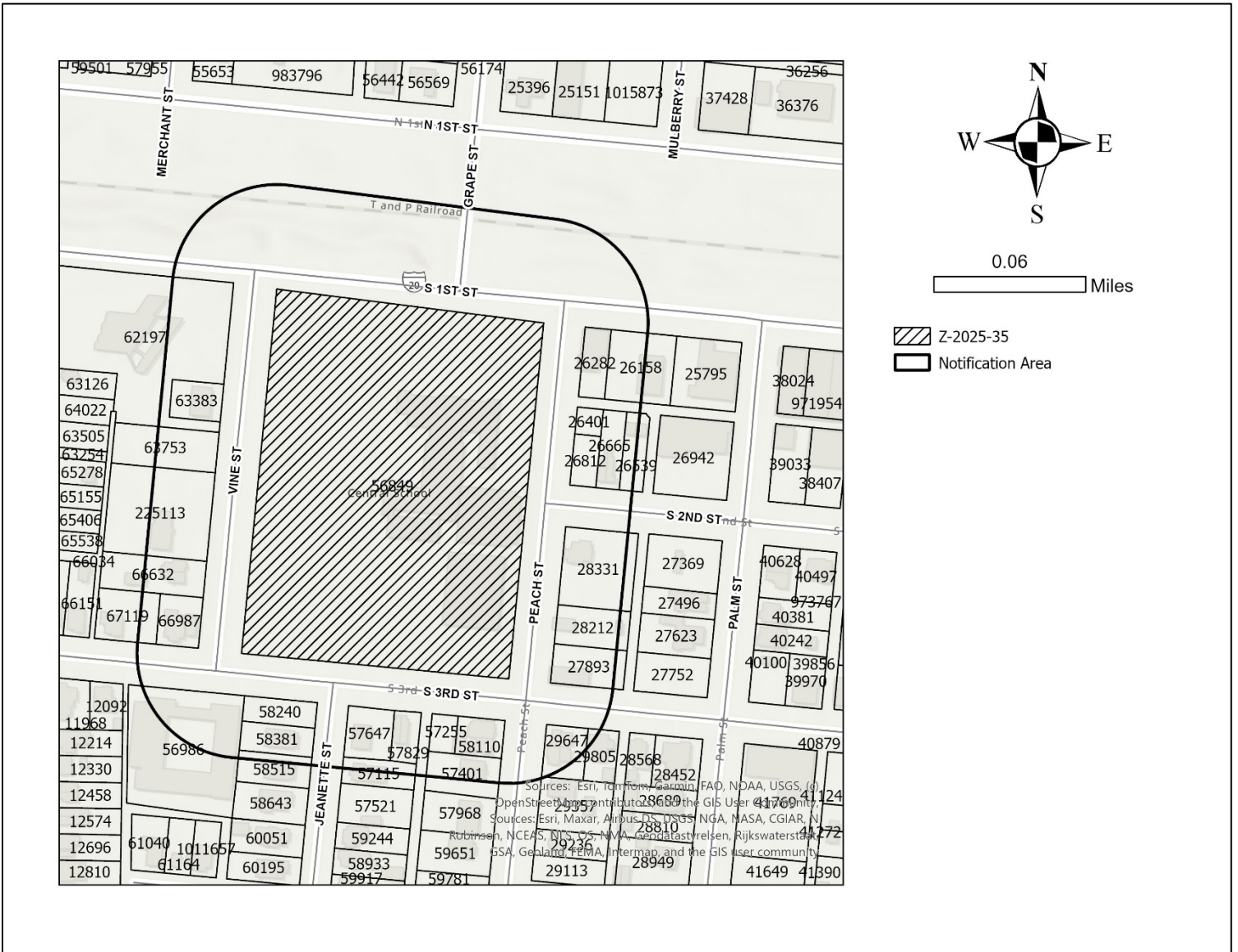
PROPERTY ID

Legend: O - Opposed, F - In Favor

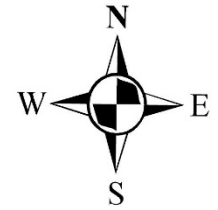
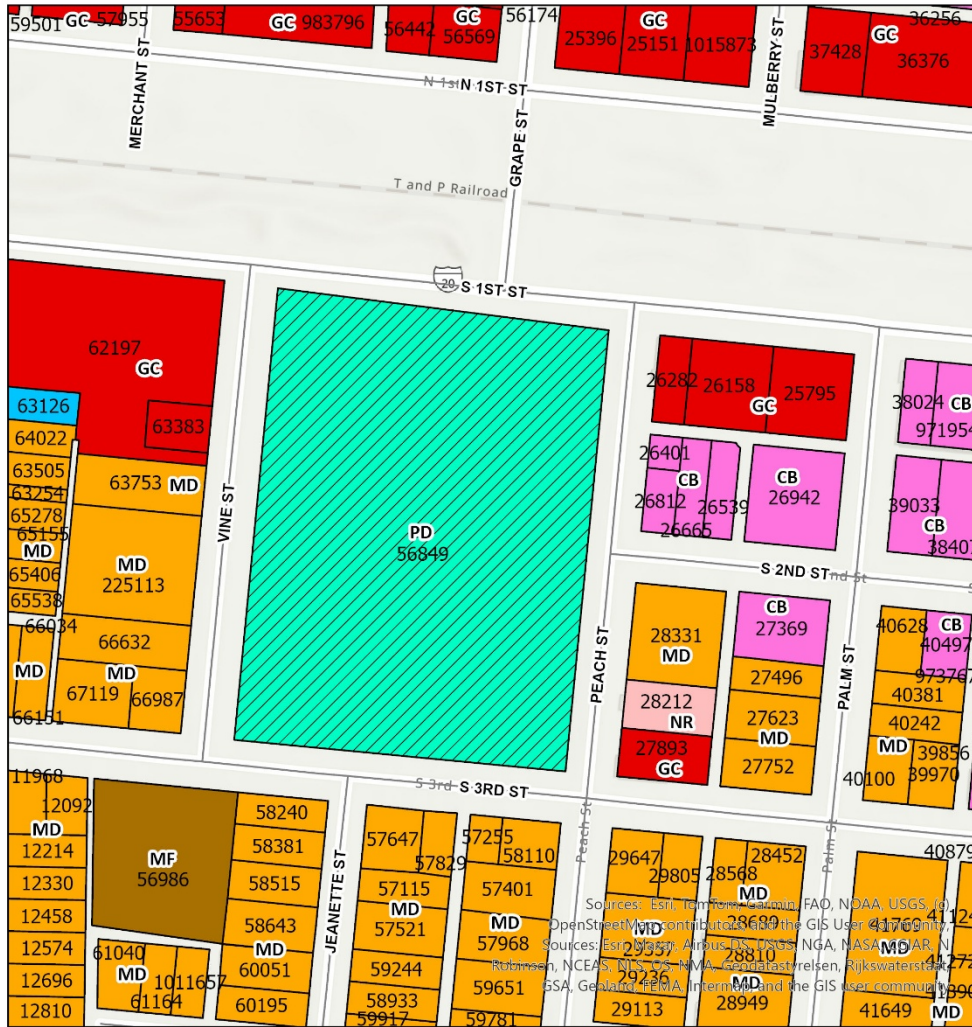
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
CHILDRESS CODY	26158	1549 S 1 ST ST	
JAR LAND INVESTMENTS LLC	26282	1583 S 1 ST ST	
JAR LAND & INVESTMENTS LLC	26401	117 PEACH ST	
CORPIAN GARY LEE & MARILU LEE	26539	1526 B S 2 ND ST	
CORPIAN GARY LEE & MARILU LEE	26539	1526 A S 2 ND ST	
CORPIAN GARY LEE & MARILU LEE	26665	1534 S 2 ND ST APT A	
CORPIAN GARY LEE & MARILU LEE	26665	1534 S 2 ND ST APT B	
JAR LAND & INVESTMENTS LLC	26812	1540 S 2 ND ST	
LOPEZ FERNANDO TORRES	27893	241 PEACH ST	
ALMAGUER RIVERA MARIA PATRICIA	28212	225 PEACH ST	
AVILA EUSTOLIO & MARY	28331	1541 S 2 ND ST	
RAMIREZ MARIA ELENA M LIFE EST	29357	317 ½ PEACH ST	
RAMIREZ MARIA ELENA M LIFE EST	29357	317 PEACH ST	
SMITH MARY LOU	29647	1543 S 3 RD ST APT B	
SMITH MARY LOU	29647	1543 S 3 RD ST APT A	
SMITH MARY LOU	29647	1543 S 3 RD ST APT C	
SMITH MARY LOU	29647	1543 S 3 RD ST APT D	
VILLARREAL JOEL S	29805	1525 S 3 RD ST	
VILLARREAL JOEL S	29805	1525 ½ S 3 RD ST	
ABILENE HERITAGE SQUARE INC	56849	1699 S 1 ST ST	
KG REALCO WEST LLC	56986	1705 S 3 RD ST	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 101	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 102	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 103	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 104	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 105	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 106	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 107	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 108	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 109	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 110	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 111	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 112	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 113	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 114	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 115	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 116	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 117	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 118	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 201	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 202	
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KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 213	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 214	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 215	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 216	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 217	
KG REALCO WEST LLC	56986	1705 S 3 RD ST APT 218	
HERNANDEZ JOSE LUIS &	57115	319 JEANETTE ST	
HERNANDEZ JOSE LUIS &	57115	317 JEANETTE ST	
DOSSANTOS ALVARO LIMA &	57255	1615 S 3 RD ST	
NIEVES RICHARD MICHAEL JR	57401	312 PEACH ST	
NIEVES RICHARD MICHAEL JR	57401	310 PEACH ST	
FORD RICHARD A	57647	309 JEANETTE ST	
WHITE ACRES PROPERTIES LLC	57829	1631 S 3 RD ST	
WHITE ACRES PROPERTIES LLC	57829	1633 S 3 RD ST	
DOSSANTOS ALVARO LIMA &	58110	302 PEACH ST	
DOSSANTOS ALVARO LIMA &	58110	1613 S 3 RD ST	
DOSSANTOS ALVARO LIMA &	58110	304 PEACH ST	
CORTEZ ALFREDO & BLANCA	58240	1703 S 3 RD ST	
CORTEZ ALFREDO & BLANCA	58381	310 JEANETTE ST	
NICHOLS LARRY & LORETTA K	58515	318 JEANETTE ST	
FIRST NATIONAL BANK BAIRD	62197	1849 S 1 ST ST	
FIRST NATIONAL BANK OF BAIRD	63383	108 VINE ST	
FIRST BANK TEXAS SSB	63753	134 VINE ST	
FIRSTDAY FOUNDATION	66632		
OK PROPERTIES LLC A SERIES LLC	66987	1702 S 3 RD ST	
PACHICANO JUAN & ROSALINA	67119	1802 S 3 RD ST	
FIRSTDAY FOUNDATION	225113	202 VINE ST	
FIRSTDAY FOUNDATION	225113	142 VINE ST	

NOTIFICATION MAP



ZONING MAP



0.06 Miles

- Z-2025-35
- Zoning Districts**
- CB
 - GC
 - MD
 - MF
 - NR
 - O
 - PD

Sources: Esri, TerraMetrics, FAO, NOAA, USGS, (d), OpenStreetMap contributors, the GIS User Community, Sources: Esri, DeLorme, Airbus, US, USGS, NGA, NASA, NPS, NRC, NCEAS, NIS, US, MMA, Esri, Swisstopo, Rijkswaterstaat, GSB, Geolyd, FEMA, Intermap and the GIS user community



PLANNED DEVELOPMENT AMENDMENT

Case: Z-2025-35

Applicant: Abilene Heritage Square

Request: Amend the terms and conditions of a Planned Development District (PDD-136) to accommodate new construction.

Location: 1699 South First Street

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: October 7, 2025

Council Hearing: October 23, 2025
November 6, 2025



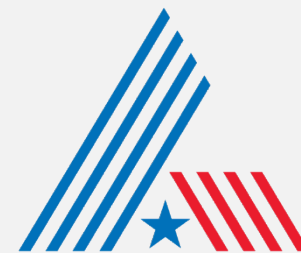


AERIAL LOCATION MAP



0.06
Miles

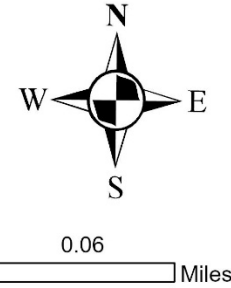
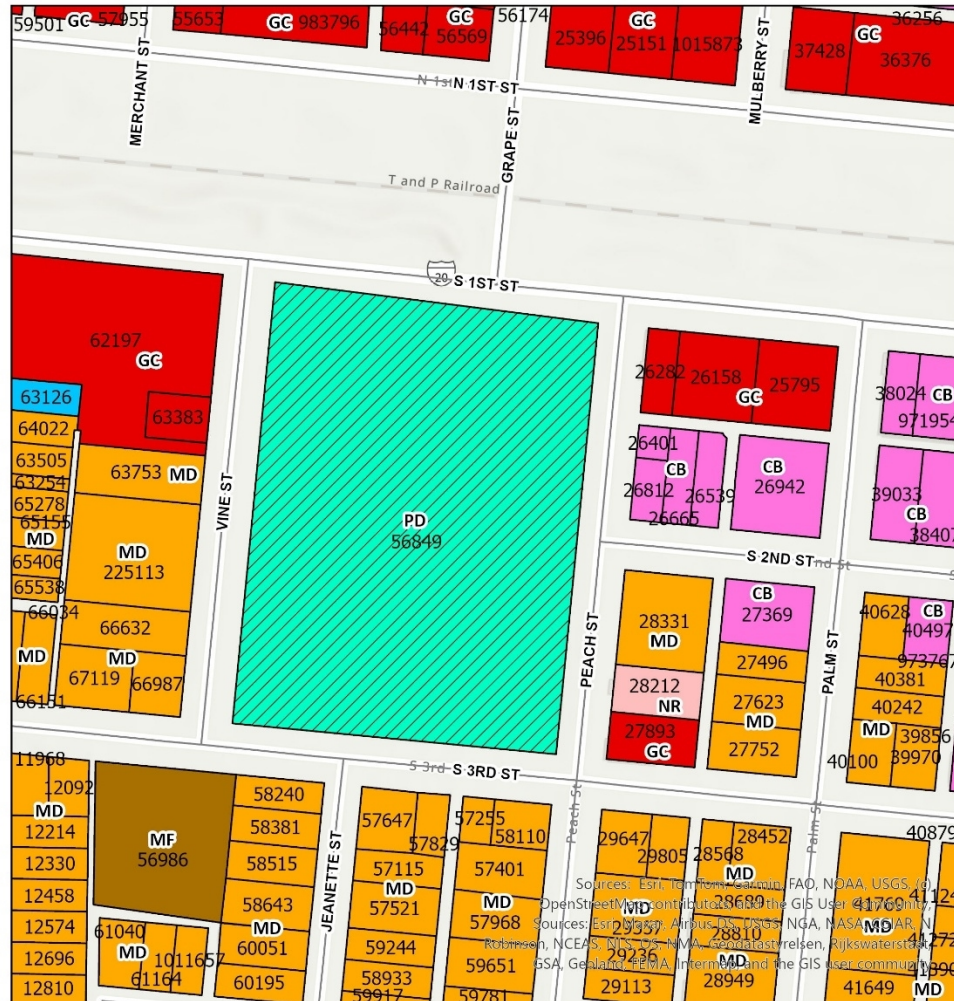
Z-2025-35



CITY OF
ABILENE
TEXAS



ZONING MAP



- Z-2025-35
- Zoning Districts
- CB
 - GC
 - MD
 - MF
 - NR
 - O
 - PD

Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User community
Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User community
Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User community





VIEWS OF SUBJECT PROPERTY



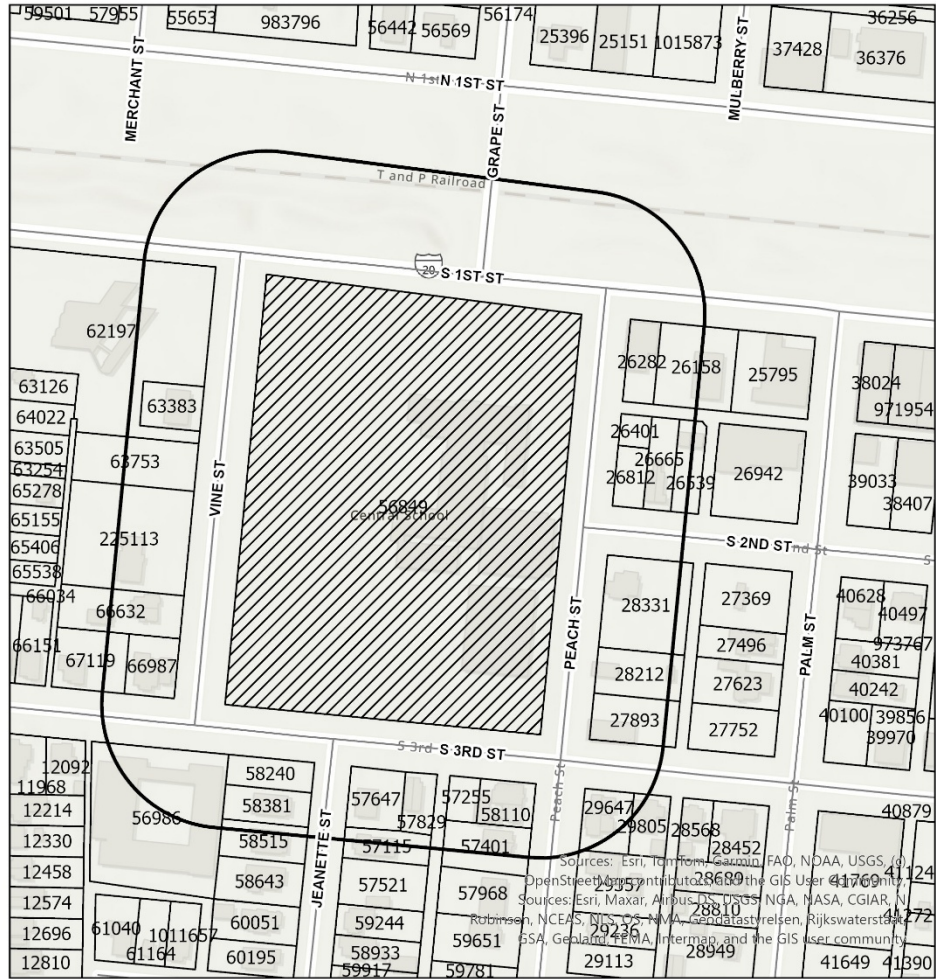


VIEWS OF SUROUNDING PROPERTY





NOTIFICATION AREA MAP



- Z-2025-35
- Notification Area

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





FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

- The *Comprehensive Plan*;
- The surrounding uses and zoning;
- The spirit and intent PDD-136;
- Generally accepted planning principals; and
- The Criteria for Approval in the LDC.

Staff Recommendation: **Approval**





Questions?



AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, CONCERNING PD-136 A PLANNED DEVELOPMENT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23, Subpart E, known as the 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 Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 27th day of October A.D. 2011.

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 15th day of September, 2011, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 3rd day of November, 2011, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 3rd day of November, A.D. 2011.

ATTEST:

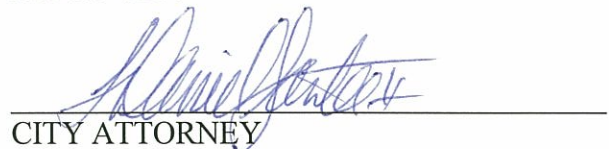


CITY SECRETARY



MAYOR

APPROVED:



CITY ATTORNEY

ORDINANCE NO. 48-2011

Exhibit "A"

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

PART 2: Development Specifications. All development in the Planned Development shall be in accordance with any maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development, which are hereby incorporated by reference and included as part of this ordinance. All use and development within the Planned Development must be in compliance with the general Land Development Code of the City of Abilene except as otherwise specifically provided herein.

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

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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.

ORDINANCE NO. 48-2011

EXHIBIT "A"

PAGE 2

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

Old Town Abilene, Block 184, Lots 1, 2 & 3

Location: 1699 S. 1st Street

PART 6: Purpose. The purpose of the Planned Development (PD) request is to allow for commercial development and related activities for re-use of a building, while maintaining the general historic appearance of the main building as viewed from South First and Grape Streets.

PART 7: Specific Modifications. This Planned Development shall be subject to the requirements of the GC (General Commercial) zoning district, except as modified below.

A. PERMITTED USES:

All uses permitted in the GC (General Commercial) zoning district listed in the Land Development Code, to include the following as permitted uses:

- Drive Thru Facility, not in main building
- Dwelling – Multiple-Family
- Dwelling – Institutional
- Recreation Building, Multipurpose
- Swimming Pool, private
- Tennis Court, private
- Personal Care Facility

The following uses are not permitted:

- Drive Thru Facility, in main building
- Fuel Sales
- Kennel
- Repair and Maintenance Services – Automobile/Small Truck (Major)
- Repair and Maintenance Services – Automobile/Small Truck (Minor)
- Retail Sales/Rental of vehicles, including automobile and small truck and large truck and other large vehicles and equipment)
- Taxidermist

B. SITE DEVELOPMENT

The development shall comply with the requirements of the Land Development Code with the following exceptions and additions:

1. The property owner shall acquire City approval before seeking to demolish the main building. The Landmarks Commission shall be the approval organization for such request through the processes and procedures outlined for Historic Overlay zoned properties.
2. The property owner shall be responsible for preservation of the visibility of the front façade from Grape Street by preserving the terminating vista visible from Grape Street. No buildings shall be allowed between South 1st and the main Lincoln Middle School building that would affect this visibility.
3. The existing window openings must be preserved either with windows or the appearance of windows on the front and side façades of the main building.
4. The property owner shall not alter or remove significant architectural features of the front or side façades, including but not limited to gargoyles, cornices, and other such features without approval by the City's Landmarks Commission.

5. If painted, the bricks on visible façades of the main building must be painted neutral, earth-tone colors and shall require a Certificate of Appropriateness from the Landmarks Commission.
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-END-

ORDINANCE NO. 48-2011

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, CONCERNING PD-136 A PLANNED DEVELOPMENT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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

PART 1: That Chapter 23, Subpart E, known as the 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 Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 27th day of October AD. 2011.

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PASSED ON SECOND AND FINAL READING THIS 3rd day of November, AD. 2011.

ATTEST:



CITY SECRETARY

MAYOR

APPROVED:

CITY ATTY.

ORDINANCE NO. 48 201 J

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PART 7: Specific Modifications. This Planned Development shall be subject to the requirements of the GC (General Commercial) zoning district, except as modified below.

A. PERMITTED USES:

All uses permitted in the GC (General Commercial) zoning district listed in the Land Development Code, to include the following as permitted uses:

- Drive Thru Facility, not in main building
- Drive Thru Facility, in attached to the main building, to serve as a public library book return, for which a Certificate of Appropriateness has been approved by the Abilene Landmarks Commission
- Dwelling- Multiple-Family
- Dwelling - Institutional
- Recreation Building, Multipurpose
- Swimming Pool, private
- Tennis Court, private
- Personal Care Facility

The following uses are not permitted:

- Fuel Sales
- Kennel
- Repair and Maintenance Services -Automobile/Small Truck (Major)
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3. The existing window openings must be preserved either with windows or the appearance of windows on the front and side facades of the main building. Window openings that exist in internal spaces created by new construction and not appearing on the front or east façade of the main building may be selectively filled in with material of the owner's choice.

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AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, CONCERNING PD-136 A PLANNED DEVELOPMENT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

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ATTEST:



CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

ORDINANCE NO. 48 2011

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ORDINANCE NO. 48-2011

EXHIBIT "A"

PAGE2

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-END-

ORDINANCE NO. 48-2011
EXHIBIT "A"
PAGE5



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: Abilene Heritage Square, Inc.
 Address: 1699 South First Street Number of Lots: 3 Acreage: 8.93 ac + or -
 Legal Description: Old Town Abilene, Lots 1, 2 and 3
 Subdivision Name: OT Abileme Block: 184 Lot: 1, 2 and 3
 Current Zoning: Planned Development Proposed Zoning (if applicable): Planned Development

OWNER AND AUTHORIZATION

Owner Name: Abilene Heritage Square, Inc.
 Address: 1699 South First Street
 City, State, Zip: Abilene, Texas 79602 Fax: _____
 Phone: (325) 677-1367 Email: admin@abileneheritagesquare.org
 Agent Name: William D. Minter
 Address: 742 Davis Drive
 City, State, Zip: Abilene, Texas 79605 Fax: _____
 Phone: (325) 829-0617 Email: admin@abileneheritagesquare.org

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

Signature of Owner:  Date: August 29, 2025

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



ZONING APPLICATION

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

The reason for our request for amendment to PD-136 is to ensure compliance with the ordinances of the City of Abilene in regard to this historic structure when the building is ready for occupancy.

Minor changes in subsection A "Permitted Uses" and B "Site Development" are needed.

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. The property is in an Empowerment Zone.

- 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?

The requested change will ensure that the Public Library will be able to offer a drive-by book drop.

The change should have no effect on the district's classification, or other uses in the immediate area.

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

Yes. The current Main Branch of the Abilene Public Library does offer a drive-by book drop.

The book drop was included in the Program documents approved by city staff in planning for the new facility.

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

The location of the planned drive-by book drop was chosen because it is the safest location for such a book drop on the property.

Other Required Forms - Disclosure of Interest (See Attached)



ZONING APPLICATION

Owner Authorization and Representative Designation

Property Description

Subdivision: Original Town Abilene
Zoning Classification(s): Planned Development
Location: 1699 South First Street

Total Number of Acres: 8.93 + or -
Total Number of Lots: 3

Property Owner Information & Authorization

Name/Company: Abilene Heritage Square, Inc.
Address: 1699 South 1st St. ---- (Mailing) P.O. Box 1699
City: Abilene State: Texas Zip Code: 79605
Phone: (325) 677-1367 Email: admin@abileneheritagesquare.org

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.

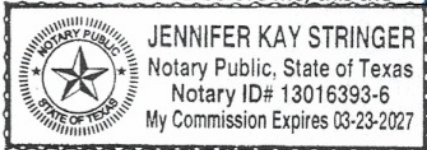
Property Owner's Signature: [Signature] Date: August 28, 2025

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared William D. Minter (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 29 day of August, 2025



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

Project Representative Information (complete if designated by owner)

- Engineer
- Purchaser
- Tenant
- Preparer
- Other(specify): Vice President

Name: William D. Minter Company: Abilene Heritage Square, Inc.
Address: P.O. Box 1699 City: Abilene State: Texas
Zip Code: 70602 Number: 325-829-0617 Email: admin@abileneheritagesquare.org



ZONING APPLICATION

Disclosure of Interest

Disclosure Questions

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

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

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

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

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

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

Name of Certifying Person (print): William D. Minter

Property Owner Project Representative Project Representative

Signature of Certifying Person: 

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

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



ZONING APPLICATION

Recommendations

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

PUBLIC NOTIFICATION

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

PLEASE READ BEFORE SIGNING

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

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

SIGNED: _____

DATE: _____

August 28, 2025

ZONING CASE: Z-2025-36 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: October 7, 2025
 City Council 1st Read: October 23, 2025
 City Council 2nd Read: November 6, 2025

Applicant

Owner: 108 Real Estate
 Agent: Jacob Martin

Case Manager

Adam Holland– Planner

Request

Change the zoning of approximately 5.23 acres from Agricultural Open (AO) to Heavy Commercial (HC).

Location

Located at 3329 Maple Street. Legal description being the west 1108.79 feet of Lot 1, Block A, A.M. Wagner Subdivision, Abilene, Taylor County, Texas.

Background

The owner of this property would like to rezone this property to match the adjacent zoning of Heavy Commercial at 3325 Maple Street. The owner intends to use the property for Active Outdoor Recreation.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO/GC	Recreation/Commercial
East	AO	Vacant
South	LI	Warehousing/Storage
West	PH	Residential

Criteria Assessment

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

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

The proposed request is consistent with the 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 rezoning is consistent with the neighboring zoning and uses in the area.

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

The property is adequately served by all utilities. The property is in the process of platting and will be subject to all development standards in the LDC.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

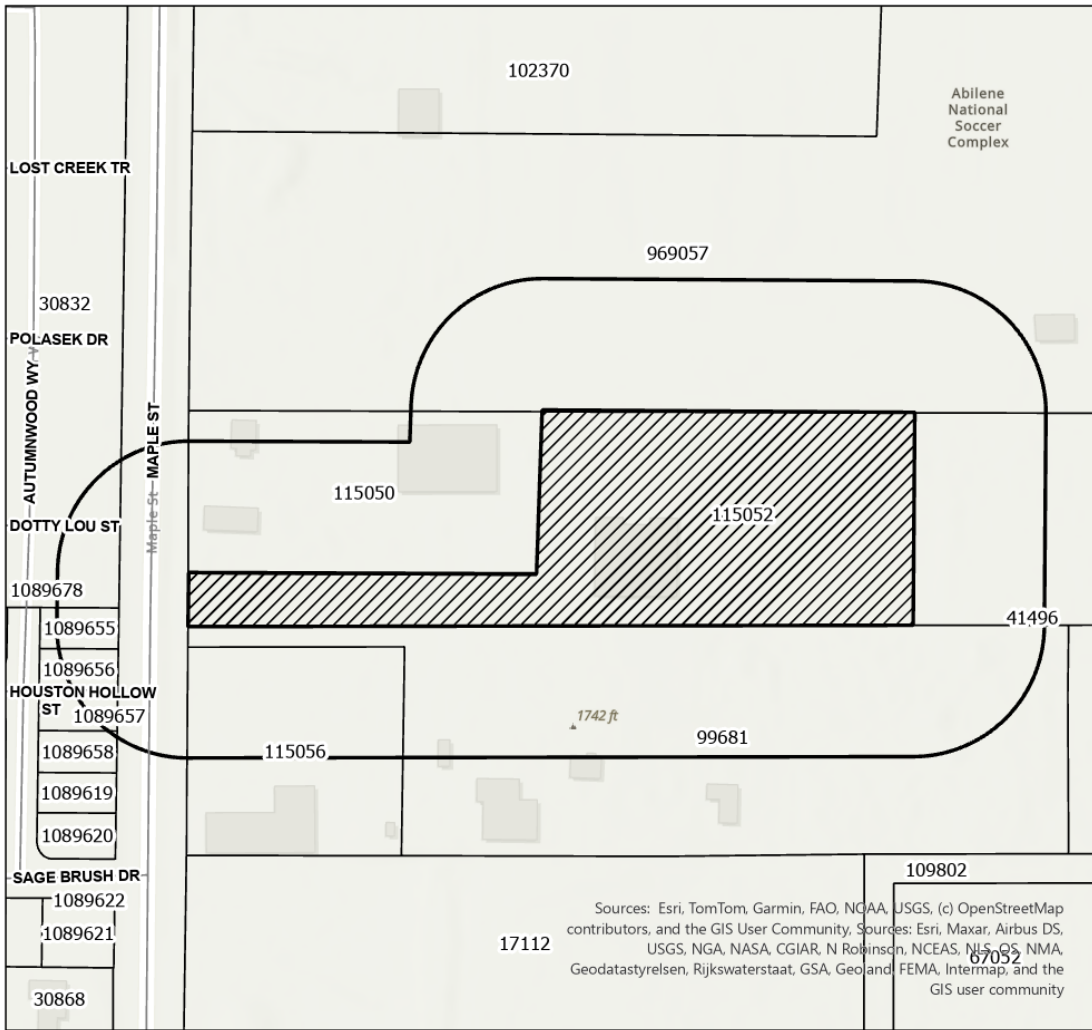
- Project Overview
- PowerPoint
- Plat
- Zoning Exhibit

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on September 19, 2025 via standard mail, with a certificate of mailing, to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER				Legend: O - Opposed, F - In Favor
OWNER	PROP_ID	SITUS	RESPONSE	
108 REAL ESTATE LLC	115050	3325 MAPLE ST		
ABILENE NATIONAL SOCCER	969057	3025 MAPLE ST		
ACME COMMERCIAL PROPERTIES LLC	115056	3481 MAPLE ST		
NATIONAL HOME CORPORATION	1089655	2901 AUTUMNWOOD WY		
POLASEK BROS DEVELOPMENT LLC	30832	201 POLASEK DR		
S CENTRAL PROPERTIES LLC	99681	3399 MAPLE ST		

NOTIFICATION MAP



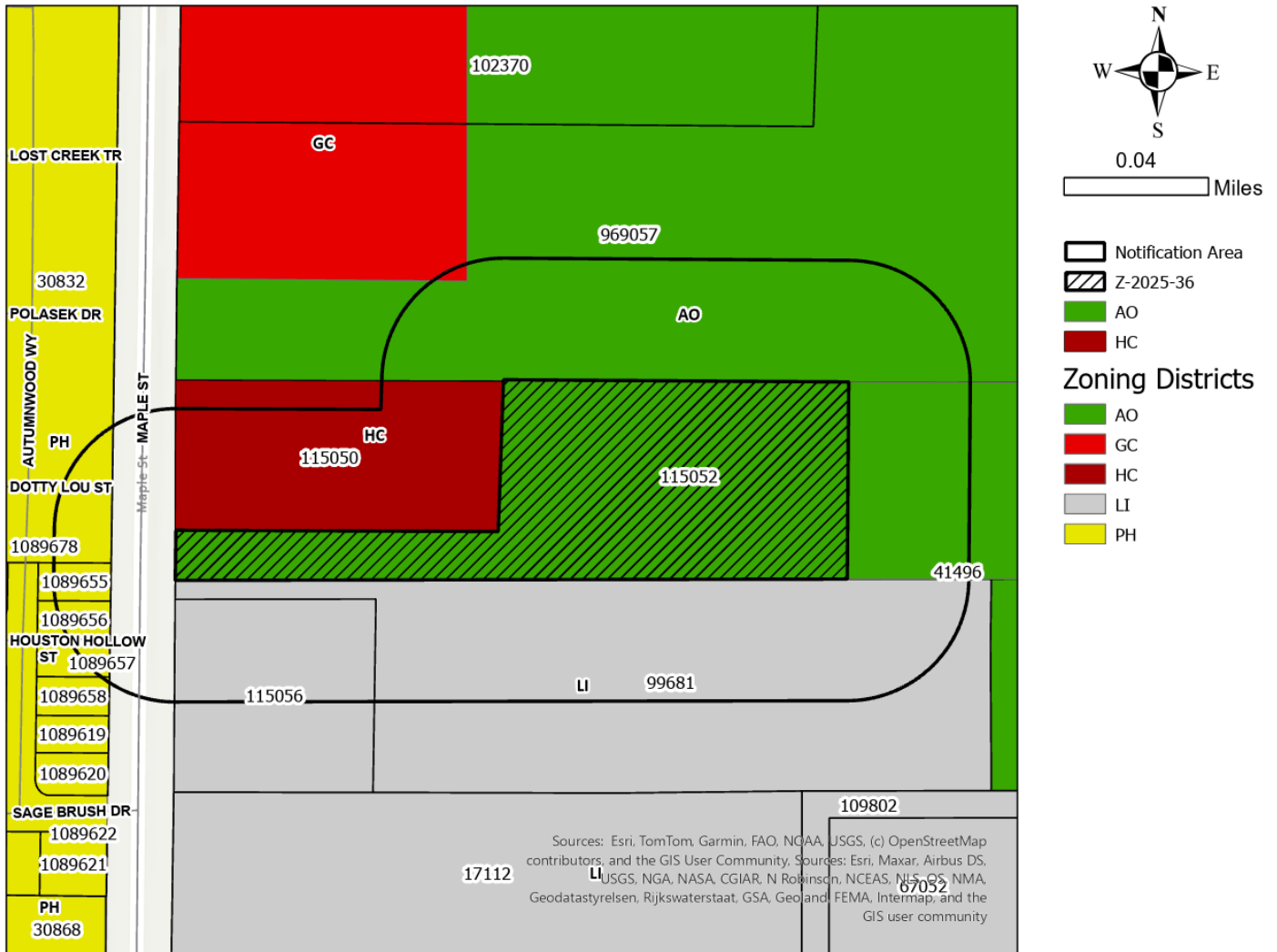
0.04

Miles

- Notification Area
- Z-2025-36

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

ZONING MAP





REZONE REQUEST

Case: Z-2025-36

Owner: 108 Real Estate

Applicant: Jacob Martin

Request: Change the zoning of approximately 5.23 acres from Agricultural Open (AO) to Heavy Commercial (HC).

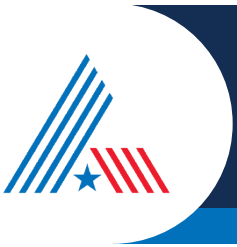
Location: 3329 Maple Street

Notification: 0 in Favor, 0 in Opposition

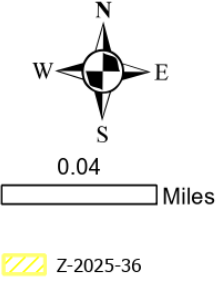
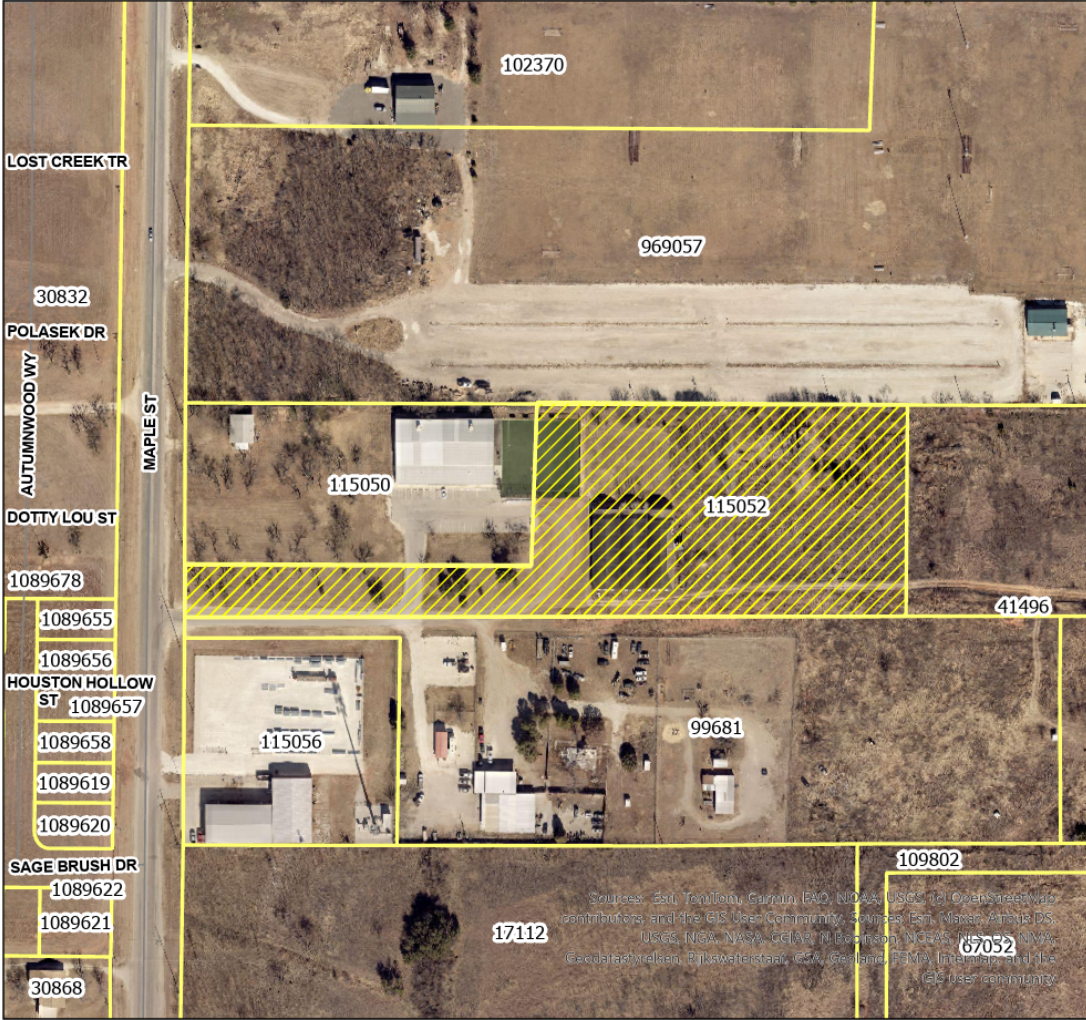
Planning & Zoning: October 7, 2025

Council Hearing: October 23, 2025
November 6, 2025



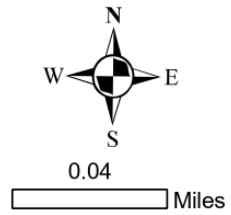
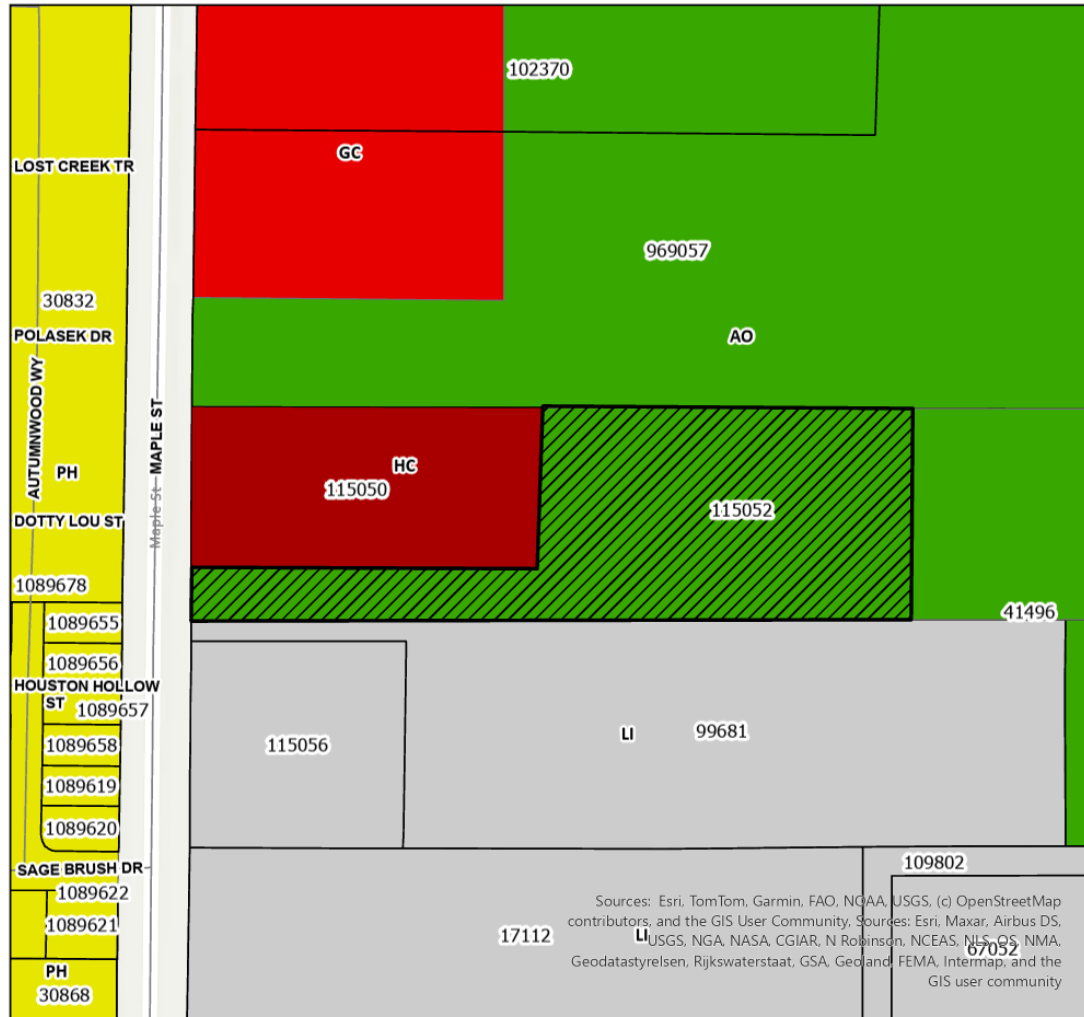


AERIAL LOCATION MAP





ZONING MAP



- Z-2025-36
- Zoning Districts**
- AO
 - GC
 - HC
 - LI
 - PH





USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

LEGEND

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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





USES IN HEAVY COMMERCIAL ZONING

RESIDENTIAL USES:

C Hotel/Motel

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRADE – RETAIL USES:

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

SERVICE:

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

TRADE – WHOLESALE USES:

P Liquor, Wholesale/Distribution
 P Wholesaling and Storage (indoor)
 C Wholesaling and Storage (outdoors)

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

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



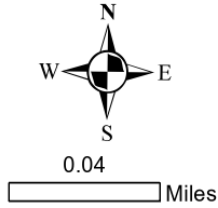
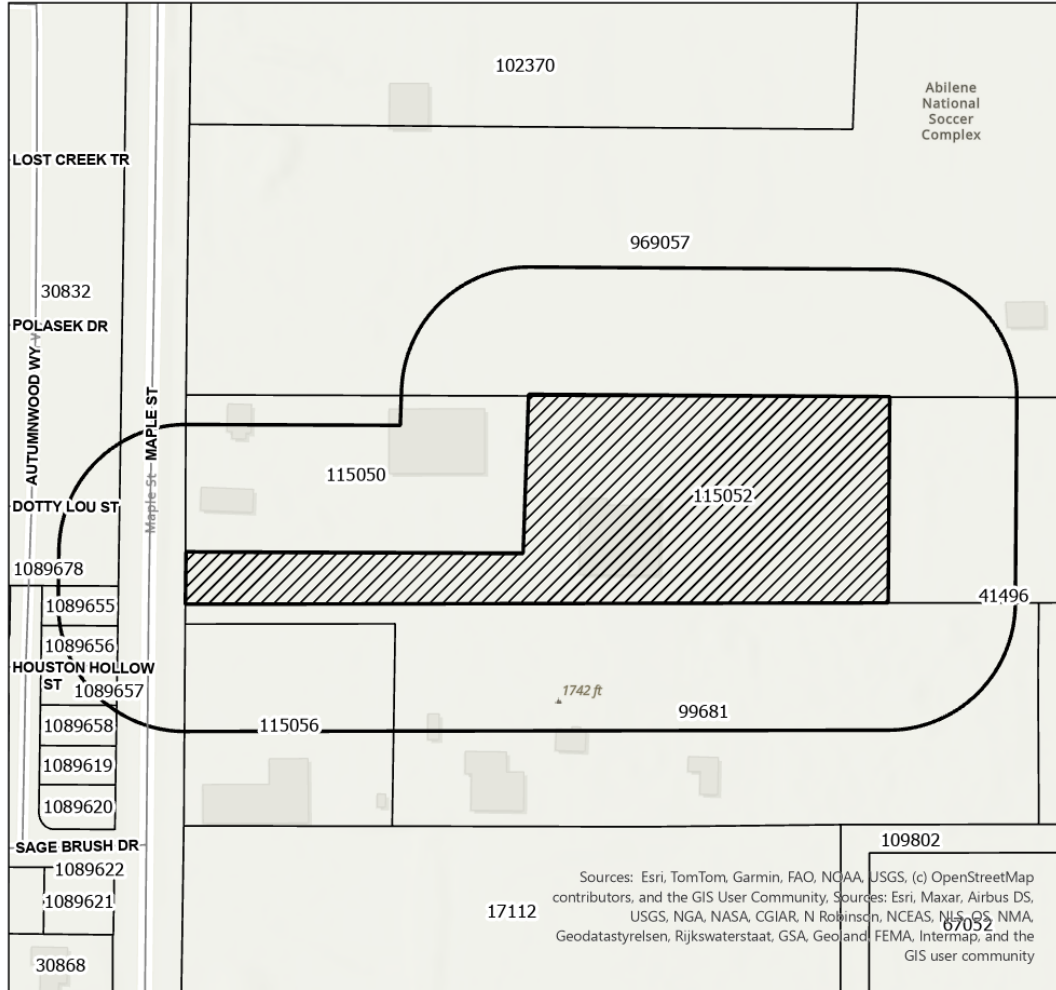


VIEWS OF SUBJECT PROPERTY





NOTIFICATION AREA MAP



Notification Area
 Z-2025-36

0 - in Favor -
 0 - in Opposition -

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





FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

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

Staff Recommendation: **Approval**





Questions?



1-82

304

FILED FOR RECORD
10 OCT 15 11 A.M.

JAN 8 1981

JAMES WILLIAMS
COUNTY CLERK, COUNTY OF TAYLOR, TEXAS
L.W. Deputy

PLANNING COMMISSION THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B PENAL CODE OF TEXAS, AS AMENDED. DATE <u>12-15-80</u> CHAIRMAN <u>Bret Henry</u> ATTEST <u>Cynthia McDaniel</u> SECRETARY DATE <u>12-8</u> PLANNING DIRECTOR <u>Robert R. Hays</u>	PLANNING DIRECTOR FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS. <u>12-15-80</u> <u>FP-11380</u> DATE FILE NUMBER <u>Robert R. Hays</u> PLANNING DIRECTOR FEES
DIRECTOR OF PUBLIC WORKS THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS. DATE <u>1/8/81</u> DIRECTOR OF PUBLIC WORKS <u>Robert R. Hays P.E.</u>	COUNTY CLERK I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON <u>Jan. 8, 1981</u> <u>304</u> DATE FILE NUMBER <u>James L. Williams</u> <u>Taylor</u> COUNTY CLERK COUNTY, TEXAS <u>Laverne Williams</u> DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER(S), OF THE HERINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS LOTS STREETS AND ALLEYS UNDER THE NAME OF

CONTINUATION OF A.M. WAGNER SUBDIVISION

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS ALLEYS LANES EASEMENTS PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS

(Field Notes Attached)

EXECUTED THIS 10 DAY OF December 1980

Dan Harwell, Jr. OWNER Dan Harwell, Jr. OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF TAYLOR

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED DAN HARWELL, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10 DAY OF Dec A D 1980

Cynthia G. Steub
NOTARY PUBLIC TAYLOR COUNTY TEXAS

THE STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

A CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A D 19 _____

NOTARY PUBLIC COUNTY, TEXAS

GENERAL NOTES

SHEET 1 OF 1 SHEETS ACRES 16.44

SCALE 1" = 200' SMALLEST LOT 716.27 SQ FT LARGEST LOT 716.127 SQ FT

LOT WIDTH MIN 113' MAX 323' LOT DEPTH MIN 2012.8 MAX 2601.3'

CONCRETE MONUMENTS _____ POLES _____ DOWN GUYS _____

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE

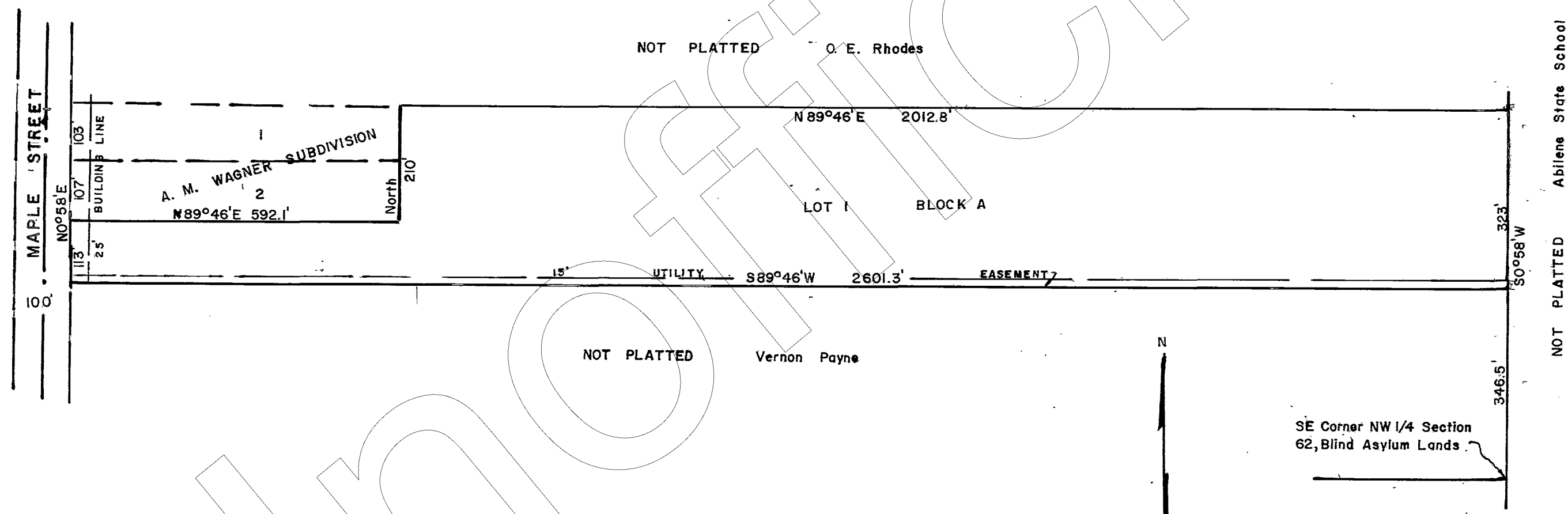
PLAT DESCRIPTION: CONTINUATION OF
A.M. WAGNER SUBDIVISION of 16.44 acres out of the Northwest 1/4 Section 62, Blind Asylum Lands, ABILENE, TAYLOR COUNTY, TEXAS

12-9-80
DATE

James L. Williams
SIGNATURE

JAMES L. WILLIAMS
REGISTERED PUBLIC SURVEYOR

82



CONTINUATION OF
A.M. WAGNER SUBDIVISION of 16.44 acres out of the
Northwest 1/4 Section 62, Blind Asylum Lands
ABILENE, TAYLOR CO., TEXAS
Scale: 1" = 200'

NOT IN FLOOD ZONE
ZONED: A.O.
Developer: Dan Harwell, Jr.
1950 Willow Dr.
673-0067
Surveyor: James L. Williams
1061 So. 3rd. St.
677-6712

1-82.1



STATE OF TEXAS
COUNTY OF TAYLOR

I hereby certify that this Instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the named RECORDS of Taylor County, Texas, as stamped hereon by me.

Janice Lyons
County Clerk,
Taylor County, Texas

*Plat filed notes
Vol 15 Page 448*

304

VOL 15 PAGE 448

COPY

CONT. 1

A. M. WAGNER SUBDIVISION

Being 16.44 Acres out of the Northwest 1/4 of Section 62, Blind Asylum Lands, Taylor County, Texas and being more particularly described as follows;

Beginning at a point on the East line of said Northwest 1/4, whence the Southeast corner of said Northwest 1/4 Section 62 bears S0°58'W 346.5';

Thence S89°46'W 2601.3' to a point on the EBL of Maple Street;

Thence N0°58'E 113' to the Southwest corner of Lot 1, Blk. A, A. M. Wagner Subdivision;

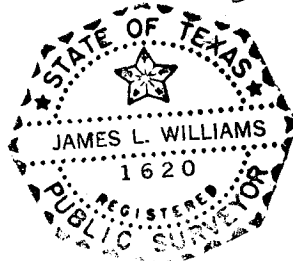
Thence N89°46'E 592.1' to the Southeast corner of said Lot 1;

Thence North 210' to the Northeast corner of Lot 2, Blk., Wagner Subdivision;

Thence N89°46'E 2012.8';

Thence S0°58'W 323' to the place of beginning and containing 16.44 acres.

James L. Williams
James L. Williams
Registered Public Surveyor



FILED FOR RECORD
11 O'CLOCK 15 MIN. A.M.

JAN 8 1981

JANICE LYONS
County Clerk, Taylor County, Texas

J. W. Deputy

PROJECT OVERVIEW

Project Type: Zoning Application | **Project Title:** Z-2025-36 AO to HC
ID # 25-000218 | **Started** 09/02/2025 at 2:40 PM



Address
 3329 Maple St, Abilene, TX USA 79602

Legal
 A M Wagner Subdivision Blk Block A Lot Lot 1-2
 A M Wagner, Block A, Lot 1 & 2, Acres 2.85

Description
 Zone from AO to HC

PROPERTY DETAILS

Property ID	115050
GEO ID	35615
Enforcement Area	Lytle Area

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
108 Real Estate Llc	-	4601 Buffalo Gap Rd Ste - D1 Abilene, TX 79606-3364		Property Owner
108 Real Estate Llc	-	4601 Buffalo Gap Rd Ste - C-7 Abilene, TX 79606-3363		Property Owner
Clayton Farrow	cfarrow@jacobmartin.com 3256951070	3465 Curry Lane Abilene, TX 79606-2287	Engineer	APPLICANT

INFORMATION FIELDS

Owner Name
 108 Real Estate

Agent Name
 Jacob|Martin

Block
 -

Lot
 -

Acreage
 -

Legal Description of property
 A M WAGNER, BLOCK A, LOT 1 & 2, ACRES 2.85

Subdivision Name

-

Current Zoning

AO

Proposed Zoning

HC

Agree to Terms

Clayton Farrow

INVOICES	DUE DATE	CONTACT	TOTAL	PAID	DUE																						
25-004775	09/05/2025	Clayton Farrow	\$ 1,500.00	\$ 1,500.00	\$ 0.00																						
<table border="1"> <thead> <tr> <th>Fees</th> <th>Account No</th> <th>Total</th> <th>Paid</th> <th>Due</th> </tr> </thead> <tbody> <tr> <td>Zoning - Zone change request</td> <td>1004002-42001</td> <td>\$ 1,500.00</td> <td>\$ 1,500.00</td> <td>\$ 0.00</td> </tr> <tr> <td colspan="6">Receipts</td> </tr> <tr> <td colspan="6">25-004412</td> </tr> </tbody> </table>						Fees	Account No	Total	Paid	Due	Zoning - Zone change request	1004002-42001	\$ 1,500.00	\$ 1,500.00	\$ 0.00	Receipts						25-004412					
Fees	Account No	Total	Paid	Due																							
Zoning - Zone change request	1004002-42001	\$ 1,500.00	\$ 1,500.00	\$ 0.00																							
Receipts																											
25-004412																											
TOTALS			\$ 1,500.00	\$ 1,500.00	\$ 0.00																						

GENERATED DOCUMENTS

PRINTED ON

PRINTED BY

ISSUED TO

No data for Generated Documents.

ATTACHED DOCUMENTS

UPLOADED ON

UPLOADED BY

2025-09-02 Zoning Exhibit_Easier to Read.pdf	09/03/2025 at 10:07 AM	Clayton Farrow
Completed Zoning Owner Authorization.pdf	09/03/2025 at 10:07 AM	Clayton Farrow
Owner Authorization.pdf	09/02/2025 at 4:03 PM	Kera Valois
198100304-1.pdf	09/02/2025 at 3:52 PM	Kera Valois

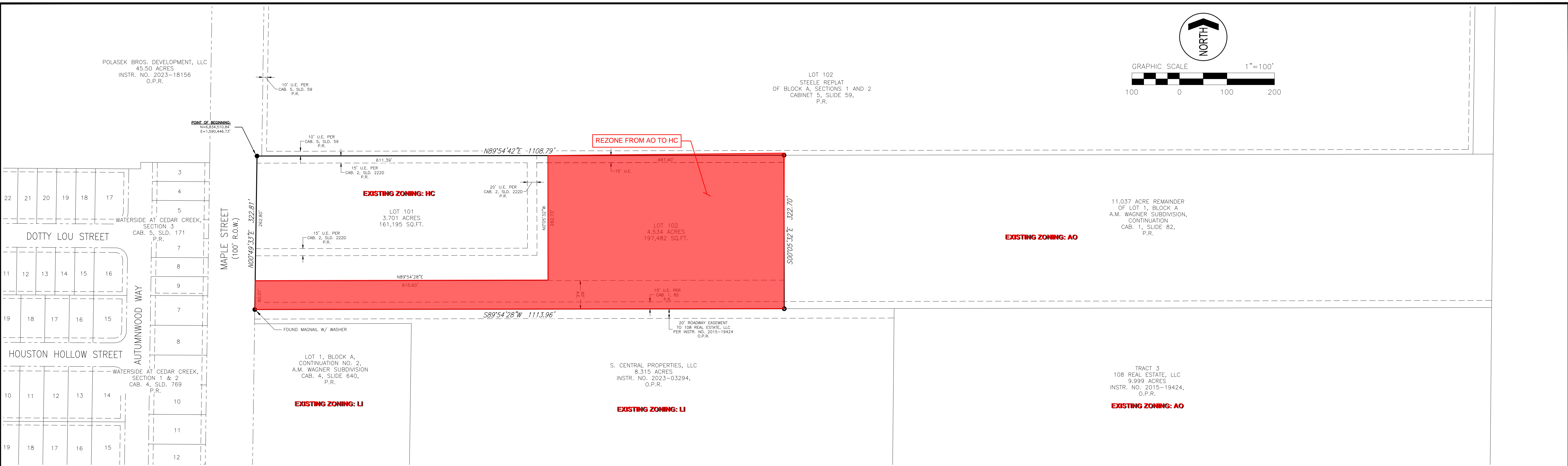
EPR DOCUMENTS

ASSOCIATED STEPS

STATUS

LAST REVIEW BY

Civil	Zoning Application Review	Not Uploaded	-
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METES & BOUNDS DESCRIPTION:

BEING a 8.235 acre tract of land being all of Lots 1 & 2, Block A of the A.M. Wagner Subdivision, as shown per plat recorded in Cabinet 2, Slide 222D, Plat Records, Taylor County, Texas, and being a portion of Lot 1, Block A, A.M. Subdivision, Continuation, as shown per plat recorded in Cabinet 1, Slide 82, Plat Records, Taylor County, Texas. Said 8.235 acre tract is more particularly described in metes and bounds as follows:

BEGINNING at a 1/2 rebar rod found (N=6,834.510.84', E=1,590.446.73') being the northwest corner of this described tract and Lot 1, same being the southwest corner of Lot 102, Block A, of the Steele Replat of Block A, Sections 1 & 2, Steele Addition, as shown per plat recorded in Cabinet 5, Slide 59, Plat Records, Taylor County, Texas, same being in the east right-of-way line of Maple Street;

THENCE N89°54'42"E, 1,108.79 feet along the north line of this described tract and said Lot 1, and said Lot 1, Continuation, and along the south line of said Lot 102 to a 1/2 rebar rod set with plastic cap stamped "J&M BOUNDARY" for the northeast corner of this described tract;

THENCE S00°05'32"E, 322.70 feet along the east line of this described tract and over and across said Lot 1, Continuation to a 1/2 inch rebar rod set with plastic cap stamped "J&M BOUNDARY" for the southeast corner of this described tract and being in the south line of said Lot 1, Continuation, said corner also being in the north line of a 8.315 acre tract of land described in a deed to S. Central Properties, LLC recorded in Instrument No. 2023-03294, Official Public Records, Taylor County, Texas;

THENCE S89°54'28"W, 1,113.96 feet along the south line of this described tract and said Lot 1, Continuation, and along the north line of said S. Central tract to a maginal with washer found for the southwest corner of this described tract and said Lot 1, Continuation, said corner being located in the east right-of-way line of said Maple Street;

THENCE N00°49'33"E, 322.81 feet along the west line of this described tract and of said Lot 1, Continuation, and said Lots 1 & 2, and along the east right-of-way line of said Maple Street to the POINT OF BEGINNING and containing 8.235 acres of land more or less.

BASIS OF BEARINGS:

BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH REFERENCING THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.000142351.

FINISHED FLOOR ELEVATION:

ALL FINISHED FLOOR ELEVATIONS SHALL BE 18" MINIMUM ABOVE THE HIGHEST ADJACENT STREET CURB AND 12" MINIMUM ABOVE THE HIGHEST ADJACENT GROUND ELEVATION.

PLAT NOTES:

- AREA OF SUBDIVISION = 8.235 ACRES.
- THERE IS NO PUBLIC R.O.W. DEDICATION.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NOS. 48441-C-0236-F & 48441-C-0237-F EFFECTIVE JANUARY 6, 2012.
- NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS, OR OPEN SPACE.
- THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.
- BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT CITY OF ABILENE ZONING REGULATIONS.
- UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING, MONUMENTATION WILL BE SET AS FOLLOWS: CENTERLINE MARKERS ARE MAG-NAILS WITH WASHERS; LOT CORNERS ARE 1/2" REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY".
- IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.

DEVELOPER/SUBDIVIDER:
 108 REAL ESTATE, LLC
 4601 BUFFALO GAP ROAD,
 STE C-7
 ABILENE, TEXAS 79606

LEGEND	
	SUBDIVISION BOUNDARY
	ADJACENT PROPERTY
	PROPOSED LOT LINES
	PROP. UTILITY EASEMENTS
	EXIST. UTILITY EASEMENTS
	PROP. DRAINAGE EASEMENTS
	EXIST. DRAINAGE EASEMENTS
	EXIST. STREET R.O.W.
	FOUND 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"
	FOUND CHISELED "X" IN CONCRETE
	A.E. = ACCESS EASEMENTS
	D.E. = DRAINAGE EASEMENTS
	U.E. = UTILITY EASEMENTS
	S.L.E. = STREET LIGHT EASEMENTS
	W.L.E. = WATER LINE EASEMENTS
	P.R. = PLAT RECORDS, TAYLOR CO., TEXAS
	D.R. = DEED RECORDS, TAYLOR CO., TEXAS
	O.P.R. = OFFICIAL PUBLIC RECORDS, TAYLOR CO., TEXAS

LOTS 101-102, BLOCK A,
 A.M. WAGNER SUBDIVISION
 BEING A REPLAT OF LOTS 1 & 2,
 BLOCK A, A.M. WAGNER SUBDIVISION,
 AND BEING A PORTION OF LOT 1, BLOCK A,
 A.M. WAGNER SUBDIVISION, CONTINUATION,
 CITY OF ABILENE,
 TAYLOR COUNTY, TEXAS

PLANNING COMMISSION THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, SUBCHAPTER A, AS AMENDED.	PLANNING DIRECTOR FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.
DATE _____ CHAIRMAN _____	DATE _____ FILE NUMBER _____
ATTEST _____ SECRETARY _____	PLANNING DIRECTOR _____
DATE _____ PLANNING DIRECTOR _____	FEES _____
COUNTY CLERK I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON _____	DIRECTOR OF PUBLIC WORKS THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.
DATE _____ FILE NUMBER _____	DATE _____ DIRECTOR OF PUBLIC WORKS _____
COUNTY CLERK _____ COUNTY TEXAS _____	
DEPUTY _____	

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED MANAGER OF THE HERENAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF

LOTS 101-102, BLOCK A,
 A.M. WAGNER SUBDIVISION
 BEING A REPLAT OF LOTS 1 & 2,
 BLOCK A, A.M. WAGNER SUBDIVISION,
 AND BEING A PORTION OF LOT 1, BLOCK A,
 A.M. WAGNER SUBDIVISION, CONTINUATION,
 CITY OF ABILENE,
 TAYLOR COUNTY, TEXAS

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

SEE ATTACHED METES & BOUNDS DESCRIPTION

EXECUTED THIS _____ DAY OF _____ A.D. 2025

108 REAL ESTATE, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS:
 COUNTY OF TAYLOR:

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON AND MANAGER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

108 REAL ESTATE, LLC

A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2025

TAYLOR COUNTY TEXAS

GENERAL NOTES

SCALE: 1"=100'

ACREAGE: 8.235 ACRES

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE.

PLAT DESCRIPTION:
 LOTS 101-102, BLOCK A,
 A.M. WAGNER SUBDIVISION
 BEING A REPLAT OF LOTS 1 & 2,
 BLOCK A, A.M. WAGNER SUBDIVISION,
 AND BEING A PORTION OF LOT 1, BLOCK A,
 A.M. WAGNER SUBDIVISION, CONTINUATION,
 CITY OF ABILENE,
 TAYLOR COUNTY, TEXAS

 (PRINT)
 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE _____

JACOB MARTIN
 TBPELS FIRM # 10194493

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

1925 FORT WORTH HIGHWAY
 WEATHERFORD, TX 76086
 817-594-9880

4920 S. LOOP 289, STE 104
 LUBBOCK, TX 79414
 806-368-6375

Owner Authorization and Representative Designation

Property Description

Subdivision: A M WAGNER SUBDIVISION Total Number of Acres: ~8.23
 Zoning Classification(s): AO Total Number of Lots: 2
 Location: 3329 MAPLE STREET

Property Owner Information & Authorization

Name/Company: 108 REAL ESTATE
 Address: 4601 BUFFALO GAP RD STE C-7
 City: ABILENE State: TX Zip Code: 79606
 Phone: 325-664-4856 Email: bartbourland@gmail.com

Project Representation (check one):

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

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

Property Owner's Signature: [Signature] Date: 9-3-25

STATE OF: TEXAS
 COUNTY OF: TAYLOR

BEFORE ME, a Notary Public, on this day personally appeared BART BOURLAND (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 3rd day of September, 2025



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

Project Representative Information (complete if designated by owner)

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

Name: Clayton Farrow or Tal Fillingim Company: Jacob & Martin, LLC
 Address: 3465 Curry Lane City: Abilene State: TX
 Zip Code: 79606 Number: 325-695-1070 Email: cfarrow@jacobmartin.com

ZONING CASE: Z-2025-37 STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: October 7, 2025
 City Council 1st Read: October 23, 2025
 City Council 2nd Read: November 6, 2025

Applicant

Owner: Legacy Funeral Holdings
 Agent: Jacob Martin

Case Manager

Adam Holland– Planner

Request

Change the zoning of the property from Agricultural Open (AO) to General Commercial (GC) and Residential Single-Family (RS-6).

Location

Located at 3009 Dub Wright Blvd. and 3010 Bishop Road. Legal description being a 44.90-acre tract out of the William Bishop Survey No. 43, Abilene, Taylor County, Texas.

Background

The owner of this property would like to rezone this property to General Commercial along Dub Wright and Residential use further east toward Bishop Road.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	AO/MD/PD	Residential/Vacant
East	AO	Vacant/Cemetery
South	AO	Vacant/Residential
West	MD	Residential (Duplex)

Criteria Assessment

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

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

The proposed zone changes implement the policies of the 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 rezoning is consistent with the neighboring zoning and uses of the area surrounding the subject property.

(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 is adequately served by all utilities. Any future subdivision of the property will require platting which will extend all utilities to the newly created parcels.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- Project Overview
- PowerPoint
- Owners' Authorization
- Zoning Exhibit

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on September 19, 2025 via standard mail, with a certificate of mailing, to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

PROPERTY OWNER

Legend: O - Opposed, F - In Favor

OWNER	PROP_ID	SITUS	RESPONSE
LEGACY FUNERAL HOLDINGS LLC	40475	3010 BISHOP RD	
06 LEASING LLC	108481	6249 JENNINGS DR	
B R FOREST ENTERPRISES LLC	1062094	2883 MELISSA LN	
B R FOREST ENTERPRISES LLC	1062095	2884 MELISSA LN	
B R FOREST ENTERPRISES LLC	1062096	2874 MELISSA LN	
B R FOREST ENTERPRISES LLC	1062097	2866 MELISSA LN	
B R FOREST ENTERPRISES LLC	1062098	2858 MELISSA LN	
B R FOREST ENTERPRISES LLC	1062099	2850 MELISSA LN	
B R FOREST ENTERPRISES LLC	1062100	2842 MELISSA LN	
B R FOREST ENTERPRISES LLC	1062101	2834 MELISSA LN	
B R FOREST ENTERPRISES LLC	1062102	2826 MELISSA LN	
BISHOP LANHAM RICKY III	1015732	3214 BISHOP RD	
CLARK JAMES RONALD & YONG C	41245	6049 JENNINGS DR	F
HAMPTON HILLS LLC	1093433	3001 GLENNSTER ST	
HAMPTON HILLS LLC	1093434	3009 GLENNSTER ST	
HAMPTON HILLS LLC	1093435	3017 GLENNSTER ST	
HAMPTON HILLS LLC	1093436	3025 GLENNSTER ST	
HAMPTON HILLS LLC	1093437	3033 GLENNSTER ST	
HAMPTON HILLS LLC	1093438	3043 GLENNSTER ST	
HAMPTON HILLS LLC	1093439	3049 GLENNSTER ST	
HAMPTON HILLS LLC	1093440	3059 GLENNSTER ST	
HAMPTON HILLS LLC	1093441	3065 GLENNSTER ST	
HAMPTON HILLS LLC	1093442	3075 GLENNSTER ST	
KKP INVESTMENTS LLC	56007	3201 DUB WRIGHT BL	
KKP INVESTMENTS LLC	56407	6310 BUTTERFIELD TR	

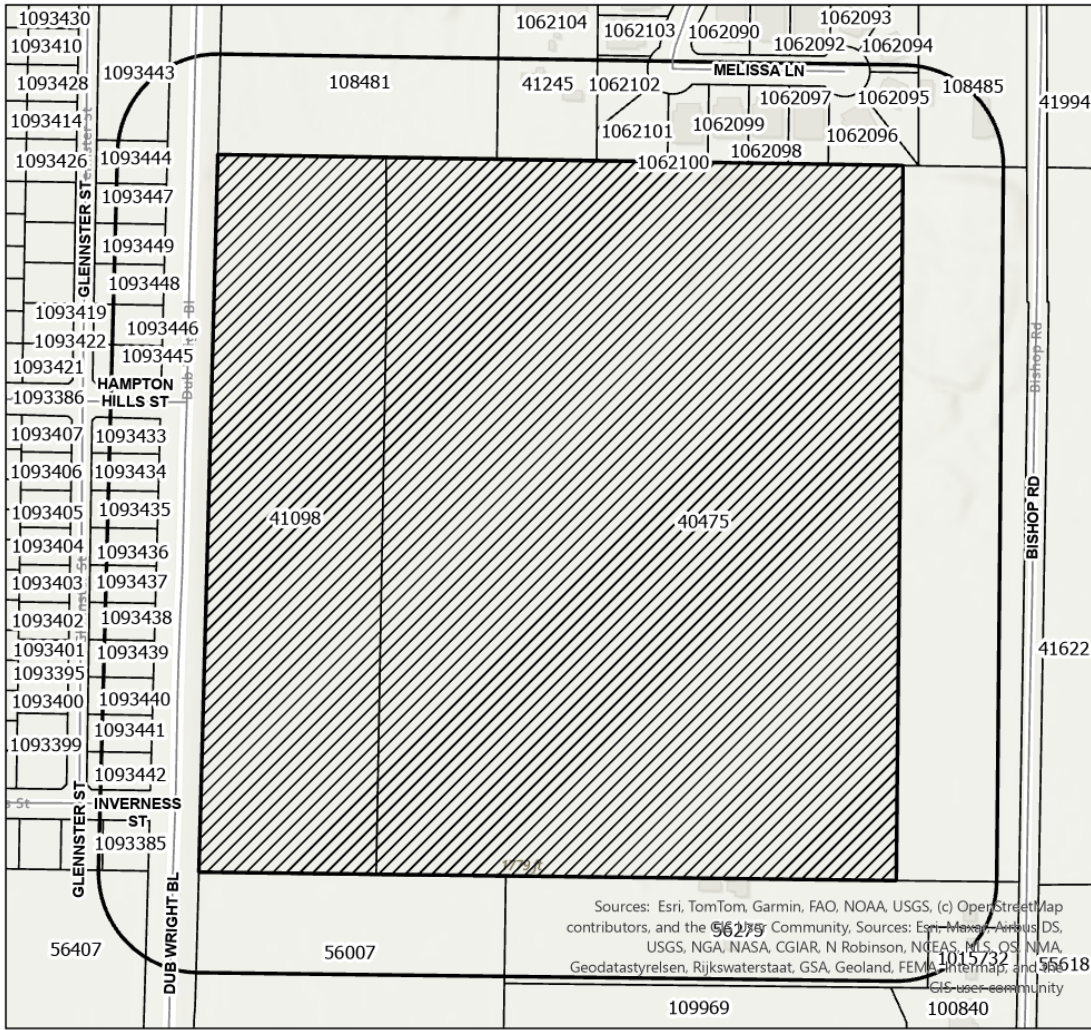
LANTRIP KENNETH EUGENE & CINDY KAY	1093445	2925 GLENNSTER ST	
LANTRIP KENNETH EUGENE & CINDY KAY	1093446	2917 GLENNSTER ST	
LANTRIP KENNETH EUGENE & CINDY KAY	1093447	2893 GLENNSTER ST	
LEGACY FUNERAL HOLDINGS LLC	41098	3009 DUB WRIGHT BL	
QUEEN BEE ENTERPRISES LLC	1093384	6519 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093385	6509 INVERNESS ST	
QUEEN BEE ENTERPRISES LLC	1093443	2810 DUB WRIGHT BL	
QUEEN BEE ENTERPRISES LLC	1093444	2885 GLENNSTER ST	
QUEEN BEE ENTERPRISES LLC	1093448	2909 GLENNSTER ST	
QUEEN BEE ENTERPRISES LLC	1093449	2901 GLENNSTER ST	
RENFRO ELDRED R & PATRICIA A	56275	3202 BISHOP RD	
ROCHA ROBERT G	108485	2850 BISHOP RD	

PROP ID

Legend: O - Opposed, F - In Favor

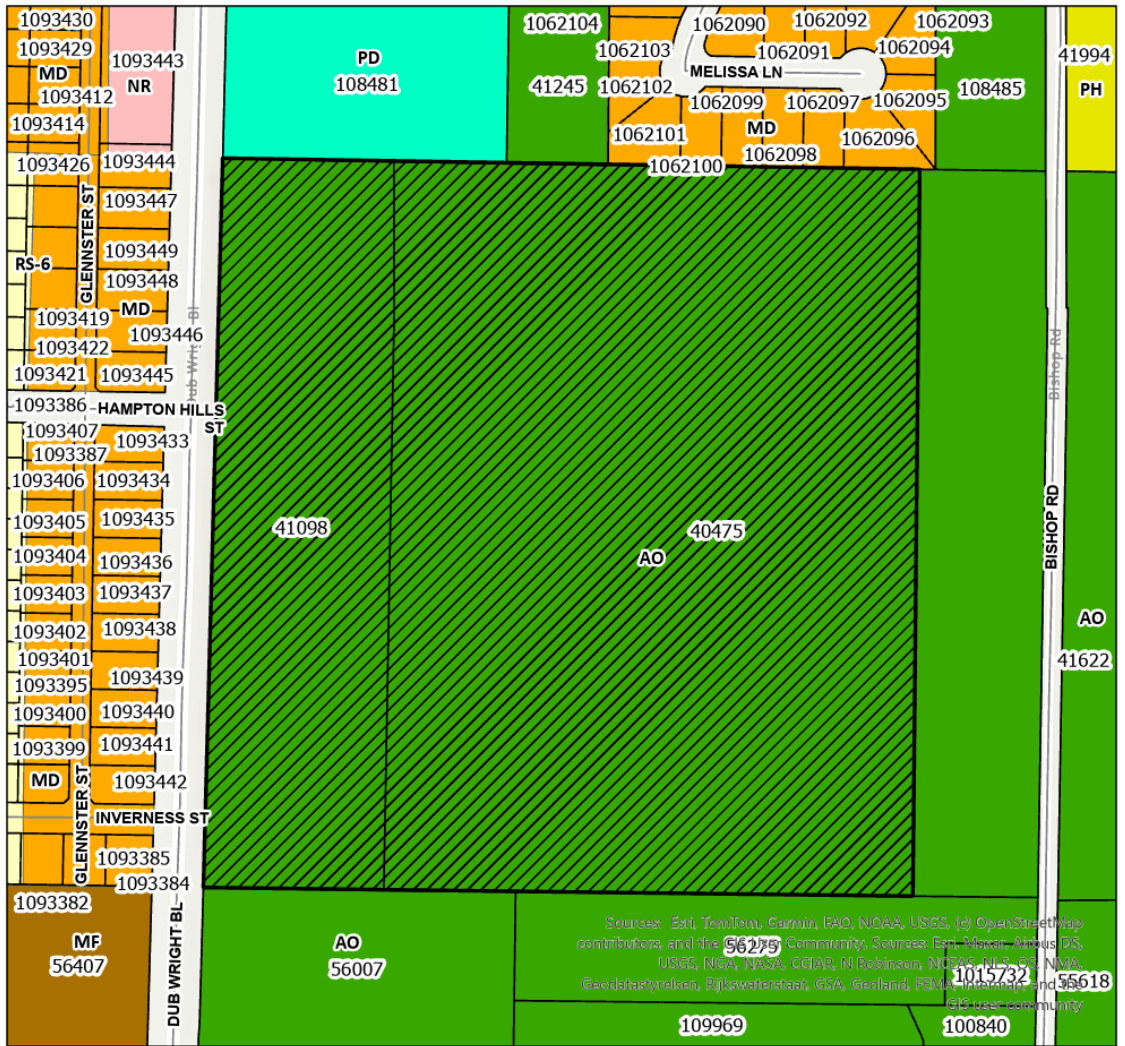
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B R FOREST ENTERPRISES LLC	1062096	2874 MELISSA LN	
B R FOREST ENTERPRISES LLC	1062097	2866 MELISSA LN	
B R FOREST ENTERPRISES LLC	1062098	2858 MELISSA LN	
B R FOREST ENTERPRISES LLC	1062099	2850 MELISSA LN	
B R FOREST ENTERPRISES LLC	1062100	2842 MELISSA LN	
B R FOREST ENTERPRISES LLC	1062101	2834 MELISSA LN	
B R FOREST ENTERPRISES LLC	1062102	2826 MELISSA LN	
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QUEEN BEE ENTERPRISES LLC	1093449	2901 GLENNSTER ST	

NOTIFICATION MAP

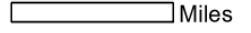


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the ~~56279~~ Community. Sources: Esri, Mapbox, Aerial DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and ~~55618~~ GIS user community

ZONING MAP



0.06 Miles



- Zoning Districts**
- Z-2025-37
 - AO
 - MD
 - MF
 - NR
 - PD
 - PH
 - RS-6

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NOAA, NASA, CGLAR, N Robinson, NOAA, USGS, NOAA, Geodetymon, Pijlswaterstad, GSA, Geoland, FEMA, Intermap, and the GIS user community.



REZONE REQUEST

Case: Z-2025-37

Owner: Legacy Funeral Holdings

Applicant: Jacob Martin

Request: Change the zoning of approximately 44.7 acres from Agricultural Open (AO) to General Commercial (GC) and Residential Single-Family (RS-6).

Location: 3009 Dub Wright Boulevard

Notification: 1 in Favor, 0 in Opposition

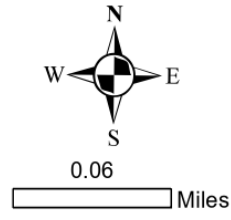
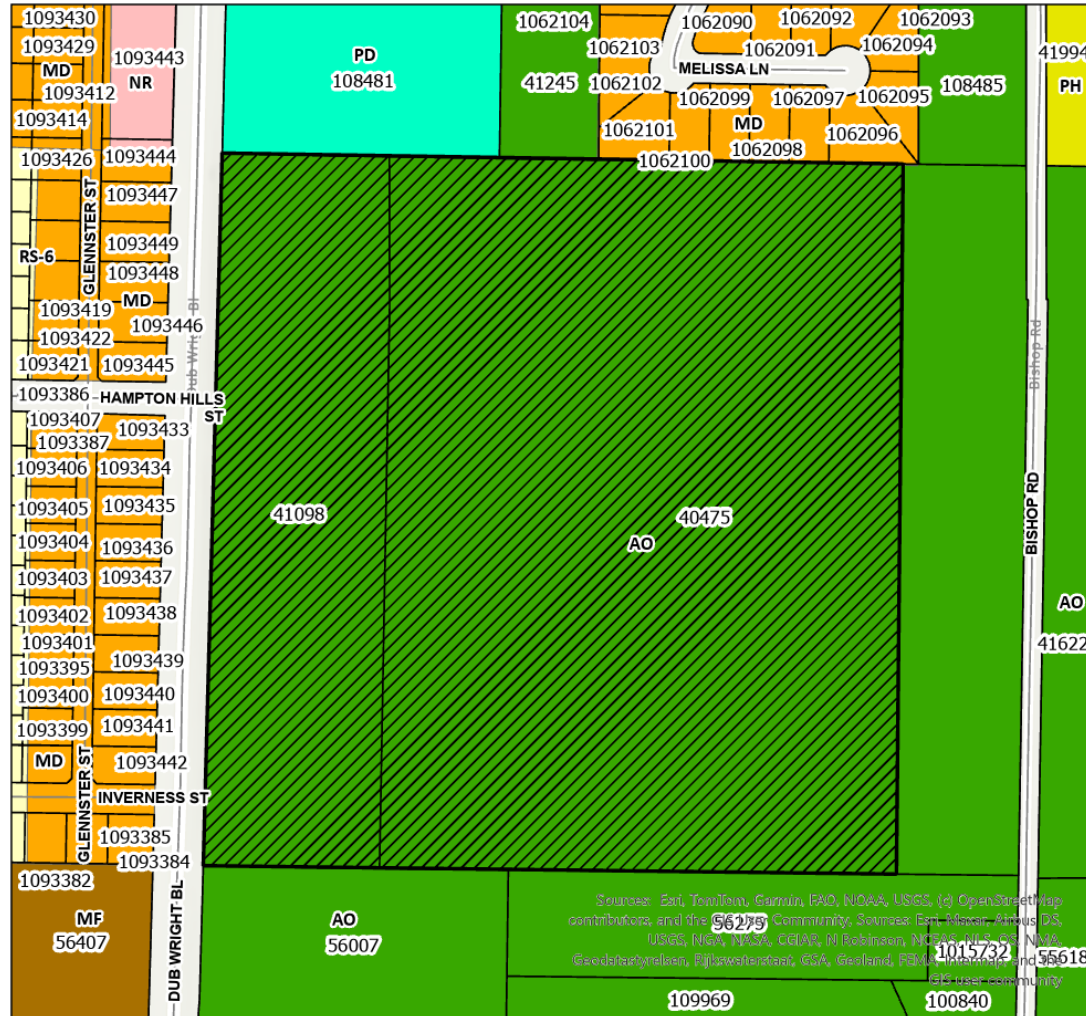
Planning & Zoning: October 7, 2025

Council Hearing: October 23, 2025
November 6, 2025





ZONING MAP



- Zoning Districts**
- Z-2025-37
 - AO
 - MD
 - MF
 - NR
 - PD
 - PH
 - RS-6





USES IN AGRICULTURAL OPEN ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

LEGEND

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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





USES IN GENERAL COMMERCIAL ZONING

RESIDENTIAL USES:

- P Hotel/Motel
- C Vacation Travel Trailer Park

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

TRADE – WHOLESALE USES:

- C Wholesaling and Storage (indoor)

TRADE – RETAIL USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

LEGEND

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





USES IN RESIDENTIAL ZONING

RESIDENTIAL USES:

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

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

- P Public Utility Facility

RESOURCE PRODUCTION AND EXTRACTION USES:

- P Petroleum or Gas Well
- P Urban Garden

LEGEND

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





ZONING EXHIBIT





VIEWS OF SUBJECT PROPERTY



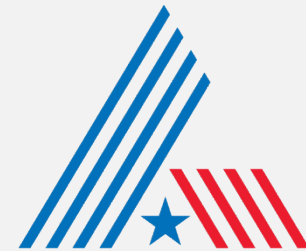
Subject Property



East Neighboring Property



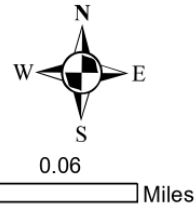
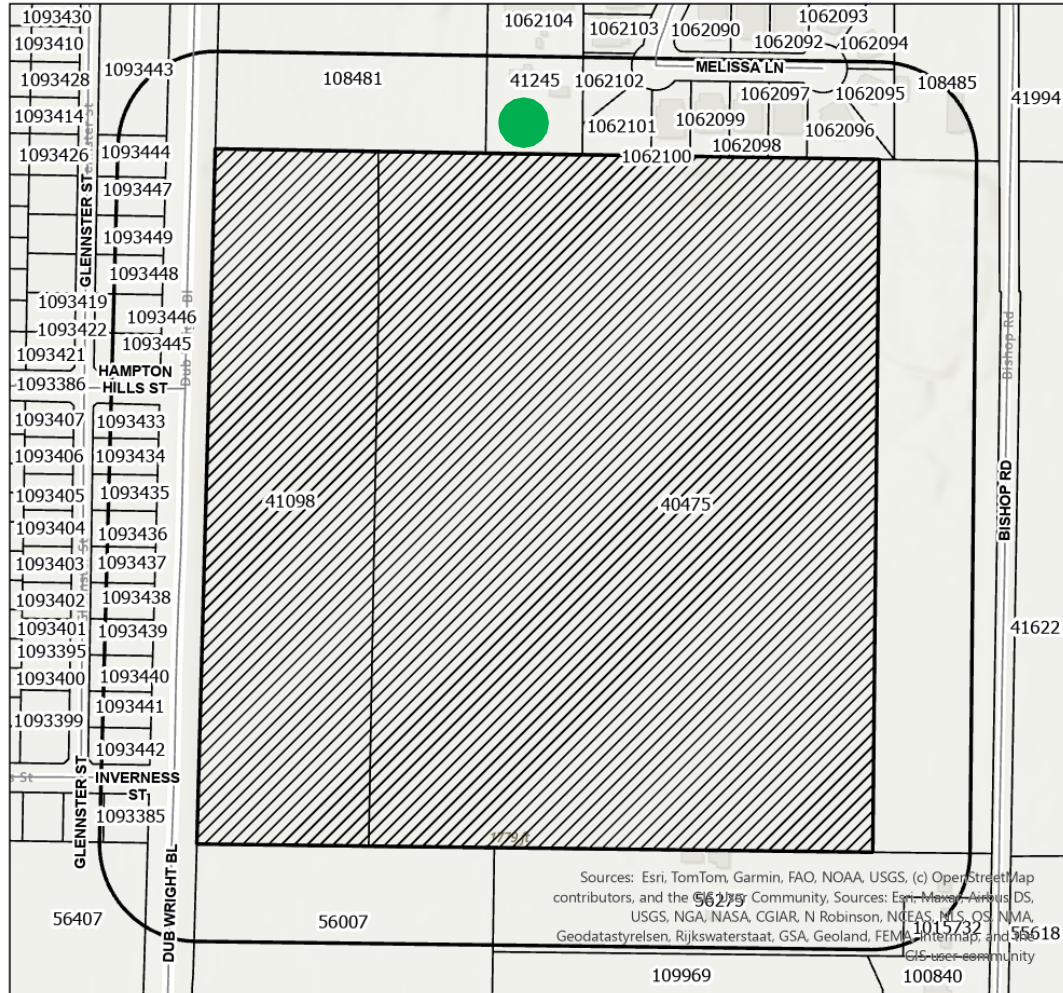
North Neighboring Property





CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



Notification Area
Z-2025-37

1 - in Favor - 
0 - in Opposition - 



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS user community. Sources: Esri, Mapbox, DeLorme, Swatchbourn Co., Uber, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



FINDINGS AND RECOMMENDATIONS

The proposed request is consistent with:

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

Staff Recommendation: **Approval**





Questions?





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

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

BEING a **8.18 acre** zoning tract out of the W. Bishop Survey No. 43, Abstract No. 18, City of Abilene, Taylor County, Texas and being out of a called 52.981 acre tract, known as Tract 2, more particularly described in a Special Warranty Deed to Legacy Funeral Holdings, LLC, recorded in Volume 3349, Page 768, Official Public Records, Taylor County, Texas. Said **8.18 acre** tract is more particularly described in metes and bounds as follows:

BEGINNING at a point for the northwest corner of this described tract and said Tract 2, and said point being in the east right-of-way line of Dub Wright Blvd., also known as FM 3438;

THENCE S89°10'36"E, 250.02 feet along the north line of this described tract and said Tract 2 to the northeast corner of this described tract;

THENCE S01°32'28"W, 1,423.66 feet along the east line of this described tract and over and across said Tract 2 to a point for the southeast corner of this described tract;

THENCE N89°32'25"W, 250.05 feet along the south line of this described tract and said Tract 2 to the southwest corner of this tract and said Tract 2;

THENCE N01°32'28"E, 1,425.25 feet along the west line of this described tract and said Tract 2, and along the east right-of-way line of said Dub Wright Blvd. to the **POINT OF BEGINNING** and containing **8.18 acres** of land, more or less.



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

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

BEING a **36.72 acre** zoning tract out of the W. Bishop Survey No. 43, Abstract No. 18, City of Abilene, Taylor County, Texas and being out of a called 52.981 acre tract, known as Tract 2, more particularly described in a Special Warranty Deed to Legacy Funeral Holdings, LLC, recorded in Volume 3349, Page 768, Official Public Records, Taylor County, Texas. Said **36.72 acre** tract is more particularly described in metes and bounds as follows:

BEGINNING at a point for the northwest corner of this described tract and being in the north line of said Tract 2, and said point being S89°10'36"E, 250.02 feet from the northwest corner of said Tract 2;

THENCE S89°10'36"E, 1,111.43 feet along the north line of this described tract and said Tract 2 to the northeast corner of this described tract;

THENCE S00°37'13"W, 1,424.41 feet along the east line of this described tract and over and across said Tract 2 to a point for the southeast corner of this described tract;

THENCE N89°12'45"W, 776.79 feet along the south line of this described tract and said Tract 2 to an angle corner of this described tract and said Tract 2;

THENCE N88°56'30"W, 345.29 feet along the south line of this described tract and said Tract 2 to an angle corner of this described tract and said Tract 2;

THENCE N89°32'25"W, 12.23 feet along the south line of this described tract and said Tract 2 to the southwest corner of this tract and said Tract 2;

THENCE N01°32'28"E, 1,423.66 feet along the west line of this described tract and over and across said Tract 2 to the **POINT OF BEGINNING** and containing **36.72 acres** of land, more or less.

X:\C\Kyle_Pou\25300 - Legacy Funeral Holdings 53 Acre Tract - Kyle Pou\Drafting_Base\maps\Sitebase\25300 - Sitebase.dwg
Saved By: ctarrow
Save Time: 8/29/2025 12:29 PM
Plotted by: damon buiterfas
Plot Date: 9/2/2025 10:42 AM



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

SCALE	1"=200'
PROJECT #	25300
DESIGNED	CSF
DRAWN	CSF
CHECKED	CSF

JACOB MARTIN

TBPE FIRM # 2448 | TBAE FIRM # BR 2261 | TBPES FIRM # 10194493



PROJECT OVERVIEW

Project Type: Zoning Application | **Project Title:** Z-2025-37 AO to GC & RS-6
ID # 25-000219 | **Started** 09/02/2025 at 4:21 PM



Address
 3009 Dub Wright Bl, Abilene, TX USA 79606

Legal
 A0018 Sur 43 William Bishop
 A0018 Sur 43 William Bishop, Acres 12.11

Description
 Rezoning of Approx. 8.1 Acres to GC and approx. 36.6 acres to RS-6.

PROPERTY DETAILS

Property ID	41098
GEO ID	60168
Enforcement Area	Dyess Area

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Clayton Farrow	cfarrow@jacobmartin.com 3256951070	3465 Curry Lane Abilene, TX 79606-2287	Engineer	APPLICANT
Legacy Funeral Holdings - Llc		3103 Sackett St Houston, TX 77098-2016	-	Property Owner

INFORMATION FIELDS

Owner Name
 Legacy Funeral Holdings, LLC.

Agent Name
 Jacob & Martin

Block
 -

Lot
 -

Acreage
 -

Legal Description of property
 A0018 SUR 43 WILLIAM BISHOP, ACRES 12.11 & A0018 SUR 43 WILLIAM BISHOP, ACRES 40.87

Subdivision Name
 -

Current Zoning
 AO

Proposed ZoningGC & RS-6

Agree to TermsClayton Farrow 9-2-2025

CREDENTIALS

Developer

Homeowner

Engineer

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

Surveyor

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

25300 - Zoning Exhibit.pdf

09/08/2025 at 11:15 AM

Clarissa Ivey

Document_250902_141336.pdf

09/02/2025 at 4:27 PM

Clarissa Ivey

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

Civil

Zoning Application Review

Not Uploaded

-

GENERAL COMMENTS

No data for General Comments.

Owner Authorization and Representative Designation

Property Description

Subdivision: Legacy Funeral Holdings, LLC Total Number of Acres: ~44.8
 Zoning Classification(s): AO Total Number of Lots: _____
 Location: ±44.8 Acre out of ±53 Acre tract. Parcel ID's 41098 & 40475

Property Owner Information & Authorization

Name/Company: Legacy Funeral Holdings, LLC.
 Address: 3103 Sackett Street
 City: Houston State: TX Zip Code: 77098
 Phone: 713-819-2711 Email: mps@legacyfuneralgroup.com

Project Representation (check one):

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

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

Property Owner's Signature: [Signature] Date: 9-2-2025

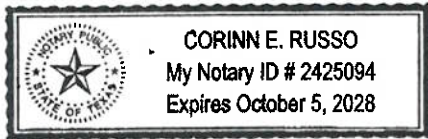
STATE OF: Texas

COUNTY OF: Harris

Michael L. Soper, President of Legacy Funeral Holdings, Inc.
 obo Legacy Funeral Holdings LLC

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 2nd day of September, 2025



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

Project Representative Information (complete if designated by owner)

- Engineer Purchaser Tenant Preparer Other(specify): _____

Name: Clayton Farrow or Tal Fillingim Company: Jacob & Martin, LLC
 Address: 3465 Curry Lane City: Abilene State: Texas
 Zip Code: 79606 Number: 325-695-1070 Email: cfarrow@jacobmartin.com

Request New Project

To request a project, complete the information below. Then, click the "Request Project" button.

[Go back](#)

Selected Project Template:

Zoning Application

Project Title:

ex. Remodel Pharmacy in Walmart

Zoning Application for Legacy Funeral Holdings

Location:

Select an existing location from Location Manager.

Property ID

3009 Dub Wright Bl, Abilene, TX 79606, Property 41098 GEO 60

[Pick GIS Location](#)
[Advanced Search](#)

Existing Projects for this Location:

View and link other projects at this location.

Active 0 Archived 0 All 0

[Permits & Inspections](#)

0

Credentials:

These are the credentials

CREDENTIALS

Developer

Homeowner

Engineer

[Clayton Farrow](#)

Surveyor

Project Description:

Enter a complete description of the main work related to this project.

Rezoning of Approx. 8.1 Acres to GC and approx. 36.6 acres to RS-6.

Requirements

These are the requirements.

Field Name:

Value:

Owner Name

Please enter the owner name.

Legacy Funeral Holdings

Agent Name

Please enter the agent name.

Jacob & Martin

Block

Requirements

These are the requirements.

Field Name:

Value:

Owner Name *

Please enter the owner name.

Legacy Funeral Holdings

Agent Name

Please enter the agent name

Jacob & Martin

Block

Please enter the block.

Lot

Please enter the lot.

Acreage

Please enter the acreage.

Legal Description of property *

Enter legal description of property here

A0018 SUR 43 WILLIAM BISHOP, ACRE

Subdivision Name

Please enter the subdivision name.

Current Zoning *

Please enter the current zoning.

AO

Proposed Zoning *

Please enter the proposed zoning (if applicable)

GC & RS-6

Agree to Terms *

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 to be submitted to the Planning and 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 and 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 and 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. Please enter full name and date below

Upon submitting, you must upload electronic plans.

Cancel

Request Project

Requirements

These are the requirements.

Field Name:

Value:

Owner Name *

Please enter the owner name.

Legacy Funeral Holdings

Agent Name *

Please enter the agent name.

Jacob & Martin

Block *

Please enter the block.

Lot *

Please enter the lot.

Acreage *

Please enter the acreage.

Legal Description of property *

Enter legal description of property here

A0018 SUR 43 WILLIAM BISHOP, ACRE

Subdivision Name *

Please enter the subdivision name

Current Zoning *

Please enter the current zoning.

AO

Proposed Zoning *

Please enter the proposed zoning (if applicable)

GC & RS-6

Agree to Terms *

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 to be submitted to the Planning and 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 and 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 and 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. Please enter full name and date below

Upon submitting, you must upload electronic plans.

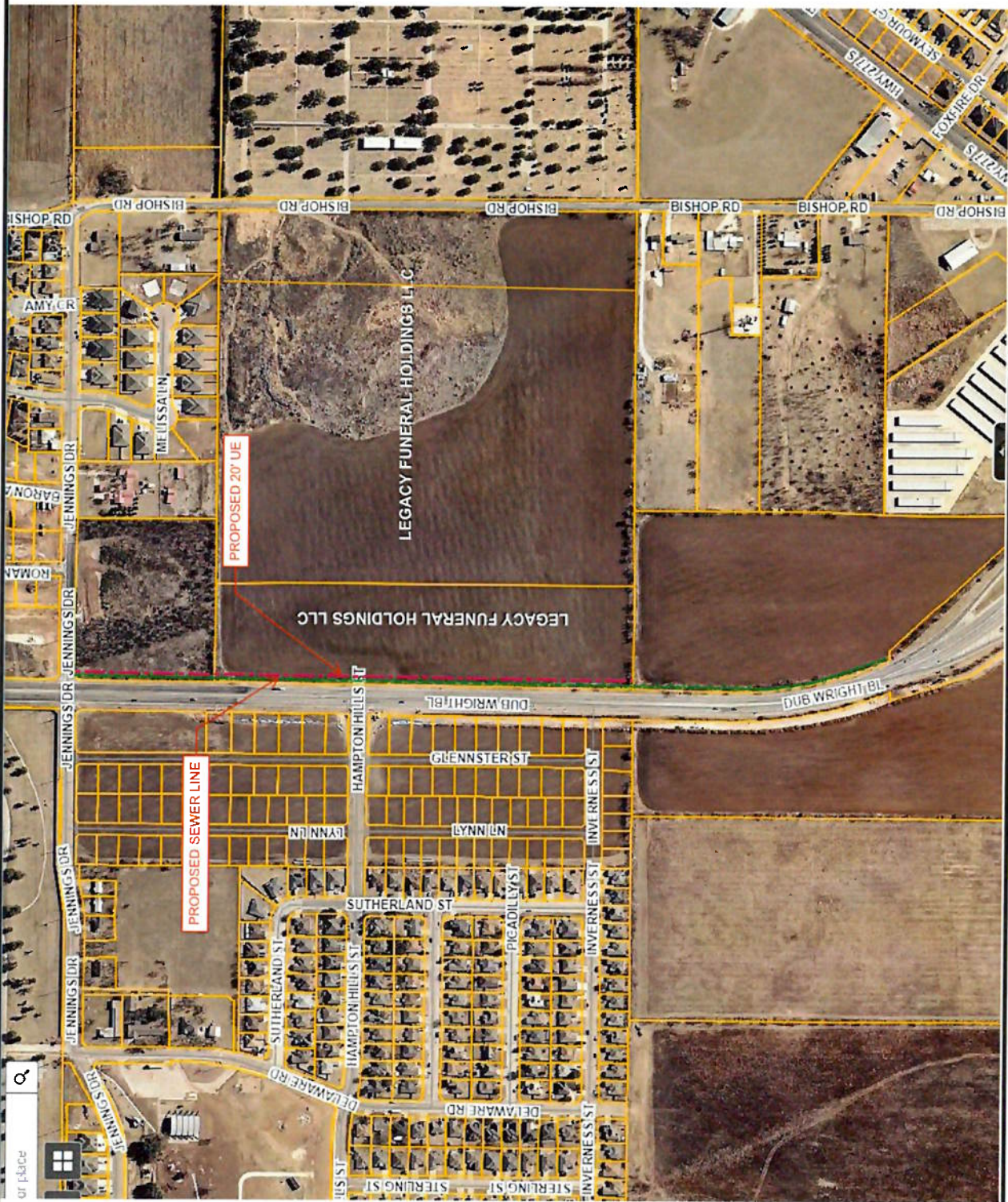
[Cancel](#)

[Request Project](#)



UTILITY EASEMENT EXHIBIT
LEGACY FUNERAL HOLDINGS LLC
ABILENE, TEXAS

PROJECT #	SCALE	N.T.S.
SHEET		
DATE		



ZONING NOTIFICATION RESPONSE FORM CASE #: Z-2025-37

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: 41098, 40475

Requestor's Property Zoning: AO

Requestor's Proposed Zoning: GC, RS-6

Your Name: CLARK JAMES RONALD & YONG C

Your Property Address: 6049 JENNINGS DR

Your Parcel ID: 41245

Signature:

James R. Clark & Yong Clark

I am in favor of the request

I am opposed to the request

ZONING CASE

Z-2025-38

STAFF REPORT



Scheduled Hearings

Planning & Zoning Commission: October 7, 2025
 City Council 1st Reading: October 23, 2025
 City Council 2nd Reading: November 6, 2025

Applicant

Owner: Cody Morrow
 Agent: Adrian Guerrero

Case Manager

Clarissa Ivey – Planner

Request

Change the zoning of approximately 0.48 acres from Heavy Industrial (HI) to Light Industrial (LI).

Location

Located at 525 S Treadaway Blvd. Legal description being Lots 7-10, Block 93, Original Town Abilene, Abilene, Taylor County, Texas.

Background

The applicant is proposing to downzone the property to permit auto sales. This use was previously grandfathered; however, Ted Thompson Motors closed in 2020. Following this closure, the property was utilized for contractor services for several years, abandoning the use of auto sales.

Zoning, Existing and Proposed Land Use

	Zoning	Existing Land Use
North	HI	Contractor Services
East	HI	Contractor Services
South	HI	Retail
West	HC	Auto-Repair

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 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 has access to all required utilities.

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

None known.

Staff Recommendation

Staff recommends **approval**.

Attachments

- PowerPoint Presentation
- Project Overview

Notification

Pursuant to Section 1.2.2.2 of the Land Development Code, City staff mailed personal notices on September 19, 2025, via standard mail to the owners of property within a 200-foot radius of the subject street right of way. The property owners and associated parcel identification numbers are identified below:

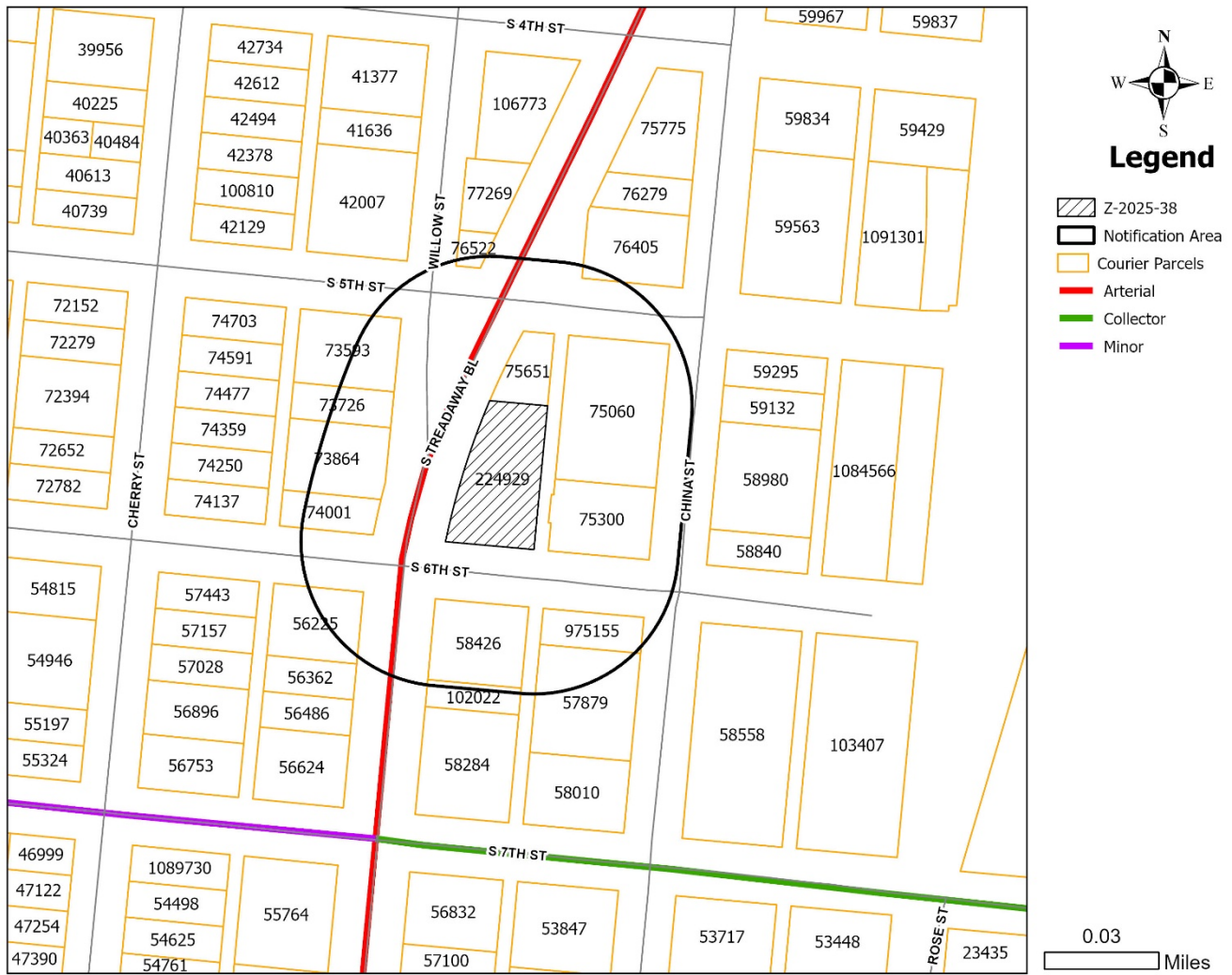
PROPERTY OWNER			Legend: O - Opposed, F - In Favor
PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
ABILENE IMPACT GROUP LP	57879	610 CHINA ST	
ADVANTAGE OUTDOOR COMPANY LP	76522	446 S TREADAWAY BL	
BRYAN STACY VIRGINIA	975155	602 CHINA ST	
GPM EMPIRE LLC	102022	617 S TREADAWAY BL	
GRISHAM GARY W & SANDY	75060	550 CHINA ST	
GRISHAM GARY W & SANDY	75060	502 CHINA ST	
HAILEY NORMAN HARRELL	73593	502 S TREADAWAY BL	
HOEMKE PROPERTY LLC	76405	441 S TREADAWAY BL	
LANDEROS JESSE	56225	602 S TREADAWAY BL	
MARQUEZ MARTIN	58426	601 S TREADAWAY BL	
MORROW CODY	224929	525 S TREADAWAY BL	
NIEDECKEN GEORGE	74001	540 S TREADAWAY BL	
NIGRO VINCENT	75651	509 S TREADAWAY BL	
SCOTT HERITAGE LLC	73726	524 S TREADAWAY BL	
SCOTT HERITAGE LLC	73864	526 S TREADAWAY BL	
SCOTT HERITAGE LLC	73864	528 S TREADAWAY BL	
SINCLAIR ELIZABETH THOMPSON	75300	418 S 6TH ST	

PROPERTY ID

Legend: O - Opposed, F - In Favor

PROPERTY OWNER	PROPERTY ID	SITUS	RESPONSE
LANDEROS JESSE	56225	602 S TREADAWAY BL	
ABILENE IMPACT GROUP LP	57879	610 CHINA ST	
MARQUEZ MARTIN	58426	601 S TREADAWAY BL	
HAILEY NORMAN HARRELL	73593	502 S TREADAWAY BL	
SCOTT HERITAGE LLC	73726	524 S TREADAWAY BL	
SCOTT HERITAGE LLC	73864	526 S TREADAWAY BL	
SCOTT HERITAGE LLC	73864	528 S TREADAWAY BL	
NIEDECKEN GEORGE	74001	540 S TREADAWAY BL	
GRISHAM GARY W & SANDY	75060	550 CHINA ST	
GRISHAM GARY W & SANDY	75060	502 CHINA ST	
SINCLAIR ELIZABETH THOMPSON	75300	418 S 6TH ST	
NIGRO VINCENT	75651	509 S TREADAWAY BL	
HOEMKE PROPERTY LLC	76405	441 S TREADAWAY BL	
ADVANTAGE OUTDOOR COMPANY LP	76522	446 S TREADAWAY BL	
GPM EMPIRE LLC	102022	617 S TREADAWAY BL	
MORROW CODY	224929	525 S TREADAWAY BL	
BRYAN STACY VIRGINIA	975155	602 CHINA ST	

NOTIFICATION MAP



LOCATION MAP



Legend

- Z-2025-38
- Courier Parcels
- Arterial

0.01 Miles

ZONING MAP





REZONE REQUEST

Case: Z-2025-38

Owner: Cody Morrow

Agent: Adrian Guerrero

Request: Change the zoning of approximately 0.48 acres from Heavy Industrial (HI) to Light Industrial (LI)

Location: 525 S Treadaway Blvd

Notification: 0 in Favor, 0 in Opposition

Planning & Zoning: October 7, 2025

Council Hearing: October 23, 2025
November 6, 2025





AERIAL LOCATION MAP



Legend

-  Z-2025-38
-  Courier Parcels
-  Arterial

0.01
Miles





ZONING MAP



Legend

- Z-2025-38
- Courier Parcels
- HI (Heavy Industrial)
- LI (Light Industrial)
- HC (Heavy Commercial)
- RS (Residential - Single Family)
- Arterial

0.01 Miles





USES IN HEAVY INDUSTRIAL ZONING

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

- P Adult Entertainment Enterprise
- C Motorized Racing

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

EDUCATIONAL AND RELIGIOUS USES:

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

SERVICE:

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

TRADE – RETAIL USES:

- P Head Shop
- C Scrap and Waste Material

TRADE – WHOLESALE USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

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





USES IN LIGHT INDUSTRIAL ZONING

ACCESSORY AND INCIDENTAL USES:

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

CULTURAL AND RECREATIONAL USES:

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

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES:

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

SERVICE:

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

EDUCATIONAL AND RELIGIOUS USES:

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

TRADE – RETAIL USES:

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

TRADE – WHOLESALE USES:

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

TRANSPORTATION, COMMUNICATION AND UTILITIES:

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

RESOURCE PRODUCTION AND EXTRACTION USES:

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

LEGEND

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



Subject property

September 25, 2025 4:15 PM



East Neighboring property

September 25, 2025 4:21 PM



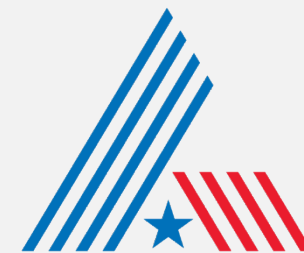
West Neighboring property

September 25, 2025 4:17 PM



South Neighboring property

September 25, 2025 4:16 PM



CITY OF
ABILENE
TEXAS



NOTIFICATION AREA MAP



Legend

- Z-2025-38
- Notification Area
- Courier Parcels
- Arterial
- Collector
- Minor

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

0.03
Miles





FINDINGS AND RECOMMENDATIONS

The request is consistent with:

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

Staff Recommendation: **Approval**





Questions?





2025 Development Application

Zoning Application Page 1 of 3

Planning

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

Relief Procedures

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

Project Name: _____
 Address: 525 S. Treadaway Blvd Number of Lots: 4 Acreage: _____
 Legal Description: OT Abilene, Block 93 Lot 7-10
 Subdivision Name: 70100 Block: 93 Lot: 7-10
 Current Zoning: HI Proposed Zoning (if applicable): LI

OWNER AND AUTHORIZATION

Owner Name: Cody Morrow
 Address: 7718 John Carroll Dr.
 City, State, Zip: Abilene, Tx 79606 Fax: _____
 Phone: (325) 468-0284 Email: codymorrowemail@gmail.com
 Agent Name: Adrian Guerrero
 Address: 342 Cedar St #7
 City, State, Zip: Abilene, Tx 79601 Fax: _____
 Phone: (325) 455-6803 Email: aguerrero281@yahoo.com

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

Signature of Owner: [Signature] Date: 9-5-25

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



2025 Development Application

Zoning Application Page 2 of 3

Existing Zoning

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

Reason for Zoning Change

To retail cars and trucks

Fees

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

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

Fees can be paid online with credit card.



2025 Development Application

Zoning Application Page 3 of 3

Zoning Impact Analysis

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

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

yes

- 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)



2025 Development Application

Disclosure of Interest

Disclosure Questions

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

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

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


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

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

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

Name of Certifying Person (print): Adrian Guerrero

Property Owner Project Representative

Signature of Certifying Person: 

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

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



2025 Development Application

THE STATE OF TEXAS)

}

COUNTY OF TAYLOR)

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

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

Witness my hand this day of _____, 20____

SIGNED:

*(cross out the inapplicable phrase)



2025 Development Application

Owner Authorization and Representative Designation

Property Description

Subdivision: 70100 Total Number of Acres: _____
 Zoning Classification(s): R HI Total Number of Lots: 84
 Location: _____

Property Owner Information & Authorization

Name/Company: Cody D. Morrow
 Address: 17718 John Carroll Dr.
 City: Abilene State: TX Zip Code: 79606
 Phone: 325-668-0284 Email: cody.morrow.emaik@gmail.com

Project Representation (check one):

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

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

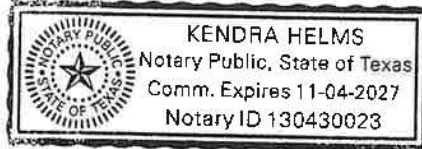
Property Owner's Signature: [Signature] Date: 9/5/25

STATE OF: Texas

COUNTY OF: Taylor

BEFORE ME, a Notary Public, on this day personally appeared Cody Morrow (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 5th day of September, 2025



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

Project Representative Information (complete if designated by owner)

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

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