



## 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, November 4, 2025 at 1:30 PM at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

#### CALL TO ORDER

#### INVOCATION

#### MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Minutes from the Regular Meeting Held on October 7, 2025

#### ZONING

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

2. **CUP-2025-16:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner to apply a Conditional Use Permit to a property to allow a Tattoo Parlor. Located at 202 Pine Street. Legal description being Lots 11 and 12, Block 8, OT Abilene Subdivision, Abilene, Taylor County, Texas. ***(Adam Holland)***
3. **HOZ-2025-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner's agent to apply Historic Overlay Zoning to approximately 0.42 acres zoned Heavy Commercial (HC). Located at 774 Butternut Street. Legal description being 161 1 West 1/3 of Johnston Original Town of Abilene-1, Lots 9-10, Abilene, Taylor County, Texas. ***(Kera Valois)***
4. **OAM-2025-01:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the City of Abilene to amend the Land Development Code Chapter 4, Article 2, Division 11 – Vacation Travel Trailer/Recreational Vehicle Parks. ***(Mason Teegardin)***
5. **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 General Commercial (GC). Located at 4994x West 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)***
6. **Z-2025-39:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner to change the zoning of approximately 9.44 acres from General Retail (GR) to General Commercial (GC) zoning. Located at 1204 Grape St. Legal description being Lot 126, Block A, C.W & M.E Merchants Homestead Subdivision, Abilene, Taylor County,

Texas. (Clarissa Ivey)

7. Z-2025-40: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner, to change the zoning of approximately 2.59 acres from Agricultural Open (AO) & Residential-Single Family (RS-12) to Medium Density (MD) zoning. Located at 5400 Ridgeline Dr. Legal description being a 2.59-acre tract out of Survey No. 99 J. Smith, Original Grantee, Abilene, Taylor County, Texas. (Clarissa Ivey)
8. Z-2025-41: Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a request from the owner to amend the terms of PDD-177. Specifically, to allow alternative side setbacks adjacent to streets, allow for duplexes within tracts A and B, and to allow residential single-family within tract D. Located at the 3700-4000 blocks of Caldwell Road and the 4200 block of West Lake Road. Legal description being Section 1, Water Crest Ranch; 39.02 acres of Survey 82, John Jarmon; and 76.53 acres of survey 83, L Bowerman Taylor County, Texas. (Adam Holland)

#### **EXECUTIVE SESSION**

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

#### **ADJOURNMENT**

#### ***Notice***

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

#### **CERTIFICATION**

*I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 28th day of October, 2025, at 12:15 p.m.*

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*Kaitlin Richardson, Deputy City  
Secretary, TRMC*